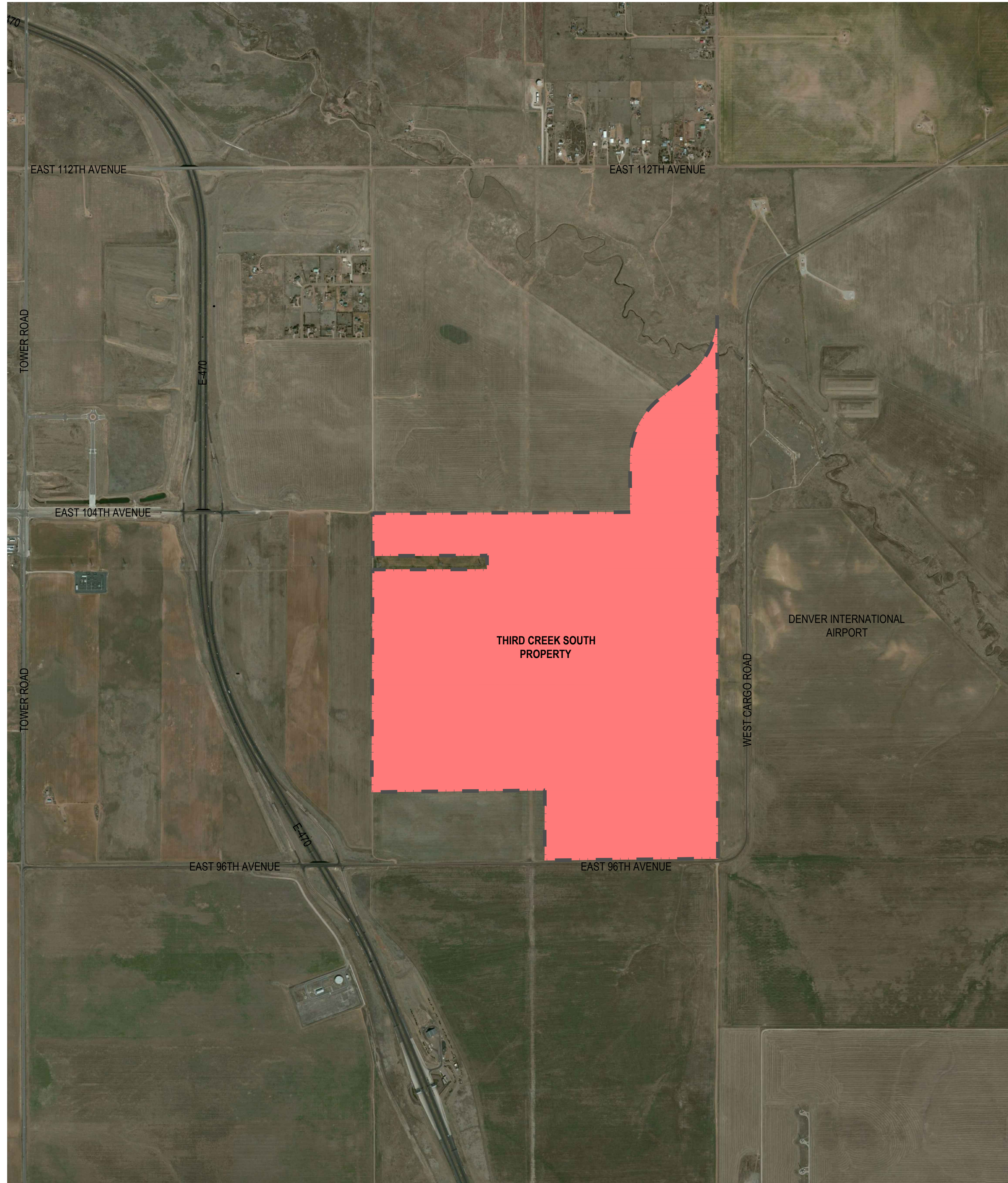


# THIRD CREEK SOUTH PUD CONCEPT SCHEMATIC

## VICINITY MAP



## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN SECTION 11 AND SECTION 14, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SECTION 11;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, NORTH 89°46'08" EAST, A DISTANCE OF 2,644.18 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 11;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, NORTH 89°45'58" EAST, A DISTANCE OF 1,297.65 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°00'02" EAST, A DISTANCE OF 401.12 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 400.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,200.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°56'22", AN ARC LENGTH OF 1,087.82 FEET;

