

Community & Economic Development Department Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: adcogov.org

A major subdivision shall only be used to divide parcels of twenty (20) or more acres or create five (5) or more lots. The first approval required is the preliminary plat. The preliminary plat provides an in-depth analysis of the proposed subdivision, including design of geologic hazards, environmentally sensitive areas, required services, vehicular/pedestrian circulation, and the relationship to surrounding land uses.

Please include this page with your submittal. More information about checklist items can be found on page 2-3. Submittal instructions are at the top of page 2.

Required Checklist Items Development Application Form Written Explanation Preliminary Plat Legal Description Conceptual Site Plan Proof of Ownership Proof of Water and Sewer Services Proof of Utilities Certificate of Taxes Paid Storm Drainage Study Trip Generation Analysis Receipt of Payment from the Colorado Geological Survey Supplementary Checklist Items School Impact Analysis

Fees Due When Application is Deemed Complete				
Major Subdivision Preliminary Plat	\$1,400			

Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation of the Project:

- A clear and concise description of the proposal. Please include the purpose of the project, and improvements that will be made to the site.
- Identify the number of tracts and number of lots being proposed.
- Please keep written explanation to three pages or less.

Preliminary Plat Prepared by Registered Land Surveyor

 A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels.

Legal Description:

Please provide the text of the legal description on a separate page from the plat document itself. We will need
to be able to copy and paste this text to process public notifications. Your surveyor can easily provide this for
you.

Conceptual Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - O Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - O Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company.

Proof of Water and Sewer:

- Public utilities A written statement from the appropriate water & sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Private utilities Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems

Proof of Utilities (Gas, Electric, etc.):

- A written statement from the appropriate utility provider indicating that they will provide service to the property
- Copy of a current bill from the service provider

Certificate of Taxes Paid:

- A Statement of Taxes Paid is not the equivalent of a Certificate of Taxes Paid. Colorado State Statutes require a Certificate of Taxes Paid to be submitted with this application.
- All taxes on the subject property must be paid in full. A certificate of taxes paid can be obtained inperson at the Adams County Treasurer's office. As of July 2023, the cost is \$10.
- You may also request a Certificate of Taxes Paid by e-mailing treasurer@adcogov.org, and credit card payment can be processed by telephone.

Storm Drainage Study:

• This plan should be prepared in accordance with the "Level 1 Storm Drainage Plan" criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.

Trip Generation Analysis:

• This analysis should be conducted by a traffic engineer include total vehicle trips per day and peak hour volumes generated by the proposed development.

Receipt of Payment from Colorado Geological Survey:

• The Colorado Geological Survey requires a fee payment for the review of any subdivision. These payments can be made at: https://commerce.cashnet.com/MinesCGS. A receipt of this pre-payment must be provided in this application submittal.

Discretionary Checklist Items

School Impact Analysis:

- Contact the applicable school district for the analysis. If the school district does not provide this, please include an email from them.
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located.

Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 PHONE 720.523.6800 FAX 720.523.6998

DEVELOPMENT APPLICATION FORM

Application Typ	e:		
Sub	nceptual Review Preliminary PUD odivision, Preliminary Final PUD odivision, Final Rezone t Correction/ Vacation Special Use	Varianc	onal Use
PROJECT NAME	E: Welby Junction		
APPLICANT			
Name(s):	Joshua Botts - Meritage Homes	Phone #:	303-406-4305
Address:	7900 East Union Avenue, Suite 400		
City, State, Zip:	Denver, CO 80237		
2nd Phone #:		Email:	oshua.botts@meritagehomes.con
OWNER			
Name(s):	Cosimi Farms, LP	Phone #:	505-884-0645
Address:	6728 Seville Place NW		
City, State, Zip:	Albuquerque, NM 87120		
2nd Phone #:	505-514-5143	Email:	imisoc@comcast.net
TECHNICAL RE	PRESENTATIVE (Consultant, Engir	neer, Surve	yor, Architect, etc.)
Name:	Daniel Braswell - Norris Design	Phone #:	303-892-1166
Address:	1101 Bannock St		
City, State, Zip:	Denver, CO 80204		
2nd Phone #:		Email:	dbraswell@norris-design.com

DESCRIPTION OF SITE

Address:	2401 E 78th Avenue				
City, State, Zip:	Denver, CO 80229				
Area (acres or square feet):	26.3 Acres				
Tax Assessor Parcel Number	0171936200001, 0171936201005, 0717936203012, 0171936204004				
Existing Zoning:	PUD				
Existing Land Use:	Agricultural				
Proposed Land Use:	Single Family Residential				
Have you attende	ed a Conceptual Review? YES x NO NO				
If Yes, please list	PRE#: 2024-00048				
under the autho pertinent requiren Fee is non-refun	nat I am making this application as owner of the above described property or acting rity of the owner (attached authorization, if not owner). I am familiar with all nents, procedures, and fees of the County. I understand that the Application Review dable. All statements made on this form and additional application materials are f my knowledge and belief.				
Name:	Ronald A. Cosimi Date: 01/11/2025				
	Owner's Printed Name				
Name:	Ronald Commi				

Owner's Signature

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June 19, 2024

Adams County- Planning & Development Department 4430 S Adams County Parkway, Brighton, CO 80601

Re: Cosimi Farms- Letter of Authorization

To Whom It May Concern:

This letter is being submitted on behalf of Cosimi Farms LP (2401 E 78th Ave), the "Property Owner", hereby authorizes Meritage Homes, the "Applicant" and Norris Design, the "Applicant Representative", to submit planning and entitlement documents on behalf of the Property Owner, subject to the terms of the purchase agreement between the Property Owner and an affiliate of the Applicant dated June 18, 2024.

Please note that, upon completion of the appropriate reviews and prior to submittal of approved documents, the Property Owner will sign the formal documents before any recordation of these documents will occur.

Sincerely,

COSIMI FARMS, LP, a Colorado limited partnership

By: RONCOS, LLC,

a OHIO limited liability company,
its General Partner

By Kon Cosimi

BF9DA52C5DC14D9...

Ronald A. Cosimi, Manager



-

February 10, 2025

Adams County Attn: Nick Eagleson 4430 South Adams County Parkway Brighton, CO 80601

Re: Welby Junction: Written Explanation Planned Unit Development/Preliminary Development Plan & Preliminary Plat Application

Dear Mr. Eagleson:

Please find enclosed development applications for a Planned Unit Development (PUD) - Preliminary Development Plan (PDP), Preliminary Plat, and Waiver from Subdivision Design Standards for the site located generally northeast of the intersection of York and 78th Avenue, east of the Assumption of the Blessed Virgin Mary Catholic Church in unincorporated Adams County. This application has been prepared by and for the following parties to the benefit of the residents of Adams County and the surrounding areas.

Applicant

Meritage Homes of Colorado Contact: Chelsey Green 7900 E Union Ave Ste 400 Denver, CO 80237 C: 720.737.1054

Planning / Landscape Architect

Norris Design Contact: Daniel Braswell / David Lane 1101 Bannock St. Denver, Colorado 80204 303-892-1166 dbraswell@norris-design.com dlane@norris-design.com

Civil Engineer

Redland Consultants Contact: Evan Rumney 1500 West Canal Court Littleton, CO 80120 (720) 283-6783 erumney@redland.com

The following items have been included as a part of this submittal.

- Development Application Form
- Written Narrative
- o Amended Development Plan
- Proof of Ownership
- Legal Description
- o Proof of Water, Sewer, & Utilities
- Statement of Taxes Paid
- Preliminary Plat
- Storm Drainage Study
- Trip Generation Analysis
- Receipt of Payment from the Colorado Geological Survey
- School Impact Analysis
- Waiver from Subdivision Design Standards Request



About the Applicant

Meritage Homes, founded in 1985 with headquarters in Scottsdale, Arizona, is a leading national homebuilder recognized as a Top 5 U.S. Public Homebuilder, achieving 13,976 closings in 2023. Meritage Homes is committed to building more than just houses; we build thriving communities.

- Community Focus: Our commitment to the community extends beyond home construction. The
 Meritage Cares Foundation supports vital initiatives, including combating food insecurity, providing
 shelter and affordable housing, and promoting sustainable forestry.
- **Supporting Veterans:** In partnership with Operation Homefront, Meritage proudly builds and donates energy-efficient homes to deserving military veterans and their families.
- Building a Better Life: Our "Life Built Better" philosophy guides our approach. We prioritize energy
 efficiency with water-saving features, advanced building techniques, climate-sealed homes, and UVblocking windows.
- Health and Wellness: Meritage Homes prioritize healthy living with healthier building materials, highperformance air filtration, health-promoting barriers, and fresh air management. Our Indoor Air PLUS program exceeds EPA standards, utilizing high-performance MERC 13 filters.
- Comfort and Peace of Mind: We ensure real comfort with all-season windows, noise-reducing spray foam, temperature-regulating features, and high-performance Carrier HVAC systems for fine-tuned climate control and improved air quality.
- Experience and Expertise: Meritage Homes brings peace of mind through our experience, expertise, high standards, and proven success in building exceptional communities.

As of 2025, Meritage Homes has an already established presence in Colorado with 21 active communities across the state. We are eager to contribute to the continued growth and vitality of Adams County by developing a new residential community that aligns with our commitment to building high-quality, sustainable, and community-minded homes.

<u>Project Description</u>

Meritage Homes proposes a new residential subdivision to provide new single-family detached, duplexes, and townhomes in the Welby area of Adams County. This property is approximately 26.3 acres located generally northeast of the intersection of York and 78th Avenue, east of the Assumption of the Blessed Virgin Mary Catholic Church in unincorporated Adams County. This PUD/ Preliminary plat proposes a 222 residential units (8.5 DU/AC) that will provide for-sale homes to provide relief from to the current housing demand within the County. The new community is designed to attract a broad spectrum of residents and provide an opportunity for young families to live in the range of housing listed above. The neighborhood will have convenient access to major transportation corridors and is located within a mile of two stations on RTD's N line.

The surrounding properties are zoned R-1-C, PUD, I-1, I-2 and A-1. This development provides residential infill the heart of the Welby community and provides housing opportunities in an underhoused area of Adams County.

The Welby Junction site is currently zoned PUD. These applications will propose to amend the approved Preliminary Development Plan (Oxenfree at Welby) to allow fee-simple residential units and to create lot standards to allow for a variety of housing types.



The property is located near several key transit areas creating great opportunity for alternative commuting options for residents. 72nd and Sheridan RTD station is approximately 1.2 miles southeast and the original Thornton and 88th RTD station is approximately 1.5 miles north.

Three applications are covered with this written explanation, including the request for an amendment to PUD, the PUD Major Amendment application, Waiver from Subdivision Design Standards, and the Preliminary Plat application.

Access and Parking

The primary entrance into the site is from 78th Avenue. Four additional secondary access points are proposed, two along 78th and two along 79th Avenues. A network of internal public streets and private alleys provide vehicular circulation within the community. Rights-of-way 52' row within the plan incorporate attached sidewalks.

Welby Junction will provide a minimum of two (2) resident parking spaces per home in garages. Front load homes will include two (2) visitors parking spaces per home in driveways. Alley loaded home will include 0.25 guest on-street parking spaces per unit.

Final parking counts will be finalized at time of Final Development Plan.

Drainage and Infrastructure

Welby Junction will be served by North Washington Street Water and Sanitation District. Waterlines will be looped throughout the Site with connections to the W. 78th Avenue and W. 79th Avenue waterlines. The Site is proposing 3 points of access and the use of adequately spaced fire hydrants meeting the standards and requirements of the Adams County Fire Department. Sanitary sewer will run throughout the Site. The sanitary sewer for the Site will outfall to the south at the existing 12" sanitary sewer main within Clayton Street, which will be required to be upsized to a 15" sanitary sewer main as part of this project. Dry utilities will be provided by Xcel Energy.

The site is contained within FIRM panel #08001C0604H dated March 5, 2007. According to Panel, no floodplains exist on the Site. However, the Flood Hazard Delineation, Niver Creek, Tributary L, and Tributary M (FHAD) prepared by Jacobs, dated August 2021 indicates that flood waters do reach the Site. Wright Water Engineers has been retained by the developer to study the proposed site grading, and it's impacts to the floodplain identified in the FHAD. It is the intent of the developer to remove the site from the floodplain via grading operations and submit a CLOMR to Mile High Flood District and FEMA for review and concurrence.

Stormwater runoff from the site will be managed through a combination of storm sewers and surface swales. The runoff will flow into one of two designated ponds: the full-spectrum detention pond located at the northeast corner of the site, or the water quality pond located at the southeast corner of the site.

Open Space

The proposed neighborhood provides open space areas consistent with this type of urban infill development and meets Adams County open space requirement of thirty (30) percent with twenty-five (25) percent dedicated as active open space. As defined in the PDP, the site will feature one large, active neighborhood park and two smaller pocket parks. These parks are strategically placed to foster enhanced pedestrian circulation, encouraging people to traverse and experience the neighborhood in a manner that is safe, enjoyable and separates residents from vehicular traffic circulation. The parks will have a nature-play theme with an emphasis on agrarian elements, creating interactive spaces that reflect the area's rich agricultural heritage. Additionally, the site will include various seating nooks, promoting unity and providing spaces for residents to gather and relax.



The landscape design intent of the project focuses on sustainability and responsible water use. Low-water plants and rock mulch ground cover will be used to reduce water consumption, thus minimizing the environmental impact and supporting long-term water conservation efforts in the area. In alignment with this goal, the landscape design purposefully has limited areas of irrigated sod to active and gathering spaces, opting for alternative ground covers that demand less water and maintenance.

Furthermore, the landscape design incorporates native grasses to enhance the local ecosystem. The project also addresses its integration into the existing neighborhood by including buffer yards along the northern boundary (E. 79th Ave.) and southern boundary (E. 78th Ave.). These buffer zones, designed for both aesthetic and functional purposes, feature enhanced landscaping and split 3-rail fencing. They soften the edges of the project, provide visual separation, and ensure compliance with zoning regulations. Overall, the landscape design strikes a balance between sustainability, water conservation, and community integration, offering a thoughtful and environmentally conscious approach to development.

The landscape plan will adhere to the standards set forth in this PDP. Any additional landscape elements not covered herein will comply with Adams County Design Requirements and Performance Standards, Section 4-19.

Phasing and Build Timing

Welby Junction will be developed in one (1) total phase. Depending on the final government approvals, the proposed development work will begin in approximately two (2) years with completion in four (4) to six (6) years.

Applicability to Comprehensive Plan

This property is identified as Mixed-Use Neighborhood in the 2012 Future Land Use Map. As discussed in the Comprehensive Plan, Mixed Use Neighborhoods category allows for a range of urban level residential uses, including single and multi-family housing combined with compatible and supporting uses and activities that serve the neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood.

Mixed Use Neighborhoods are encouraged in infill areas and within County and municipality growth areas where it can be readily served by a full range of urban services and access to existing infrastructure and transportation options. Being located on 78th Avenue and 79th Avenue provides commitments for water, sewer, power and gas, the infrastructure exists to help facilitate these new residential homes.

The 2012 Adams County Comprehensive Plan outlines key goals to creating a more sustainable and resilient Adams County. The key goals that strongly relate to Welby Junction and how the Planned Development Plan will meet these goals are outlined below:

Promote Coordinated and Connected Growth:

Revitalization and reinvestment in established areas to meet the needs of a variety of residents. This new neighborhood will provide improvements to existing streets and an investment in the Welby neighborhood.

Reduce the Fiscal Impact of Growth:

Infill development to take advantage of existing infrastructure to aid in reducing fiscal impacts with new development. Welby Junction is located adjacent to existing streets and infrastructure on 78th and 79th Avenues, set to take advantage of the existing infrastructure and roadway network.





Promote Economic Vitality:

Locate infill development uses within close proximity to the surrounding transportation corridors and within municipal and county growth areas, especially in the Southwest Area of the County.

Preserve the County's Natural Resources:

Support and implement the preservation of active and passive open space, wildlife habitat and environmental quality. Welby Junction provides open space commensurate with urban infill development and meeting PUD requirements. The open space connections and detention pond to the north will provide open space opportunities for existing wildlife habitats.

We look forward to working with County Staff on the review and approval of this new neighborhood in Adams County. Feel free to contact our team directly should you have any comments, questions, and/or requests for additional information.

Sincerely,

Norris Design

Daniel Braswell Associate



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February 10, 2025

Nick Eagleson
Planning Department
4430 south Adams County Parkway
1st floor Ste. W2000B
Brighton Colorado 80601

Re: Cosimi Farms/Welby Junction Amendment Concept

Dear Nick Eagleson,

Thank you for the pre-app comments, received July 19th, 2024. We have reviewed all comments and addressed them in this letter. Please feel free to contact me directly should you have any comments, questions and/or requests for additional information. We look forward to continuing to work with the city to make this new community a success.

Sincerely, Norris Design

Daniel Braswell Associate



PLANNER REVIEW

NORRIS

DESIGN

- 1. <u>07/18/2024 Greg Barnes (gibarnes@adcogov.org)</u>
 - A. PLN01: The proposed concept would require a major amendment to the preliminary development plan and a new preliminary plat application. These application packets can be found at: https://epermits.adcogov.org/submittal-checklists. These two applications can be consolidated and processed through the Planning Commission and Board of County Commissioners for public hearings as a single case. If approved, subsequent applications for final development plan, final plat, and roadway vacation would be expected.

 Response: Comment acknowledged, thank you. This submittal includes the subsequent applications for the amendment to the PDP and the new preliminary plat.
 - B. PLNO2: Based on the design, multiple waivers from subdivision design standards may need to be submitted with a preliminary plat application. Section 5-03-02-02-01 will require additional setbacks to achieve compatibility. Based on your design, you may need a waiver from this requirement. Section 5-03-03-06 requires a depth to width ration for lots to be less than 3:1. This is a waiver that will be needed. There appear to be several instances of double-fronting lots (Section 5-03-03-08-01). Many of the duplex and townhouse lots do not have direct frontage on to public roadways. Unless remedied, this will result in the need for a waiver from subdivision design standards to have lots accessed by private streets (Section 5-03-03-10). Section 5-06-03-07 does mention that alleys can be utilized within subdivisions, but the language specifically states that alleys are intended for "secondary access", and based on your design, the alley would provide primary access to some lots. Response: Comment acknowledged, thank you. We will work with staff to identify any waivers that will be needed. A waiver from subdivision design standards application has been submitted with this package.
 - C. PLNO3: A new neighborhood meeting is required. Rules regarding a neighborhood meeting can be found in Section 2-01-02 of the County's Development Standards. Response: A neighborhood meeting was held at the Welby Community School of the Arts on November 18, 2024. Valuable feedback was received from the community. The notes are included with the PDP Amendment Application
 - D. PLNO4: Although the overall layout being proposed in similar to the previously approved PDP, the active recreation space appears to be considerably different. Based on the final plat that was withdrawn, the site area is 26.3 acres. 30% of the site (7.9 acres) should be designated for open space. Of that 7.9 acres of open space, 25% of the open space lands (2 acres) shall be used for active recreation. Please review the County's definitions for "open space" (in Section 11-02-437) and "active open space" (in Section 11-02-438) to ensure that planning the park areas is consistent with County regulations. It is the expectation of the Community & Economic Development Department that the active recreation space will be utilized for the enjoyment of people, and the amenities will be something that people can enjoy throughout large portions of any calendar year.

Response: This plan provides appx. 9.1 acres (35%) of open space with appx 3.1 ac (34%) of active open space, meeting the requirements for PUD open space. Refer to sheet 4 of the PDP for open space calculations and anticipated amenities.





E. PLN05: From a design standpoint, I would recommend exploring opportunities to channel pedestrian and bicycle traffic to Clayton Street's intersections with 78th and 79th Avenues. Mid-block crossings were a point of discussion during previous hearings. Perhaps a detached wide multi-use trail on both sides of Clayton Street could be an opportunity to achieve this.

Response: Trails have been incorporated along Clayton St. Mid-block crossings have been discouraged by only proving trail crossings for bikes and peds at the intersections of 78th and 79th with Clayton St.

F. PLN06: There seems to be only one single-family residential lot that is considered a corner lot. Is there any opportunity to wrap a landscape tract around one side of the lot to avoid having any corner lots?

Response: There is not sufficient room for a landscape tract to avoid a corner lot. Standards for corners lots have been provided in the PDP. Refer to sheet 3 of the PDP for lot standards.

G. PLN07: We strongly encourage a uniform fence design be considered for the Development Plan. Multiple styles, materials, and colors of fencing throughout the development would not be aesthetically pleasing.

Response: In order to avoid design monotony, provide visual interest, and delineate public and private spaces, multiple fencing styles will be provided. All fencing shall be a matching style and material for design uniformity within the development.

An open-rail-style fencing will be provided along 78th and 79th Ave. and for front yards. Privacy fencing will be utilized along the rear property lines that abut adjacent properties. Additional fencing styles may be permitted at time of FDP if detailed design and market dictates such changes.

H. PLNO8: As you amend the PDP, please look for placemaking opportunities that will establish this neighborhood as a unified development. As you move forward on this project, please consider how property owners in various types of housing types will work together as a cohesive unit in a HOA.

Response: A series of parks and green corridors have been placed throughout the community, connected by trails and paths, that links the community together creating a cohesive neighborhood.

ENVIRONMENTAL ANALYST REVIEW

2. 07/18/2024 Megan Grant

A. ENV1. There are multiple canals and ditches in or adjacent to the subject parcels. The applicant will need to work with the ditch/canal authorities if any ditch and/or canal may be impacted by the proposed project and provide this information to Adams County for review with subsequent applications.

Response: The project civil engineer has engaged, and is working with the canal authority, as well as coordinating with the church on their impending canal culvert project.

The following comments relate to mineral conservation:





- B. ENV2. The subject parcels are located within the Adams County Mineral Conservation Overlay (MCO) district, the purpose of which is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and Adams County.
 Response: Comment acknowledged, thank you.
- C. ENV3. The subject parcels are located within the MCO district but could be exempt from those requirements based on the following criteria:
 - Any parcel of land intended for uses that were allowed in the underlying zone district prior to July 1, 1973.
 - Any parcel of land five (5) acres or less in size in existence as a separate parcel prior to July 1, 1973.
 - Any parcel of land in excess of five (5) acres where it can be demonstrated the mineral resource is not of commercial quality and quantity.

The Director of Community and Economic Development may require competent proof a lot meets these criteria, including a written opinion from the State Geological Survey, where deemed appropriate. Please provide documentation with subsequent permit application(s) if applicant can demonstrate exemption based on one or more of these requirements. Response: Comment acknowledged, thank you. Any required documentation will be provided at the time of permit.

The following comments apply to design:

D. ENV4. The way that buildings are designed impacts health through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain; the air and water quality; the amount of daylight; and even by encouraging physical activity and social interaction. Adams County encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.
Response: Meritage Homes is dedicated to sustainability and energy efficiency, as demonstrated by our strong partnership with ENERGY STAR®. In 2024, we were honored as an ENERGY STAR® Partner of the Year for Sustained Excellence by the EPA. With over 100,000 ENERGY STAR® certified homes built, we prioritize energy-efficient design by incorporating high-efficiency HVAC systems, advanced insulation, energy-efficient appliances, and low-flow fixtures.

Our commitment extends beyond energy savings to creating healthier living spaces. We enhance indoor air quality with MERV 13 air filtration and fresh air management systems while reducing allergens and pests through spray foam insulation and sealed ducts. Additionally, we use low-VOC paints, stains, and adhesives to minimize harmful chemicals in the home environment.

As an industry leader in energy-efficient homebuilding, Meritage Homes remains focused on providing homeowners with sustainable, cost-effective, and health-conscious living spaces.



DESIGN

E. ENV5. Adams County encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network are strongly encouraged. Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed and well-lit sidewalks and trails that connect with destinations in and adjacent to the community.

Response: A series of parks and green corridors have been placed throughout the community, connected by trails and paths, that links the community encouraging residents to walk/bike to the communities green spaces as well as the nearby regional trails.

F. ENV6. Adams County recommends the incorporation of bicycle parking into the overall site design for residents and visitors. Bicycle parking locations and design should allow for safe access from external roads and sidewalks and to/from buildings and internal pedestrian paths.

Response: Bicycle parking will be provided at the mail kiosks and other key locations.

G. ENV7. The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers since they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossings.

Response: A signage and striping plan will be included with the Construction Drawings to identify safe passage for pedestrians that is consistent with Adams County requirements.

H. ENV8. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.

Response: Comment acknowledged, thank you.

I. ENV9. Research shows that people are more likely to use pedestrian amenities when these features are attractive and feel safe. One way to improve the feeling of safety is by providing pedestrian scale lighting. Adams County encourages the use of appropriate lighting in the area and along access routes.

Response: Pedestrian scale lighting will be location at the mail kiosks, parks and other key locations. Lighting will be dark sky compliant.

The following comments apply to construction:



DESIGN

J. ENV10. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions and offsite vehicle tracking. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction.

Response: Comment acknowledged, thank you. Any mitigation standards will be provided in the construction documents.

K. ENV11. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. The fill must meet the definition of clean, inert material.

Response: Noted, thank you. An inert fill permit will be submitted with the EGR application.

ENVIRONMENTAL ANALYST REVIEW

3. <u>07/18/2024 Steve Krawczyk</u>

A. ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0604H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; however, a recent FHAD study shows this area in a future floodplain across this property. The applicant is working on a CLOMR to address removing this property from the floodplain. The CLOMR will need to be approved. If the CLOMR and accompanying Hydrologic Evaluation and Floodplain Report are subsequently approved through FEMA or CWCB, and adopted by the County this will become part of the floodplain overlay zoning

Response: Response: The applicant is currentl working to submit a revised CLOMR for the Site to remove the floodplain from the developed areas.

B. ENG2; The project site is within the County's MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. As the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template and obtain both a County SWQ Permit and State Permit COR-040000.

Response: A SWMP permit will be applied for at the time of the EGR application.

C. ENG4: An updated traffic study, signed and stamped by a professional engineer with the state of Colorado is required to be submitted to the Adams County Community and Economic Department for review and approval. The developer is required to construct roadway improvements adjacent to the proposed site to include 78th Avenue, 79th Avenue and Cleveland Street. Roadway improvements will consist of curb, gutter and sidewalk and any roadway improvements as required by the approved traffic impact study. The analysis should address any off-site improvements that may be necessary to mitigate traffic impacts from the proposed development.

Response: Noted, thank you. A traffic study will be submitted to Adams County. It is the current understanding that 79th Avenue will be required to be built out to York Street however, the developer is only responsible to improve the north half section of 78th Avenue extending from the western boundary to the eastern boundary.



DESIGN

- ENG5: The applicant will be required to build out 79th Avenue from the proposed development to York Street. The access will be a right in right out access.
 Response: Comment acknowledged, thank you. The extension of 79th Ave to York St will be included with this development.
- E. ENG6: No building permit will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the Adams County Public Works Dept. Response: Comment acknowledged, thank you.
- F. ENG7: A 24-foot asphalt driveway with fire truck turnaround must be installed and accepted by the Adams County Public Works Department for all private drives. The developer shall submit to the Adams County Development Review Engineering division the following: Street Construction Engineering Review Application,

 (http://www.adcogov.org/sites/default/files/Street%20Construction%20Plans%20Transmittal%20Items.pdf)

Response: All private access drives that are over 150' have a fire truck turnaround per IFC standards.

G. ENG8: Vision Clearance Triangle: Trees, hedges, shrubs, fences, walls and other structures, and facilities and devices over 42 inches in height that would obstruct a driver's vision within the vision clearance triangle of any public street intersection will not be permitted. The triangle is typically measured from the point of intersection of the right-of-way/easement/lot lines extended.

Response: Comment acknowledged, thank you. Redland

- H. ENG9. To minimize damage to downstream properties Stormwater Detention is required as part of a development project See Chapter 9 of the Adams County Development Standards and Regulations. It must be demonstrated that the detention pond outfall has a means of draining into an existing drainageway or storm sewer system. In addition, the capacity of the drainageway or storm sewer shall be verified.
 - Response: Noted, all stormwater detention facilities will outfall into an existing drainageway, and capacity of the drainage ways will be verified with the EGR application.
- I. ENG12: Detention ponds located in the plains should be in separate tracts owned and maintained by the homeowner association with drainage easements dedicated to the county over the entirety.
 - Response: Noted, easements will be given for the drainage facilities and located in separate tracts.
- J. ENG13. Where soil types allow, the County encourages the use of structural BMPs that match the runoff reduction and water quality recommendations of the Urban Drainage 4-step process outlined in UDFCD Volume 3, BMP Planning for New Development. Response: Noted, runoff reduction and water quality methods will be utilized where feasible.





K. ENG14: Dedication of an emergency access easement across the interior and exterior private access drives is required. The on-site private access drives shall be a minimum of 25 feet wide and labeled as a "Utility and Drainage Easement and Private Access Drive". Also, the plat dedication shall include the private access drive dedication.

Response: Noted, the minimum width of all private access drives are currently 26' and will be labeled with the above easement information.

L. ENG15: The applicant plans to subdivide the property. In a subdivision case, the developer should know that prior to scheduling the FINAL plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall also enter into a Subdivision Improvement Agreement (SIA) with the County at FINAL plat and provide a security bond for all public improvements. During the FINAL plat review process, the developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, all construction documents and the SIA. The development review fee for this project shall be in accordance to the fee schedule as described on the Adams County website. Only preliminary engineering information is required during the preliminary platting process.

Response: Noted, all required applications above will be submitted to Adams County at time of the EGR application.

- M. Please delete the minimum corner lot setback and garage setback on the Lot Table. Response: The lot standards have been updated to reflect fee-simple lots. Corner lot setbacks are provided, as corner lots are proposed in this development. Garage setbacks have been removed.
- N. "Single Family Attached" and "Townhomes" are the same housing type. Remove the duplicative column within the lot tracking table on the cover sheet. Instead, show the 145 proposed townhomes in the townhome category.
 Response: A Townhome category has been created. Single-Family Attached is still
- shown, as there are paired homes proposed in this development.
- O. The proposed project is located within the R-2 zone district which is limited to up to 50% small residential lots per Section 146-4.2.3. A.3. Also, per this section, single-family attached dwelling units do not count against the maximum permitted number of small residential lots. While this site plan proposes 100% single-family residential development using small lot configurations, a small lot calculation or restriction does not apply due to the product type proposed.

Response: Comment acknowledged, thank you.

BUILDING SAFETY REVIEW

4. 07/18/2024 Heather Whitaker

A. BSD1- Building permits would be required for each structure. Engineered plans will be required to obtain permits.

Response: Comment acknowledged, thank you.



B. BSD2- Applicant should refer to residential submittal requirements. Here is a link for your reference https://epermits.adcogov.org/submittal-checklists
Response: Comment acknowledged, thank you.

C. BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

Response: Comment acknowledged, thank you.

D. BSD4- Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department.

Response: Comment acknowledged, thank you.

E. BSD5- Applicant will need to comply with State of Colorado requirements of Title 9 Article 5. An implementation plan will be required to show compliance.

Response: Comment acknowledged, thank you.

F. BSD6- Exterior walls, roof overhangs and building projections less than 5' from property line requires the structure to be rated per IRC Table R302.1(1), to include percentage of openings allowed.

Response: Comment acknowledged, thank you.

ROW REVIEW

5. <u>07/18/2024 David Dittmer</u>

A. ROW1: Pending planning comments a new preliminary plat will need to be provided for individual lot sales, public roads, road vacation and dedications, etc.

Response: A new preliminary plat application is included as a part of this submittal.

B. ROW2: An updated title commitment will be required for review due to changes in design, etc. Pending the Final Plat, this TC will also have to be updated to within 30 days of the final BoCC public hearing.

Response: Comment acknowledged, thank you. A title report has been included as a part of this application.

C. ROW3: East 79th Ave will need to be constructed out to York Street, pending engineering review.

Response: Comment acknowledged, thank you. The extension of 79th is a part of this proposed development. Redland

D. ROW4: All other comments to the other case preliminary plat will be valid. Response: Comment acknowledged, thank you. Redland/Aztec

PARKS REVIEW

6. 07/18/2024 Sierra McCormick

A. The Adams County Parks, Open Space, and Cultural Arts department is currently in the process of acquiring the parcel directly east of this development (Parcel #0171936200026). With that, as well as the Niver Creek Trail being directly north of the development, we would like to coordinate with the applicant as design progresses to ensure a cohesive and positive connection to these assets with their proposed parkland dedication.

Response: Comment acknowledged, thank you. We are anticipating and planning for connections into a future park on the property directly east of the site. The applicant shall coordinate with staff at the application moves forward to ensure cohesive connections to the park are feasible.

OXENFREE AT WELBY PLAT

A PARCEL LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 14

PURPOSE STATEMENT

TO VACATE AND REPLAT THE FOLLOWING: LOTS 22 & 23, BLOCK 1, LOTS 1-6, LOT 11 EXCEPT THE WEST 12 FEET OF THE SOUTH 157.5 FEET AND LOTS 12-17, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-15, BLOCK 5, LOTS 1-14, BLOCK 6 ALONG WITH MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6; ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO.

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- 1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;
- 2.SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
- 3.SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES;

- 1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
- 2.NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
- 3.SOUTH 001114 EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- 1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
- 2.SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

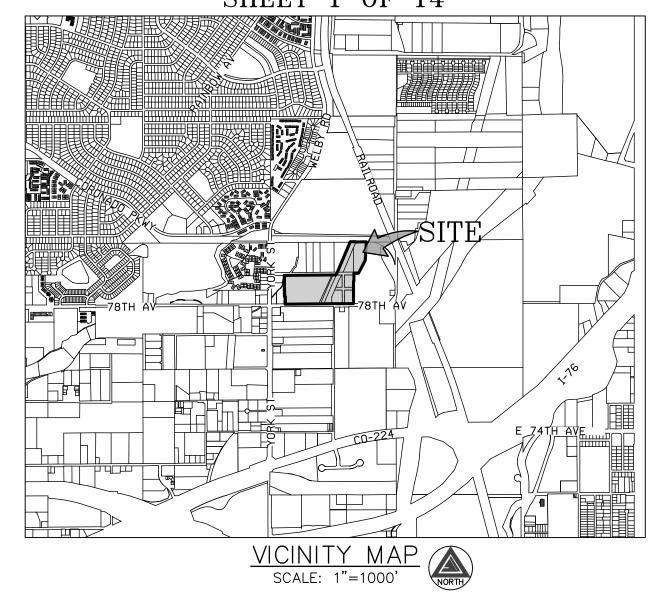
THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 1081.96 FEET TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 26.516 ACRES, (1,155,044 SQUARE FEET), MORE OR LESS.



SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. No. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

OWNERSHIP AND DEDICATION CERTIFICATE CONTINUED

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **OXENFREE AT WELBY**—FINAL PLAT AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN. ALSO, HEREBY GRANT TRACT D AND NON—EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN HEREON FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

BY:		AS: GENERAL	PARTNER	
RON CO	DSIMI			
ACKNOWLEDGE	<u>MENT</u>			
STATE OF NEW MEXICO)			
COUNTY OF)SS)			
THE FOREGOING OWNERSHIP AI	ND DEDICATION CERTIFIC	CATE WAS ACKNOW	LEDGED BEFORE ME 7	ΓHIS
DAY OF	, 2025,			
BY RON COSIMI, GENERAL PAR	TNER AS AUTHORIZED	SIGNATORY		
FOR COSIMI FARMS, LP, A COL	ORADO LIMITED PARTN	ERSHIP		
WITNESS MY HAND AND OFFICI	AL SEAL:			

EXECUTED THIS _____ DAY OF _____ A.D., 2025,

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

NOTARY PUBLIC

MY ADDRESS IS:

MY COMMISSION EXPIRES: _____

BOARD	OF	COUNTY	COMMISSIONERS	APPROVAL

APPROVED BY THE ADAMS COUN	NTY BOARD OF COMMISSIONERS	THIS DAY OF
A	.D., 2025.	
CHAIR		

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM		

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER (
ADAMS COUNTY ATM. ON THE DAY OF, 2025,
RECEPTION NO
ADAMS COUNTY CLERK AND RECORDER
BY: DEPUTY

			\wedge \wedge \neg
DATE	BY	REVISION DESCRIPTION	CONSUL
		REVISION TABLE	AzTec Proj. No.: 54825-01



Drawn By: BAM

te 1	DATE OF PREPARATION:	02-10-2025
	SCALE:	N/A
	SHEET	1 OF 14

A PARCEL LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 14

TOTAL ROW AREA

TOTAL SITE AREA

4.896

26.516

1,155,044

GENERAL NOTES

- 1. BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89'30'16" EAST, A DISTANCE OF 1,307.22 FEFT
- 2. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.
- 3. ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- 4. AZTEC CONSULTANTS, INC. HAS RELIED UPON THE PROPERTY INFORMATION COMMITMENT NO. 21000310421a PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED MARCH 15, 2023, 5:30 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS—OF—WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OF EXISTING EASEMENTS AND RIGHTS—OF—WAY.
- 6. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 7. THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0604H, MAP REVISED MARCH 5, 2007.
- 8. ALL LOTS ARE SUBJECT TO THE UTILITY EASEMENTS AS SHOWN HEREON.
- 9. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- 10. ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY.
- 11. ALL LOTS, TRACTS AND PRIVATE ACCESSES WITHIN THE ACCESS EASEMENTS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE OWNER, ITS SUCCESSOR'S AND ASSIGNS.
- 12. NOTICE IS HEREBY GIVEN THAT THIS SUBDIVISION MAY BE SUBJECT TO A RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.
- 13. THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- 14. UTILITY EASEMENTS AS SHOWN HEREON, ARE DEDICATED FOR ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. THE HOME OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE WITHIN THE EASEMENT EXCEPT THAT PORTION WITHIN THE PRIVATE ALLEY TRACT WHERE APPLICABLE. THE PRIVATE ALLEY TRACTS WILL BE MAINTAINED BY THE OWNER. PUBLIC SERVICE COMPANY REQUESTS THESE UTILITY EASEMENTS BE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. WET UTILITIES (WATER, SANITARY SEWER, AND/OR STORM SEWER) SHALL CROSS DRY UTILITY EASEMENTS AT NEAR RIGHT ANGLES.

LAND SUMMARY CHART

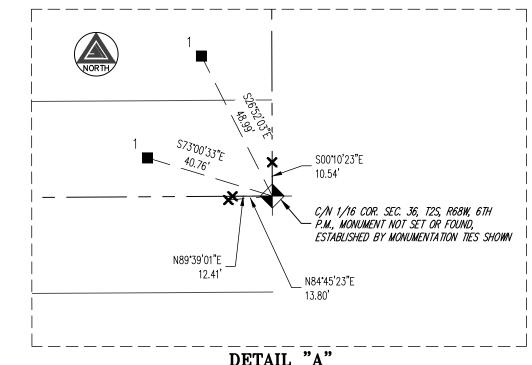
TRACT/ALLEY	AREA (S.F.±)	AREA (AC)	USE	OWNER
TRACT A	1,724	0.040	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT B	58,957	1.353	OPEN SPACE/UTILITIES/DRAINAGE/IRRIGATION	COSIMI FARMS, LP
TRACT C	24,329	0.559	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT D	1,120	0.026	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT E	47,330	1.087	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT F	15,835	0.634	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT G	2,239	0.051	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT H	8,074	0.185	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT I	8,074	0.185	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT J	5,592	0.128	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT K	116,020	2.663	OPEN SPACE/UTILITIES/RETAINING WALL	COSIMI FARMS, LP
TRACT L	56,726	1.302	OPEN SPACE/UTILITIES/DRAINAGE/RETAINING WALL	COSIMI FARMS, LP
TRACT M	1,748	0.040	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT N	6,577	0.151	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT O	898	0.021	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT P	24,920	0.572	ACCESS	COSIMI FARMS, LP
TRACT Q	12,307	0.283	ACCESS	COSIMI FARMS, LP
TRACT R	2,860	0.066	ACCESS	COSIMI FARMS, LP
TRACT S	2,860	0.066	ACCESS	COSIMI FARMS, LP
TRACT T	15,455	0.355	ACCESS	COSIMI FARMS, LP
TRACT U	7,185	0.066	ACCESS	COSIMI FARMS, LP
TRACT V	7,185	0.045	ACCESS	COSIMI FARMS, LP
TRACT W	7,185	0.355	ACCESS	COSIMI FARMS, LP
OTAL TRACT AREA	435,200	10.262	*THIS SUBDIVISION PLAT CONTAINS 222 RESIDENTIAL LOTS & 23	
OTAL LOT AREA	506,588	11.358	THE SEED THE SEE THE S	

DETAIL A MONUMENT SYMBOL LEGEND

- DEFINED EDGE OF CONCRETE PER MONUMENT RECORD DATED JUNE 04, 1987 FILED BY CHARLES H. RUSSELL
- X CHISELED CROSS IN HEADWALL

	LINE TABLE			LINE TABLE	
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°03'42"E	170.40'	L12	S68°02'43"W	38.48'
L2	N89°50'03"W	9.18'	L13	N39°27'19"E	38.48'
L3	N00°30′58"W	157.50'	L14	N47°19'47"E	46.12'
L4	S89°28'21"W	12.00'	L15	N39°38'41"E	4.70'
L5	S00°30'58"E	38.24	L16	S50°50'24"E	33.22'
L6	S00°30'05"E	18.52'	L17	N39°09'36"E	20.00'
L7	N07°59'56"E	64.37'	L18	S50°50'24"E	33.22'
L8	N11°50'42"E	44.72'	L19	S89°28'21"W	7.23'
L9	N15°41'28"E	44.72'	L20	S37°26'29"W	15.08'
L10	N19°32'13"E	42.55'	L21	N86°58'44"W	12.40'
L11	N83°49'36"E	29.25'			

CURVE TABLE				CURVE	TABLE		
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	89°59'07"	8.50'	13.35'	C14	89°59'07"	3.00'	4.71'
C2	90°00'53"	8.50'	13.35'	C15	90°00'53"	3.00'	4.71'
С3	90°00'00"	8.50'	13.35'	C16	89°59'07"	8.50'	13.35'
C4	90°00'00"	8.50'	13.35'	C17	89°59'07"	10.00'	15.71'
C5	77°40'24"	28.00'	37.96'	C18	90°00'53"	10.00'	15.71'
C6	90°00'00"	8.50'	13.35'	C19	89°59'19"	8.50'	13.35'
C7	90°00'00"	8.50'	13.35'	C20	90°00'41"	8.50'	13.35'
C8	90°00'00"	10.00'	15.71'	C21	89°59'19"	13.00'	20.42'
С9	90°00'00"	10.00'	15.71'	C22	89°50'01"	13.00'	20.38'
C10	90°00'00"	10.00'	15.71'	C23	90°09'59"	8.50'	13.38'
C11	90°00'00"	10.00'	15.71'	C24	89°50'01"	18.00'	28.22'
C12	90°00'00"	3.00'	4.71'	C25	85°23'59"	8.50'	12.67
C13	90°00'00"	3.00'	4.71'	C26	77°40'24"	28.00'	37.96'



DETAIL "A" SCALE: 1" = 30

FOR REVIEW
DO NOT RECORD



300 East Mineral Ave., Suite 1 Littleton, Colorado 80122	PRE
▶ Phone: (303) 713-1898	
Fax: (303) 713-1897 www.aztecconsultants.com	
Drawn Bv∈ B∆M	ł

DATE OF PREPARATION:	02-10-2025		
SCALE:	N/A		
SHEET	2 OF 14		

PRELIMINARY CASE NO. PRC2023-00021 A PARCEL LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER SEE SHEET 2 FOR LINE & OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CURVE TABLES COUNTY OF ADAMS, STATE OF COLORADO N 1/4 COR. SEC. 36, T2S, R68W, 6TH P.M., FOUND NO. 6 SHEET 3 OF 14 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 29425 2019" POINT OF 386.82' (TIE) **BEGINNING** N89°30'16"E 331.46' MONUMENT SYMBOL LEGEND 491.10' N89°30'16"E 1307.22' N LINE OF THE NE 1/4 SET NO. 5 X 18" REBAR WITH 1-1/2" OF THE NW 1/4 SEC. 36 FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC POINT OF ALUMINUM CAP STAMPED "14" WITNESS (BASIS OF BEARINGS) CAP STAMPING ILLEGIBLE COMMENCEMENT CORNER AZTEC PLS 39636" W 1/16 COR. SEC. 25 & 36, T2S, R68W, 6TH P.M., TRACT K FOUND NO. 6 REBAR WITH 2-1/2" SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLATIC CAP STAMPED "AZTEC PLS 38636" GRANT ST. VACATED FOUND NO. 5 REBAR WITH 1-1/4" YELLOW ALUMINUM CAP STAMPED "R.W. PLASTIC CAP STAMPING ILLEGIBLE BY BOOK 676 PAGE -BAYER ASSOC. PLS 6973 2006" 528, REC NO. 522652 LOT 1 LOT 2 • FOUND NO. 3 REBAR WITH NO CAP LOT 3 LOT 4 FOUND NO. 5 REBAR WITH 1-1/4" PINK 5 PLASTIC CAP STAMPED "AZTEC PLS 38158" • FOUND BENT NO. 3 REBAR WITH NO CAP 11 12 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW A & M STEEL INC. / 13 FOUND SECTION CORNER AS DESCRIBED HEREON SUBDIVISION

REC. NO. 2007000017707

BLOCK 1

CLEVELAND AVE.

ATED BY REC NO. PLASTIC CAP STAMPED "RW BAYER LS 6973" BLOCK 1 PLAT OF THE (R1) TOWN OF WELBY BK. 1 PG. 19 TOWN OF WELBY, 14 SECOND FILING FOUND NO. 4 REBAR WITH 1" YELLOW (R2) COSIMI FARMS, LP, REC. NO. CO479374 BOOK 1, PAGE 19 PLASTIC CAP STAMPED "BAYER LS 6973" (ROW) RIGHT-OF-WAY CLE VELAND A VE. VACATED BY REC NO. 20070000017707 16 LOT 20 LOT 18 LOT 19 LOT 17 LOT 16 LOT 13 LOT 14 NE 1/4, NW 1/418 BLOCK 1 LOT 21 NW 1/4, NW 1/4SEC. 36, T.2S., PLAT OF THE SEC. 36, T.2S., R.68W., SIXTH P.M. 2 TRACT L TOWN OF WELBY, 19 R.68W., SIXTH P.M. SECOND FILING CLEAR CREEK AND BOOK 1, PAGE 19 PLATTE RIVER DITCH, -TOP OF EAST BANK 20 **LEGEND** E. 79TH AVE. E. 79TH AVE. A.K.A. CLINE STREET 21 🗐 1 CALCULATED BOOK 1, PAGE 19 (60' WIDE PUBLIC ROW) N89°29'55"E 1081.96' U.E. = UTILITY EASEMENT S89'30'16"W TRACT C TRACT A D.E. = DRAINAGE EASEMENT 91.61 22 Y VACATED THIS PLAT 95.37'(R2) (ROW) = RIGHT-OF-WAY23 ROW VACATED BY THIS PLAT 2 TRACT U BLOCK NUMBER 24 UNPLA TTED TRACT P RIGHT-OF-WAY 3 BOOK 1020, PAGE 79 LOT 7 VACATED BY THIS PLAT 25 61 60 59 58 57 57 56 57 55 55 51 51 48 48 TRACT SEPHINE 26 ROW VACATED E. 78TH PL. \mathbf{ST} BY THIS PLAT ROW VACATED 7 | 18 | 19 | 20 | 21 | 22 | 23 | 24 BY THIS PLAT 9 3 RE 1 20 3_1 16 \bigcirc 21 ~ 28~ Y 2 F THE WELBY, FILING FILLMOI) N00.3 ST TRACT V 7 15 7 10 2 22 19 20' EASEMENT 29 14 3 6 11 BOOK 1051, -23 18 CLAYTON PLAT OF PLAT OF TOWN OF I PAGE 587 32 31 30 29 28 27 26 25 $5 \ 3$ 12 ③/13∖ 24 4 17 \mathbf{ST} 30' EASEMENT TRACT O BOOK 1051, TRACT E 25 PAGE 587 31 COLUMBINE 10 26 FOR AND ON BEHALF OF 32 33|34|35|36|37|38|39|`40 AZTEC CONSULTANTS, INC 27 |26|25|24|23|22|21|20|19|18|1′ |32|31|30|29|28|27 LOT 10 16 28 \33. 15 TRACT W TRACT T TRACT Q 14 5 34 REMAINDER TRACT B 13 29 C/N 1/16 COR. SEC. 36, T2S, OF LOT 11 TRACT ROW VACATED **5** |48 |47 |46 |45 |44 |43 |42 |41 R68W. 6TH P.M., MONUMENT NOT 39 40 41 42 43 44 45 46 47 48 |33|34|35|36|37|38 12 30 ⊕ TRACT N BY THIS PLAT SET OR FOUND, ESTABLISHED BY -MONUMENTATION TIES SHOWN, 11 (1)SEE SHEET 2 DETAIL A ·S LINE OF THE NE 1/4 🖜 \$89'39'01"W 454.03' 453.83'(R1) S89°28'21"W 972.46' OF THE NW 1/4 SEC. 36 E. 78TH AVE. N89°39'01"E 1309.77' (60' WIDE PUBLIC ROW) N89°28'21"E 1312.11' BOOK 1, PAGE 19 S LINE OF THE NW 1/4 N 1/16 COR. SEC. 35 & OF THE NW 1/4 SEC. 36 DATE OF NW 1/16 COR. SEC. 36, T2S, 02-10-2025 300 East Mineral Ave., Suite 36, T2S, R68W, 6TH P.M., R86W, 6TH P.M., FOUND NO. PREPARATION: Littleton, Colorado 80122 FOUND NO. 6 REBAR WITH - 6 REBAR WITH 3-1/4" Phone: (303) 713-1898 SCALE: 1" = 100' NO CAP IN MON. BOX ALUMINUM CAP STAMPED "CLS Fax: (303) 713-1897

PLS 36563 2020"

SHEET 3 OF 14

Drawn By: BAM

AzTec Proj. No.: 54825-01

PREPARATION:

1" = 30"

SHEET 4 OF 14

Littleton, Colorado 80122 Phone: (303) 713-1898

Fax: (303) 713-1897

Drawn By: BAM

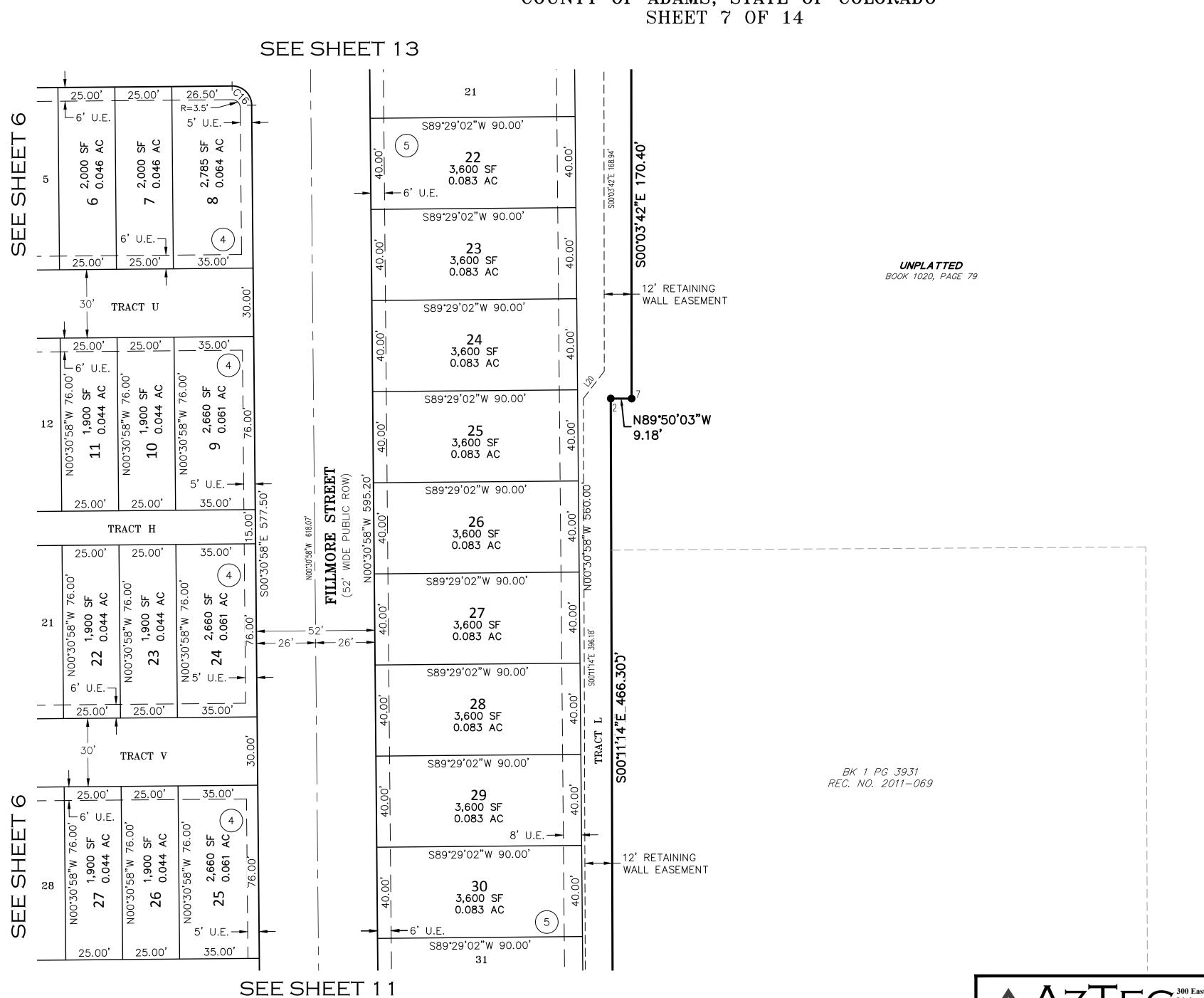
zTec Proj. No.: 54825-01

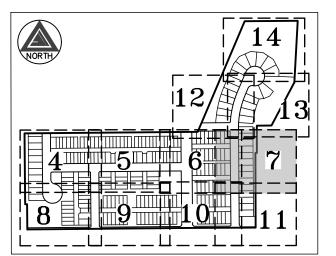
SHEET 5 OF 14

Drawn By: BAM

zTec Proj. No.: 54825-01

A PARCEL LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO





KEY MAP SCALE: 1" = 600

SEE SHEET 3
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 2 FOR LINE & CURVE TABLES

LEGEND

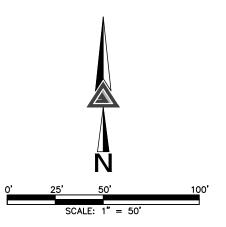
U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

(ROW) = RIGHT-OF-WAY

BLOCK NUMBER

RIGHT-OF-WAY
VACATED BY THIS PLAT

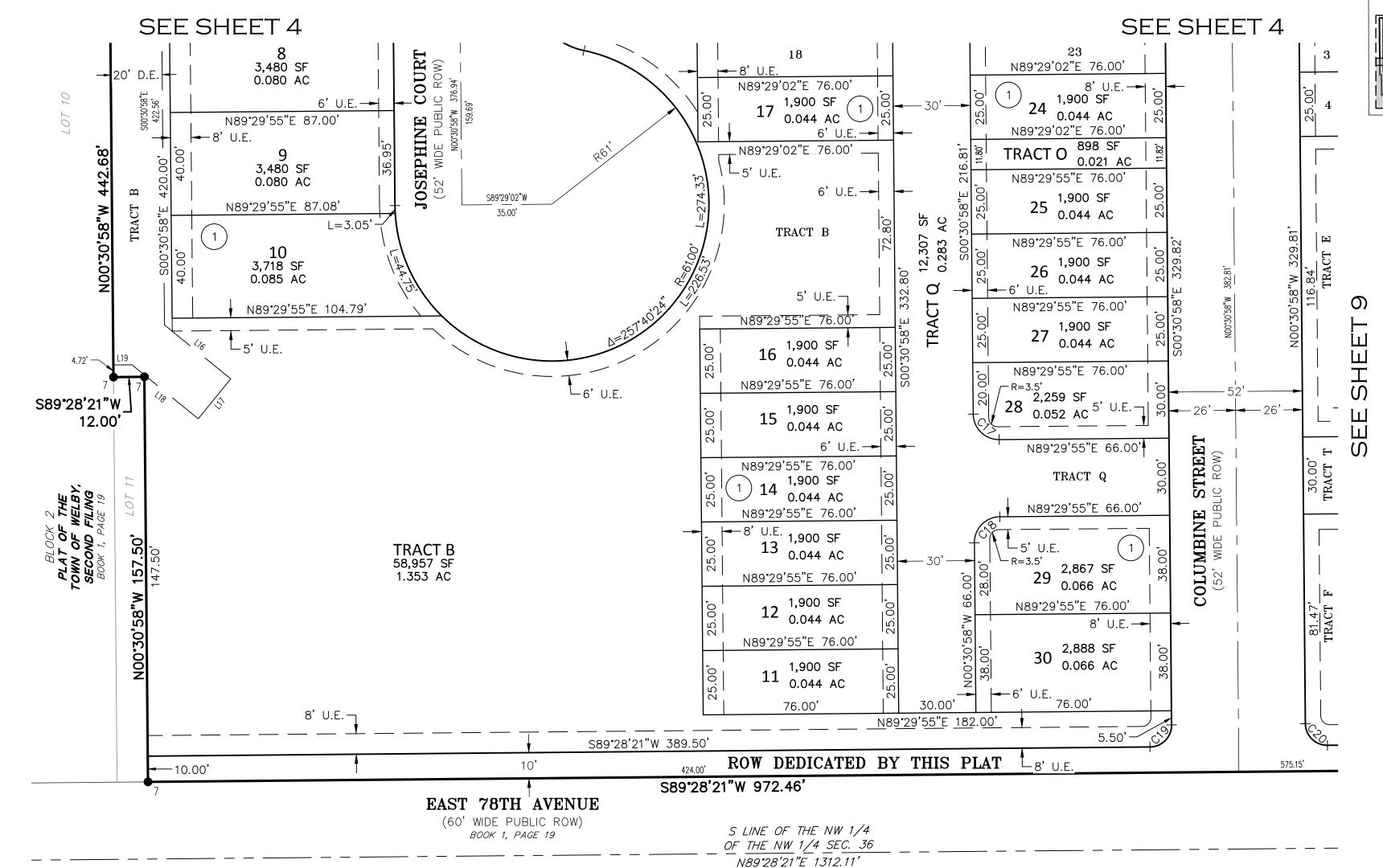


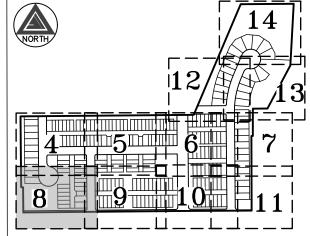
FOR REVIEW DO NOT RECORD



DATE OF PREPARATION:	02-10-2025		
SCALE:	1" = 30"		
SHEET	7 OF 14		

A PARCEL LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 8 OF 14





KEY MAP SCALE: 1" = 600

SEE SHEET 3
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 2 FOR LINE & CURVE TABLES

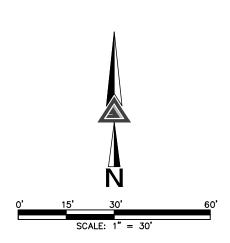
LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

(ROW) = RIGHT-OF-WAY

BLOCK NUMBER

RIGHT-OF-WAY
VACATED BY THIS PLAT

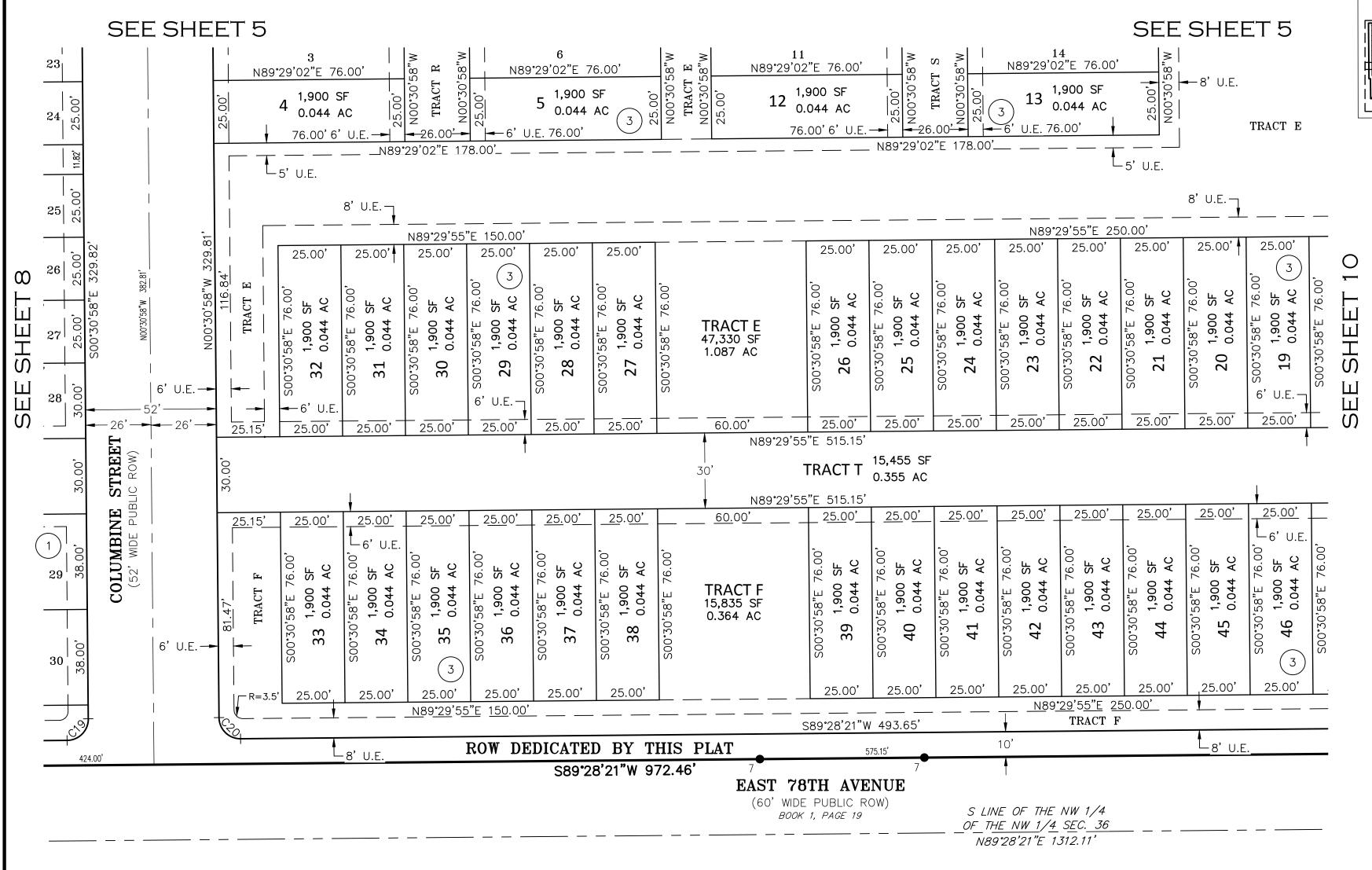


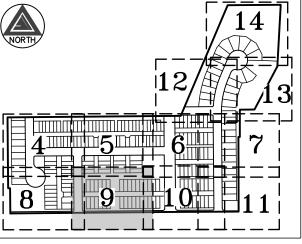
FOR REVIEW DO NOT RECORD



e 1	DATE OF PREPARATION:		02-10-2025		
	SCALE:		1" = 30'		
	SHEET	8	O F 14		

A PARCEL LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 9 OF 14





KEY MAP SCALE: 1" = 600

SEE SHEET 3
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 2 FOR LINE & CURVE TABLES

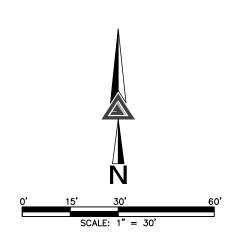
LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

(ROW) = RIGHT-OF-WAY

BLOCK NUMBER

RIGHT-OF-WAY
VACATED BY THIS PLAT



FOR REVIEW DO NOT RECORD



e 1	DATE OF PREPARATION:	02-10-2025		
	SCALE:	1" = 30'		
	SHEET	9 OF 14		

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

02-10-2025

1" = 30'



BK 1 PG 3931

REC. NO. 2011-069

EAST 78TH AVENUE

(60' WIDE PUBLIC ROW)

BOOK 1, PAGE 19

CASE NO. PRC2023-00021

A PARCEL LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

9 5' U.E. →

TRACT I

35.00'

35.00'

5' U.E. →

SF AC

2,660

35.00'

_3<u>5.0</u>0'

2,660 0.061 76.00

TRACT J

S89°39'01"W 454.03'

31

3,600 SF

0.083 AC

S89°29'02"W 90.00'

3,600 SF 0.083 AC

S89°29'02"W 90.00'

3,600 SF

0.083 AC

S89°29'02"W 90.00'

3,600 SF

0.083 AC

90.00'

TRACT N 6,577 SF

0.151 AC

Ĺ₅′ ∪.E.

___ \$89°29'02"W_102.26'__

6' U.E. ¬

S89°39'01"W 83.94'

127.86'

8' U.E. -

-12.26**'**

ROW DEDICATED

BY THIS PLAT

25.00'

25.00'

25.00

<u>25.</u>00'

1,900 0.044

25.00'

S89°39'01"W 218.00' 6.00'

<u>299.48</u>, 10'

S LINE OF THE NE 1/4 OF THE NW 1/4 SEC. 36

N89°29'55"E 210.00'

TRACT W

▼ N89°29'55"E 239.48'

25.00'

25.00'

25.00'

2<u>5.0</u>0'

−6'U.E.