THENCE NORTH 51°56'22" EAST, A DISTANCE OF 532.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,200.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°30'57", AN ARC LENGTH OF 1,099.89 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE ALONG SAID EAST LINE TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, SOUTH 00°35'13" EAST, A DISTANCE OF 389.71 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 11;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, SOUTH 00°04'02" EAST, A DISTANCE OF 2,636.24 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, SOUTH 00°01'39" WEST, A DISTANCE OF 2,655.88 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SOUTH 00°03'01" WEST, A DISTANCE OF 2,656.30 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°25'11" WEST, A DISTANCE OF 2,652.93 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°07'37" EAST, A DISTANCE OF 1,072.00 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°25'12" WEST, A DISTANCE OF 2,651.32 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE ALONG SAID WEST LINE, NORTH 00°12'39" EAST, A DISTANCE OF 1,655.47 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 00°13'40" EAST, A DISTANCE OF 1,752.74 FEET;

THENCE NORTH 89°52'35" EAST, A DISTANCE OF 1,753.16 FEET;

THENCE NORTH 00°07'39" EAST, A DISTANCE OF 210.00 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 14;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°52'35" WEST, A DISTANCE OF 1,752.79 FEET TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°13'40" EAST, A DISTANCE OF 654.25 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 633.301 ACRES, (27,586,593 SQUARE FEET), MORE OR LESS.

SHAUN D. LEE PLS NO. 38158  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898

## PROJECT SUMMARY

### PROJECT VISION:

THE PLANNED COMMUNITY OF THIRD CREEK SOUTH IS A MIXED-USE DEVELOPMENT BRINGING A VIBRANT MIX OF USES TO NORTHEASTERN COMMERCE CITY, INCLUDING COMMERCIAL/RETAIL, OFFICE/EMPLOYMENT, AND RESIDENTIAL USES. THE PROJECT ENVISIONS AN AVIATION TECHNOLOGY CAMPUS AND REGIONAL EMPLOYMENT HUB, MAXIMIZING THE PROPERTY'S PROXIMITY TO MAJOR REGIONAL THOROUGHFARES AND DENVER INTERNATIONAL AIRPORT. THE STRONG EMPLOYMENT COMPONENT WILL BE SUPPORTED BY A HEALTHY BALANCE OF RETAIL AND RESIDENTIAL USES, WHILE REMAINING SENSITIVE TO EXISTING AND FUTURE SURROUNDING LAND USES.

### LAND USE PLAN

THE PROPERTY CONSISTS OF APPROXIMATELY 633 ACRES AND IS GENERALLY BOUNDED BY E. 104TH AVENUE ON THE NORTH, E. 96TH AVENUE ON THE SOUTH, HIMALAYA ROAD ON THE WEST, AND DENVER INTERNATIONAL AIRPORT ON THE EAST. THE PROPERTY IS CURRENTLY ZONED A-3 WITHIN UNINCORPORATED ADAMS COUNTY AND IS SURROUNDED PRIMARILY BY AGRICULTURAL AND UNDEVELOPED LAND USES. PRIMARY VEHICULAR ACCESS POINTS WILL BE PROVIDED BY E. 104TH AVENUE, E. 96TH AVENUE, PICADILLY ROAD, AND HIMALAYA ROAD. INTERNAL VEHICULAR CIRCULATION WILL BE SUPPORTED BY A NETWORK OF COLLECTOR, LOCAL, AND/OR PRIVATE ROADWAYS, TO BE DETERMINED THROUGH THE PUD AND DEVELOPMENT REVIEW PROCESS. A ROBUST PEDESTRIAN CIRCULATION SYSTEM WILL ALSO BE PROVIDED THROUGH A NETWORK OF SIDEWALKS AND TRAILS CONNECTING PUBLIC RIGHT-OF-WAY, RESIDENCES, BUSINESSES, AND PARK AND RECREATION AREAS.

THE PROPOSED PLAN IS SENSITIVE TO THE PROPERTY'S PROXIMITY TO DENVER INTERNATIONAL AIRPORT (DEN) AND WILL SITUATE RESIDENTIAL DEVELOPMENT AT APPROPRIATE LOCATIONS TO MINIMIZE AIRPORT ACTIVITY IMPACTS.

DEVELOPMENT IS LIMITED ADJACENT TO THE THIRD CREEK SOUTH PROPERTY, THEREFORE UTILITY EXTENSION IS REQUIRED FOR FULL SERVICE OF THE SITE. IN ADDITION, THE PROPERTY WILL BE REQUIRED TO PETITION TO JOIN THE SERVICE AREAS IN THE REGION, SUCH AS SOUTH ADAMS WATER AND SANITARY DISTRICT, FIRE, POLICE, AND OTHERS.

THE PLAN WILL ACCOMMODATE CURRENT OIL AND GAS OPERATIONS ON THE SITE. OIL AND GAS INFRASTRUCTURE AND FACILITIES WILL BE LOCATED WITHIN EASEMENTS AND OPEN SPACE AREAS AND WILL ADHERE TO ALL SETBACK AND BUFFERING REQUIREMENTS.