25.00'

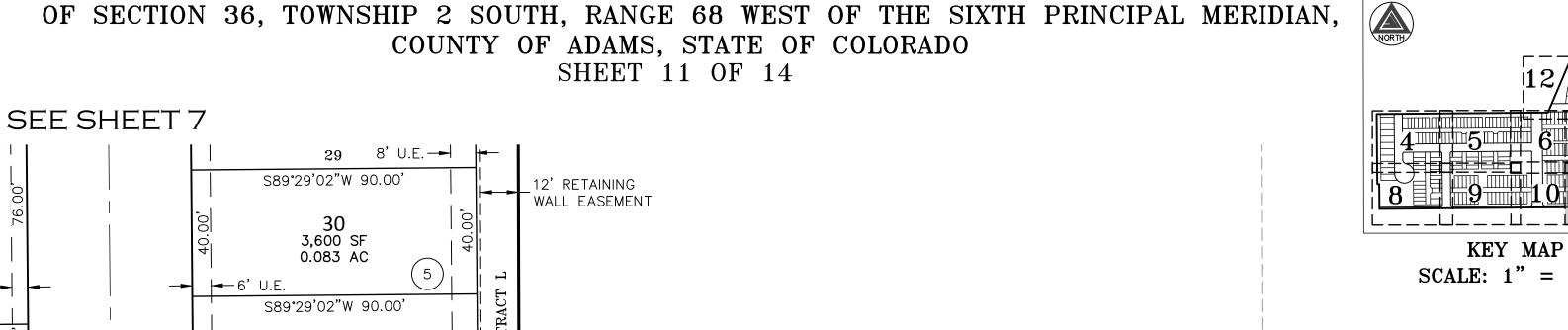
Ш

30'

N89°29'55"E 239.48'

N89°29'55"E 210.00'

N89°29'55"E 210.00'



SCALE: 1" = 600"

SEE SHEET 3 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 2 FOR LINE & CURVE TABLES

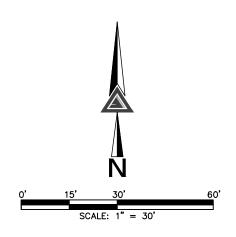
LEGEND

U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT

(ROW) = RIGHT-OF-WAY

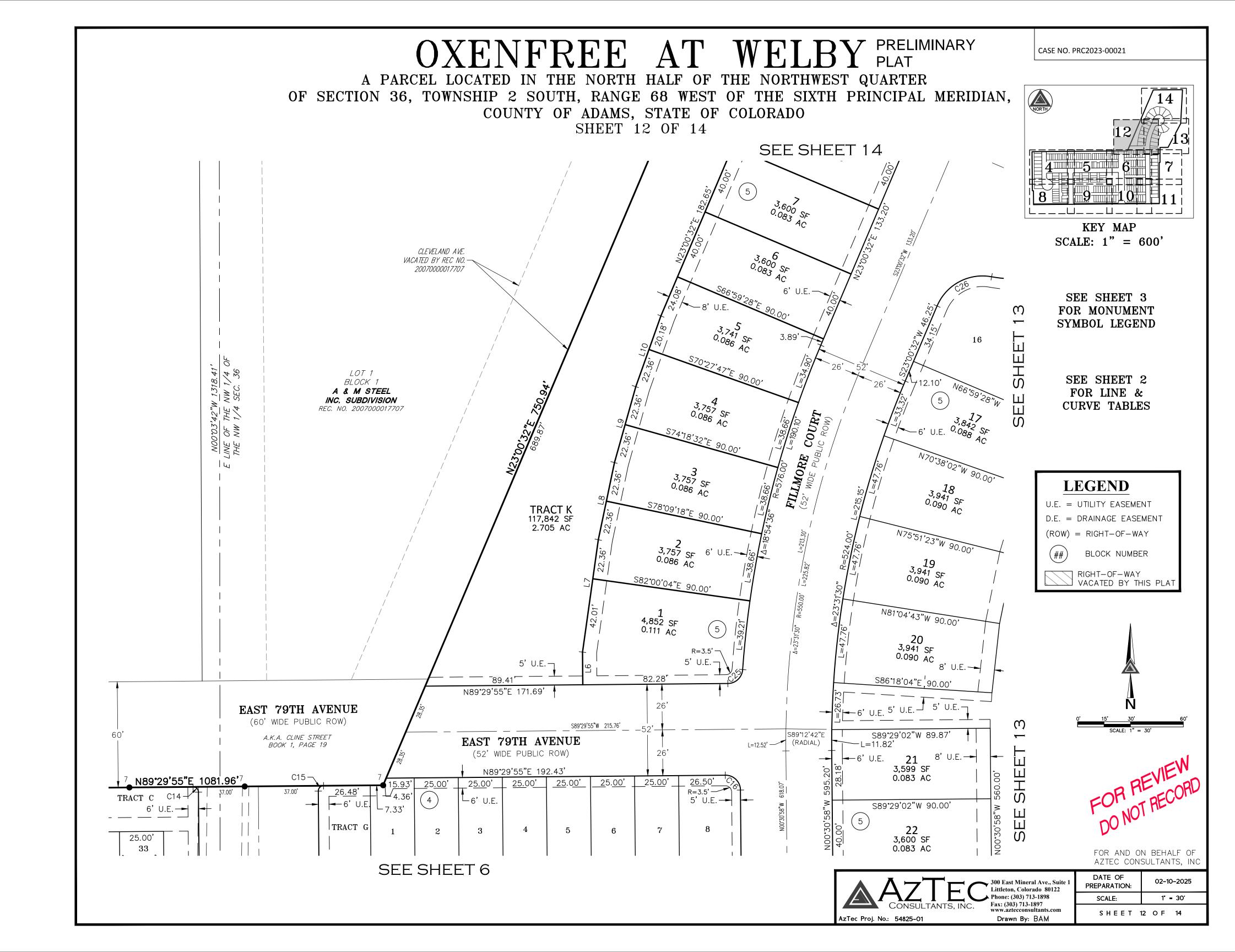
BLOCK NUMBER

RIGHT-OF-WAY VACATED BY THIS PLAT





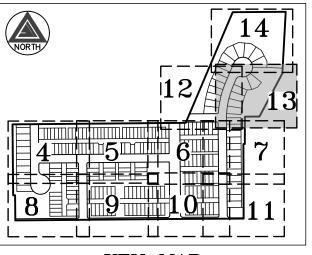
1	DATE OF PREPARATION:	02-10-2025
	SCALE:	1" = 30'
	SHEET	11 O F 14



A PARCEL LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



CASE NO. PRC2023-00021



KEY MAP SCALE: 1" = 600'

SEE SHEET 3 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 2 FOR LINE & CURVE TABLES

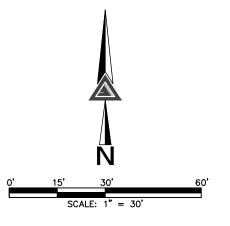
LEGEND

U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT

(ROW) = RIGHT-OF-WAY

BLOCK NUMBER

RIGHT-OF-WAY VACATED BY THIS PLAT

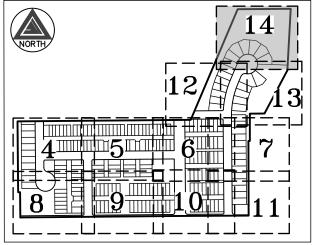




1	DATE OF PREPARATION:	02-10-2025		
	SCALE:		1" -	30′
	SHEET	13	O F	14

CASE NO. PRC2023-00021

A PARCEL LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER
OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 14 OF 14



KEY MAP SCALE: 1" = 600

SEE SHEET 3
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 2 FOR LINE & CURVE TABLES

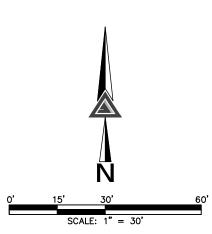
LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

(ROW) = RIGHT-OF-WAY

##) BLOCK NUMBER

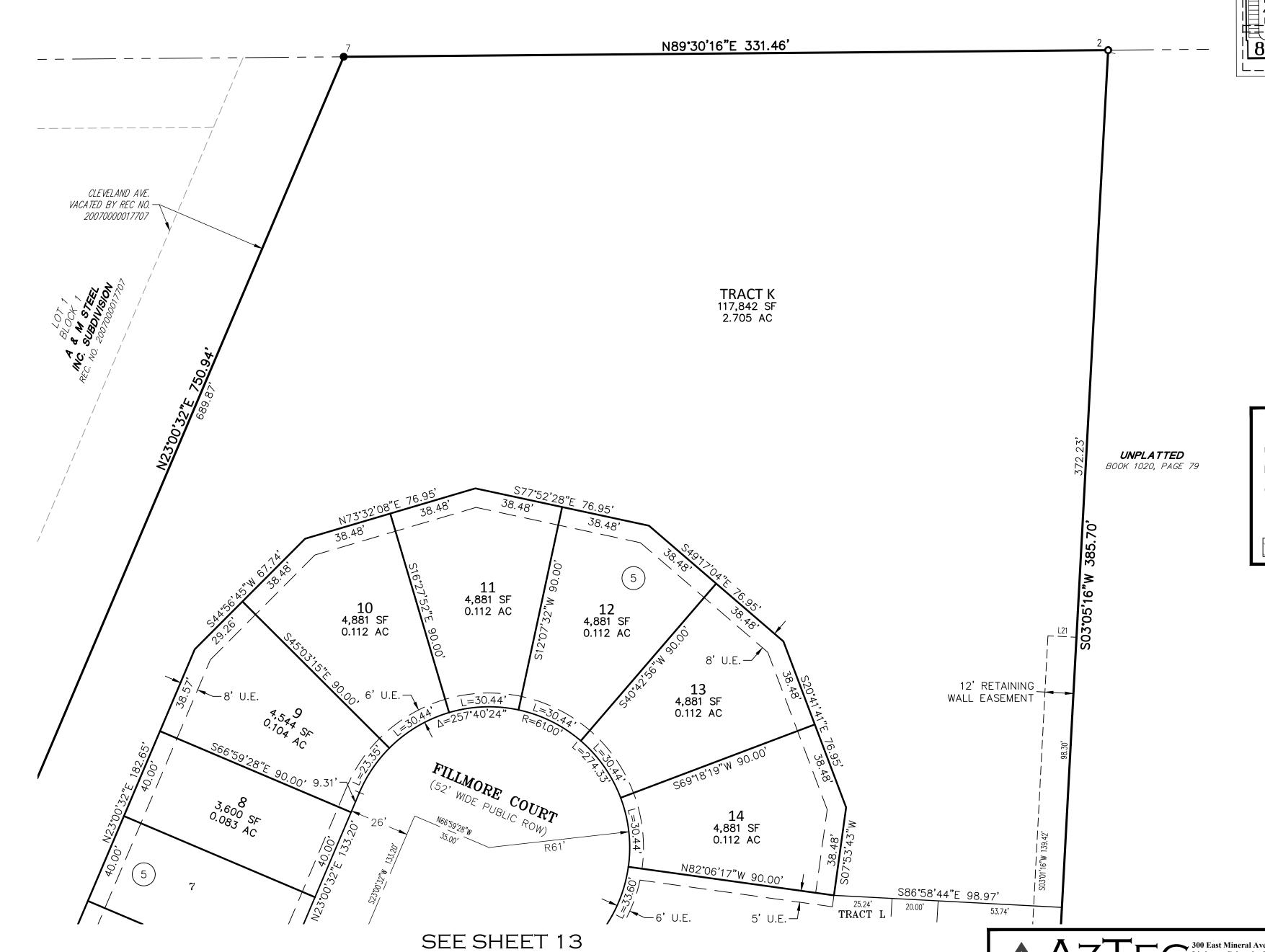
RIGHT-OF-WAY
VACATED BY THIS PLAT



FOR REVIEW
DO NOT RECORD



Ave., Suite 1 lo 80122	DATE OF PREPARATION:	02-10-2025		
1898 97	SCALE:	1" = 30"		
ants.com	SHEET	14 O F 14		



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- 1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;
- 2. SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
- 3. SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES;

- 1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
- 2. NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
- 3. SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH/ AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- 1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
- 2. SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE:

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID DENVER LARAMIE AND NORTHWESTERN RAILWAY AND THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 79TH/AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°29'55" EAST, A DISTANCE OF 131.50 FEET;

THENCE SOUTH 00°30'58" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 79TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 157.62 FEET TO SAID EASTERLY RIGHT-OF-WAY OF THE DENVER LARAMIE AND NORTHWESTERN RAILWAY

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 23°00'32" EAST, A DISTANCE OF 65.43 FEET TO THE POINT OF BEGINNING.

RESULTING IN A NET AREA OF 26.291 ACRES, (1,145,253 SQUARE FEET), MORE OR LESS.

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- SOUTH 03°05'16" WEST. A DISTANCE OF 385.70 FEET:
- SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
- SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES;

- SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
- NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
- SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH/ AVENUE:

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
- SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE:

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST. A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET **DESCRIBED AS FOLLOWS:**

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID DENVER LARAMIE AND NORTHWESTERN RAILWAY AND THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 79TH/ AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°29'55" EAST, A DISTANCE OF 131.50 FEET;

THENCE SOUTH 00°30'58" EAST. A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST. 79TH AVENUE;

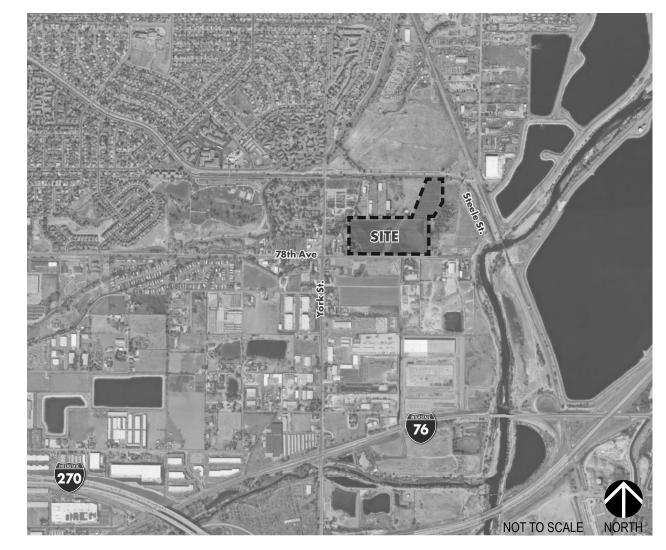
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 157.62 FEET TO SAID EASTERLY RIGHT-OF-WAY OF THE DENVER LARAMIE AND NORTHWESTERN RAILWAY

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 23°00'32" EAST, A DISTANCE OF 65.43 FEET TO THE POINT OF BEGINNING.

RESULTING IN A NET AREA OF 26.291 ACRES, (1,145,253 SQUARE FEET), MORE OR LESS.

 $\stackrel{\times}{\sim}$

SHEET 1: COVER



SHEET INDEX

VICINITY MAP

- 1. COVER
- 2. WRITTEN NARRATIVE
- 3. DEVELOPMENT STANDARDS
- 4. CONNECTIVITY AND OPEN AREA PLAN
- 5. OVERALL SITE PLAN
- 6. UTILITY PLAN
- 7. UTILITY PLAN
- 8. UTILITY PLAN
- 9. SITE PLAN 10. SITE PLAN
- 11. SITE PLAN
- 12. PARK ENLARGEMENT
- 13. PARK ENLARGEMENT
- 14. LOT TYPICALS
- 15. FENCING DETAILS
- 16. ARCHITECTURAL STANDARDS

EXECUTED THIS	DAY OF		A.D., 20
OWNER: COSIMI FARMS	, LP, A COLORADO L	IMITED PARTNERSH	IP
BY:		TITLE:	
AND			
BY:		TITLE:	
ACKNOWLEDGMENT			
STATE OF COLORADO			
· · · · · = · · · · · · · · · · · · · ·	,		
COUNTY OF:)SS		
	RSHIP AND DEDICAT		EDGED BEFORE ME ON THIS
THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT		EDGED BEFORE ME ON THISAS AUTHORIZED SIGNATURE
THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT, 20 AND B	Y	
THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT, 20AND B A COLORADO LIMITE	Y	
THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT, 20AND B A COLORADO LIMITE	Y	
THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT, 20AND B A COLORADO LIMITE	Y	
THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT, 20 AND B A COLORADO LIMITE OFFICIAL SEAL	YED PARTNERSHIP	

BOARD OF COUNTY COMMISSIONS APPROVAL	
APPROVED BY ADAMS COUNTY BOARD OF COMMISSION THIS DAY OF 20	
CHAIR	

ADAMS COUNTY ATTORNEY:	
	_
APPROVED AS TO FORM	_

NORRIS DESIGN

1101 BANNOCK ST

DENVER, CO 80204

DEVELOPER: MERITAGE HOMES 7900 E UNION AVE STE 400 DENVER. CO 80237

ARCHITECT:

MERITAGE HOMES

DENVER, CO 80237

C: 720.737.1054

7900 E UNION AVE STE 400

DAY OF

CHAIR

CERTIFICATE OF OWNERSHIP

PLANNER / LANDSCAPE ARCHITECT: CIVIL ENGINEER: REDLAND 1500 WEST CANAL COURT LITTLETON, CO 80120

TRAFFIC ENGINEER: LANTZ ASSOCIATES, LLC 13335 W 72ND CIR ARVADA, CO 80005

NOT FOR CONSTRUCTION DATE: 02/10/25 PDP 01

COVER

COSIMI FARMS LP 6728 SEVILLE PLACE NW

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 2: WRITTEN NARRATIVE

NORRIS

DESIGN

LBY JUNCTION

ED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

COSIMI FARMS LP 6728 SEVILLE PLACE NW

EXPLANATION OF THE CHARACTERISTICS OF THE PUD AND ITS POTENTIAL IMPACT ON THE SURROUNDING AREA

THE SUBJECT PROPERTY IS APPROXIMATELY 26.2 ACRES AND IS LOCATED GENERALLY NORTHEAST OF THE INTERSECTION OF YORK STREET AND 78TH AVENUE. THE PROPERTY IS BORDERED TO THE EAST BY THE ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH AND SCHOOL AND IS LOCATED IN UNINCORPORATED ADAMS COUNTY, SURROUNDING PROPERTIES ARE ZONED R-1-C, PUD. I-1, I-2, AND A-1,

THIS PLANNED UNIT DEVELOPMENT AMENDMENT (PUD) PROPOSES A MAXIMUM OF 222 INFILL DWELLING UNITS THAT WILL HELP TO SUPPORT THE COUNTY'S CURRENT HOUSING DEMAND, SPECIFICALLY WITHIN AN UNDER-HOUSED AREA OF THE COUNTY

THE PUD IS PROPOSED TO PERMIT RESIDENTIAL LAND USES AND TO ESTABLISH DEVELOPMENT STANDARDS THAT RESULT IN A COMPATIBLE COMMUNITY. THE PROPOSAL DRAWS FROM NEIGHBORING ZONE DISTRICTS TO ENSURE COMPATIBILITY. THE PUD PROPOSES A DENSITY OF 8.5 DU/AC.

THE PROPOSED COMMUNITY HAS CONVENIENT ACCESS TO VEHICULAR AND PEDESTRIAN TRANSPORTATION NETWORKS AND IS LOCATED WITHIN A MILE AND A HALF OF TWO RTD STATIONS ON THE N LINE.

PROVISIONS FOR PARKING

A MINIMUM OF TWO (2) RESIDENT PARKING SPACES PER HOME, WITHIN ATTACHED GARAGES, ARE PROPOSED.

FRONT-LOADED HOMES INCLUDE TWO (2) VISITOR PARKING SPACES PER HOME, LOCATED IN THE DRIVEWAY. ALLEY-LOADED HOMES INCLUDE 0.25 VISITOR PARKING SPACES PER UNIT. PROVIDED BY ON STREET PARKING.

VISITOR PARKING COUNTS WILL BE FINALIZED AT TIME OF FINAL DEVELOPMENT PLAN.

CIRCULATION AND ROAD PATTERNS

THE PRIMARY ENTRANCE INTO THE SITE IS FROM 78TH AVENUE. TWO ADDITIONAL SECONDARY ACCESS POINTS FROM 78TH AVENUE ARE PROPOSED. A NETWORK OF INTERNAL PUBLIC STREETS AND PRIVATE ALLEYS PROVIDE VEHICULAR CIRCULATION WITHIN THE COMMUNITY. RIGHTS-OF-WAY 52' ROW WITHIN THE PLAN INCORPORATE ATTACHED SIDEWALKS. REFER TO THIS SHEET FOR ROAD SECTION. PRIVATE ALLEYS WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

THE PEDESTRIAN NETWORK IS DESIGNED TO PROVIDE CONVENIENT PEDESTRIAN ACCESS THROUGHOUT THE SITE AND IS INTENDED TO DRAW RESIDENTS INTO THE SITE'S GREENWAYS, AND POCKET PARKS. REFER TO SHEET 4 OF THE PDP FOR A DETAILED CONNECTIVITY GRAPHIC.

TYPE, LOCATION, EXAMPLES OF COPY AND MONUMENT SIGNS

THE COMMUNITY PROPOSES SIGNAGE AT KEY LOCATIONS AND WILL INCLUDE PRIMARY MONUMENTATION. FINAL SIGNAGE DESIGN SHALL BE PROVIDED AT TIME OF FINAL DEVELOPMENT PLAN. EACH SIGN WILL REQUIRE A SEPARATE SIGN PERMIT.

TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USES PERMITTED AFTER AMENDMENT TO THE PUD, AND **PROHIBITED USES**

THIS PUD ALLOWS FOR A VARIETY OF HOUSING TYPES INCLUDING: SINGLE-FAMILY DETACHED FRONT-LOAD, SINGLE-FAMILY ATTACHED (PAIRED HOMES) AND TOWNHOMES. ITEMS NOT ADDRESSED WITHIN THIS PUD SHALL FOLLOW ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS FOR THE R-3 ZONE DISTRICT.

LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

COMMON LANDSCAPING AND SITE AMENITIES WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

BUFFERYARD REQUIREMENTS

EXTERIOR PROPERTY BOUNDARIES, NOT ADJACENT TO PUBLIC RIGHT-OF-WAY, SHALL HAVE A FIVE (5) FOOT BUFFERYARD. BUFFERYARD TO BE LANDSCAPED WITH ONE (1) TREE PER EIGHTY (80) LINEAR FEET OF LOT LINE.

LANDSCAPING REQUIREMENTS

78TH AND 79TH AVENUE STREET FRONTAGE SHALL HAVE A TWENTY (20) FOOT LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. LANDSCAPE AREAS SHALL HAVE A MINIMUM OF TWO (2) TREES AND FIVE (5) SHRUBS PER FORTY (40) LINEAR FEET OF FRONTAGE. DRIVE AISLES AND ROADS SHALL BE COUNTED AS ZERO (0) FEET IN DEPTH.

STREETSCAPES SHALL BE LANDSCAPED WITH ONE (1) TREE AND TWO (2) SHRUBS PER FORTY (40) LINEAR FEET; MEASURED FIFTY (50) FEET FROM THE STOP SIGN, EXCLUDING CURB CUTS.

COMMON LANDSCAPE AREAS AND INTERNAL STREET FRONTAGE SHALL HAVE A MINIMUM OF ONE (1) LARGE TREE AND THREE (3) SHRUBS. OR TWO (2) ORNAMENTAL TREES AND THREE (3) SHRUBS PER FIFTEEN HUNDRED (1,500) SQUARE FEET. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

DETENTION AREAS SHALL UTILIZE NATIVE LANDSCAPE MATERIAL AND APPROPRIATE SEED MIXES

MINIMUM PLANT SIZE REQUIRED IN STREETSCAPES, LANDSCAPE AREAS, AND DETENTION AREAS SHALL BE 2 1/2" CALIPER DECIDUOUS OR ORNAMENTAL TREES, MIN. 6' TALL EVERGREENS, AND 5-GALLON SHRUBS/GRASSES. THE CALIPER OF ALL TREES SHALL BE MEASURED AT ONE (1) FOOT ABOVE GRADE LEVEL.

REFER TO SHEET 14 FOR LANDSCAPE TYPICALS

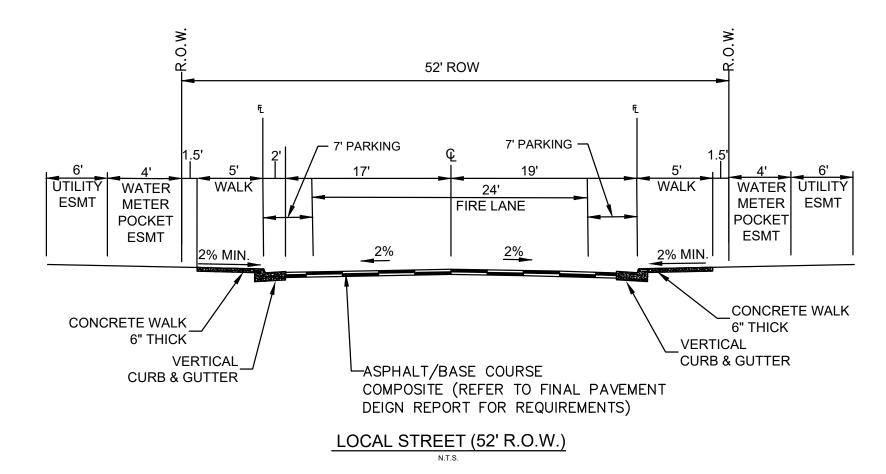
FENCING

A 4' TALL, 3 RAIL OPEN STYLE FENCE MAY BE USED TO DISTINGUISH THE DEVELOPMENT BOUNDARY FROM NEIGHBORING PROPERTIES, HOA MAINTAINED FACILITIES. AND PUBLIC ROW.

A PRIVACY FENCE TO BE UTILIZED ALONG REAR PROPERTY LINES OR TO PROVIDE ADDITIONAL SCREENING BETWEEN UNITS WHERE NECESSARY.

REFER TO SHEET 15 FOR FENCING DETAILS.

ADDITIONAL FENCE STYLES MAY BE PERMITTED AT TIME OF FDP.



NOT FOR CONSTRUCTION

02/10/25 PDP 01

WRITTEN NARRATIVE

2

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 3: DEVELOPMENT STANDARDS

	DEVELOPMENT STANDARDS									
USE	MINIMUM LOT SIZE	IMUM LOT MINIMUM LOT N		MINIMUM FRONT YARD SETBACK FOR PRINCIPAL STRUCTURE ^{1,2}	MINIMUM SIDE YARD SETBACK FOR ALL STRUCTURES ^{1,2}	MINIMUM SIDE CORNER SETBACK FOR ALL STRUCTURES ^{1,2}	REAR SETBACK FOR PRINCIPAL STRUCTURES ^{1,2}	MAXIMUM BUILDING HEIGHT ⁵	MAXIMUM LOT COVERAGE	
SINGLE FAMILY DETACHED	3500 SQ.FT	40'	-	20'	5'	15'	10'	40'	55%	
SINGLE FAMILY ATTACHED (PAIRED HOME)	1900 SQ.FT	25'	-	10'	5' ⁴	15'	3'	40'	65%	
TOWNHOMES	1200 SQ.FT	20'	-	10'	5' ⁴	15'	3'	40'	90%	

NOTES:

- 1. BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, MECHANICAL EQUIPMENT, LIGHT FIXTURES, BALCONIES, STAIRS AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE IN PERIMETER SETBACKS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE FINISHED MATERIAL OF THE ENCROACHMENT TO THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT RATING AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS
- 3. LOT WIDTH MEASURED FROM FRONT SETBACK LINE.
- 4. INTERIOR SIDE SETBACK FOR ATTACHED UNITS SHALL BE 0'
- 5. THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE ELEVATION TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF OR THE DECK LINE OF A MANSARD ROOF OR THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE, HIP, OR GAMBREL ROOFS. CHIMNEYS, SPIRES, TOWERS, ELEVATOR PENTHOUSES, TANKS, AND SIMILAR ACCESSORY PROJECTIONS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT UNLESS SPECIFICALLY REFERRED TO, AND SHALL BE CONSIDERED UNOCCUPIED STRUCTURE FEATURES THAT MUST MEET THE STANDARDS FOR UNOCCUPIED STRUCTURE FEATURES AS DEFINED WITHIN THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.



E. 78TH AVE.



COSIMI FARMS LP 6728 SEVILLE PLACE NW

NOT FOR CONSTRUCTION

DEVELOPMENT

SCALE 1" = 100'

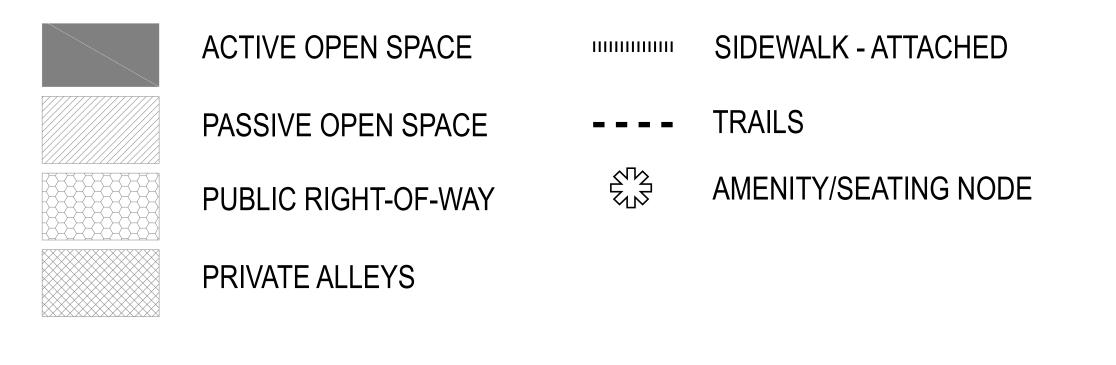
IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 4: CONNECTIVITY AND OPEN AREA PLAN

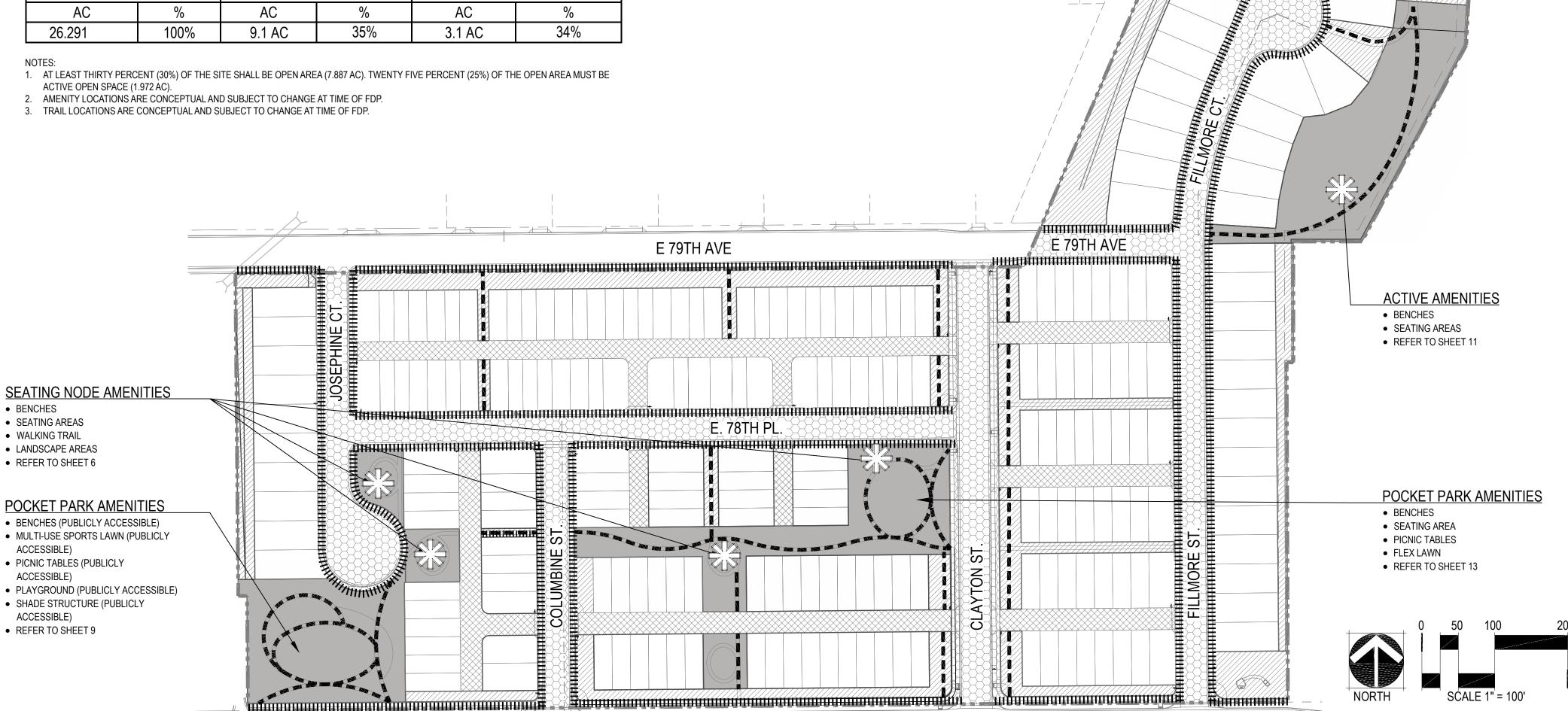






TOTAL SITE	TOTAL SITE AREA		E PROVIDED	ACTIVE OPEN SPACE PROVIDED		
AC	%	AC	%	AC	%	
26.291	100%	9.1 AC	35%	3.1 AC	34%	

PUD OPEN SPACE REQUIREMENTS



NOT FOR CONSTRUCTION

COSIMI FARMS LP 6728 SEVILLE PLACE NW

CONNECTIVITY AND OPEN AREA PLAN

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1 DESIGN

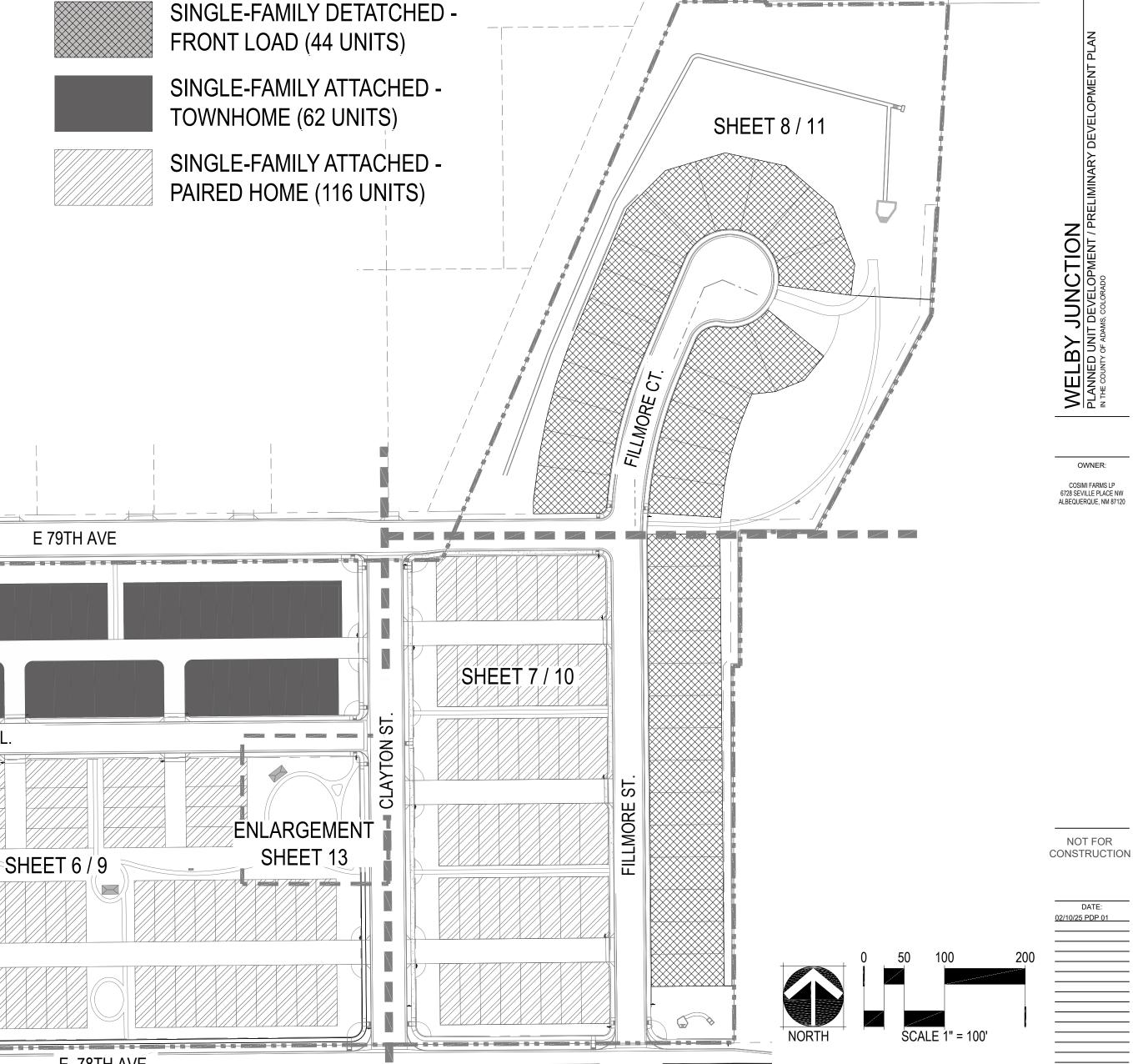
NORRIS

NORRIS-DESIGN.COM

SHEET 5: OVERALL SITE PLAN

LAND USE SUMMARY							
LAND USE	ACREAGE	%TOTAL	UNITS	DENSITY			
BUILDING AREAS							
RESIDENTIAL LOTS	11.6 AC	44%	222				
OPEN AREAS							
LANDSCAPE AREAS	5.0 AC	23%					
POCKET PARK (ACTIVE)	3.1 AC	12%					
PRIVATE ACCESS DRIVES	1.8 AC	6%					
PUBLIC RIGHT OF WAY	4.7 AC	15%					
TOTAL	26.2 AC	100%	222	8.5 DU/AC			

- SITE PLAN SHOWN MAY CHANGE AT TIME OF FINAL DEVELOPMENT PLAN
- 2. ACTIVE LAND USES, LANDSCAPE AREAS, AND AMENITIES ARE SUBJECT TO CHANGE WITH THE FINAL DEVELOPMENT PLAN.
- SIGNAGE LOCATIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
- 4. ANY CHANGES TO THE PRELIMINARY DEVELOPMENT PLAN, MUST BE IN CONFORMANCE WITH THE SECTION 2-01-10 AMENDMENTS, OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- 5. A MINOR AMENDMENT TO ANY PRELIMINARY PLAT OR PRELIMINARY DEVELOPMENT PLAN MAY BE PROCESSED THROUGH THE APPLICATION FOR FINAL PLAT OR FINAL DEVELOPMENT PROCESS AS DETERMINED BY THE CEDD DIRECTOR.