## PROJECT NOTES

1. THIS PLAN IS FOR A PUD CONCEPT SCHEMATIC AND IS SUBJECT TO CHANGE. THE FEEDBACK PROVIDED BY THE CITY IS INTENDED TO INFORM A FUTURE PUD ZONING APPLICATION.

## SHEET INDEX

1. COVER SHEET
2. PUD CONCEPT SCHEMATIC

THIRD CREEK SOUTH  
COMMERCE CITY, CO

### OWNER:

COWLEY COMPANIES

1242 E JACKSON STREET  
PHOENIX, AZ 85034

NOT FOR  
CONSTRUCTION

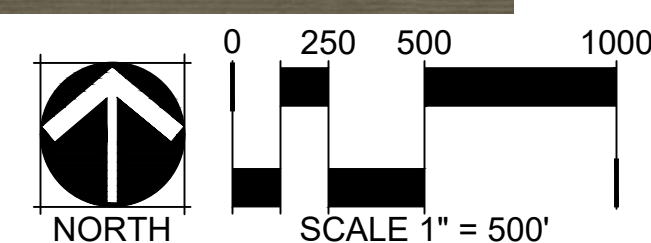
### DATE:

09/17/21

**DRAFT**

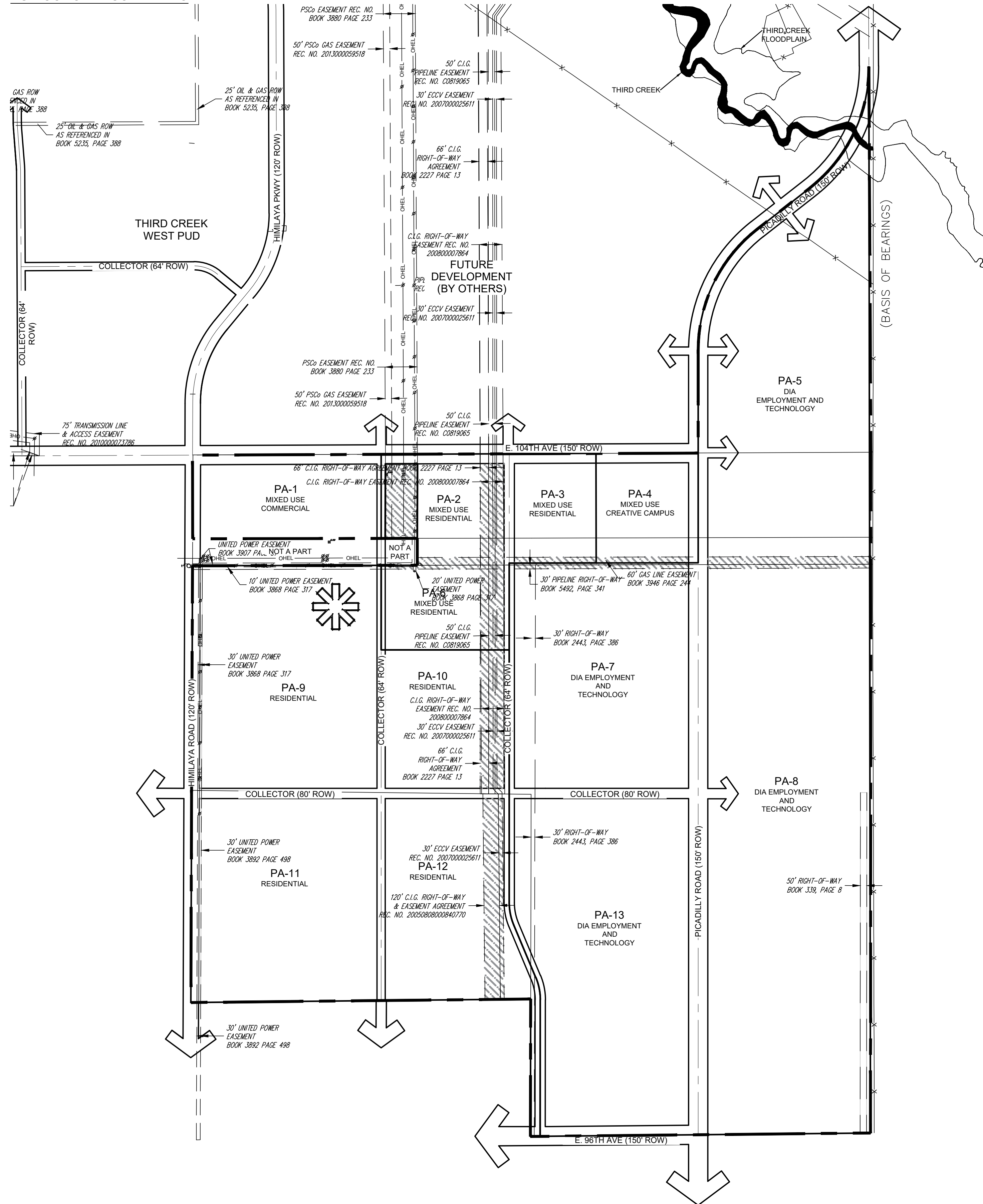
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COVER SHEET