ENLARGEMENT

SHEET 12

JOSEPHINE

E. 78TH PL.

ST

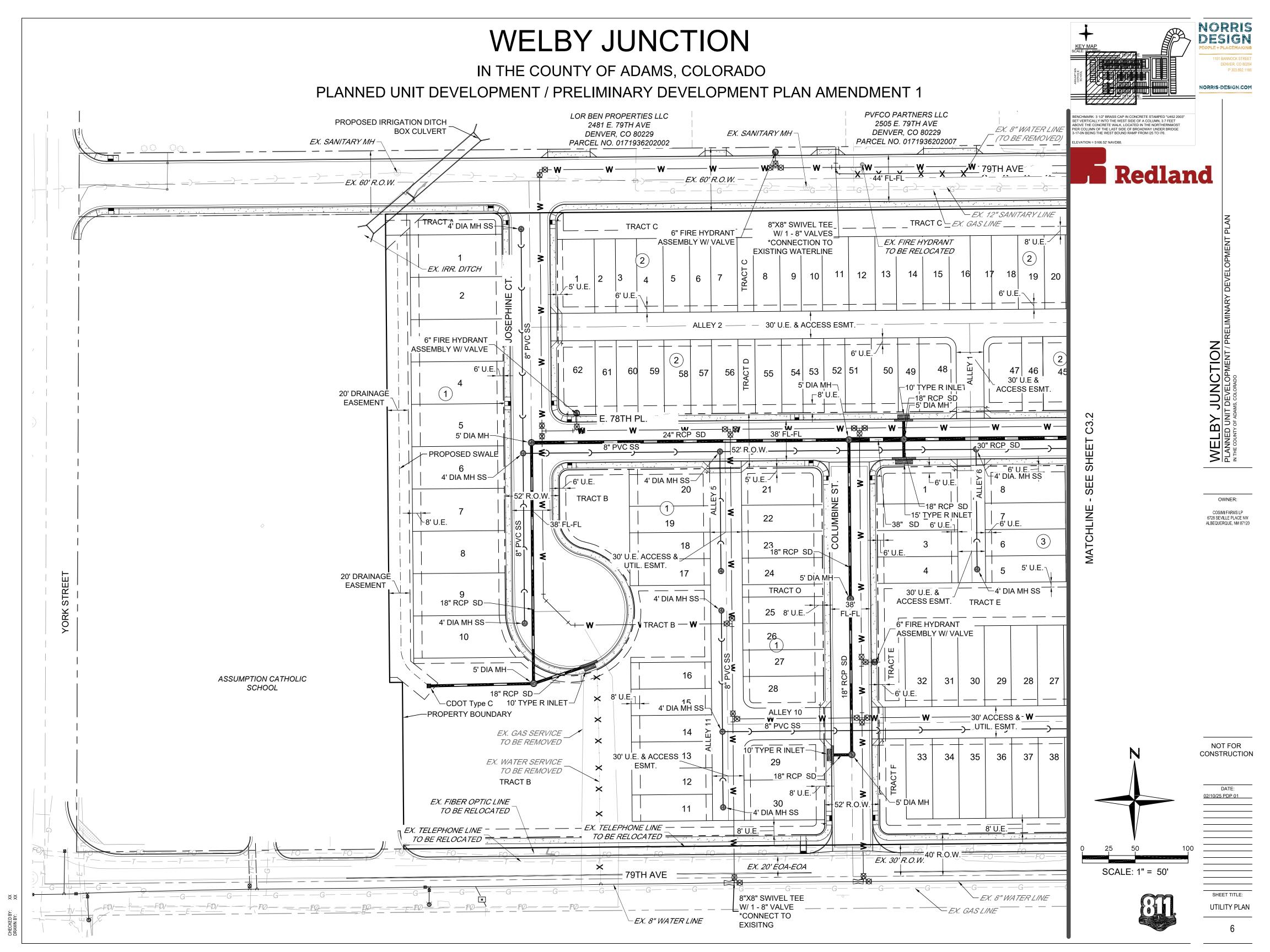
COLUMBINE

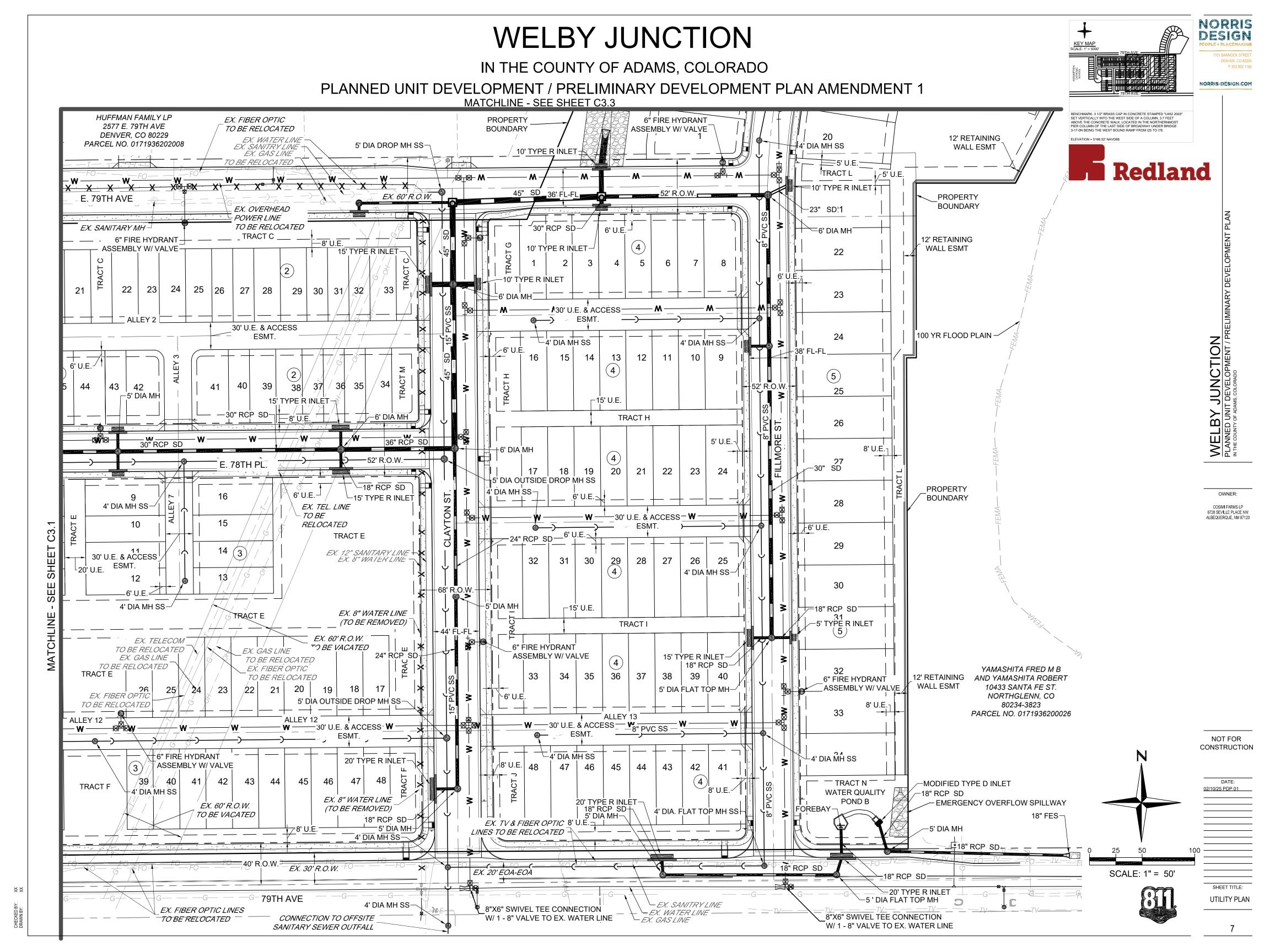
OVERALL SITE PLAN

NOT FOR

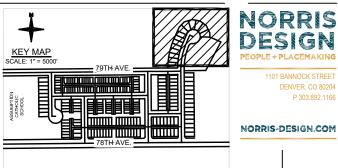
DATE: 02/10/25 PDP 01

COSIMI FARMS LP 6728 SEVILLE PLACE NW





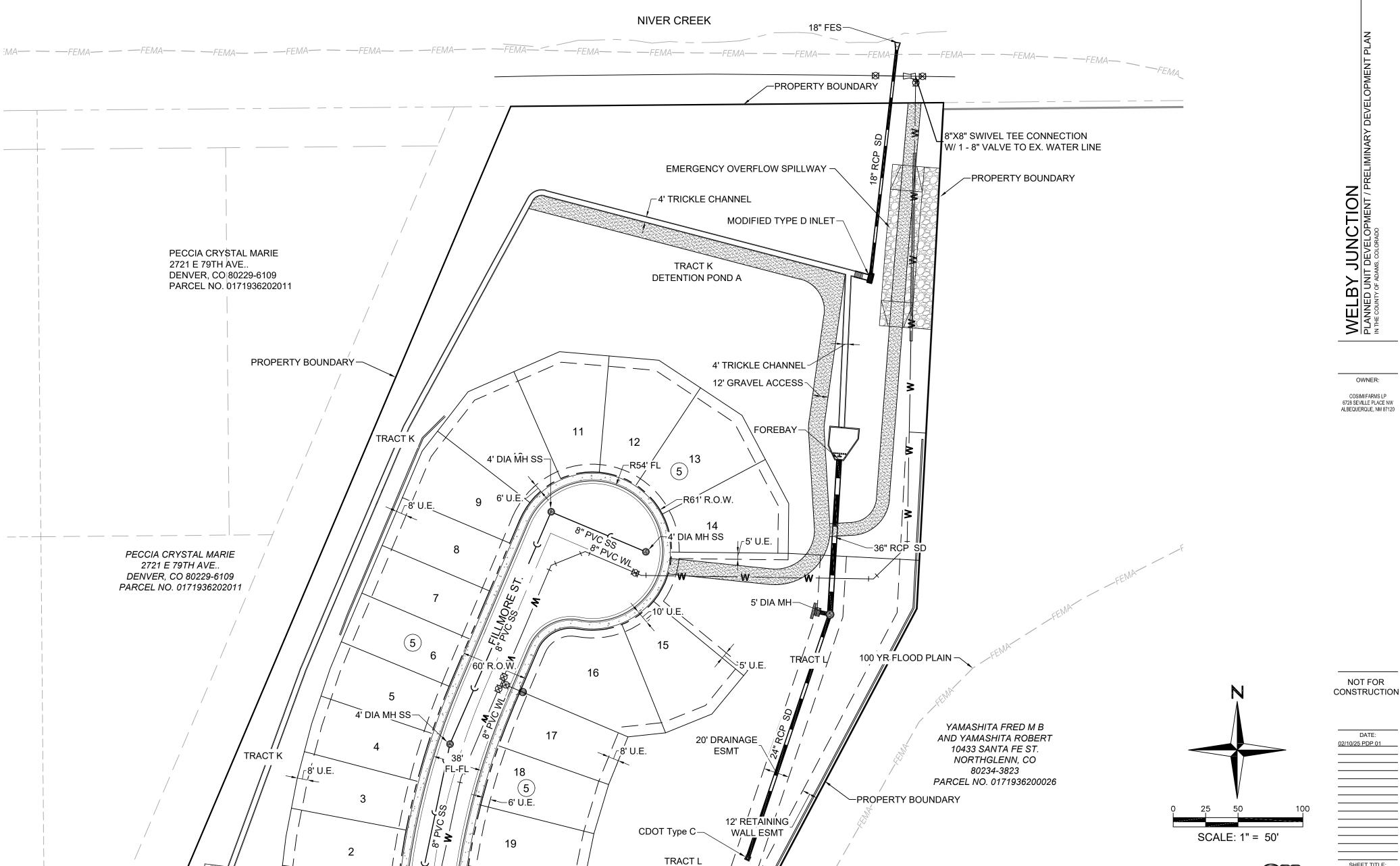
IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1 SHEET 8: UTILITY PLAN





BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "U452 2003" SET VERTICALLY INTO THE WEST SIDE OF A COLUMN, 3.7 FEET ABOVE THE CONCRETE WALK, LOCATED IN THE NORTHERNMOST PIER COLUMN OF THE LAST SIDE OF BROADWAY UNDER BRIDGE 3-17-0N BEING THE WEST BOUND RAMP FROM 125 TO 176.

Redland



××

UTILITY PLAN

SHEET TITLE:

NOT FOR

DATE:

02/10/25 PDP 01

COSIMI FARMS LP 6728 SEVILLE PLACE NW

IN THE COUNTY OF ADAMS, COLORADO





LBY JUNCTION

JED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT

COSIMI FARMS LP 6728 SEVILLE PLACE NW

PLANT LIST

COMMON NAME

DECIDUOUS CANOPY TREES COMMON HACKBERRY ENGLISH OAK GREENSPIRE LITTLELEAF LINDEN SHADEMASTER LOCUST

EVERGREEN TREES AUSTRIAN BLACK PINE BLACK HILLS SPRUCE BOSNIAN PINE COLORADO SPRUCE

ORNAMENTAL TREES AUTUMN BRILLIANCE SERVICEBERRY CHANTICLEER PEAR EASTERN REDBUD HOT WINGS TATARIAN MAPLE SPRING SNOW CRAB APPLE THUNDERCHILD CRAB APPLE

DECIDUOUS SHRUBS AUTUMN AMBER SUMAC DARK KNIGHT BLUEBEARD GLOBE RUSSIAN PEASHRUB **GOLDFLAME SPIREA** LITTLE SPIRE RUSSIAN SAGE LODENSE PRIVET MISS KIM LILAC

EVERGREEN SHRUBS BUFFALO JUNIPER DWARF MUGO PINE EMERALD GAIETY EUONYMUS

ORNAMENTAL GRASSES **BLOND AMBITION BLUE GRAMA GRASS** BLUE OAT GRASS HAMELN FOUNTAIN GRASS KARL FOERSTER FEATHER REED GRASS MORNING LIGHT MAIDEN GRASS

PERENNIALS AUTUMN JOY SEDUM BLACK-EYED SUSAN MAY NIGHT SALVIA MOONSHINE YARROW PURPLE CONEFLOWER SILVER MOUND ARTEMISIA SNOW IN SUMMER STELLA DE ORO DAYLILY

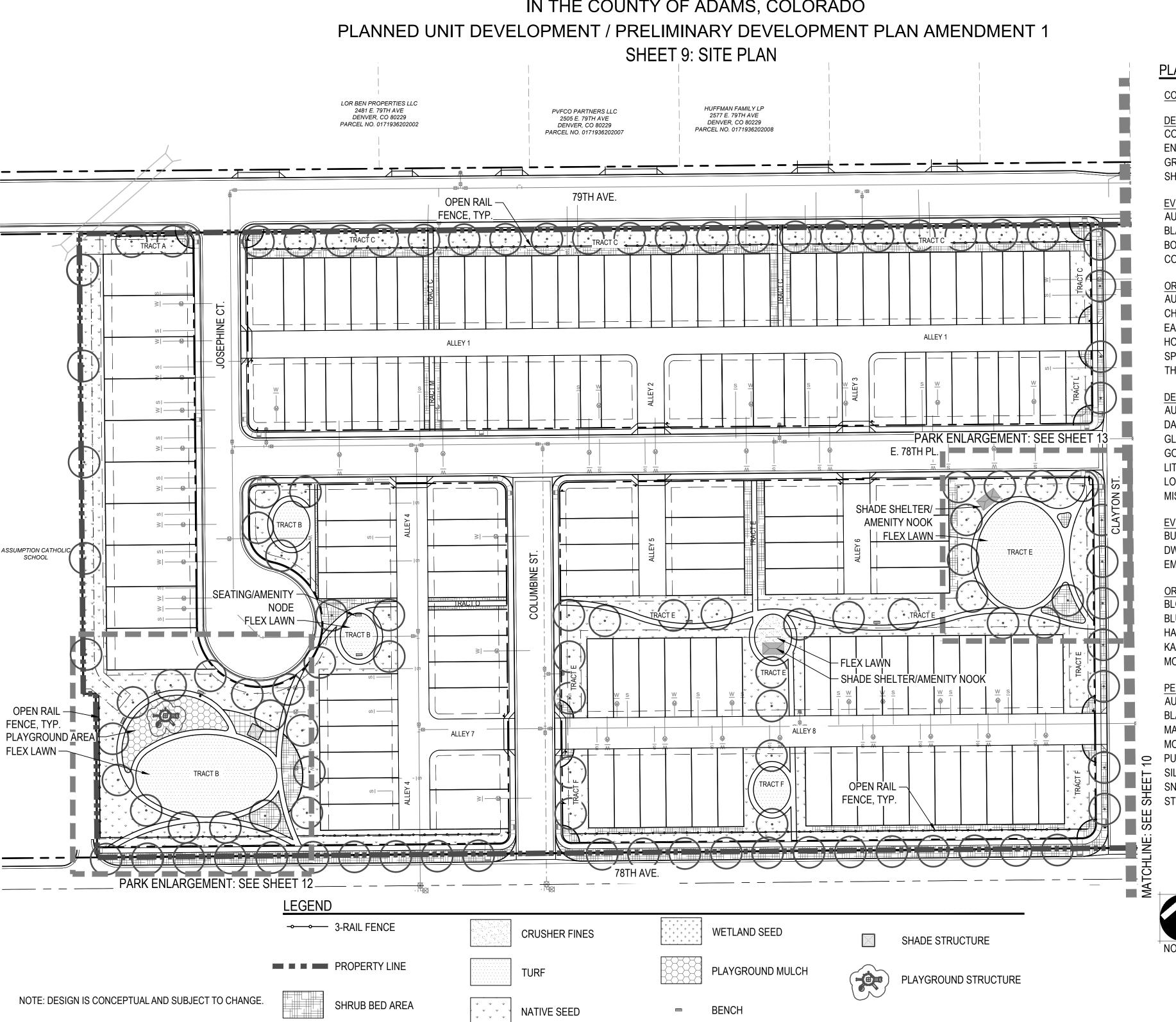
SCALE 1" = 60'

DATE: 02/10/25 PDP 01 SHEET TITLE:

NOT FOR

CONSTRUCTION

SITE PLAN 9

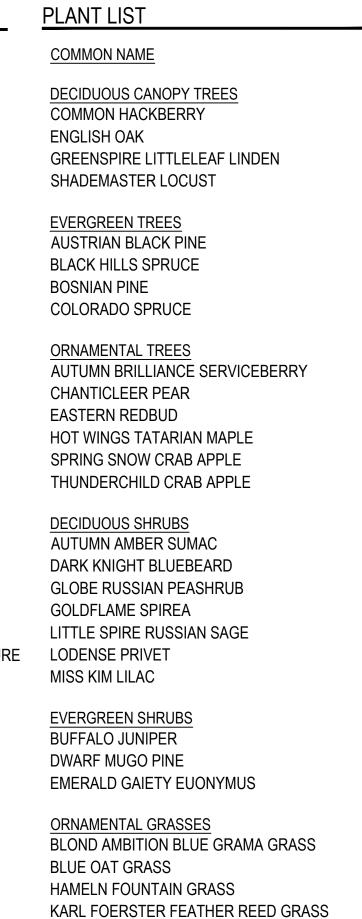


IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

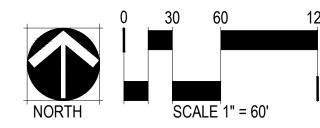
SHEET 10: SITE PLAN



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MATCHLINE: SEE SHEET 11 **LEGEND** → 3-RAIL FENCE PROPERTY LINE SHRUB BED AREA ALLEY 9 **CRUSHER FINES TURF** NATIVE SEED WETLAND SEED SHEET 9 PLAYGROUND MULCH SEE ALLEY 10 ______ MATCHLINE: **BENCH** SHADE STRUCTURE PLAYGROUND STRUCTURE YAMASHITA FRED M B AND YAMASHITA ROBERT 10433 SANTA FE ST. NORTHGLENN, CO 80234-3823 PARCEL NO. 0171936200026 OPEN RAIL TRACT N MORNING LIGHT MAIDEN GRASS WATER QUALITY FENCE, TYP., POND B

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

COSIMI FARMS LP 6728 SEVILLE PLACE NW

NOT FOR CONSTRUCTION

> DATE: 02/10/25 PDP 01

> > SHEET TITLE:

SITE PLAN

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 11: SITE PLAN

YAMASHITA FRED M B

AND YAMASHITA ROBERT 10433 SANTA FE ST.

NORTHGLENN, CO

80234-3823 PARCEL NO. 0171936200026

TRACT L

DETENTION POND A

MATCHLINE: SEE SHEET 10

LEGEND





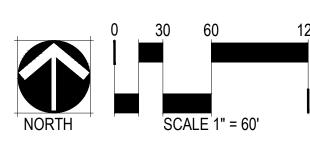
COSIMI FARMS LP 6728 SEVILLE PLACE NW

→ 3-RAIL FENCE **COMMON NAME DECIDUOUS CANOPY TREES** PROPERTY LINE **COMMON HACKBERRY ENGLISH OAK** GREENSPIRE LITTLELEAF LINDEN SHRUB BED AREA SHADEMASTER LOCUST **EVERGREEN TREES CRUSHER FINES AUSTRIAN BLACK PINE BLACK HILLS SPRUCE BOSNIAN PINE TURF** COLORADO SPRUCE NATIVE SEED ORNAMENTAL TREES **AUTUMN BRILLIANCE SERVICEBERRY** CHANTICLEER PEAR WETLAND SEED EASTERN REDBUD HOT WINGS TATARIAN MAPLE SPRING SNOW CRAB APPLE PLAYGROUND MULCH THUNDERCHILD CRAB APPLE DECIDUOUS SHRUBS **BENCH AUTUMN AMBER SUMAC** DARK KNIGHT BLUEBEARD GLOBE RUSSIAN PEASHRUB SHADE STRUCTURE GOLDFLAME SPIREA LITTLE SPIRE RUSSIAN SAGE PLAYGROUND STRUCTURE LODENSE PRIVET MISS KIM LILAC **EVERGREEN SHRUBS BUFFALO JUNIPER** DWARF MUGO PINE **EMERALD GAIETY EUONYMUS** ORNAMENTAL GRASSES BLOND AMBITION BLUE GRAMA GRASS **BLUE OAT GRASS** HAMELN FOUNTAIN GRASS KARL FOERSTER FEATHER REED GRASS MORNING LIGHT MAIDEN GRASS

PLANT LIST

AUTUMN JOY SEDUM BLACK-EYED SUSAN MAY NIGHT SALVIA MOONSHINE YARROW PURPLE CONEFLOWER SILVER MOUND ARTEMISIA SNOW IN SUMMER STELLA DE ORO DAYLILY

PERENNIALS



MATCHLINE: SEE SHEET

PECCIA CRYSTAL MARIE 2721 E 79TH AVE..

DENVER, CO 80229-6109

PARCEL NO. 0171936202011

NOT FOR CONSTRUCTION

DATE: 02/10/25 PDP 01

SITE PLAN

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 12: PARK ENLARGEMENT



NORRIS-DESIGN.COM

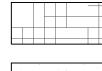


COSIMI FARMS LP 6728 SEVILLE PLACE NW

3-RAIL FENCE

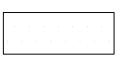
LEGEND

PROPERTY LINE



CRUSHER FINES

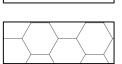
SHRUB BED AREA



NATIVE SEED

BENCH

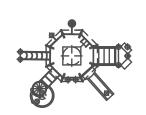
TURF



PLAYGROUND MULCH



SHADE STRUCTURE



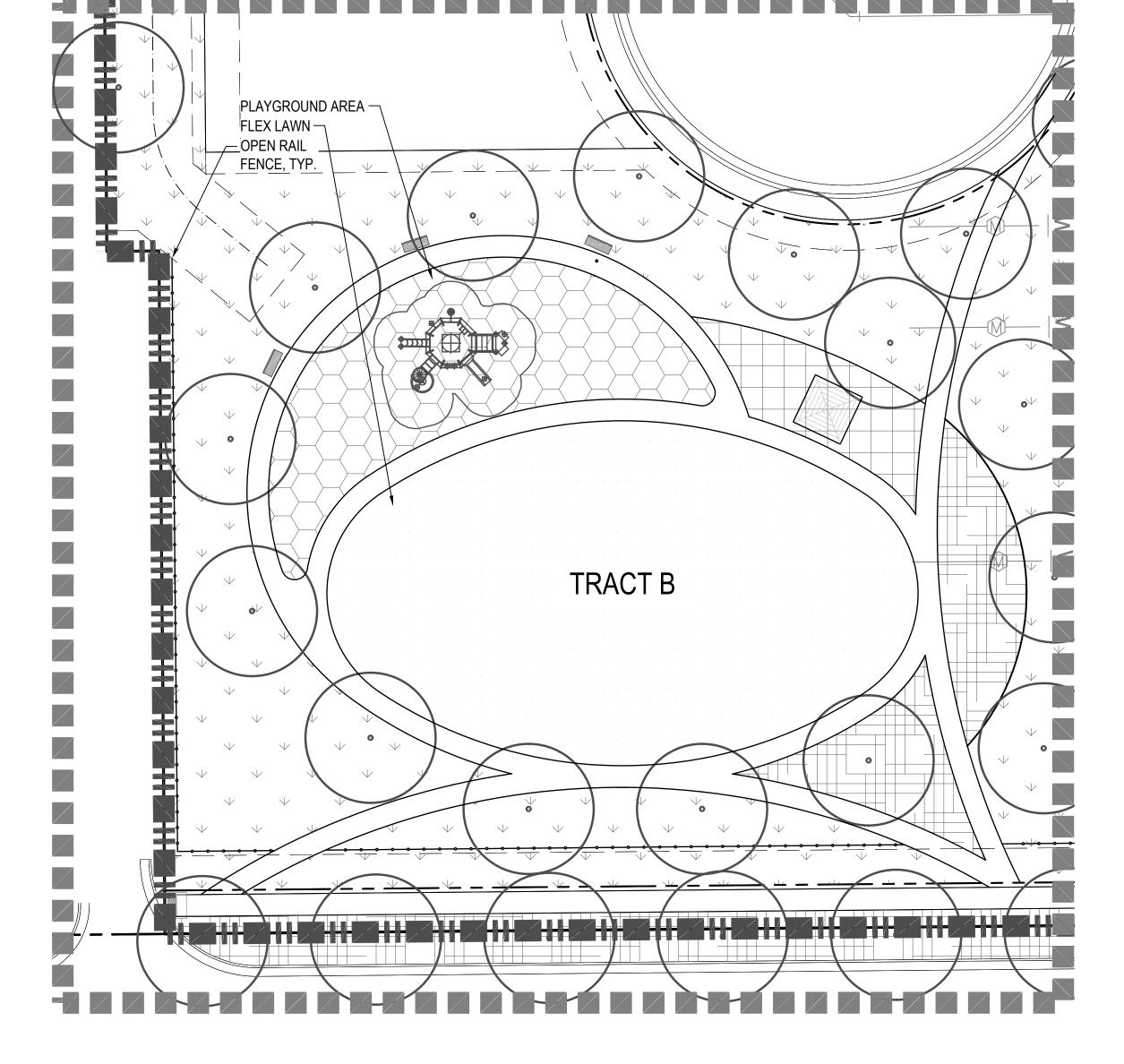
PLAYGROUND STRUCTURE

LANDSCAPE & CONNECTIVITY

POCKET PARK CHARACTER IMAGERY

FLEX LAWN

PLAYGROUND



SCALE 1" = 20'

PARK **ENLARGEMENT**

NOT FOR CONSTRUCTION

DATE: 02/10/25 PDP 01

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 13: PARK ENLARGEMENT



NORRIS-DESIGN.COM



LEGEND

3-RAIL FENCE

PROPERTY LINE

SHRUB BED AREA

CRUSHER FINES

NATIVE SEED

PLAYGROUND MULCH

SHADE STRUCTURE

TURF

BENCH

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

COSIMI FARMS LP 6728 SEVILLE PLACE NW

POCKET PARK CHARACTER IMAGERY



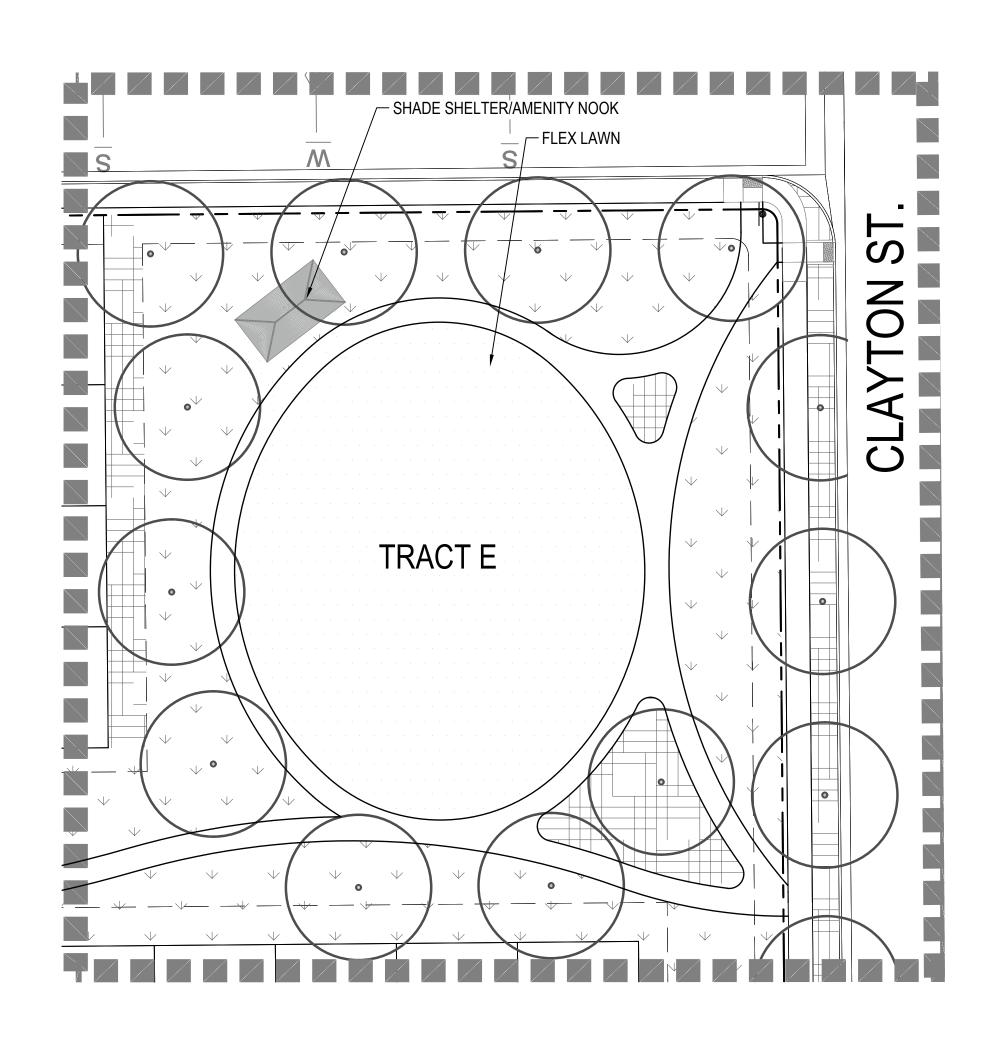


LANDSCAPE & CONNECTIVITY



PLAYGROUND





NOT FOR CONSTRUCTION

DATE: 02/10/25 PDP 01

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 14: LOT TYPICALS



WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

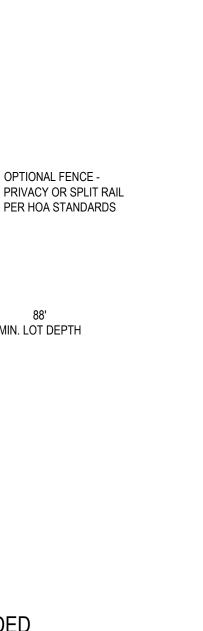
COSIMI FARMS LP 6728 SEVILLE PLACE NW

SINGLE FAMILY DETACHED REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL. SINGLE FAMILY ATTACHED - PAIRED HOME REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT.

LOT LANDSCAPE REQUIREMENTS

SINGLE FAMILY ATTACHED - TOWNHOME REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND TWO (2) SHRUBS, SHALL BE REQUIRED FOR EACH INCREMENT OF FIFTEEN HUNDRED (1,500) SQUARE FEET IN WESTERN ADAMS COUNTY AND THREE THOUSAND (3,000) SQUARE FEET IN EAST ADAMS COUNTY.

EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.



OPTIONAL FENCE -

_ 88' MIN. LOT DEPTH

SINGLE FAMILY DETACHED - FRONT LOADED

40' MIN.