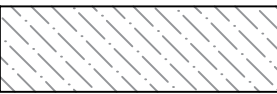
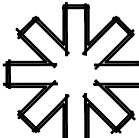


# THIRD CREEK SOUTH PUD CONCEPT SCHEMATIC

## PUD CONCEPT SCHEMATIC



### LEGEND

-  EASEMENTS/OPEN SPACE
-  10-ACRE ELEMENTARY SCHOOL

### LAND USE TABLE

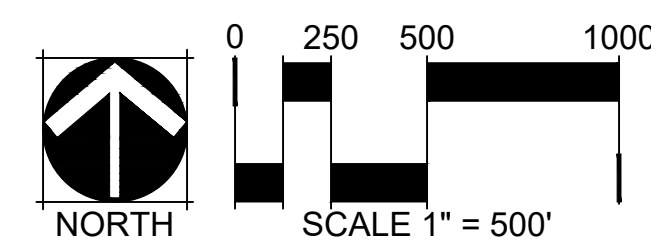
Land Use Designation	Gross Acreage <sup>1</sup>	Max. Density (du/ac)	Gross Max. Dwelling Units	Proposed Land Use
<b>Mixed Use</b>				
Mixed Use Commercial <sup>2</sup>	22.1	40	884	Retail/commercial, office, single-family detached, single-family attached, townhomes, patio homes, condominiums, lofts, apartments, senior housing
Mixed Use Residential <sup>2,3</sup>	46.9	40	1876	Retail/commercial, offices and employment, and medium- and high-density residential
Mixed Use Creative Campus <sup>3</sup>	15.6	-	-	Retail/commercial, offices and employment
Residential	183.2	8	1466	Single-family detached, single-family attached, townhomes, patio homes, condominiums, lofts, apartments, and senior housing facilities, elementary school
DIA Employment and Technology	365.2	-	-	Office and employment, retail, warehouse, research and development, industrial, distribution, production, green technologies, hotel
<b>Total</b>	<b>633.0</b>		<b>4226</b>	

### PROJECT NOTES

- GROSS ACRESAGES NOTED ABOVE ARE INCLUSIVE OF ROW, EASEMENTS, PARKS, OPEN SPACE, AND OTHER SECONDARY LAND USES.
- MIXED USE MAY CONSIST OF HORIZONTAL OR VERTICAL MIXED USE DEVELOPMENT. DENSITY IS INCLUSIVE OF ENTIRE PUD AND IS NOT ADMINISTERED ON A PARCEL-BY-PARCEL BASIS.
- RESIDENTIAL DEVELOPMENT IS LIMITED TO 75% OF THE MIXED USE LAND USE CATEGORY WITHIN THE ENTIRE PUD. PA-4 IS TO BE DEVELOPED AS MIXED USE CREATIVE CAMPUS AND WILL NOT INCLUDE RESIDENTIAL USES.
- SINCE THE PUD CONCEPT/SCHEMATIC IS GENERAL IN NATURE, PLANNING AREAS SHOWN FOR EACH USE MAY VARY AT THE TIME OF PUD PERMIT PHASE AND ARE NOT INTENDED TO INDICATE LOT LINES FOR PURPOSES OF LAND SALES, AND ARE SHOWN AS THUS.
- PARK AND OPEN SPACE LAND DEDICATION TO BE DETERMINED AT TIME OF PUD ZONING. PARK AND OPEN SPACE SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE IN SIZE AND LOCATION.
- RIGHT-OF-WAY DEDICATION TO BE DETERMINED AT TIME OF PUD ZONE DOCUMENT.
- ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

### ANTICIPATED RESIDENTIAL USES

Residential Use
Single-family detached (SFD)
SFD traditional front street access garage
SFD small lot front street access garage
SFD small lot rear ally access garage
SFD patio homes / for sale or for rent (multiple homes in multiple structures on one lot)
SFD clustered with motor court front access
SFD clustered with rear ally access & green court front orientation
Single-family attached (SFA) - Duplex, Patio Homes w/ 2 units
SFA traditional front street access garage
SFA rear ally access garage
SFA patio homes / for sale or for rent (multiple homes in multiple structures on one lot)
SFA clustered with motor court front access
SFA clustered with rear ally access & green court front orientation
Multi-family (MF) - Townhomes, Patio Homes w/ 3 or more units, condominiums, apartments
MF-townhome - traditional front street access garage
MF-townhome - rear ally access garage
MF-townhome - patio homes / for sale or for rent (multiple homes in multiple structures on one lot)
MF-townhome - clustered with motor court front access
MF-townhome - clustered with rear ally access & green court front orientation
MF-condo/apartment



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