REAR

MIN. REAR -

SETBACK

SIDE

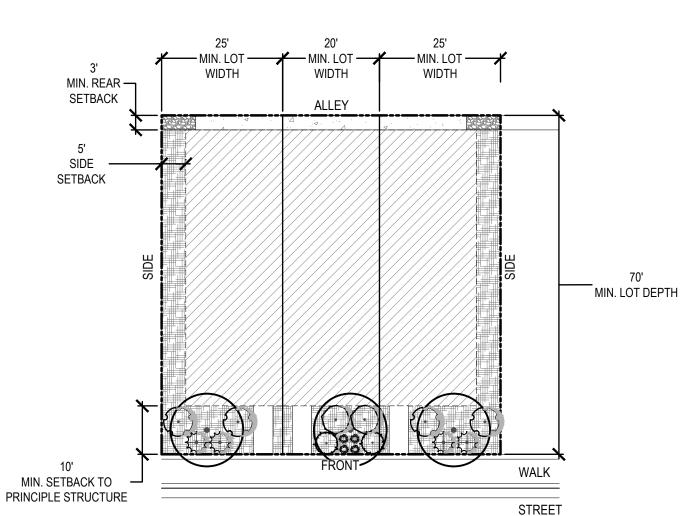
SETBACK

MIN. FROM PRINCIPLE

STRUCTURE / GARAGE

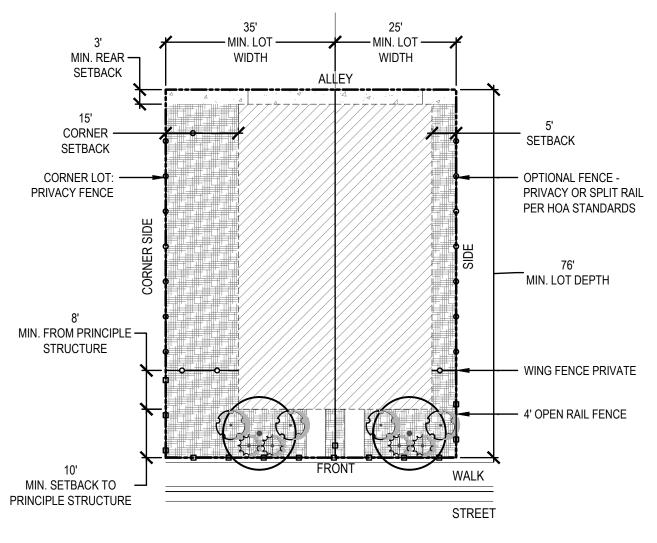
MIN. SETBACK TO

PRINCIPLE STRUCTURE

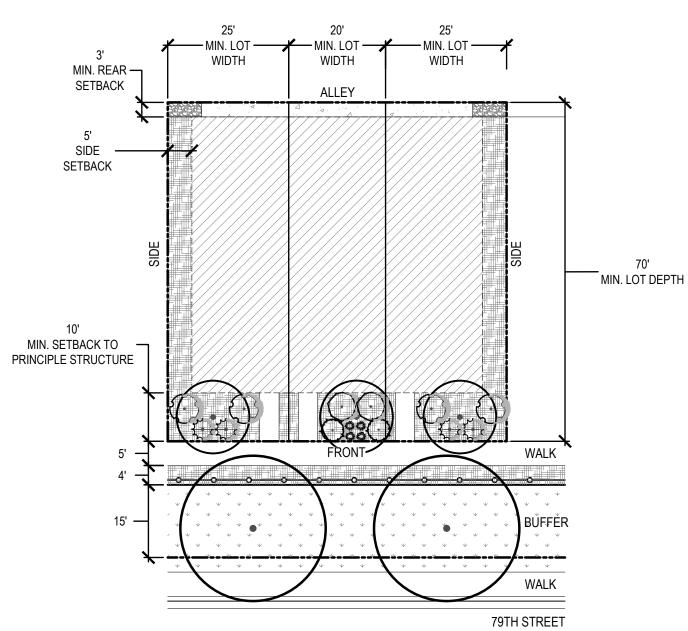


STREET

SINGLE FAMILY ATTACHED - TOWNHOMES



SINGLE FAMILY ATTATCHED - PAIRED HOME



SINGLE FAMILY ATTACHED - TOWNHOMES (79TH STREET)

NOT FOR CONSTRUCTION

UNIT TYPICALS

SHEET 15: FENCING DETAILS

4" X 6" STAINED ROUGH SAWN CEDAR POST

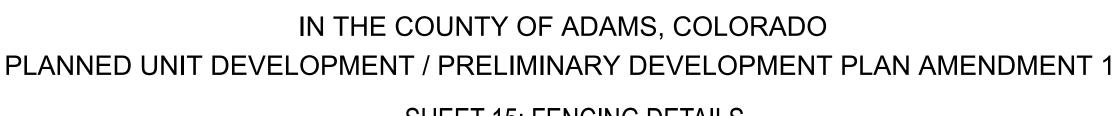
(2) 2" X 6" STAINED ROUGH SAWN

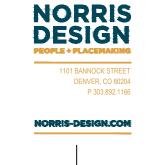
(3) CONCRETE FOOTING

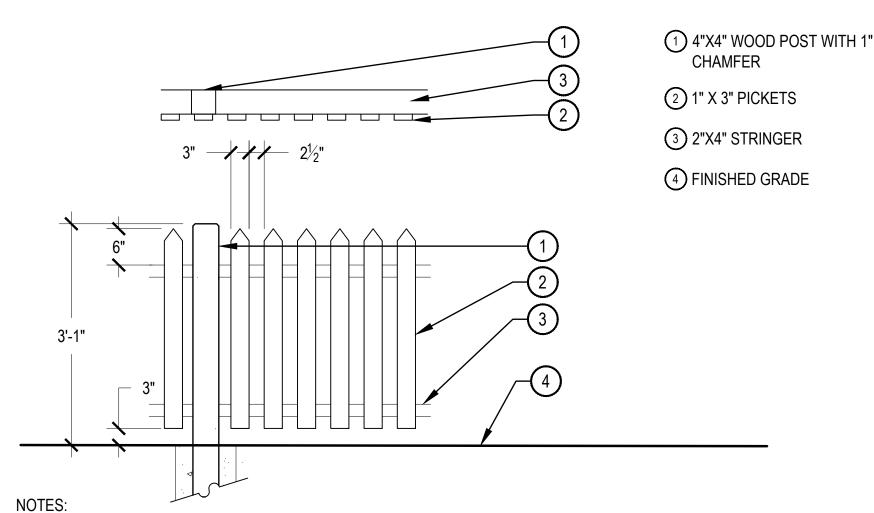
4'-0" 4 3/4" ANGULAR ROCK - 4" DEPTH

MESH (OPTIONAL)

2"X4" WELDED GALVANIZED 14 **GUAGE HEAVY DUTY WIRE**







- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED.
- PICKETS TO BE HUNG WITH UNIFORM HEIGHT AND SPACING
- FENCE TO BE PAINTED OR STAINED PER SPECIFICATIONS
- POSTS TO BE SPACE 6" O.O
- WOOD POSTS AND STRINGS TO BE WOLMANIZED PINE GRADE C OR BETTER.



6'-0"

ELEVATION

8'-0" TYP.

FENCE FACE

PICKET FENCE SCALE: 1/2" = 1'-0"

FRONT

SCALE: 3/4" = 1'-0'

- 1 4" X 4" CEDAR POSTS ON BACK OF FENCE, 8'-0" ON CENTER
- (2) (3) 2" X 4" CEDAR RAILS ON BACK OF FENCE (TOP, MIDDLE, AND BOTTOM)
- 3 1" X 6" CEDAR PICKETS WITH 'DOG EAR TOPS'
- 4 POSTS SET IN CONCRETE 10" DIAMETER CAISSON

NOT FOR CONSTRUCTION

NOTES:

(3)

- UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.
- ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.

BACK 4" FRONT

SECTION

- ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE HALF WAY INTO THE SECURING MEMBER.
 - REFER TO THE MATERIAL SCHEDULE, SHEET L-XXX, FOR HOW WOOD IS TO BE TREATED.
- 5. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.

6' WOOD FENCE

SCALE: 1/2" = 1'-0"

FENCING DETAILS

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

COSIMI FARMS LP 6728 SEVILLE PLACE NW

15

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 16: ARCHITECTURAL STANDARDS



NORRIS-DESIGN.CO

WELBY JUNCTION LANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAI I THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP 6728 SEVILLE PLACE NW ALBEQUERQUE, NM 87120

1. SINGLE-FAMILY DETACHED

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

2. SINGLE-FAMILY DETACHED AND ATTACHED – PAIRED HOME

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET OR A GREEN COURT IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET OR GREEN COURT.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT. AND/OR BUILDING FACE.

3. TOWNHOME

A TOWNHOME RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET OR A GREEN COURT IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET OR GREEN COURT.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST TWO (2) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

NOT FOR CONSTRUCTION

DATE: 02/10/25 PDP 01

SHEET TITLE:

ARCHITECTURAL

STANDARDS

16

HECKED BY: RAWN BY:



TREASURER & PUBLIC TRUSTEE **ADAMS COUNTY, COLORADO**

Certificate Of Taxes Due

Account Number R0071132 Parcel 0171936201005 Assessed To

COSIMI FARMS LP C/O:C/O COSIMI ANTHONY 6728 SEVILLE PLACE NW ALBUQUERQUE, NM 87120

Certificate Number 2024-247184

Order Number

Vendor ID 35

ICE MORTGAGE TECHNOLOGY 601 RIVERSIDE AVE. JACKSONVILLE, FL 32204

Legal Description Situs Address

SUB:WELBY TOWN OF 2ND FILING BLK:1 DESC: PLOTS 22 AND 23

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$52.06	\$0.00	\$0.00	(\$52.06)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/26/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$1.86	AG FLOOD IRRG LAND	\$1,938	\$510
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$8.90	Total	\$1.938	\$510
ADAMS COUNTY	26.8350000	\$13.69	Total	Ψ1,230	Ψ310
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.29			
SD 1	52.5540000	\$26.81			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.05			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.46			
Taxes Billed 2023 * Credit Levy	102.0550000	\$52.06			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS. THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601





TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071111
Parcel 0171936200001
Assessed To
COSIMI FARMS LP
C/O:C/O COSIMI ANTHONY

ALBUQUERQUE, NM 87120

6728 SEVILLE PL NW

Certificate Number 2024-247185 Order Number Vendor ID 35 ICE MORTGAGE TECHNOLOGY 601 RIVERSIDE AVE. JACKSONVILLE, FL 32204

Legal Description Situs Address

SECT,TWN,RNG:36-2-68 DESC: BEG AT A PT ON N LN OF SEC 36 WHICH PT IS 491/1 FT W OF WLY ROW LN OF UP RR TH S 03D 35M W 385/7 FT TH S 28D 30M W 304/95 FT TH W 95/37 FT TH N TO N LN OF SEC 36 TH E ALG N LN TO POB EXC ROW IN NW COR 3/627A

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$118.38	\$0.00	\$0.00	(\$118.38)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/26/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.24	AG FLOOD IRRG LAND	\$4,377	\$1,160
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$20.23	Total	\$4,377	\$1,160
ADAMS COUNTY	26.8350000	\$31.12	Total	Ψ4,577	ψ1,100
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.67			
SD 1	52.5540000	\$60.96			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.12			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.04			
Taxes Billed 2023 * Credit Levy	102.0550000	\$118.38			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

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I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601





TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071128 Parcel 0171936200025 Assessed To

COSIMI FARMS LP

C/O:C/O COSIMI ANTHONY 6728 SEVILLE PL NW ALBUQUERQUE, NM 87120

Grand Total Due as of 06/26/2024

Certificate Number 2024-247186

Order Number Vendor ID 35

ICE MORTGAGE TECHNOLOGY

601 RIVERSIDE AVE. JACKSONVILLE, FL 32204

Situs Address Legal Description

SECT, TWN, RNG: 36-2-68 DESC: ROW IN NW COR OF E 26A NE4 NW4 TOG WITH ROW IN W 14A NE4 NW4 ALSO TOG WITH ROW EXT BEG BURNETTE ST ON S AND CLINE ST ON N AND INC TRIANG PIECE OF LAND LYING BEG D L AND N W ROW AND BLK 5 WELBY 2ND IN NW4 NW4 $\,$ 3/7773A

Year Tax Interest Fees **Payments** Balance Tax Charge 2023 \$132.68 \$0.00 \$0.00 (\$132.68)\$0.00 Total Tax Charge \$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.75	AG FLOOD IRRG LAND	\$4,939	\$1,300
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$22.67	Total	\$4.939	\$1,300
ADAMS COUNTY	26.8350000	\$34.89	Total	ψ1,232	Ψ1,500
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.75			
SD 1	52.5540000	\$68.32			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.13			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.17			
Taxes Billed 2023 * Credit Levy	102.0550000	\$132.68			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601



\$0.00



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071144 Parcel 0171936203012 Assessed To COSIMI FARMS LP

Assessed To

COSIMI FARMS LP
C/O:C/O COSIMI ANTHONY
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

Certificate Number 2024-247208

Order Number Vendor ID 35

ICE MORTGAGE TECHNOLOGY 601 RIVERSIDE AVE. JACKSONVILLE, FL 32204

Legal Description Situs Address

SUB:WELBY TOWN OF 2ND FILING BLK:2 DESC: LOTS 1 TO 6 AND LOT 11 EXC PARC IN $\,$ SW COR AND ALL LOTS 12 TO 17 INC

2401 E 78TH AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$1,417.54	\$0.00	\$0.00	(\$1,417.54)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/26/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085	2 5111 7		***		
Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$50.74	AG FLOOD IRRG LAND	\$1,307	\$350
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$242.23	FARM/RANCH RESID	\$210,069	\$10,390
ADAMS COUNTY	26.8350000	\$372.73	FARM/RANCH BLDG	\$11,944	\$3,150
NORTH WASHINGTON WATER & SA	0.5740000*	\$7.97	Total	\$223.320	\$13,890
SD 1	52.5540000	\$729.98		,,	4-2,0,0
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$1.39			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$12.50			
Taxes Billed 2023	102.0550000	\$1,417.54			
* Credit Levy					

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

Myrde L. Villey

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601





TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071145 Parcel 0171936204004 Assessed To COSIMI FARMS LP C/O:C/O COSIMI ANTHONY

6728 SEVILLE PL NW

Certificate Number 2024-247209 Order Number Vendor ID 35 ICE MORTGAGE TECHNOLOGY 601 RIVERSIDE AVE. JACKSONVILLE, FL 32204

Legal Description Situs Address

SUB: WELBY TOWN OF 2ND FILING DESC: LOTS 1 TO 7 BLK 3 LOTS 1 TO 15 BLK 4 LOTS 1 TO 15 BLK 5

AND LOTS 1 TO 14 BLK 6

ALBUQUERQUE, NM 87120

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$113.28	\$0.00	\$0.00	(\$113.28)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/26/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.05	AG FLOOD IRRG LAND	\$4,223	\$1,110
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$19.36	Total	\$4.223	\$1,110
ADAMS COUNTY	26.8350000	\$29.78	Total	Ψ1,223	ψ1,110
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.64			
SD 1	52.5540000	\$58.34			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.11			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.00			
Taxes Billed 2023 * Credit Levy	102.0550000	\$113.28			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR: PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS. THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

Alyade L. Villag =

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: <u>ABC70842263-3</u> Date: <u>01/09/2025</u>

Property Address: 2401 E 78TH AVE, DENVER, CO 80229

For Closing Assistance

Charles Ottinger
3033 EAST FIRST AVENUE,
SUITE 600
DENVER, CO 80206
(303) 331-6216 (Work)
(303) 393-3870 (Work Fax)
cottinger@ltgc.com

Company License: CO44565

Closer's Assistant

 Rachel Roberts 3033 EAST FIRST
 Scott Bennetts

 AVENUE, SUITE 600 DENVER,
 5975 GREENW

 CO 80206 (303) 331-6260 (Work)
 BLVD

 (303) 393-3858 (Work Fax)
 GREENWOOD

 rroberts@ltgc.com Company
 80111

 License: CO44565
 (303) 850-4175

For Title Assistance

Scott Bennetts
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(303) 850-4175 (Work)
sbennetts@ltgc.com

MERITAGE HOMES Attention: MIKE SALMINA 8400 E CRESCENT PKWY #200 GREENWOOD VILLAGE, CO 80111

(303) 406-4344 (Work) (720) 482-0222 (Work Fax) mike.salmina@meritagehomes.com Delivered via: Electronic Mail

MERITAGE HOMES
Attention: TIM CLEMENTS
6892 SOUTH YOSEMITE COURT
SUITE 1-201
ENGLEWOOD, CO 80112
(855) 588-6374 (Work)
tim.clements@meritagehomes.com
Delivered via: Electronic Mail

COSIMI FARMS LP Attention: GREGG COSIMI 6728 SEVILLE PL NW ALBUQUERQUE, NM 87120 gcosimi@choate.com Delivered via: Electronic Mail

COSIMI FARMS, LP Attention: MARK COSIMI 6728 SEVILLE PL NW ALBUQUERQUE, NM 87120 markcosimi@gmail.com Delivered via: Electronic Mail MERITAGE HOMES Attention: JEANNE MALYS

18655 NORTH CLARET DRIVE SUITE 400

SCOTTSDALE, AZ 85255 (480) 515-8972 (Work) (480) 452-0621 (Work Fax)

jeanne.malys@meritagehomes.com

Delivered via: Electronic Mail

CBRE

Attention: ERIC ROTH

COSIMI FARMS, LP

imisoc@comcast.net

Attention: RONALD A COSIMI

Delivered via: Electronic Mail

5455 LANDMARK PLACE #C102 GREENWOOD VILLAGE, CO 80111

(720) 635-2737 (Cell) (720) 528-6300 (Work) eric.roth@cbre.com

Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.

Attention: KATHRYN MORALES kathryn.morales@meritagehomes.com

Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.

Attention: CHELSEY GREEN

chelsey.green@meritagehomes.com

Delivered via: Electronic Mail

WATTERSON LAW LLC

Attention: RUSSELL WATTERSON, JR

905 W 124TH AVE #210 WESTMINSTER, CO 80234 (720) 201-4451 (Work) russ@wattersonlaw.com Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.

Attention: PATT IFFRIG pat.iffrig@meritagehomes.com Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY

Attention: ERIC PENROD

5975 GREENWOOD PLAZA BLVD GREENWOOD VILLAGE, CO 80111

(303) 321-1880 (Work) (303) 393-4842 (Work Fax) epenrod@ltgc.com

Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: <u>ABC70842263-3</u> **Date:** <u>01/09/2025</u>

Property Address: 2401 E 78TH AVE, DENVER, CO 80229

Seller(s): COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

Buyer(s): MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION

Estimate of Title Insurance Fees				
"ALTA" Owner's Policy 06-17-06	\$17,541.00			
Deletion of Exceptions 1-3	\$60.00			
Deletion of General Exception 4	\$25.00			
Endorsement Patent (EXCEPTIONS 12, 16)	\$100.00			
Endorsement 100.31 (EXCEPTIONS 10, 11)	\$1,755.00			
Endorsement 103.5 (MODIFIED FOR FUTURE IMPROVEMENTS)	\$1,000.00			
Endorsement ALTA 9.1	\$1,755.00			
Endorsement ALTA 17	\$100.00			
Endorsement 8.2	\$1,000.00			
Endorsement ALTA 26	\$200.00			
Endorsement ALTA 18.1	\$250.00			
Endorsement Arbitration Deletion-06	\$0.00			
Endorsement ALTA 39	\$0.00			
Tax Certificate - 5 Tax Parcels	\$135.00			
TOTAL	\$23,921.00			

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property. **Chain of Title Documents:** Adams county recorded 12/11/1998 under reception no. 479374 at book 5574 page 560 Adams county recorded 01/13/1995 under reception no. 45510 at book 4453 page 31

Plat Map(s):

Adams county recorded 03/07/1910 at book 1 page 19/

First American Title Insurance Company Schedule A

Order Number: ABC70842263-3

Property Address:

2401 E 78TH AVE, DENVER, CO 80229

1. Effective Date:

01/06/2025 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06 Proposed Insured: MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION \$11,100,000.00

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

5. The Land referred to in this Commitment is described as follows:

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

PARCEL I:

LOTS 1 THROUGH 6 INCLUSIVE, LOTS 12 THROUGH 17 INCLUSIVE,

AND LOT 11, EXCEPT THAT PART IN THE SOUTHWEST CORNER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET; THENCE EASTERLY A DISTANCE OF 12 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE WESTERLY 12 FEET TO THE POINT OF BEGINNING.

ALL IN BLOCK 2,

TOWN OF WELBY, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL II:

LOTS 22 AND 23, BLOCK 1,

TOWN OF WELBY, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL III:

THAT PART OF THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 36 WHICH POINT IS 491.1 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 03 DEGREES 35 MINUTES WEST 385.7 FEET; THENCE SOUTH 28 DEGREES 30 MINUTES WEST 304.95 FEET; THENCE WEST 95.37 FEET; THENCE NORTH TO THE NORTH LINE OF SECTION 36; THENCE EAST ALONG THE NORTH LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY LYING IN THE NORTHWEST CORNER.

First American Title Insurance Company Schedule A

Order Number: ABC70842263-3

COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL IV:

LOTS 1 THROUGH 7 INCLUSIVE, BLOCK 3; LOTS 1 THROUGH 15 INCLUSIVE, BLOCK 4:

LOTS 1 THROUGH 15 INCLUSIVE, BLOCK 5;

LOTS 1 THROUGH 14 INCLUSIVE, BLOCK 6;

TOWN OF WELBY, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL V:

THAT PORTION OF THE FORMER LANDS AND RIGHTS OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY LYING WITHIN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE SOUTH LINE OF CLINE STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE SOUTH BY THE NORTH LINE OF BURNETT STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE WESTERLY SIDE BY A LINE WHICH EXTENDS FROM A POINT 385.2 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, AS MEASURED ALONG THE EAST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4 WHICH POINT IS 50 FEET WESTERLY AND AT RIGHT ANGLES TO THE CENTER LINE OF THE 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS ORIGINALLY SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST TO A POINT ON THE NORTH LINE OF COUNTY ROAD (BURNETT STREET) BY A COURSE FROM SAID BEGINNING POINT OF SOUTH 23 DEGREES 31 MINUTES WEST A DISTANCE OF 392.8 FEET, MORE OR LESS, BEING A LINE 50 FEET WESTERLY FROM AND PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE SAID CENTERLINE OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY, AND BOUNDED ON THE EASTERLY AND EAST SIDE BY THE SOUTHEASTERLY LINE OF SAID 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND BY THE EAST LINE OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 36 RESPECTIVELY. COUNTY OF ADAMS, STATE OF COLORADO

TOGETHER WITH THAT PORTION OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY IN THE NORTHWEST CORNER OF THE EAST 26 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4 AND THE RIGHT OF WAY IN THE WEST 14 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: UPON RECORDATION OF A REPLAT OF SUBJECT PROPERTY, THE FOREGOING LEGAL DESCRIPTION WILL BE AMENDED.

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First American Title Insurance Company Schedule B, Part I (Requirements)

Order Number: ABC70842263-3

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP AS A LIMITED PARTNERSHIP. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

- 2. EXECUTION BY COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP OF THIS COMPANY'S SURVEY AFFIDAVIT.
- SPECIAL WARRANTY DEED FROM COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP TO MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION CONVEYING SUBJECT PROPERTY.

NOTE: THE PARTNERSHIP AGREEMENT (AS AMENDED) FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP DISCLOSES A. BENEDICT COSIMI AND RONALD A. COSIMI AS THE GENERAL PARTNERS THAT MUST EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

4. RECORD DULY EXECUTED AND ACKNOWLEDGED PLAT OF SUBJECT PROPERTY.

NOTE: A COPY OF SAID PLAT MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

First American Title Insurance Company Schedule B, Part I (Requirements)

Order Number: ABC70842263-3

All of the following Requirements must be met:

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED:

A. ITEMS 1-3 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED UPON RECEIPT OF A NOTARIZED SURVEY AFFIDAVIT.

B. UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM 4 OF THE PRE-PRINTED EXCEPTIONS, WILL BE AMENDED TO READ:

ITEM 4 OF THE PRE-PRINTED EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP.

FIRST AMERICAN TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION.

C. ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

D. UPON PROOF OF PAYMENT OF 2023 TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE OR PAYABLE.

NOTE: ITEMS 7(A) AND 7(B) OF THE PRE-PRINTED EXCEPTIONS ARE HEREBY DELETED.

NOTE: ITEM 8 UNDER SCHEDULE B-2 WILL BE DELETED UPON PROOF FROM THE OWNER STATING THERE ARE NO LEASES OR TENANTS ON SUBJECT PROPERTY.

NOTE: THE ISSUANCE OF THE POLICIES AND/OR ENDORSEMENTS REFERENCED IN THIS COMMITMENT ARE SUBJECT TO THE APPROVAL OF THE UNDERWRITER OF SAID POLICIES AND/OR ENDORSEMENTS. THIS COMMITMENT MAY BE REVISED AS REQUIRED BY THE UNDERWRITER TO ISSUE THE POLICIES AND/OR ENDORSEMENTS REQUESTED. THIS NOTE WILL BE DELETED UPON THE RECEIPT OF SAID APPROVAL.

First American Title Insurance Company Schedule B, Part II

(Exceptions)

Order Number: ABC70842263-3

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the
 public records or attaching subsequent to the effective date hereof but prior to the date of the proposed
 insured acquires of record for value the estate or interest or mortgage thereon covered by this
 Commitment.
- 6. Any and all unpaid taxes, assessments and unredeemed tax sales.
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- 8. EXISTING LEASES AND TENANCIES, IF ANY.
- 9. ANY AND ALL RIGHTS OF THE DITCH COMPANY RELATING TO THE CLEAR CREEK AND PLATTE RIVER DITCH, ALSO KNOWN AS THE LOWER CLEAR CREEK DITCH, IN ADAMS COUNTY, WHICH TRAVERSES SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS SHOW ON THE PLAT OF THE TOWN OF WELBY SECOND FILING, RECORDED MARCH 7, 1910 IN BOOK 1 AT PAGE 19.
- 10. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED SEPTEMBER 8, 1908 IN BOOK 33 AT PAGE 396.
- 11. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED OCTOBER 21, 1908 IN BOOK 33 AT PAGE 451.
- 12. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED JUNE 13, 1913 IN BOOK 62 AT PAGE 408.

First American Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABC70842263-3

- 13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 20. 1951. IN BOOK 427 AT PAGE 548.
 - NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.
- 14. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 28, 1954, IN BOOK 499 AT PAGE 334. JULY 22, 1954 IN BOOK 506 AT PAGE 46. AUGUST 16, 1967 IN BOOK 1382 AT PAGE 201. MARCH 6, 1968 IN BOOK 1420 AT PAGE 483.
 - NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.
- 15. EASEMENT GRANTED TO NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, FOR WATER AND SEWER LINES, METERS AND OTHER APPURTENANCES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 11, 1963, IN BOOK 1051 AT PAGE 587.
- 16. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED SEPTEMBER 26, 1966 IN BOOK 1321 AT PAGE 421.
- 17. MATTERS AS SET FORTH IN RESOLUTION, RECORDED SEPTEMBER 24, 1974, IN BOOK 1955 AT PAGE 326; SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE 332; AND SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE 339.
- 18. (THIS ITEM WAS INTENTIONALLY DELETED)
- 19. MATTERS AS SET FORTH IN RESOLUTION NO. 2023-_____ RECORDED AUGUST 22, 2023 UNDER RECEPTION NO. 2023000048071 AND IN RESOLUTION NO. 2023-393 RECORDED AUGUST 23, 2023 UNDER RECEPTION NO. 2023000048082.

20.	EASEMENTS,	CONDITIONS, COVENANTS, RESTRICT	TIONS, RESERVATIONS AND NOTES ON THE PLAT
	OF	RECORDED	UNDER RECEPTION NO.

First American Title Insurance Company Schedule B, Part II

(Exceptions)

Order Number: ABC70842263-3

- 21. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED APRIL 07, 2022 PREPARED BY AZTEC CONSULTANTS, INC., JOB #54821-33:
 - A. FENCE LINES ARE NOT COINCIDENT WITH PROPERTY LINES.
 - B. UTILITY LINES CROSSING SUBJECT PROPERTY WITHOUT THE BENEFIT OF RECORDED EASEMENTS.
 - C. TRAVELED RIGHT OF WAY OF CLEVELAND AVENUE CROSSES THE NORTHEASTERLY PORTION OF PARCEL I.
 - D. ADJOINER'S GATE POST SITUATED PARTIALLY ON PARCEL IV.

SAID SURVEY STORED AS IMAGE 70034188



Joint Notice of Privacy Policy of Land Title Guarantee Company

This Statement is provided to you as a customer of Land Title Guarantee Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

and

• The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Privacy Information

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
Information about your transactions with us, our affiliated companies, or others, and

Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested to us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information values. We currently maintain physical, electronic, and procedural safeguards that comply with referral regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us how you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process and order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness

We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record

We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use

We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy

We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education

We endeavor to educate the uses of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security

We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

DISCLOSURE STATEMENTS

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- (a) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (a) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (b) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (c) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (d) The Company must receive payment of the appropriate premium.
- (e) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available

for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied. First American Title Insurance Company



Commitment For Title Insurance Issued by First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b)"Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g)"Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.
- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a)the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d)Schedule A:

 - (e)Schedule B, Part I—Requirements; and (f) Schedule B, Part II—Exceptions; and
 - (g)a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a)The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d)The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have
- been met to the satisfaction of the Company.

 (g)In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a)Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e)Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

 (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, First American Title Insurance Company, has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:

Land Title Guarantee Company 3033 East First Avenue Suite 600 Denver, Colorado 80206 (303)321-1880

Craig B. Rants, Senior Vice President



First American Title Insurance Company

Dennis J. Gilmore President

AMERICAN LAND TITLE ASSOCIATION

Greg L. Smith, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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BARGAIN AND SALE DEED

12/11/98 10:47:53 BK: 5574 PG: 0560-0562 16.00 DOC FEE: 0.00 ROBERT SACK ADAMS CO

This deed is made:

BY: Anthony Cosimi and Marie F. Cosimi

GRANTORS,

TO: Cosimi Farms, LP, a Colorado limited partnership

C/O Anthony Cosimi 2401 East 78th Avenue Denver CO 80229

GRANTEE.

For the payment of TEN DOLLARS and other good and valuable consideration, in hand paid and received, GRANTORS sell and convey to GRANTEE the following real property in the County of Adams, State of Colorado:

See Exhibit A attached hereto and incorporated herein.

with all appurtenances.

Executed this 27th day of November, 1998.

Anthony Cosimi

Marie F. Cosimi

STATE OF COLORADO

) ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this 27^{16} day of November, 1998, by Anthony Cosimi and Marie F. Cosimi.

Witness my hand and official seal.

My commission expires:

NORMAN L

*S E

Notary Public

My Commission expires May 10, 1999

143 Union Blvd. Suite 770 Lakewood, CO 80228

Exhibit A

To the Bargain and Sale Deed dated November 27, 1998, between ANTHONY COSIMI and MARIE F. COSIMI, Grantors, to COSIMI FARMS, LP, Grantee.

PARCEL I: LOTS 22 AND 23, BLOCK 1

PARCEL II: LOTS 1 THRU 6 INCLUSIVE, LOT 11 EXCEPT PARCEL 157/5
FT N AND S BY 12 FT E AND W IN SW COR, AND ALL LOTS

12 TO 17 INCLUSIVE, BLOCK 2

PARCEL III: LOTS 1 THRU 7 INCLUSIVE, BLOCK 3

PARCEL IV: LOTS 1 THRU 15 INCLUSIVE, BLOCK 4

PARCEL V: LOTS 1 THRU 15 INCLUSIVE, BLOCK 5

PARCEL VI: LOTS 1 THRU 14 INCLUSIVE, BLOCK 6

ALL OF ABOVE PARCELS IN TOWN OF WELBY, SECOND

FILING

PARCEL VII:

That portion of the former lands and rights of way of the Denver, Laramie & Northwestern Railway Company lying within the North 1/2 of the NW4 of Section 36, Township 2 South, Range 68 West of the 6th P.M. bounded on the North by the South line of Cline Street as dedicated in the Plat of Town of Welby, Second Filing, bounded on the South by the North line of Burnett Street as dedicated in the Plat of Town of Welby, Second Filing, bounded on the Westerly side by a line which extends from a point 385.2 feet North of the Southeast corner of the NW4NW4 Section 36, Township 2 South, Range 68 West, as measured along the East line of said NW14NW14 which point is 50 feet westerly and at right angles to the center line of the 100 foot strip of land of The Denver, Laramie & Northwestern Railway as originally surveyed and staked out in the NEWNWW of Section 36, Township 2 South, Range 68 West to a point on the North line of County Road (Burnett Street) by a course from said beginning point of South 23°31' West a distance of 392.8 feet, more or

Page 1 of 2

less, being a line 50 feet westerly from and parallel with the southwesterly extension of the said centerline of The Denver, Laramie and Northwestern Railway Company, and bounded on the Easterly and East side by the Southeasterly line of said 100 foot strip of land of The Denver, Laramie & Northwestern Railway as surveyed and staked out in the NEWNWW of Section 36, Township 2 South, Range 68 West and by the East line of the NWWNWW of said Section 36 respectively.

PARCEL VIII:

ROW IN NW COR. OF E26A NE $\frac{1}{4}$ NW $\frac{1}{4}$, TOGETHER WITH ROW IN W. 14A OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

PARCEL IX:

BEG AT A PT ON N LN OF SEC 36 WHICH PT IS 491/1 FT W OF WLY ROW LN OF UP RR TH S O3D 35M W 385/7 FT TH S 28D 30M W 304/95 FT TH W 95/37 FT TH N TO N LN OF SEC 36 TH E ALG N LN TO POB EXC ROW IN NW COR, CONSISTING OF 3/627A IN SEC. 36, TWP. 2 SO., R 68 W OF THE 6^{TH} P.M.

Exhibit A - Cosimi Deed Page 2 of 2

North Washington Street

Water and Sanitation

District

3172 E. 78th Avenue, Denver, CO 80229 303 / 288 – 6664

To Whom It May Concern:

Dear Sir/Madame:

The North Washington Street Water and Sanitation District ("District") provides the following in response to your request for water and sanitary sewer service dated October 6th 202.1 related to the property located at Cosimi Farms on East 78th Ave ("Property"). The District can provide water and sewer service to the Property based on conditions set forth herein. The following are general requirements for water and sanitary sewer service. The District Rules and Regulations and the standards and requirements of Denver Water and Metro Wastewater Reclamation District must be complied with as an on-going condition of service.

The subject Property is understood to be entirely within the service and boundary area of the District based on your assertions. The District makes no representation or warranty in regard to the Property boundaries and applicant is responsible for verification of same. If the Property is outside of the District's boundaries, applicant is responsible for undertaking and paying all costs to include the Property within the District's boundaries. Treatment of sewage generated within the District is provided by the Metro Wastewater Reclamation District. Treatment and provision of water within the District is provided by Denver Water. Conditions for water and sanitary service from the District include meeting the requirements contained herein and payment of all fees and costs as provided in District's Rules and Regulations along with those of Denver Water and Metro Wastewater Reclamation District. Timing of water and sanitary availability is subject to further coordinated by the Town and District.

Water and Sanitary availability are subject to review and acceptance of design documents from owner/developer of the Property, by the District. Appropriate right-of-way easements and agreements are required for all water and sanitary sewer extensions. Jurisdictional coordination, approvals, permitting, license agreements and easements are to be completed prior to acceptance of plans. All costs associated with collection and distribution system improvements required to serve the Property are the responsibility of the owner/developer including guarantee of improvements and warranty periods.

Receipt of service is also subject to all costs being paid by owner/developer for engineering, reviews, construction, observation, and inspections at the then current rate fee structure established by the District, including establishing an imprest account with the District as a deposit for such accounts. Please be aware that proper tap connection and development fees are required to be paid, at the most recent fee schedule, prior to connection to the District main.

Mike DeMattee,

District Manager



April 19, 2022

Core Spaces C/O Shannon Robbins

Core Spaces 1647 N. Milwaukee Ave. Chicago, IL 60647

RE: Cosimi Farms

E. 79th Ave and York St. Welby, CO 80229

Dear Shannon Robbins:

Please accept this letter as confirmation of Comcast Cable Corporation ability to provide cable service to the captioned location. The project consists of 233 units. The provision of service is contingent upon successful negotiations of an agreement between the developer and Comcast Cable Corporation.

If you have any questions at all, please contact Brian Jones at (303) 603-5661, or me with the information below.

Sincerely,

Sean Hofer Xfinity Communities 303-356-3367 Sean_hofer@cable.comcast.com

This letter is not intended to give rise to binding obligations for either party. Any contractual relationship between the parties will be the result of formal negotiations and will only become effective upon execution of the contract by representatives of the parties authorized to enter into such agreements. During any negotiations, each party will bear its own costs and will not be responsible for any costs or expenses of the other party, unless separately agreed to in writing.



5325 Zuni, Room 728 Denver, Colorado, 80221 April 19, 2022

Shannon Robbins Core Spaces 1647 N. Milwaukee Ave. Chicago, IL 60647 Phone: 303-704-9246

RE: Cosimi Farms - East 79th Avenue and York Street Welby Colorado 80229

Recently you approached Lumen about providing a "Will Serve" letter to serve at the location at Cosimi Farms - E.79th Ave.& York St. The City of Denver State of Colorado. Lumen appreciates the opportunity to provide Core Spaces with its future communication needs.

In response to the request for a commitment to serve, Lumen will work with Core Spaces determining what the needs will be. Upon such determination, Lumen will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point and given the prevailing Tariffs that Lumen will make a determination whether it can or cannot provide service.

As you may or may not know, many of the telecommunications services provided by Lumen are regulated and the services you request will be provided for under the tariffs on file with the Colorado Public Utilities Commission.

If there are any further questions, or if I can be of any help, please do not hesitate to call me on 720-738-2804

Regards

Justin Chelko

Justin Chelko
NETWORK IMPLEMENTATION ENGINEER II
720-738-2804
5325 ZUNI ST
DENVER, CO 80221
Justin.Chelko1@lumen.com



WILL SERVE LETTER

April 19, 2022

Shannon Robbins Core Spaces 1647 N Milwaukee Ave. Chicago, IL 60647

Re: Will Serve Letter -79th & York

Dear Shannon Robbins,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at the southeast corner of 79th and York in Welby. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- Application submitted to Xcel Energy's "Builders Call Line (BCL)" once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- *Utility design is completed* you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- All documents provided by design representative are signed and returned
- **Payment is received** (Residential Service Laterals if applicable)
- Required easements are granted you must sign and return applicable easement documents to your Right-of-Way agent
- *Site is ready for utility construction* the site ready information can be found on our website at may be viewed at Construction and Inspection | Xcel Energy.

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at xcelenergy.com/InstallAndConnect.

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Nicole Matsuda Nicole.Matsuda@xcelenergy.com Xcel Energy Builder and Developer Representative

Mailing address: Xcel Energy

1123 W 3rd Ave Denver, CO 80223



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071144 Parcel 0171936203012 Assessed To

COSIMI FARMS LP C/O:C/O COSIMI ANTHONY 6728 SEVILLE PLACE NW ALBUQUERQUE, NM 87120 Certificate Number 2024-246035 Order Number Vendor ID Counter

Legal Description

Situs Address

SUB: WELBY TOWN OF 2ND FILING BLK: 2 DESC: LOTS 1 TO 6 AND LOT 11 EXC PARC IN

2401 E 78TH AVE

SW COR AND ALL LOTS 12 TO 17 INC

Year	Tax	Interest		Fees	Payments	Balance
Tax Charge						
2023	\$1,417.54	\$0.00		\$0.00	(\$1,417.54)	\$0.00
Total Tax Charge				·		\$0.00
Grand Total Due as of 05/31	/2024					\$0.00
Tax Billed at 2023 Rates for	Tax Area 085 - 085					
Authority		Mill Levy	Amount	Values	Actual	Assessed

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$50.74	AG FLOOD IRRG	\$1,307	\$350
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$242.23	LAND		
ADAMS COUNTY	26.8350000	\$372.73	FARM/RANCH RESID	\$210,069	\$10,390
NORTH WASHINGTON WATER & SA	0.5740000*	\$7.97	FARM/RANCH BLDG _	\$11,944	\$3,150
SD 1	52.5540000	\$729.98	Total	\$223,320	\$13,890
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$1.39			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$12.50			
Taxes Billed 2023	102.0550000	\$1,417.54			
* Credit Levy					

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER &PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

Alfade L. Villay -



4430 S. Adams County Parkway



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071128 Parcel 0171936200025 Assessed To

COSIMI FARMS LP C/O:C/O COSIMI ANTHONY 6728 SEVILLE PL NW ALBUQUERQUE, NM 87120 Certificate Number 2024-246036 Order Number Vendor ID Counter

Legal Description

Situs Address

SECT, TWN, RNG: 36-2-68 DESC: ROW IN NW COR OF E 26A NE4 NW4 TOG WITH ROW IN W 14A NE4 NW4 ALSO TOG WITH ROW EXT BEG BURNETTE ST ON S AND CLINE ST ON N AND INC TRIANG PIECE OF LAND LYING BEG D L AND N W ROW AND BLK 5 WELBY 2ND IN NW4 NW4 $\,$ 3/7773A

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$132.68	\$0.00	\$0.00	(\$132.68)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/31/2024				,	\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.75	AG FLOOD IRRG	\$4,939	\$1,300
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$22.67	LAND		
ADAMS COUNTY	26.8350000	\$34.89	Total	\$4,939	\$1,300
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.75			
SD 1	52.5540000	\$68.32			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.13			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.17			
Taxes Billed 2023 * Credit Levy	102.0550000	\$132.68			

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

Mysle L. Villey



4430 S. Adams County Parkway



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071145 Parcel 0171936204004 Assessed To COSIMI FARMS LP C/O:C/O COSIMI ANTHONY Certificate Number 2024-246037 Order Number Vendor ID Counter

SD 1

6728 SEVILLE PL NW ALBUQUERQUE, NM 87120

Situs Address

Legal Description

SUB:WELBY TOWN OF 2ND FILING DESC: LOTS 1 TO 7 BLK 3 LOTS 1 TO 15 BLK 4 LOTS 1 TO 15 BLK 5 AND LOTS 1 TO 14 BLK 6

52.5540000

Year	Tax		Interest		Fees	Payments	Balance
Tax Charge							
2023	\$113.28		\$0.00		\$0.00	(\$113.28)	\$0.00
Total Tax Charge							\$0.00
Grand Total Due as of 05/31/2024							\$0.00
Tax Billed at 2023 Rates for Tax Area 08.	5 - 085						
Authority		Mill Levy		Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT		3.6530000		\$4.05	AG FLOOD IRRG	\$4,223	\$1,110
ADAMS COUNTY FIRE PROTECTIO	ı	17.4390000		\$19.36	LAND		
ADAMS COUNTY		26.8350000		\$29.78	Total	\$4,223	\$1,110
NORTH WASHINGTON WATER & S.	A	0.5740000*		\$0.64			

\$58.34

\$0.11

\$1.00

\$113.28

URBAN DRAINAGE SOUTH PLATTE 0.1000000 URBAN DRAINAGE & FLOOD CONT 0.9000000 Taxes Billed 2023 102.0550000 * Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

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TREASURER &PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

Alyade L. Villey -

4430 S. Adams County Parkway



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071132 Parcel 0171936201005 Assessed To COSIMI FARMS LP C/O:C/O COSIMI ANTHONY

6728 SEVILLE PLACE NW ALBUQUERQUE, NM 87120 Certificate Number 2024-246038 Order Number Vendor ID Counter

Legal Description

Situs Address

SUB:WELBY TOWN OF 2ND FILING BLK:1 DESC: PLOTS 22 AND 23

0

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$52.06	\$0.00	\$0.00	(\$52.06)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/31/20	24				\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$1.86	AG FLOOD IRRG	\$1,938	\$510
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$8.90	LAND		
ADAMS COUNTY	26.8350000	\$13.69	Total	\$1,938	\$510
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.29			
SD 1	52.5540000	\$26.81			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.05			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.46			
Taxes Billed 2023	102.0550000	\$52.06			
* Credit Levy					

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TREASURER &PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

alyade L. Villey =

OFFICIAL SEAL

4430 S. Adams County Parkway



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071111 Parcel 0171936200001 Assessed To

COSIMI FARMS LP C/O:C/O COSIMI ANTHONY 6728 SEVILLE PL NW ALBUQUERQUE, NM 87120 Certificate Number 2024-246039 Order Number Vendor ID Counter

Legal Description

Situs Address

SECT,TWN,RNG:36-2-68 DESC: BEG AT A PT ON N LN OF SEC 36 WHICH PT IS 491/1 FT W OF WLY ROW LN OF UP RR TH S 03D 35M W 385/7 FT TH S 28D 30M W 304/95 FT TH W 95/37 FT TH N TO N LN OF SEC 36 TH E ALG N LN TO POB EXC ROW DNNW COB 26774

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$118.38	\$0.00	\$0.00	(\$118.38)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/31/2024	<u> </u>				\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.24	AG FLOOD IRRG	\$4,377	\$1,160
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$20.23	LAND -		
ADAMS COUNTY	26.8350000	\$31.12	Total	\$4,377	\$1,160
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.67			
SD 1	52.5540000	\$60.96			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.12			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.04			
Taxes Billed 2023 * Credit Levy	102.0550000	\$118.38			

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

Mynde L. Villey-



4430 S. Adams County Parkway

 From:
 Nick Eagleson

 To:
 Daniel Braswell

 Cc:
 Eva Mather

Subject: RE: Welby Junction fka Cosimi Farms/Oxenfree at Welby PDP

Date: Friday, January 17, 2025 11:02:19 AM

Hi Daniel,

Thanks for the heads up. Yeah, it's totally fine to wait on the certificate of taxes paid. We can actually get this as the case gets closer to scheduling for hearing.

Thanks again.

Nick Eagleson

Senior Strategic Planner, *Planning & Development Division*ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

County operating hours: Monday-Friday 8:00am-4:30pm

From: Daniel Braswell < dbraswell@norris-design.com>

Sent: Thursday, January 16, 2025 3:55 PM **To:** Nick Eagleson < NEagleson@adcogov.org> **Cc:** Eva Mather < emather@norris-design.com>

Subject: Welby Junction fka Cosimi Farms/Oxenfree at Welby PDP

Please be cautious: This email was sent from outside Adams County

Hi Nick,

We are getting ready to make our first submittal for the amendment to the Oxenfree at Welby PDP. I have a question regarding the tax certificates. The Tax Assessor just released 2024 taxes, so if we pull certificates of taxes paid, it will show a balance due. Since the deadline to pay the taxes is in April, would it be ok to submit these closer to PDP approval? We have the 2023 Certificates, which shows they have been paid, so there aren't any back taxes due.

I also wanted to make you aware that we are planning to change the name of the Development from Oxenfree at Welby to Welby Junction, so you will see that change on the PDP Amendment.

Thanks,

Daniel Braswell

Associate

+ 1101 Bannock Street | Denver, CO 80204

+ P 303.892.1166 | D 720.538.5721

	l				
		l			

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Phase II Drainage Report

Welby Junction

Prepared for:

Meritage Homes 7900 E. Union Ave., Suite 400 Denver, CO 80237

Prepared by:



REDLAND.COM

February 11, 2025 Project No. 21027.001



Phase II Drainage Report for Welby Junction

February 11, 2025

ENGINEER CERTIFICATION OF DRAINAGE REPORT

"I hereby certify that this report (plan) for the Drainage design of Welby Junction was prepared by me or under my direct supervision in accordance with the provisions of Adams County Storm Drainage Design and Technical Criteria for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others." Evan Rumney, P.E. Date Registered Professional Engineer State of Colorado No. 54401 DEVELOPER CERTIFICATION OF DRAINAGE FACILITIES "Meritage Homes hereby certifies that the drainage facilities for Welby Junction shall be constructed according to the design presented in this report. I understand that Adams County does not and will not assume liability for the drainage facilities designed and/ or certified by my engineer. I understand that Adams County reviews drainage plans pursuant to Colorado Revised Statues Title 30, Article 28; but cannot, on behalf of Welby Junction, guarantee that final drainage design review will absolve Meritage Homes and/or their successors and/or assigns the future liability for improper design. I further understand that approval of the Final Plat and/or Final Development Plan does not imply approval of my engineer's drainage design." Name of Developer (please print) Date **Authorized Signature**



Phase II Drainage Report for Welby Junction

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- Appendix A Vicinity Map, FIRM Maps, Soils Map
- Appendix B Hydrologic Calculations
- Appendix C Hydraulic Calculations
- Appendix D Reference Documents
- Appendix E Drainage Maps



Introduction

INTRODUCTION

This drainage report presents an analysis for the drainage patterns and requirements for the proposed Welby Junction development, hereafter referred to as the Site.

Site Location

The Site is located within the north half of the Northwest Quarter of Section 36, Township 2 South, Range 68 West of the Sixth Principal Meridian, Town of Welby, Adams County, Colorado. The approximate center of the Site is located at Latitude 39°50'21"N and Longitude 104°57'19" W. The site is bound by 78th Avenue to the south, Assumption Catholic School and the Lower Clear Creek Canal irrigation ditch to the west, undeveloped farm land to the east, and Industrial development and Niver Creek that is located to the north.

Site Description

The existing site encompasses approximately 28.065 acres. The site is currently active farm land with an existing house along the west side of the site. The Site generally drains to the east at slopes between 1% and 20%.

Existing stormwater runoff currently drains along an easterly overland path and discharges to the adjacent property along the northeast and southeast boundary. Runoff then flows in to Steele Street, then Niver Creek and ultimately in to the South Platte River.

Geotechnical borings have been identified from the Preliminary Geotechnical Investigation by CTL Thompson, dated November 1, 2021. There are seven test holes identified in the region of the site with groundwater depth measured generally between 20 and 27 feet deep.

There are no wetlands on the Site.

Proposed Project Description

The site will be developed with 44 single-family, 126 duplex and 62 town home lots and 15 tracts as well as associated roadway, utility and drainage improvements. A storm water collection and conveyance system will carry runoff from the proposed site to two treatment facilities. The northern facility, identified as Pond A, will provide detention and water quality for the entire site, including over detention for areas that do not flow to the Pond. These details are discussed later in this report. The southern facility, identified as Pond B, will provide water quality treatment for the southern portion of the site and the northern half of 78th Avenue adjacent to the site.



Soil Type

The Natural Resource Conservation Service (NRCS) soil survey site map indicates that the soil on site is composed of Nunn clay loam (NuA) (76%), whose hydrologic soil group is Type C, having a slow infiltration rate, Nunn clay loam (NuB) (21%), whose hydrologic soil group is Type C, having a slow infiltration rate, and Terrace escarpments (Tc) (3%), whose hydrologic soil group is Type A, having a high infiltration rate. A soil map for the site has been included in Appendix A for reference. It should be noted that the all drainage calculations assumed a conservative complete coverage of Type C soils, instead of the Type A/Type C mix that the soils map indicates.

Historic Drainage System and Major Basins

Flood Hazard and Drainage Studies Relevant to the Site

The site is contained within FIRM panel #08001C0604H dated March 5, 2007, included in Appendix A. According to Panel, no floodplains exist on the Site.

However, the *Flood Hazard Delineation, Niver Creek, Tributary L, and Tributary M* (FHAD) prepared by Jacobs, dated August 2021 indicates that flood waters do reach the Site. Excerpts from the Delineation are included in Appendix A. The report shows that the Niver Creek channel does not have capacity for the 100-year storm and splits downstream of Explorador Calle Avenue, northwest of the site. The split flow creates shallow flooding on the western portion of the site.

Wright Water Engineers has been retained by the developer to study the proposed site grading and it's impacts to the floodplain identified in the FHAD. It is the intent of the developer to remove the site from the floodplain via grading operations and submit a CLOMR to Mile High Flood District and FEMA for review and concurrence.

Existing Basins

The site is comprised of two major drainage basins (E1 and E2).

Basin E1 is located on the northern and central portion of the site. It contains existing active farm land, 79th Avenue, and a portion of Cleveland Street. The Basin slopes to the east and northeast at approximately 1.5% in slope and contains approximately 13.20 acres. Basin E1 discharges to the east. The runoff generated from the basin assumes an impervious coverage of 2%.

C5 = 0.05 C100 = 0.49

Q5 = 1.6 CFS Q100 = 29.3 CFS



Phase II Drainage Report for Welby Junction

February 11, 2025

Basin E2 is located on the southern portion of the site. It contains existing active farm land, the northern half of 78th Avenue and the southern portion of Cleveland Street. The basin slopes to the east and southeast at approximately 1% in slope and contains approximately 15.86 acres. Basin E2 discharges to the southeast in to an existing roadside swale along 78th Avenue. The runoff generated from the basin assumes an impervious coverage of 2%.

C5 = 0.05 C100 = 0.49

Q5 = 1.9 CFS Q100 = 35.4 CFS

Proposed Drainage System and Sub-Basins

Major Basins

The site generally flows from west to east and flows in to Niver Creek and ultimately in to the South Platte River. With the proposed roadway and grading improvements, the site will be divided in to two major basins, A and B.

Basin A comprises a majority of the site and drains overland and via a proposed public storm sewer system to a full spectrum detention pond, Pond A located in the northern portion of the Site.

Basin B is composed of areas that cannot drain to the proposed Pond A due to existing site boundary conditions. This includes a southern portion of the site as well as the north half of East 78th Avenue adjacent to the site. This basin generally flows to the south and east and will be treated by a water quality pond located in the southeast corner of the site.

It should be noted that Pond A has been sized to treat the entire development area, including Basin B and areas that flow directly offsite. Pond A has been sized to release 90% of the predevelopment release rates of the site, which is discussed later in this report.

Sub-Basins

Basin A

A majority of the Site is within Basin A. Basin A is 24.29 acres and has an overall impervious coverage of 59%. A majority of the Basin is collected in an on-site storm sewer system and is conveyed to Pond A, a proposed full spectrum detention pond, located in the northern portion of the site.



Basin A1 (2.45 Acres)

Basin A1 includes Pond A, as well as single-family attached lots, and landscape areas. Flows from the basin generally flow north and east to Pond A at Design Point 1. The basin is approximately 2.45 acres and has an imperviousness of 25%.

$$C5 = 0.24$$
 $C100 = 0.59$

Basin A2 (0.40 Acres)

Basin A2 includes the landscape areas for the Site. Flows from the basin generally surface flow to the east and are collected in a Type D inlet located at the low point of the eastern side of the basin, at Design Point 2. The basin is approximately 0.40 acres and has an imperviousness of 20%.

$$C5 = 0.20$$
 $C100 = 0.57$

Basin A3 (0.89 Acres)

Basin A3 includes single family detached lots and adjacent landscape areas. Flows from the basin generally surface flow to the east and are conveyed to a Type D inlet located in the low point of the open space, at Design Point 3. The basin is approximately 0.89 acres and has an imperviousness of 29%.

$$C5 = 0.27$$
 $C100 = 0.60$

Basin A4 (1.45 Acres)

Basin A4 includes single-family lots as well as the eastern half of Fillmore St. and adjacent sidewalk areas. Flows from the basin generally surface flow and are collected in the eastern flowline of Fillmore St. and are conveyed to a 10' Type R Inlet at Design Point 4, located in the low point of Fillmore St. The basin is approximately 1.45 acres and has an imperviousness of 69%.

$$C5 = 0.60$$
 $C100 = 0.77$



Basin A5 (2.00 Acres)

Basin A5 includes single-family lots, roadways and adjacent improvements, and open space areas. Flows from the west side of the basin generally surface flow and are collected in the northern flowline of 79th Avenue and are conveyed Design Point 5. Runoff from the east side of the basin generally flows to the western flowline of Fillmore Ct. where runoff is then conveyed south to 79th Ave. At 79th Ave., runoff is directed west along the northern flowline of 79th Ave. and ultimately to Design Point 5 where it is combined with flows from the west side of the basin and collected by a 10' Type R Inlet in the sump condition. The basin is approximately 2.00 acres and has an imperviousness of 74%.

C5 = 0.64 C100 = 0.79

Q5 = 4.1 CFS Q100 = 9.6 CFS

Basin A6 (1.03 Acres)

Basin A6 includes duplex lots, roadways and adjacent improvements, and open space areas. Flows from the basin generally surface flow and are collected in the southern flowline of 79th Avenue and are conveyed to a 5' Type R Inlet located in the lowpoint of 79th Avenue at Design Point 6. The basin is approximately 1.03 acres and has an imperviousness of 74%.

C5 = 0.64 C100 = 0.79

Q5 = 2.6 CFS Q100 = 6.2 CFS

Basin A7 (0.91 Acres)

Basin A7 includes duplex lots, roadways and adjacent improvements, and open landscape areas. Flows from the basin generally surface flow and are collected in the western flowline of Fillmore. Runoff is then conveyed to the north to Design Point 7, where it is collected by an on grade 10' Type R Inlet. The basin is approximately 0.91 acres and has an imperviousness of 69%.

C5 = 0.60 C100 = 0.77

Q5 = 2.2 CFS Q100 = 5.3 CFS



Basin A8 (0.13 Acres)

Basin A8 includes duplex lots, roadways, adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the eastern flowline of Fillmore St. Runoff is then conveyed south to Design Point 8 where it is collected by an on grade 5' Type R Inlet. The basin is approximately 0.13 acres and has an imperviousness of 67%.

C5 = 0.59 C100 = 0.76

Q5 = 0.3 CFS Q100 = 0.9 CFS

Basin A9 (0.26 Acres)

Basin A9 includes duplex lots, roadways and adjacent improvements, and open space areas. Flows from the basin generally surface flow and are collected in the western flowline of Fillmore St. Runoff is then conveyed to the south to Design Point 9 where it is collected by an on grade 15' Type R Inlet. The basin is approximately 0.26 acres and has an imperviousness of 62%.

C5 = 0.54 C100 = 0.74

Q5 = 0.7 CFS Q100 = 1.8 CFS

Basin A10 (0.98 Acres)

Basin A10 includes townhome lots, roadways, alleys and adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the eastern flowline of Clayton St. Runoff is then conveyed north to Design Point 10 where it is collected in an on grade 10' Type R Inlet. The basin is approximately 0.98 acres and has an imperviousness of 63%.

C5 = 0.56 C100 = 0.74

Q5 = 2.0 CFS Q100 = 5.2 CFS

Basin A11 (1.34 Acres)

Basin A11 includes townhome lots, roadways, alleys, adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the western flowline of Clayton St. Runoff is then conveyed north to Design Point 11 where it is collected in an on grade 10' Type R Inlet. The basin is approximately 1.34 acres and has an imperviousness of 63%.

C5 = 0.55 C100 = 0.74

Q5 = 2.8 CFS Q100 = 7.3 CFS



Basin A12 (1.65 Acres)

Basin A12 includes duplex lots, roadways, alleys, adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the western flowline of Clayton St. Runoff is then conveyed south to Design Point 12 where it is collected at an ongrade 20' Type R. The basin is approximately 1.65 acres and has an imperviousness of 65%.

$$C5 = 0.57$$
 $C100 = 0.75$

Basin A13 (1.17 Acres)

Basin A13 includes townhome lots, roadways, and adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the southern flowline of 79th Ave. Runoff is then conveyed east to Design Point 13 where it is collected at an ongrade 10' Type R. The basin is approximately 1.17 acres and has an imperviousness of 59%.

$$C5 = 0.52$$
 $C100 = 0.73$

Basin A14 (0.83 Acres)

Basin A14 includes townhome lots, roadways, alleys and adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the northern flowline of E. 78th Pl. Runoff is then conveyed east to Design Point 14 where it is collected at an on-grade 10' Type R Inlet. The basin is approximately 0.83 acres and has an imperviousness of 73%.

$$C5 = 0.64$$
 $C100 = 0.79$

Basin A15 (0.86 Acres)

Basin A15 includes duplex lots, roadways, alleys and adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the southern flowline of E. 78th Pl. Runoff is then conveyed to the east at Design Point 15 where it is collected at an on-grade 5' Type R Inlet. The basin is approximately 0.86 acres and has an imperviousness of 53%.

$$C5 = 0.47$$
 $C100 = 0.70$



Basin A16 (1.22 Acres)

Basin A16 includes townhome lots, roadways and adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the northern flowline of E. 78th Pl. Runoff is then conveyed to the east at Design Point 16 where it is collected at an on-grade 10' Type R Inlet. The basin is approximately 1.22 acres and has an imperviousness of 73%.

C5 = 0.63 C100 = 0.78

Q5 = 3.0 CFS Q100 = 7.1 CFS

Basin A17 (0.77 Acres)

Basin A17 includes duplex lots, roadways, alleys and adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the southern flowline of E. 78th Pl. Runoff is then conveyed to the east at Design Point 17 where it is collected at an on-grade 5' Type R Inlet. The basin is approximately 0.77 acres and has an imperviousness of 59%.

C5 = 0.52 C100 = 0.72

Q5 = 1.7 CFS Q100 = 4.5 CFS

Basin A18 (0.74 Acres)

Basin A18 includes townhome lots, roadways, alleys and adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the eastern flowline of Josephine Ct. and flow to the northern flowline of E. 78th Pl. Runoff is then conveyed to the east at Design Point 18 where it is collected at an on-grade 10' Type R Inlet. The basin is approximately 0.74 acres and has an imperviousness of 77%.

C5 = 0.66 C100 = 0.80

Q5 = 1.9 CFS Q100 = 4.5 CFS

Basin A19 (1.08 Acres)

Basin A19 includes duplex lots, roadways, alleys and adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the southern flowline of E. 78th Pl. and in the western flowline of Columbine St. Runoff is then conveyed to the east at Design Point 19 where it is collected at an on-grade 10' Type R Inlet. The basin is approximately 1.08 acres and has an imperviousness of 75%.

C5 = 0.65 C100 = 0.79

Q5 = 2.9 CFS Q100 = 6.8 CFS



Basin A20 (0.84 Acres)

Basin A20 includes duplex lots, roadways, alleys and adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the western flowline of Columbine St. Runoff is then conveyed to the south at Design Point 20 where it is collected at an on-grade 15' Type R Inlet. The basin is approximately 0.84 acres and has an imperviousness of 68%.

C5 = 0.59 C100 = 0.76

Q5 = 1.7 CFS Q100 = 4.2 CFS

Basin A21 (1.89 Acres)

Basin A21 includes single family detached lots, roadways and adjacent improvements and open space areas. Flows from the basin generally surface flow and are collected in the southern flowline of 79th Ave. and in the western flowline of Josephine Ct. Runoff is then conveyed to Design Point 21 where it is collected at a 10' Type R Inlet in the sump condition. The basin is approximately 1.89 acres and has an imperviousness of 69%.

 $C5 = 0.60 \quad C100 = 0.77$

Q5 = 3.9 CFS Q100 = 9.6 CFS

Basin A22 (0.70 Acres)

Basin A22 includes open space area. Flows from the basin generally surface flow and are collected in a Type C inlet in the lowpoint of Tract B at Design Point 22. The basin is approximately 0.70 acres and has an imperviousness of 20%.

C5 = 0.20 C100 = 0.57

Q5 = 0.7 CFS Q100 = 3.6 CFS

Basin A23 (0.23 Acres)

Basin A23 includes the back half of the single-family lots. Flows from the basin generally surface flow to a 2 foot rear yard swale, where the runoff is conveyed to the south to Design Point 23. This swale conveys approximately 30 cfs during the 100-year event from OS1. See the FHAD report by Wright Water Engineers for offsite drainage information. The basin is approximately 0.23 acres and has an imperviousness of 20%.

C5 = 0.20 C100 = 0.57

Q5 = 0.2 CFS Q100 = 0.9 CFS



Basin A24 (0.47 Acres)

Basin A24 includes open space areas located in the northwest portion of the site. Portions of the open space will be used as a conveyance channel for the 100-year flood event associated with the Niver River, as well as used as conveyance for the Basin A outfall into the 5' trickle channel to Detention Pond A. The channel will collect runoff from Basin A24, as well as the excess 100-year flood event from 79th Avenue and will convey the runoff to Detention Pond A. The basin is approximately 0.47 acres and has an imperviousness of 20%.

C5 = 0.20 C100 = 0.57

Q5 = 0.3 CFS Q100 = 1.7 CFS

Basin A-OS1 (0.76 Acres)

Basin A-OS1 includes rear yards of single-family lots and open space located on the amenity property. Flows from the basin follow existing drainage patterns and generally sheet flow overland to the east and discharge to the adjacent property at Design Point 25. Pond A provides over-detention to account for these un-detained flows. The basin is approximately 0.76 acres and has an imperviousness of 43%.

C5 = 0.38 C100 = 0.66

Q5 = 1.2 CFS Q100 = 3.9 CFS

Basin B

Basin B is located in the southern portion of the Site and corresponds and contains 3.97 acres and has an overall impervious coverage of 64%. The Basin consists of portions of the site that cannot drain to the proposed full spectrum detention pond, Pond A, located in the northern portion of the site. The basin consists of duplex lots, single family detached lots, and adjacent open spaces as well as the northern half of the improved 78th Avenue. The Basin is collected in a storm sewer system and conveyed to a proposed water quality pond, Pond B located in the southeast corner of the site.

Basin B1 (0.12 Acres)

Basin B1 includes the proposed water quality Pond B and adjacent landscape areas. Flows from the basin generally sheet flow overland east into the Pond, at Design Point 28. The basin is approximately 0.12 acres and has an imperviousness of 20%.

C5 = 0.20 C100 = 0.57

Q5 = 0.1 CFS Q100 = 0.6 CFS



Basin B2 (1.37 Acres)

Basin B2 includes duplex lots, roadways, alleys, adjacent landscape areas and the northern half of improved E. 78th Avenue. Flows from the basin generally sheet flow overland to the western flowline of Fillmore St. and northern flowline of E. 78th Avenue. The flows then are conveyed to an on-grade 20' Type R inlet at Design Point 26. The basin is approximately 1.37 acres and has an imperviousness of 71%.

C5 = 0.61 C100 = 0.77

Q5 = 3.6 CFS Q100 = 8.6 CFS

Basin B3 (2.48 Acres)

Basin B3 includes duplex lots, roadways, adjacent landscape areas and the northern half of improved E. 78th Avenue. Flows from the basin generally sheet flow overland to the northern flowline of E. 78th Avenue and are conveyed to an on-grade 20' Type R inlet, at Design Point 25. The basin is approximately 2.48 acres and has an imperviousness of 63%.

C5 = 0.55 C100 = 0.74

Q5 = 4.4 CFS Q100 = 11.4 CFS

Basin B-OS1 (0.06 Acres)

Basin B-OS1 includes the northern half of improved E. 78th Avenue and adjacent sidewalk and landscape area. Flows from the basin follow existing drainage patterns and generally sheet flow overland to the east and into the northern flowline of E. 78th Avenue at Design Point 27. Pond A provides over-detention to account for the un-detained flows. The basin is approximately 0.06 acres and has an imperviousness of 74%.

C5 = 0.64 C100 = 0.79

Q5 = 0.2 CFS Q100 = 0.4 CFS



Offsite Basins

Basin OS1 (4.13 Acres)

Basin OS1 consists of existing structures including a landscape facility, church, the east side of York Street, and the north side of East 78th Avenue. Generally, the basin sheet flows from the existing irrigation ditch in the southeast direction towards Design Point 24. Flows will be conveyed along the north half of existing 78th Ave. The street capacity in this location can only convey 3.56 cfs to the proposed curb and gutter on the north half of 78th Ave. due to the existing street cross section. The remaining flow of 1.24 cfs in the 5-year and 13.24 cfs in the 100-year overtops the crown of 78th Ave. and flows to the south. See Appendix C for existing 78th Ave. street capacity. The basin is approximately 4.13 acres with an imperviousness of approximately 38%.

C5 = 0.35 C100 = 0.64

Q5 = 4.8 CFS Q100 = 16.8 CFS

Basin OS2 (21.98 Acres)

Basin OS2 consists of an existing landscape facility, industrial buildings, large parking lots, single family homes and landscape areas on the northern side of East 79th Avenue and South of Niver River. The swale in Basin A24 and Detention Pond A have been designed to pass-through flows from the offsite basin, but not treat or detain them. Basin OS2 is approximately 21.98 acres with an imperviousness of approximately 52%.

C5 = 0.46 C100 = 0.70

Q5 = 29.5 CFS Q100 = 85.2 CFS

Phase II Drainage Report for Welby Junction

<u>Criteria</u>

Regulations

This report was developed in compliance with the Adams County Storm Drainage Design and Stormwater Quality Control Regulations as well as Mile High Flood District Storm Criteria Manual.

Development Criteria Reference and Constraint

This project was developed in compliance with the Adams County Development Standards and Regualtions with supplemental information developed from the Urban Storm Drainage Criteria Manual developed by Mile High Flood Control District. There are no proposals for any adaptations from criteria at this time.

Hydrological Criteria

The hydrologic design was computed using the Rational Method as defined by Mile High Flood District. The 5-year storm was used as the minor storm event, while the 100-year storm was used as the major event. The one-hour point rainfall depth used for the 5-year storm was 1.42 inch and 2.71 inches for the 100-year event, as defined in Table 9-3 from the Adams County manual. The Rational Method was used to analyze fully developed conditions and are depicted on the SF-3 sheets in Appendix B.

Hydraulic Criteria

Existing and proposed conveyance channels and swales were sized for hydraulic capacity using Hydraflow Express. Channel sections, slopes, Manning's N values, and system flows consistent with the results produced by the SF Forms were utilized to confirm channel and swale capacities. Please see Appendix C for calculations.

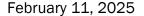
Street capacities and inlet sizing were preliminarily evaluated using conservative values for the Street Capacity and Inlet Sizing spreadsheet V5.01, developed by Mile High Flood District. Ponding depths for the minor storm are allowed to the top of curb. Ponding depth for the major storm is assumed to be at a depth equal to the adjacent right-of-way line, which is less than the allowable of 6" depth at street crown.

Stormwater Attenuation and Water Quality Enhancement

Pond A

Pond A provides full spectrum detention for the Site with a required water quality capture volume (WQCV) of 0.472 ac-ft, an excess urban runoff volume (EURV) of 0.904 ac-ft, and a 100-year volume of 2.659 ac-ft calculated with MHFD-Detention v4.05. The total storage volume provided is 4.5432 ac-ft at 5.86' of depth, the WOCV provided is 0.475 ac-ft at 2.29'







of depth, and the EURV provided is 1.381 ac-ft at 3.33' of depth. The approximate WQCV water surface elevation is 5113.29, the approximate EURV water surface elevation is 5114.33, and the approximate 100-year water surface elevation is 5116.86.

The overflow spillway (Elevation 5116.90) was sized to safely convey the un-detained 100-year storm event from the pond with 1.0 feet of freeboard in the weir. The outfall for the detention pond consists of an 18-inch RCP pipe with a restrictor plate which has a maximum release rate of 1.5 cfs when the pond is at a maximum water surface elevation of 5116.90. This release from the pond has been lowered to account for the un-detained release from Basins A-OS1, B-OS1, B2, and B3. The pre-developed release from the Site is approximately 26.4 cfs, 90% of the 100-year predevelopment release is 23.8 cfs. Basins A-OS1, B-OS1, B1, B2, and B3 are released un-detained and equate to 11.1 cfs released during the 100-year storm. This number is calculated by the summation of the 100-year release rate of Pond B and the 100-year release rate values for Basins A-OS1 and B-OS1, which are 6.8 cfs, 3.9 cfs, and 0.4 cfs, respectively. To account for this un-detained release of runoff, Pond A will overdetain flows so that the total runoff amount released from the Site remains within 90% of the pre-development release rates. This equates to an allowable release rate of 12.7 cfs for Pond A.

Pond B

Pond B provides water quality only in order to provide treatment to Basin B. The water quality capture volume (WQCV) of 0.083 ac-ft calculated with MHFD-Detention v4.05 for the tributary 'B' sub-basins. The total storage volume provided is 0.096 ac-ft at 3.79' of depth which is greater than the required volume of 0.078 ac-ft. The WQCV water surface elevation (WSEL) is 5115.54. All storms greater than those producing the WQCV will be conveyed thru the Pond and discharge via the outlet structure or emergency spillway.

The overflow spillway (Elevation 5115.60) was sized to safely convey the un-detained 100-year storm event from the pond with 1.2 foot of freeboard in the weir.

The outfall for the water quality pond consists of a modified Type D inlet and an 18-inch RCP pipe. The WQCV will be controlled via an orifice plate. The top of the Type D inlet will be set above the WQCV elevation of 5115.54. Flows from larger storms will be collected in the inlet or discharge thru the emergency spillway. The 18-inch pipe will discharge to the historic release rate in the existing roadside swale on the north side of E. 78th Avenue. The pre-existing roadside ditch has been verified and can safely convey flows away from Site.



Phase II Drainage Report for Welby Junction

Drainage Facility Design

General Concept

The majority of Welby Junction runoff will generally surface flow to the north and east and will be collected in an on-site storm system and discharge into Detention Pond A. Pond A will provide full spectrum detention and water quality treatment for the entire site, even non-tributary areas to account for over-detention. The pond will limit the total discharge of the Site to 90% of predevelopment runoff that ultimately flows to the east, to Niver Creek and ultimately to the South Platte River. The southern portion of the site will generally surface flow to the south and east and will be collected in a storm system and discharge into Water Quality Pond B. Pond B will provide water quality treatment only for Basin B. The release point of Pond B is to be into the existing roadside swale located on the north side of E. 78th Ave, and has been verified to safely convey flows away from Site.

Specific Details

Ponds A and B will be within proposed Tracts with drainage easements to allow for maintenance and access to the drainage facilities. An Access road to the bottom of Pond A has been provided in accordance with the Mile-High Flood District standards in order to provide a route for maintenance equipment to get to the water quality and detention components of each pond. Pond B is considered small enough that access to the critical components can be provided by the adjacent tract area.

Wright Water Engineers have been retained to study the floodplain impacts of the site. One critical component of the on-site drainage design is the floodplain diversion channel proposed along the northwest property line. The concept for the floodwaters is that they will be conveyed in 79th Avenue from west to east to a lowpoint. Any floodwaters exceeding the capacity of the inlets in this location will pond and spill over the north curb and gutter and discharge to the proposed channel, located at Design Point 5. The channel will convey the floodwaters to the north and in to Detention Pond A. Detention Pond A emergency spillway has been sized for the full 100-year floodplain runoff, not just on-site runoff.

All storm water conveyance components that are not within public R.O.W. will have a drainage easement to allow for access and maintenance.



Phase II Drainage Report for Welby Junction

Downstream Impact Analysis

As discussed in the previous sections, the site will provide stormwater control facilities that will detain and treat runoff generated on site. The larger facility, Pond A, provides full spectrum detention for the entire site, including un-detained areas so that runoff leaving the site is reduced to 90% of existing discharges. Pond B provides only water quality for the contributing drainage basin. Pond B will be released to the north side of E. 78th Ave. into an existing swale. See Appendix C for existing swale calculation. By controlling and treating stormwater runoff, the project will not adversely affect downstream properties.

Erosion and Sediment Control

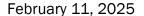
Erosion control and sediment control measures include a wide range of management practices, schedules of activities, prohibitions on practices, and other best management practices (BMP). Stormwater quality will be protected and preserved throughout the development of the Site. During mass grading and sub-excavation, measures such as silt fences, inlet protection, straw bales, and vehicle tracking control will be used to minimize erosion and sedimentation on the Site. After various stages of the construction, when applicable, temporary and/or permanent erosion control stabilization will be installed and maintained (landscaping, seeding, mulching, etc.)

BMP's also include operating procedures, treatment practices to control Site runoff, and drainage from leaks, spills, and storage. Erosion matting, per request of the Engineer, may be required if there are unstable slopes.

Upon completion of the grading, temporary and/or permanent seeding and mulching will be applied to all areas disturbed on Site. All seeding, fertilizers, and mulching shall conform to UDFCD Volume III, Best Management Practices.

All temporary and permanent erosion control practices shall be maintained and repaired as needed by the contractor throughout the duration of construction to assure each BMP's functionality. The contractor will perform inspections as outlined in the Erosion & Sediment Control Plan/Report. In addition, all facilities must be inspected by the owner or the owner's representative following each heavy weather event that results in runoff.

Conditions that are suitable for vegetation might require additional treatment with placement of topsoil, geotextile fabrics and/or mulch to maintain healthy landscape. Installation of fabrics shall conform to manufacturer's recommendations.





Phase II Drainage Report for Welby Junction

Conclusion

Compliance with the Adams County Code

The presentation of design features in this report were developed in compliance with the requirements of the Adams County Stormwater Drainage Design and Stormwater Quality Control Regulations, with supplemental information developed from the Mile High Flood Control District Storm Drainage Criteria Manuals. This analysis demonstrates that the proposed facilities are developed in compliance with the appropriate criteria and constraints for the relevant development needs for the project.

Drainage Concept

The drainage facilities design with this report are provided to manage excess urban runoff with initial runoff addressing water quality needs, minor event runoff accommodating a 5-year probability event and major event runoff accommodating a 100-year probability event. Flows are conveyed through a series of surface and pipe drainage facilities with appropriate design capacity.



Phase II Drainage Report for Welby Junction

References

REFERENCES

- 1. Adams County, Colorado, Stormwater Drainage Design and Stormwater Quality Control Regulations, latest online addition.
- 2. Mile High Flood Control District, Denver, Colorado, Urban Storm Drainage Criteria Manual, Volume 1-3, latest online addition.
- 3. Preliminary Geotechnical Investigation Cosimi Farm, CTL Thompson, Inc., November 1, 2021.
- 4. Flood Hazard Area Delineation (FHAD), Niver Creek, Tributary L, and Tributary M, Jacobs, August 2021.

Appendix A - Vicinity Map, FIRM Map, Soils Map

VICINITY MAP 1" = 2000'



VICINITY MAP

ADAMS COUNTY

COSIMI FARMS

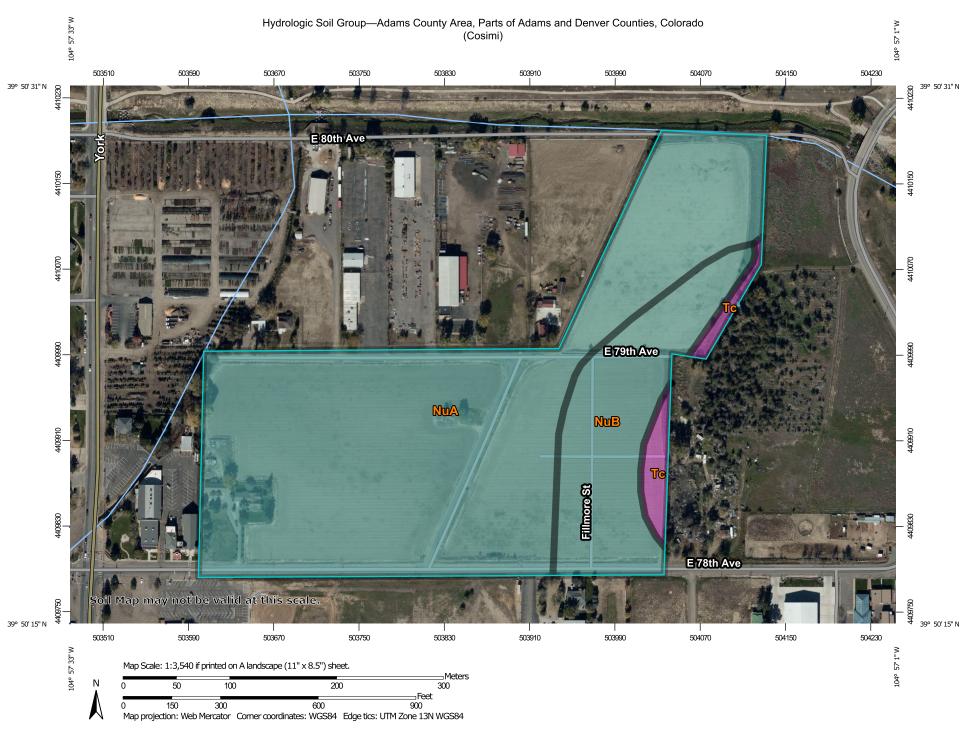
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MAP LEGEND MAP INFORMATION The soil surveys that comprise your AOI were mapped at Area of Interest (AOI) С 1:20.000. Area of Interest (AOI) C/D Soils Warning: Soil Map may not be valid at this scale. D Soil Rating Polygons Enlargement of maps beyond the scale of mapping can cause Not rated or not available Α misunderstanding of the detail of mapping and accuracy of soil Water Features line placement. The maps do not show the small areas of A/D Streams and Canals contrasting soils that could have been shown at a more detailed В Transportation B/D Rails +++ Please rely on the bar scale on each map sheet for map С measurements. Interstate Highways C/D Source of Map: Natural Resources Conservation Service **US** Routes Web Soil Survey URL: D Major Roads Coordinate System: Web Mercator (EPSG:3857) Not rated or not available Local Roads Maps from the Web Soil Survey are based on the Web Mercator 0 projection, which preserves direction and shape but distorts Soil Rating Lines Background distance and area. A projection that preserves area, such as the Aerial Photography Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required. This product is generated from the USDA-NRCS certified data as of the version date(s) listed below. B/D Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado Survey Area Data: Version 18, Aug 31, 2021 C/D Soil map units are labeled (as space allows) for map scales D 1:50,000 or larger. Not rated or not available Date(s) aerial images were photographed: Oct 20, 2018—Oct **Soil Rating Points** 26, 2018 Α The orthophoto or other base map on which the soil lines were A/D compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor В shifting of map unit boundaries may be evident. B/D

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
NuA	Nunn clay loam, 0 to 1 percent slopes	С	22.7	76.3%
NuB	Nunn clay loam, 1 to 3 percent slopes	С	6.1	20.4%
Тс	Terrace escarpments	A	1.0	3.3%
Totals for Area of Intere	st		29.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOTES TO USERS

This map is for use in administering the National Flood Insurance does not necessarily identify all areas subject to flooding, particular drainage sources of small size. The community map repository consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations the Flood Portice and Floodway Data and/or Summary of Stiffwate Elevations these crossined within the Flood Insurance Soby (Fills) proof that accompanies these contained within the Flood Insurance Soby (Fills) proof that accompanies rounded whole-flood elevations. These BFEs are inlanded for flood insurance rating purposes ofly and should not be used as the see source of flood report should be utilized in conjunction with the FIRM for purposes of construction and/or floodpain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.07 North American Vertical Datum of 1989 (NWO 88). Users of this FRM should be aware that coastal food elevations are shot provided in the Summary of Stillwatter Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwatter Elevations shown on the Stillwatter Elevation shown on the Finds.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic consideration with regard to requirements of the National Flood Insurance Program. Floodway width and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Cartain areas not in Spacial Flood Hazard Areas may be protected control structures. Refer to Section 2.4 "Flood Protection Mee the Flood Insurance Study report for information on flood control for this jurisdiction.

Flood insertions on this map are referenced to the North American Vertical Datan of 1988. These food deviations must be prospect a structured bottom of 1988. These food deviations must be represent a structure of ground elevations referenced to the same vertical datum. For information regarding convention between the Northal American Vertical Datum of 1998, visat the Natical Geodetic and the North American Vertical Datum of 1998, visat the Natical Geodetic Survey at the Foldowing address: Canada grow of consists the National Geodetic Survey at the Foldowing address:

NGS Information Services NOAA, N/NGS12 NUAA, NINGS12 National Geodetic Survey SSMC- 3, #9202 1315 East- West Highway Silver Spring, MD 20910- 3282

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.noaa.gow/.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FRM for this jurisdiction. The foodplains and foodlews that were transferred from the previous FRM may have been adjusted to conform to these new stream channel configurations. As a result, the Food Profiles and Foodlews Data tables in the Food Insurance Study report period contains authoritative hydraulic data may reflect stream channel distances that differ from what is shown on this solution to the food from the contains authoritative hydraulic data may reflect stream channel distances that differ from what is shown on this shown on the

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing Makional Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

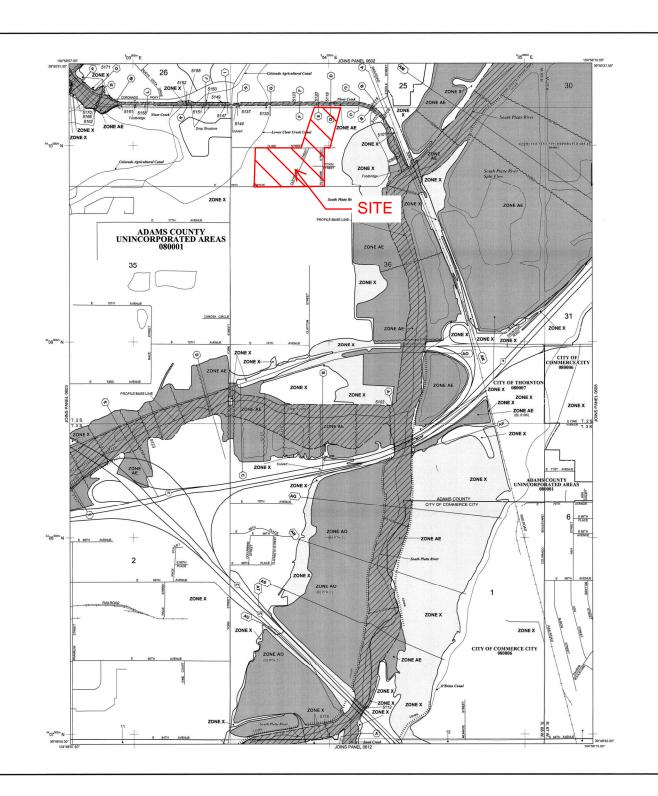
Contact the FEMA Map Service Center at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include proviously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9600 and its website at http://www.msc.fema.gov/.

If you have questions about this map or questions concerning the National Flood insurance Program in general, please call 1-877-FEMA MAP(1-877-336-2627 or visit the FEMA website at http://www.fema.gov/.

This digital Flood insurance Rate Med (FTRM) was produced through a cooperative partnership between the State of Chinsich Waler Conservation Board, the partnership between the State of Colorado Waler Conservation Board, the Report (FMA). The State of Colorado Waler Conservation Board and the Utahan Dains and Flood Control District hove implemented a long term approach of floodings and state of Colorado Colorado Colorado Polarido House, and the Colorado Colorado Colorado District hove private of Colorado Colorado Polarido Petrola Representa with FEMA to protoco their digital FISM.







LEGEND

SPECIAL FLOOD HAZARD AREAS (SPHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD annual chance flood (100-year flood), also known as the base flood, is the flood a 1% chance of being equalled or exceeded in any given year. The Spood asserd Area is the area subject to flooding by the 11% annual chance flood. Areas all Flood Hazard include Zones A. AE, AH, AO, AN, ASS, V and VE. The Base valido is the water-surface develore of the 1% annual chance flood.

No Base Flood Elevations determined. Base Flood Elevations determined.

Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined. Plood depths of 1 to 3 feet (usually sheet flow on sloping ternals); werage ceptral detarmined. For areas of alluvial fan flooding, velocities also determined.

Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Blevations

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodylain areas that must be kept free of encroschment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

(A)-

Areas determined to be outside the 0.2% annual chance floodplain.

Areas in which flood hazards are undetermined, but possible. 77777 COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

 Floodplain boundary Zone D boundary

CBRS and OPA boundar

 Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities. ~ 513 ~ Base Flood Elevation line and value; elevation in feet*

Base Flood Elevation value where uniform within zone; elevation in feet* (EL 987) erican Vertical Datum of 1988 (NAVD 88)

----(Ā) Cross section line (23)-----(23) Transect line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) 4275^{000m}N 1000-meter Universal Transverse Mercator grid ticks, zone 13

S000-foot grid ticks: Alabama State Plane coordinate system, east zone (FIPSZONE 0101), Transverse Mercator Bench mark (see explanation in Notes to Users section of this FIRM panel) DX5510

_ M1.5 River Mile MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP August 11, 1995

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL MARCH 5, 2007 - to update map forms.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this sursidiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



PANEL 0604H

FIRM

PR06

COOD HINSTURYANCE

FLOOD INSURANCE RATE MAP ADAMS COUNTY,

COLORADO AND INCORPORATED AREAS

PANEL 604 OF 1150

(SEE MAP INDEX FOR FIRM PANEL LAYOUT) CONTAINS:

COMMUNITY NUMBER PANEL SUFFIX

ADAMS COUNTY 080001 0804
COMMERCE CITY, CITY OF 080006 0804
THORNTON, CITY OF 080007 0804



08001C0604H MAP REVISED MARCH 5, 2007

Federal Emergency Management Agency

Flood Hazard Area Delineation Niver Creek, Tributary L, and Tributary M August 2021



Prepared by:

Jacobs

9191 South Jamaica St. Englewood, CO 80112

Project Sponsors:





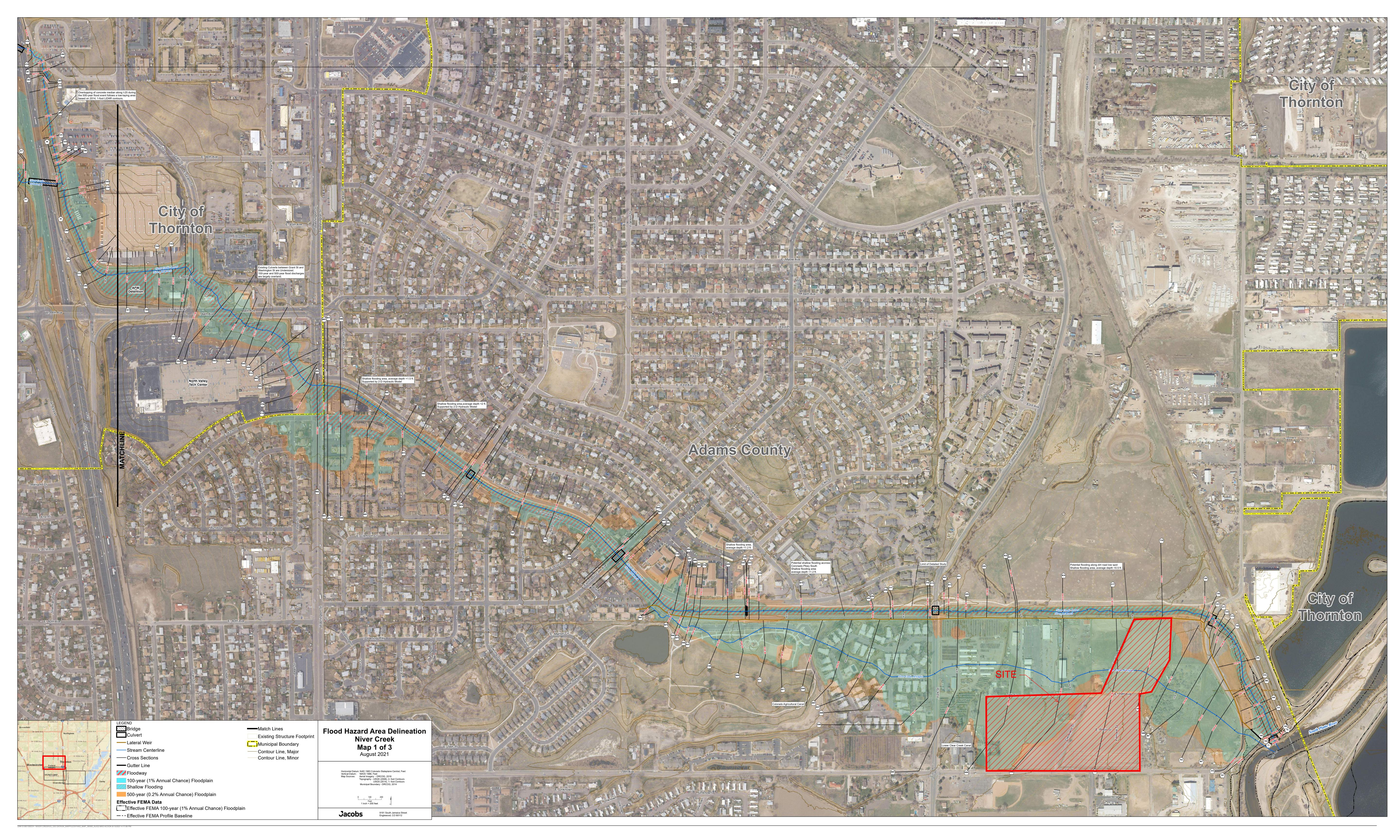
Adams County



City of Federal Heights



City of Thornton



Appendix B - Hydrologic Calculations



STANDARD FORM SF-1 - DEVELOPED RUNOFF COEFFICIENTS

PROJECT NAME: Existing - Cosimi Farms

PROJECT NUMBER: 21027
CALCULATED BY: BRB
CHECKED BY: ER

DATE: 8/16/2022

JURISDICTION: Adams

Residential High Density Business-Paved Road Drive/Walk Lawn Park Lot < 0.25 AC Housing Suburban LAND USE: **IMPERVIOUSNESS** 45% 65% 100% 90% 2% 10% 75%

NRCS SOIL TYPE: TYPE C

					OVE	RALL SITE STU	JDY AREA							
DESIGN BASIN	DESIGN POINT	Residential Lot <0.25 AC (AC)	High Density Housing (AC)	Paved Road (AC)	Drive/Walk (AC)	Lawn (AC)	Park (AC)	Business- Suburban (AC)	TOTAL AREA (AC)	C _d (2)	C _d (5)	C _d (10)	C _d (100)	Imp (%)
E1	1					13.20			13.20	0.01	0.05	0.15	0.49	2%
BASIN A						13.20			13.20	0.01	0.05	0.15	0.49	2%
DAOIN A						100.0%			100.0%					
E2	2					15.86			15.86	0.01	0.05	0.15	0.49	2%
									0.00					
BASIN B						15.86			15.86	0.01	0.05	0.15	0.49	2%
DASIN D						100.0%			100.0%					
ON SITE STUDY						29.06			29.06	0.01	0.05	0.15	0.44	2%
AREA						100.0%			100.0%					



STANDARD FORM SF-2 - DEVELOPED TIME OF CONCENTRATION

PROJECT NAME: Existing - Cosimi Farms 8/16/2022

0.49

0.05

26.9

PROJECT NUMBER: 21027

NIEOKED DV.

JURISDICTION: Adams

CALCULATED BY: BRB

CHECKED	BY:	ER															
	SUB-BASIN DATA			INITIAL TIME (T _i)				•	FRAVEL TIME (T₁)				tc CHECK NIZED BA		FINAL Tc		IOFF ICIENT
DESIGN (F) BASIN	S AREA (AC)	హ (3)	ENGTH*	© SLOPE (%)	© (MINUTES)	S LENGTH (FT)	(%) STOPE (%)	ර (9)	(O Surface	(FP VEL (FPS)	E T _t (MINUTES)	E COMP. to	TOTAL E LENGTH	REGIONAL G tc	Min. t _e	ဒဘ	C ₁₀₀
E1	13.20	0.05	85	1.0%	18	1410	1.8%	5.0	Tillage/Field	35.5	53.3	1495	27.1	27.1	0.05	0.49	
	1	1			1									1	1		

410 * L = 500' max for non-urban land uses and 300' max for urban land uses

1.3%

35.7

0.05

 $T_i = \frac{0.395(1.1 - C)L^{1/2}}{S^{1/3}}$

15.86

 $t_c = \frac{L}{180} + 10$

Tillage/Field

5.0

1.5%

1150

 $t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$

Type of Land Surface Conveyance Coefficient, C, Heavy meadow 2.5 Tillage/field

26.9

Table RO-2—Conveyance Coefficient, C_{ν}

 $V = C_v S_w^{0.5}$

Short pasture and lawns Nearly bare ground Grassed waterway 15

1560

31.3

67.0

I:\2021\21027 - Cosimi Farms\Engineering\Calculations and Reports\Drainage\Preliminary\Rational\Existing Cosimi Rational.xlsx Publish Date: 8/16/2022



STANDARD FORM SF-3 - DEVELOPED STORM DRAINAGE DESIGN - RATIONAL METHOD 5 YEAR EVENT

PROJECT NAME: Existing - Cosimi Farms DATE: 8/16/2022

PROJECT NUMBER: 21027 P1 (1-Hour Rainfall) 1.42 JURISDICTION: Adams

CALCULATED BY: BRB
CHECKED BY: ER

				DIF	RECT RUN	OFF				TOTAL RU	JNOFF		STF	REET		PIPE		TR	AVEL T	IME	REMARKS
STORM LINE	DESIGN	DESIGN BASIN	AREA (AC)	RUNOFF COEFF C ₅	t _c (minutes)	C*A(AC)	l (in/hr)	Q (cfs)	t _c (minutes)	S(C*A) (ac)	l (in/hr)	Q (cfs)	SLOPE (%)	STREET FLOW(cfs)	ESIG OW(c	SLOPE (%)	PIPE SIZE (in)	LENGTH (ft)	VELOCITY (fps)	t _t (Minutes)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
	1	E1	13.2	0.05	27.1	0.7	2.37	1.6	27.07	0.68	2.37	1.60									
	2	E2	15.9	0.05	26.9	0.8	2.37	1.9	26.90	0.82	2.37	1.94									



STANDARD FORM SF-3 - DEVELOPED STORM DRAINAGE DESIGN - RATIONAL METHOD 100 YEAR EVENT

Existing - Cosimi Farms DATE: 8/16/2022 PROJECT NAME:

JURISDICTION: Adams PROJECT NUMBER: 21027 **P₁ (1-Hour Rainfall) 2**.71

CALCULATED BY: BRB CHECKED BY: ER

4.4				DIRE	CT RU	NOFF			T	OTAL F	RUNOFI	=	STF	EET		PIPE		TR	AVEL T	IME	REMARKS
STORM LINE	DESIGN	DESIGN BASIN	AREA (AC)	RUNOFF COEFF C ₁₀₀	t _e (minutes)	C*A(ac)	l (in/hr)	တန္း	t _c (minutes)	S(C*A) (ac)	l (in/hr)	Q (cfs)	SLOPE (%)	STREET FLOW(cfs)	DESIGN FLOW(cfs)	SLOPE (%)	PIPE SIZE (in)	LENGTH (ft)	VELOCITY (fps)	t _t (minutes)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
	1	E1	13.2	0.49	27.1	6.5	4.51	29.3	27.07	6.50	4.51	29.33									
	2	E2	15.9	0.49	26.9	7.8	4.53	35.4	26.90	7.81	4.53	35.37				Ţ	•	·			

Date: 8/16/2022



PROJECT NAME: Existing - Cosimi Farms DATE: 8/16/2022
PROJECT NUMBER: 21027.000 JURISDICTION: Adams

CALCULATED BY: BRB CHECKED BY: ER

Basin Summary Table

				,			
		Runoff Co	efficients		Peak	Flows (cfs)	Structure
Basin	Area (AC)	C ₅	C ₁₀₀	l (%)	Q_5	Q ₁₀₀	Structure
E1	13.20	0.05	0.49	2%	1.6	29.3	NORTHEAST

Basin Summary Table

		Runoff Co	efficients		Peak	Flows (cfs)	Ctructure
Basin	Area (AC)	C ₅	C ₁₀₀	I (%)	Q ₅	Q ₁₀₀	Structure
E2	15.86	0.05	0.49	2%	1.9	35.4	SOUTHEAST



STANDARD FORM SF-1 - DEVELOPED RUNOFF COEFFICIENTS

PROJECT NAME: Proposed - Cosimi Farms

PROJECT NUMBER: 21027 CALCULATED BY: JJD CHECKED BY: ER DATE: 2/11/2025 JURISDICTION: Adams

High Density Paved Road Drive/Walk Park Lawn Lot < 0.25 AC Housing Suburban LAND USE: IMPERVIOUSNESS 55% 65% 95% 95% 20% 15% 75%

NRCS SOIL TYPE: TYPE C

					OVE	RALL SITE ST	JDY AREA							
DESIGN BASIN	DESIGN POINT	Residential Lot <0.25 AC (AC)	High Density Housing (AC)	Paved Road (AC)	Drive/Walk (AC)	Lawn (AC)	Park (AC)	Business- Suburban (AC)	TOTAL AREA (AC)	C _d (2)	C _d (5)	C _d (10)	C _d (100)	Imp (%)
A1	1	0.35				2.10			2.45	0.18	0.24	0.32	0.59	25%
A2	2					0.40			0.40	0.14	0.20	0.28	0.57	20%
А3	3	0.23				0.66			0.89	0.21	0.27	0.35	0.60	29%
A4	4	0.87		0.46	0.09	0.03			1.45	0.55	0.60	0.65	0.77	69%
A5	5	0.53		1.13	0.05	0.29			2.00	0.59	0.64	0.68	0.79	74%
A6	6		0.41	0.44	0.06	0.12			1.03	0.59	0.64	0.68	0.79	74%
A7	7		0.63	0.20	0.02	0.06			0.91	0.55	0.60	0.64	0.77	69%
A8	8	0.09		0.03	0.01				0.13	0.53	0.59	0.63	0.76	67%
A9	9		0.16	0.04	0.01	0.05			0.26	0.49	0.54	0.59	0.74	62%
A10	10		0.33	0.33	0.04	0.28			0.98	0.50	0.56	0.60	0.74	63%
A11	11		0.49	0.42	0.05	0.38			1.34	0.49	0.55	0.60	0.74	63%
A12	12		1.04	0.36	0.01	0.24			1.65	0.51	0.57	0.61	0.75	65%
A13	13		0.20	0.40	0.09	0.48			1.17	0.46	0.52	0.57	0.73	59%
A14	14		0.52	0.26	0.02	0.03			0.83	0.59	0.64	0.68	0.79	73%
A15	15		0.31	0.17	0.02	0.36			0.86	0.41	0.47	0.52	0.70	53%
A16	16		0.83	0.34	0.02	0.03			1.22	0.58	0.63	0.67	0.78	73%
A17	17		0.36	0.16	0.02	0.23			0.77	0.46	0.52	0.57	0.72	59%
A18	18		0.35	0.29	0.06	0.04			0.74	0.62	0.66	0.70	0.80	77%
A19	19		0.48	0.42	0.08	0.10			1.08	0.60	0.65	0.68	0.79	75%
A20	20		0.47	0.25	0.00	0.12			0.84	0.53	0.59	0.63	0.76	68%
A21	21	0.80	0.10	0.66	0.13	0.20			1.89	0.54	0.60	0.64	0.77	69%
A22	22					0.70			0.70	0.14	0.20	0.28	0.57	20%
A23	23					0.23			0.23	0.14	0.20	0.28	0.57	20%
A24	24					0.47			0.47	0.14	0.20	0.28	0.57	20%
D40111 4		2.87	6.68	6.36	0.78	7.60			24.29	0.46	0.52	0.57	0.72	59%
BASIN A		11.8%	27.5%	26.2%	3.2%	31.3%			100.0%					
B1	25					0.12			0.12	0.14	0.20	0.28	0.57	20%
B2	26	0.16	0.60	0.44	0.05	0.12			1.37	0.56	0.61	0.65	0.77	71%
В3	27		0.47	0.95	0.18	0.88			2.48	0.49	0.55	0.60	0.74	63%
BASIN B		0.16 4.0%	1.07 27.0%	1.39 35.0%	0.23 5.7%	1.12 28.3%			3.97 100.0%	0.50	0.56	0.61	0.75	64%
ON SITE		3.03	7.75	7.75	1.01	8.72			28.26	0.46	0.52	0.57	0.70	59%
STUDY		10.7%	27.4%	27.4%	3.6%	30.9%			100.0%	0.10	0.02	0.01	00	00%
AREA A-OS1	28	0.49	21.7/0	21.470	3.0%	0.27			0.76	0.32	0.38	0.45	0.66	43%
B-0S1	29	U.+3		0.04	0.01	0.02			0.76	0.52	0.56	0.45	0.79	74%
D-031	23			0.04	0.01	0.02			0.06	0.09	0.04	0.08	0.19	14/0
OFF SITE		0.49		0.04	0.01	0.29			0.82	0.34	0.40	0.46	0.67	45%
BASINS		59.8%		4.3%	1.0%	35.0%			100.0%					
		22.0,0				22.4%								
OVERALL STUDY		3.52	7.75	7.79	1.02	9.01			29.08	0.46	0.52	0.57	0.70	59%
SIUUY		12.1%	26.6%	26.8%	3.5%	31.0%			100.0%					



STANDARD FORM SF-2 - DEVELOPED TIME OF CONCENTRATION

PROJECT NAME: Proposed - Cosimi Farms

2/11/2025 JURISDICTION: Adams

PROJECT NUMBER: 21027
CALCULATED BY: JJD
CHECKED BY: ER

	SUB-BASIN DATA			INITIAL TIME (T _i)				1	TRAVEL TIME (T _t)				tc CHECK NIZED BA		FINAL Tc	RUN COEFF	IOFF ICIENT
DESIGN BASIN	S AREA (AC)	°5 (3)	ENGTH*	© SLOPE (%)	© (MINUTES)	G (FT)	® SLOPE (%)	ိ ၁ (9)	(G Surface	E VEL (FPS)	E T _t (MINUTES)	E COMP. t	F TOTAL E LENGTH	REGIONAL G tc	Min. t _e	င်	C ₁₀₀
A1	2.45	0.24				490	3.0%	7.0	Short Pasture/Lawn	1.2	6.7	6.7	490	22.1	6.7	0.24	0.59
A2	0.40	0.20				135	7.5%	7.0	Short Pasture/Lawn	1.9	1.2	1.2	135	22.7	5.0	0.20	0.57
A3	0.89	0.27				240	2.8%	7.0	Short Pasture/Lawn	1.2	3.4	3.4	240	21.2	5.0	0.27	0.60
A4	1.45	0.60	59	2.0%	5.5	360	1.0%	20.0	Paved Areas	2.0	2.9	8.5	419	14.6	8.5	0.60	0.77
A5	2.00	0.64	50	2.0%	4.8	1570	1.4%	20.0	Paved Areas	2.4	10.9	15.7	1620	15.1	15.1	0.64	0.79
A6	1.03	0.64	75	2.0%	5.7	400	1.0%	20.0	Paved Areas	2.0	3.3	9.1	475	13.9	9.1	0.64	0.79
A7	0.91	0.60	75	2.0%	6.3	325	1.0%	20.0	Paved Areas	2.0	2.7	8.9	400	14.6	8.9	0.60	0.77
A8	0.13	0.59	59	2.0%	5.7	75	1.3%	20.0	Paved Areas	2.3	0.6	6.3	134	14.6	6.3	0.59	0.76
A9	0.26	0.54				220	1.1%	20.0	Paved Areas	2.1	1.7	1.7	220	15.7	5.0	0.54	0.74
A10	0.98	0.56	100	2.0%	7.9	300	0.8%	20.0	Paved Areas	1.8	2.8	10.7	400	15.6	10.7	0.56	0.74
A11	1.34	0.55	70	2.0%	6.7	390	1.0%	20.0	Paved Areas	2.0	3.3	10.0	460	15.8	10.0	0.55	0.74
A12	1.65	0.57	60	2.0%	6.0	510	1.3%	20.0	Paved Areas	2.3	3.8	9.7	570	15.5	9.7	0.57	0.75
A13	1.17	0.52				800	1.5%	20.0	Paved Areas	2.4	5.5	5.5	800	16.8	5.5	0.52	0.73
A14	0.83	0.64	70	2.0%	5.6	445	0.8%	20.0	Paved Areas	1.7	4.3	9.9	515	14.1	9.9	0.64	0.79
A15	0.86	0.47	60	2.0%	7.1	270	1.7%	20.0	Paved Areas	2.6	1.7	8.9	330	17.3	8.9	0.47	0.70
A16	1.22	0.63	70	2.0%	5.7	565	1.4%	20.0	Paved Areas	2.4	3.9	9.6	635	14.2	9.6	0.63	0.78
A17	0.77	0.52	50	2.0%	6.0	260	1.6%	20.0	Paved Areas	2.6	1.7	7.7	310	16.3	7.7	0.52	0.72
A18	0.74	0.66	70	2.0%	5.3	565	1.4%	20.0	Paved Areas	2.4	4.0	9.3	635	13.5	9.3	0.66	0.80
A19	1.08	0.65	50	2.7%	4.2	300	0.4%	20.0	Paved Areas	1.3	3.9	8.1	350	13.9	8.1	0.65	0.79
A20	0.84	0.59	90	0.6%	10.5	285	0.9%	20.0	Paved Areas	1.9	2.5	13.0	375	14.9	13.0	0.59	0.76
A21	1.89	0.60	94	2.8%	6.3	895	1.3%	20.0	Paved Areas	2.3	6.4	12.8	989	15.3	12.8	0.60	0.77
A22	0.70	0.20				225	1.0%	7.0	Short Pasture/Lawn	0.7	5.5	5.5	225	22.9	5.5	0.20	0.57
A23	0.23	0.20				440	1.1%	7.0	Short Pasture/Lawn	0.7	10.2	10.2	440	23.2	10.2	0.20	0.57
A24	0.47	0.20	100	2.0%	13.1	10	2.0%	7.0	Short Pasture/Lawn	1.0	0.2	13.3	110	22.6	13.3	0.20	0.57
B1	0.12	0.20	40	25.0%	3.6	40	1.0%	7.0	Short Pasture/Lawn	0.7	1.0	4.5	80	22.7	5.0	0.20	0.57
B2	1.37	0.61	55	2.0%	5.2	445	2.5%	20.0	Paved Areas	3.2	2.3	7.6	500	14.3	7.6	0.61	0.77
В3	2.48	0.55	45	2.0%	5.4	1235	1.2%	20.0	Paved Areas	2.2	9.4	14.8	1280	16.7	14.8	0.55	0.74
A-0S1	0.76	0.38	61	2.0%	8.1	10	2.0%	7.0	Short Pasture/Lawn	1.0	0.2	8.3	71	18.8	8.3	0.38	0.66
B-0S1	0.06	0.64	20	2.0%	3.0	55	1.2%	20.0	Paved Areas	2.2	0.4	3.4	75	13.5	5.0	0.64	0.79

^{*} L = 500' max for non-urban land uses and 300' max for urban land uses

 $T_{i} = \frac{0.395(1.1 - C)L^{1/2}}{S^{1/3}}$ $T_{t} = \frac{L}{60V} \qquad V = C_{v}S_{w}^{-0.5}$

 $t_{c} = \frac{L}{180} + 10$ $t_{c} = (26 - 17i) + \frac{L_{t}}{60(14i + 9)\sqrt{S_{t}}}$

 Table RO-2—Conveyance Coefficient, C₂

 Type of Land Surface
 Conveyance Coefficient, C₂

 Heavy meadow
 2.5

 Tillage/field
 5

 Short pasture and lawns
 7

 Nearly bare ground
 10

 Grassed waterway
 15

 Paved areas and shallow paved swales
 20



STANDARD FORM SF-3 - DEVELOPED STORM DRAINAGE DESIGN - RATIONAL METHOD 5 YEAR EVENT

PROJECT NAME: Proposed - Cosimi Farms DATE: 2/11/2025

PROJECT NUMBER: 21027 P₁ (1-Hour Rainfall) 1.42 JURISDICTION: Adams

CALCULATED BY: JJD CHECKED BY: ER

CHECKED BY:	ER	DIRECT RUNOFF							TOTAL DI	NOFF		СТР	CET		DIDE		-	3AV/E1	TIME	DEMARKS	
Ä				UIF	RECT RUN	UFF				TOTAL RU	NOFF		SIR	EET		PIPE		- "	RAVEL	TIME	REMARKS
STORM LINE	DESIGN	DESIGN BASIN	AREA (AC)	RUNOFF COEFF C ₅	t _c (minutes)	C*A(AC)	l (in/hr)	Q (cfs)	t _c (minutes)	S(C*A) (ac)	l (in/hr)	Q (cfs)	SLOPE (%)	STREET FLOW(cfs)	DESIGN FLOW(cfs)	SLOPE (%)	PIPE SIZE (in)	LENGTH (ft)	VELOCITY (fps)	t _د (Minutes)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
	1	A1	2.5	0.24	6.7	0.6	4.42	2.6	6.72	0.59	4.42	2.60									
	2	A2	0.4	0.20	5.0	0.1	4.82	0.4	5.00	0.08	4.82	0.38									
	3	А3	0.9	0.27	5.0	0.2	4.82	1.2	5.00	0.24	4.82	1.17									
	4	A4	1.5	0.60	8.5	0.9	4.09	3.6	8.48	0.88	4.09	3.58									
	5	A5	2.0	0.64	15.1	1.3	3.21	4.1	15.11	1.28	3.21	4.10									
	6	A6	1.0	0.64	9.1	0.7	3.99	2.6	9.07	0.66	3.99	2.65									
	7	A7	0.9	0.60	8.9	0.5	4.01	2.2	8.94	0.55	4.01	2.20									
	8	A8	0.1	0.59	6.3	0.1	4.51	0.3	6.29	0.08	4.51	0.34									
	9	A9	0.3	0.54	5.0	0.1	4.82	0.7	5.00	0.14	4.82	0.68									
	10	A10	1.0	0.56	10.7	0.5	3.74	2.0	10.72	0.54	3.74	2.03									
	11	A11	1.3	0.55	10.0	0.7	3.84	2.8	10.01	0.74	3.84	2.83									
	12	A12	1.7	0.57	9.7	0.9	3.88	3.6	9.74	0.94	3.88	3.65									
	13	A13	1.2	0.52	5.5	0.6	4.69	2.8	5.54	0.61	4.69	2.85									
	14	A14	8.0	0.64	9.9	0.5	3.86	2.0	9.88	0.53	3.86	2.04									
	15	A15	0.9	0.47	8.9	0.4	4.02	1.6	8.87	0.40	4.02	1.62									
	16	A16	1.2	0.63	9.6	0.8	3.90	3.0	9.64	0.77	3.90	3.00									
	17	A17	8.0	0.52	7.7	0.4	4.23	1.7	7.71	0.40	4.23	1.68									
	18	A18	0.7	0.66	9.3	0.5	3.95	1.9	9.30	0.49	3.95	1.94									
	19	A19	1.1	0.65	8.1	0.7	4.16	2.9	8.09	0.70	4.16	2.91									
	20	A20	0.8	0.59	13.0	0.5	3.44	1.7	13.04	0.50	3.44	1.70									
	21	A21	1.9	0.60	12.8	1.1	3.47	3.9	12.79	1.13	3.47	3.91									
	22	A22	0.7	0.20	5.5	0.1	4.70	0.7	5.47	0.14	4.70	0.65									
	23	A23	0.2	0.20	10.2	0.0	3.82	0.2	10.18	0.05	3.82	0.17									
	24	A24	0.5	0.20	13.3	0.1	3.41	0.3	13.28	0.09	3.41	0.32									
	25	B1	0.1	0.20	5.0	0.0	4.82	0.1	5.00	0.02	4.82	0.12									
	26	B2	1.4	0.61	7.6	0.8	4.25	3.6	7.59	0.84	4.25	3.58									
	27	В3	2.5	0.55	14.8	1.4	3.25	4.4	14.78	1.36	3.25	4.42									
	28	A-0S1	0.8	0.38	8.3	0.3	4.12	1.2	8.31	0.29	4.12	1.20									
	29	B-0S1	0.1	0.64	5.0	0.0	4.82	0.2	5.00	0.04	4.82	0.18									
		<u> </u>															<u> </u>	<u> </u>			



STANDARD FORM SF-3 - DEVELOPED STORM DRAINAGE DESIGN - RATIONAL METHOD 100 YEAR EVENT

PROJECT NAME: Proposed - Cosimi Farms

DATE: 2/11/2025

PROJECT NUMBER: 21027

P₁ (1-Hour Rainfall) _ 2.71

JURISDICTION: Adams

CALCULATED BY: JJD CHECKED BY: ER

CHECKED BY:	ER																				
ш				DIRE	CT RU	NOFF			T	OTAL F	RUNOF	F	STR	EET		PIPE		TR	AVEL 1	ГІМЕ	REMARKS
STORM LINE	DESIGN	DESIGN BASIN	AREA (AC)	RUNOFF COEFF C ₁₀₀	t _c (minutes)	C*A(ac)	l (in/hr)	Q (cfs)	t _c (minutes)	S(C*A) (ac)	l (in/hr)	Q (cfs)	SLOPE (%)	STREET FLOW(cfs)	DESIGN FLOW(cfs)	SLOPE (%)	PIPE SIZE (in)	LENGTH (ft)	VELOCITY (fps)	t _د (minutes)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
	1	A1	2.5	0.59	6.7	1.4	8.44	12.1	6.72	1.44	8.44	12.13									
	2	A2	0.4	0.57	5.0	0.2	9.19	2.1	5.00	0.23	9.19	2.08									
	3	А3	0.9	0.60	5.0	0.5	9.19	4.9	5.00	0.54	9.19	4.93									
	4	A4	1.5	0.77	8.5	1.1	7.80	8.7	8.48	1.11	7.80	8.70									
	5	A5	2.0	0.79	15.1	1.6	6.13	9.6	15.11	1.57	6.13	9.63									
	6	A6	1.0	0.79	9.1	8.0	7.61	6.2	9.07	0.81	7.61	6.18									
	7	A7	0.9	0.77	8.9	0.7	7.65	5.3	8.94	0.70	7.65	5.35									
	8	A8	0.1	0.76	6.3	0.1	8.61	0.9	6.29	0.10	8.61	0.85									
	9	A9	0.3	0.74	5.0	0.2	9.19	1.8	5.00	0.19	9.19	1.77									
	10	A10	1.0	0.74	10.7	0.7	7.13	5.2	10.72	0.73	7.13	5.20									
	11	A11	1.3	0.74	10.0	1.0	7.33	7.3	10.01	0.99	7.33	7.28									
	12	A12	1.7	0.75	9.7	1.2	7.41	9.2	9.74	1.24	7.41	9.18									
	13	A13	1.2	0.73	5.5	8.0	8.94	7.6	5.54	0.85	8.94	7.60									
	14	A14	0.8	0.79	9.9	0.7	7.37	4.8	9.88	0.65	7.37	4.80									
	15	A15	0.9	0.70	8.9	0.6	7.67	4.6	8.87	0.60	7.67	4.62									
	16	A16	1.2	0.78	9.6	1.0	7.44	7.1	9.64	0.95	7.44	7.10									
	17	A17	0.8	0.72	7.7	0.6	8.07	4.5	7.71	0.56	8.07	4.50									
	18	A18	0.7	0.80	9.3	0.6	7.54	4.5	9.30	0.59	7.54	4.46									
	19	A19	1.1	0.79	8.1	0.9	7.93	6.8	8.09	0.85	7.93	6.77									
	20	A20	0.8	0.76	13.0	0.6	6.56	4.2	13.04	0.64	6.56	4.20									
	21	A21	1.9	0.77	12.8	1.4	6.62	9.6	12.79	1.45	6.62	9.57									
	22	A22	0.7	0.57	5.5	0.4	8.97	3.6	5.47	0.40	8.97	3.56									
	23	A23	0.2	0.57	10.2	0.1	7.28	0.9	10.18	0.13	7.28	0.95									
	24	A24	0.5	0.57	13.3	0.3	6.51	1.7	13.28	0.27	6.51	1.73									
	0.5	- B4	0.4	0.55		0.4	0.46	0.0	F 00	0.07	0.46	0.00									
	25	B1	0.1	0.57	5.0	0.1	9.19	0.6	5.00	0.07	9.19	0.62									
	26	B2	1.4	0.77	7.6	1.1	8.11	8.6	7.59	1.06	8.11	8.59									
	27	В3	2.5	0.74	14.8	1.8	6.20	11.4	14.78	1.84	6.20	11.38									
		4 001	0.0	0.00	0.0	0.5	7.00	2.0	0.24	0.50	7.00	2.00									
	28	A-0S1	0.8	0.66	8.3	0.5	7.86	3.9	8.31	0.50	7.86	3.93									
	29	B-0S1	0.1	0.79	5.0	0.0	9.19	0.4	5.00	0.05	9.19	0.43									
				<u> </u>					l]		l					l	l			



PROJECT NAME: Proposed - Cosimi Farms DATE: 2/11/2025
PROJECT NUMBER: 21027.000 JURISDICTION: Adams

CALCULATED BY: JJD
CHECKED BY: ER

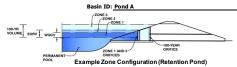
CHECKE	, , , , , , , , , , , , , , , , , , , ,	ER	Raein	Summary	Table		
	1	Dunoff Co.		T Summary		Flows (efs)	
Basin	Area (AC)	Runoff Co	C ₁₀₀	I (%)	Q ₅	Flows (cfs) Q ₁₀₀	Structure
A1	2.45	0.24	0.59	25%	2.6	12.1	OUTLET STRUCTURE
A2	0.40	0.20	0.57	20%	0.4	2.1	TYPE D INLET
A3	0.89	0.27	0.60	29%	1.2	4.9	TYPE D INLET
A4	1.45	0.60	0.77	69%	3.6	8.7	10' TYPE R INLET
A5	2.00	0.64	0.79	74%	4.1	9.6	10' TYPE R INLET
A6	1.03	0.64	0.79	74%	2.6	6.2	5' TYPE R INLET
A7	0.91	0.60	0.77	69%	2.2	5.3	10' TYPE R INLET
A8	0.13	0.59	0.76	67%	0.3	0.9	5' TYPE R INLET
A9	0.26	0.54	0.74	62%	0.7	1.8	15' TYPE R INLET
A10	0.98	0.56	0.74	63%	2.0	5.2	10' TYPE R INLET
A11	1.34	0.55	0.74	63%	2.8	7.3	10' TYPE R INLET
A12	1.65	0.57	0.75	65%	3.6	9.2	20' TYPE R INLET
A13	1.17	0.52	0.73	59%	2.8	7.6	10' TYPE R INLET
A14	0.83	0.64	0.79	73%	2.0	4.8	10' TYPE R INLET
A15	0.86	0.47	0.70	53%	1.6	4.6	5' TYPE R INLET
A16	1.22	0.63	0.78	73%	3.0	7.1	10' TYPE R INLET
A17	0.77	0.52	0.72	59%	1.7	4.5	5' TYPE R INLET
A18	0.74	0.66	0.80	77%	1.9	4.5	10' TYPE R INLET
A19	1.08	0.65	0.79	75%	2.9	6.8	10' TYPE R INLET
A20	0.84	0.59	0.76	68%	1.7	4.2	15' TYPE R INLET
A21	1.89	0.60	0.77	69%	3.9	9.6	10' TYPE R INLET
A22	0.70	0.20	0.57	20%	0.7	3.6	TYPE C INLET
A23	0.23	0.20	0.57	20%	0.2	0.9	REAR YARD SWALE
A24	0.47	0.20	0.57	20%	0.3	1.7	DETENTION POND A
			Basin	Summary	Table		
		Runoff Co				Flows (cfs)	Structure
Basin	Area (AC)	C ₅	C ₁₀₀	I (%)	Q_5	Q ₁₀₀	Structure
B1	0.12	0.20	0.57	20%	0.1	0.6	OUTLET STRUCTURE
B2	1.37	0.61	0.77	71%	3.6	8.6	20' TYPE R INLET
В3	2.48	0.55	0.74	63%	4.4	11.4	20' TYPE R INLET
			Basin	Summary	Table		
		Runoff Co				Flows (cfs)	Structure
Basin	Area (AC)	C ₅	C ₁₀₀	I (%)	Q ₅	Q ₁₀₀	Otractare
A-OS1	0.76	0.38	0.66	43%	1.2	3.9	OFFSITE
B-0S1	0.06	0.64	0.79	74%	0.2	0.4	OFFSITE SWALE
l		1				I	i

Appendix C - Hydraulic Calculations

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: 21027 - Cosimi Farms



Watershed Information

Selected BMP Type =	EDB	
Watershed Area =	24.33	acres
Watershed Length =	2,465	ft
Watershed Length to Centroid =	1,396	ft
Watershed Slope =	0.014	ft/ft
Watershed Imperviousness =	59.00%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	0.0%	percent
Percentage Hydrologic Soil Groups C/D =	100.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-br Painfall Denths -	Hear Innut	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using

the embedded Colorado Urban Hydro	graph Procedu	ire.
Water Quality Capture Volume (WQCV) =	0.472	acre-feet
Excess Urban Runoff Volume (EURV) =	1.376	acre-feet
2-yr Runoff Volume (P1 = 1 in.) =	1.183	acre-feet
5-yr Runoff Volume (P1 = 1.42 in.) =	1.984	acre-feet
10-yr Runoff Volume (P1 = 1.68 in.) =	2.515	acre-feet
25-yr Runoff Volume (P1 = 1.69 in.) =	2.597	acre-feet
50-yr Runoff Volume (P1 = 2.35 in.) =	3.993	acre-feet
100-yr Runoff Volume (P1 = 2.71 in.) =	4.825	acre-feet
500-yr Runoff Volume (P1 = 3.14 in.) =	5.755	acre-feet
Approximate 2-yr Detention Volume =	1.030	acre-feet
Approximate 5-yr Detention Volume =	1.672	acre-feet
Approximate 10-yr Detention Volume =	1.935	acre-feet
Approximate 25-yr Detention Volume =	1.826	acre-feet
Approximate 50-yr Detention Volume =	2.328	acre-feet
Approximate 100-yr Detention Volume =	2.659	acre-feet

Optional Use	r Overrides
	acre-feet
	acre-feet
1.00	inches
1.42	inches
1.68	inches
	inches
2.35	inches
2.71	inches
	inches

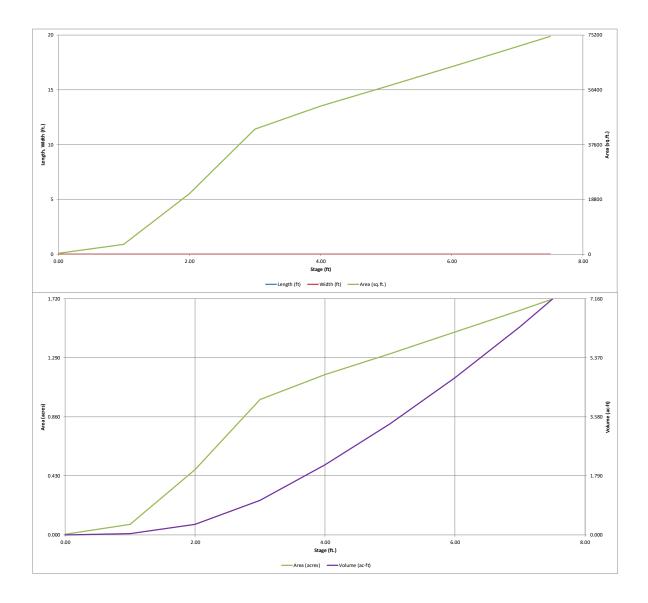
Define Zones and Basin Geometry

Define Zones and Dasin Geometry		
Zone 1 Volume (WQCV) =	0.472	acre-fe
Zone 2 Volume (EURV - Zone 1) =	0.904	acre-fe
Zone 3 Volume (100-year - Zones 1 & 2) =	1.283	acre-fe
Total Detention Basin Volume =	2.659	acre-fe
Initial Surcharge Volume (ISV) =	user	ft ³
Initial Surcharge Depth (ISD) =	user	ft
Total Available Detention Depth (Htotal) =	user	ft
Depth of Trickle Channel (H _{TC}) =	user	ft
Slope of Trickle Channel (S _{TC}) =	user	ft/ft
Slopes of Main Basin Sides (Smain) =	user	H:V
Basin Length-to-Width Ratio (R _{L/W}) =	user	

Initial Surcharge Area $(A_{ISV}) =$	user	ft ²
Surcharge Volume Length $(L_{ISV}) =$	user	ft
Surcharge Volume Width $(W_{ISV}) =$	user	ft
Depth of Basin Floor $(H_{FLOOR}) =$	user	ft
Length of Basin Floor (L_{FLOOR}) =	user	ft
Width of Basin Floor $(W_{FLOOR}) =$	user	ft
Area of Basin Floor $(A_{FLOOR}) =$		ft²
Volume of Basin Floor $(V_{FLOOR}) =$	user	ft 3
Depth of Main Basin $(H_{MAIN}) =$	user	ft
Length of Main Basin $(L_{MAIN}) =$	user	ft
Width of Main Basin $(W_{MAIN}) =$	user	ft
Area of Main Basin $(A_{MAIN}) =$	user	ft²
Volume of Main Basin $(V_{MAIN}) =$	user	ft ³
Calculated Total Basin Volume $(V_{total}) =$	user	acre-feet

Depth Increment =	1.00	ft					,	,	
Stage - Storage	Stage	Optional Override	Length	Width	Area	Optional Override	Area	Volume	Volume
Description	(ft)	Stage (ft)	(ft)	(ft)	(ft²)	Area (ft 2)	(acre)	(ft 3)	(ac-ft)
Top of Micropool		0.00				250	0.006	()	(2011)
			_					4.700	0.044
5112		1.00			-	3,289	0.076	1,769	0.041
5113		2.00			-	20,685	0.475	13,756	0.316
5114		3.00	-	-	-	42,896	0.985	45,547	1.046
5115		4.00			-	50,847	1.167	92,418	2.122
5116		5.00				57,444	1.319	146,564	3.365
5117		6.00	-			64,321	1.477	207,446	4.762
5118		7.00	-			71,226	1.635	275,220	6.318
5118.5		7.50			-	74,805	1.717	311,727	7.156
522015		7.50		-	_	7 1,003	21727	311/12/	7.130
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MHFD-Detention_Cosimi Pond A, Basin 2/11/2025, 12:18 PM

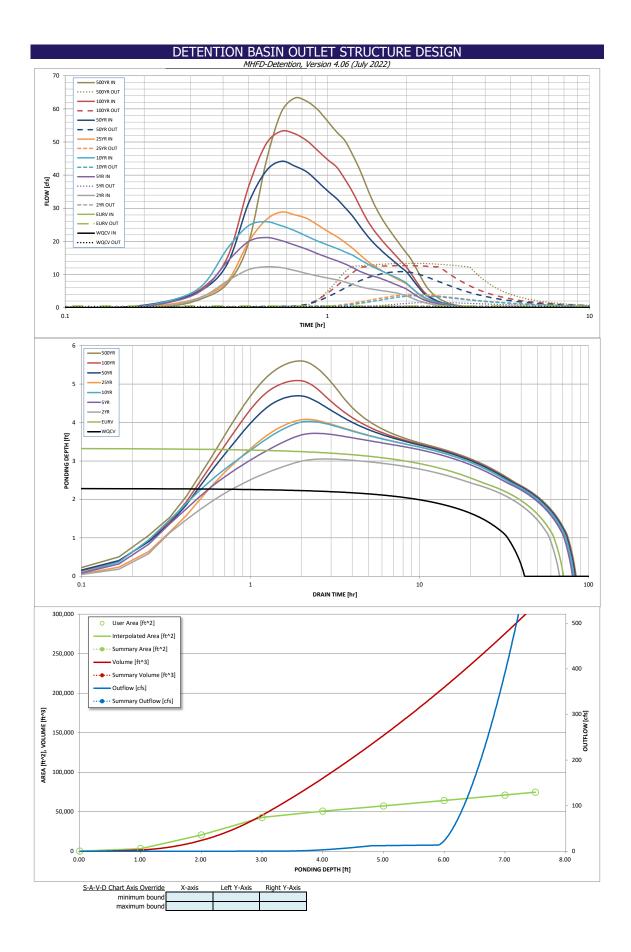


MHFD-Detention_Cosimi Pond A, Basin 2/11/2025, 12:18 PM

	DETENTION BASIN OUTLET STRUCTURE DESIGN								
Project:	21027 - Cosimi Fai		MHFD-Detention, V	ersion 4.06 (July 2	(022)				
Basin ID:									
ZONE 3 ZONE 2				Estimated	Estimated				
ZONE 1				Stage (ft)	Volume (ac-ft)	Outlet Type			
OLUME EURY WQCV			Zone 1 (WQCV)	2.29	0.472	Orifice Plate	1		
	100-YEAR		Zone 2 (EURV)	3.33	0.904	Orifice Plate			
ZONE 1 AND 2	ORIFICE								
PERMANENT ORIFICES POOL Fxample Zone	Configuration (Ref	ention Pond)	Zone 3 (100-year)	4.45	1.283	Weir&Pipe (Restrict)			
·	-	•		Total (all zones)	2.659]			
er Input: Orifice at Underdrain Outlet (typically	used to drain WQC	i e	•	(· · ·)	11.1.	1 0	Calculated Paramet		
Underdrain Orifice Invert Depth =		-	the filtration media s	игтасе)		drain Orifice Area = n Orifice Centroid =		ft ² feet	
Underdrain Orifice Diameter =		inches			Underdrai	n Orince Centroid =		reet	
ser Input: Orifice Plate with one or more orifice	s or Elliptical Slot W	air (tynically used to	drain WOCV and/or	FIIDV in a codimer	station RMD)		Calculated Paramet	tors for Dista	
Centroid of Lowest Orifice =	0.00		bottom at Stage =			ice Area per Row =	N/A	ft ²	
Depth at top of Zone using Orifice Plate =	3.48		bottom at Stage =		-	iptical Half-Width =	N/A	feet	
Orifice Plate: Orifice Vertical Spacing =	13.92	inches	bottom at Stage -	o icj		tical Slot Centroid =	N/A	feet	
Orifice Plate: Orifice Area per Row =	N/A	sq. inches				Elliptical Slot Area =	N/A	ft ²	
ornice racer ornice race per non	1471	oq. manas			•	inpulcal bloc / ii ca	1471	1,,	
ser Input: Stage and Total Area of Each Orifice	Row (numbered fro	m lowest to highest)						
	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)	
Stage of Orifice Centroid (ft)	0.00	1.20	2.40		(0,000)	Coperation of the control of the con	(органа)	(органия)	
Orifice Area (sq. inches)	2.38	2.38	8.00						
	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)	
Stage of Orifice Centroid (ft)	` ' '	,	` ' '	` ' '	` '	` '	` '	` ' '	
Orifice Area (sq. inches)									
ser Input: Vertical Orifice (Circular or Rectangul	ar)		_				Calculated Paramet	ters for Vertical Orifi	<u>ce</u>
	Not Selected	Not Selected					Not Selected	Not Selected	
							NOL Selected	Not Selected	
Invert of Vertical Orifice =	N/A	N/A	ft (relative to basin	bottom at Stage =	0 ft) Ve	rtical Orifice Area =	N/A	Not Selected N/A	ft²
Depth at top of Zone using Vertical Orifice =	N/A N/A	N/A N/A	ft (relative to basin	bottom at Stage = bottom at Stage =	•	rtical Orifice Area = al Orifice Centroid =			ft² feet
	N/A	N/A	1		•		N/A	N/A	
Depth at top of Zone using Vertical Orifice =	N/A N/A	N/A N/A	ft (relative to basin		•		N/A	N/A	
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter =	N/A N/A N/A	N/A N/A N/A	ft (relative to basin inches	bottom at Stage =	0 ft) Vertica		N/A N/A	N/A N/A	feet
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter =	N/A N/A N/A	N/A N/A N/A	ft (relative to basin inches	bottom at Stage =	0 ft) Vertica		N/A N/A	N/A N/A	feet
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = ser Input: Overflow Weir (Dropbox with Flat or	N/A N/A N/A Sloped Grate and O Zone 3 Weir	N/A N/A N/A N/A utlet Pipe OR Recta	ft (relative to basin inches ngular/Trapezoidal V	bottom at Stage = Veir and No Outlet F	0 ft) Vertica	al Orifice Centroid =	N/A N/A Calculated Paramet Zone 3 Weir	N/A N/A ters for Overflow We Not Selected	feet eir
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = Ser Input: Overflow Weir (Dropbox with Flat or Overflow Weir Front Edge Height, Ho =	N/A N/A N/A N/A Sloped Grate and O Zone 3 Weir 3.35	N/A N/A N/A N/A utlet Pipe OR Rectal Not Selected N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b	bottom at Stage = Veir and No Outlet F	0 ft) Vertica Pipe) Height of Grat	al Orifice Centroid = $\frac{1}{100}$	N/A N/A Calculated Paramet Zone 3 Weir 4.08	N/A N/A ters for Overflow We Not Selected N/A	feet eir feet
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = er Input: Overflow Weir (Dropbox with Flat or Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length =	N/A N/A N/A N/A Sloped Grate and O Zone 3 Weir 3.35 4.00	N/A N/A N/A N/A utlet Pipe OR Recta Not Selected N/A N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet	bottom at Stage = 	0 ft) Vertica <u>Pipe)</u> Height of Grat Overflow V	al Orifice Centroid = ne Upper Edge, H _t = Veir Slope Length =	N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01	N/A N/A N/A ters for Overflow We Not Selected N/A N/A	feet eir
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = er Input: Overflow Weir (Dropbox with Flat or Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length = Overflow Weir Grate Slope =	N/A N/A N/A N/A Sloped Grate and O Zone 3 Weir 3.35 4.00 4.00	N/A N/A N/A N/A utlet Pipe OR Rectal Not Selected N/A N/A N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet H:V	bottom at Stage = Veir and No Outlet F ottom at Stage = 0 ft G	oft) Vertica Pipe) Height of Grat Overflow V rate Open Area / 10	al Orifice Centroid = te Upper Edge, H _t = Veir Slope Length = 00-yr Orifice Area =	N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01 6.78	N/A N/A N/A ters for Overflow We Not Selected N/A N/A N/A	feet feet feet
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = Ser Input: Overflow Weir (Dropbox with Flat or Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length = Overflow Weir Grate Slope = Horiz. Length of Weir Sides =	N/A N/A N/A N/A Sloped Grate and O Zone 3 Weir 3.35 4.00 4.00 2.92	N/A N/A N/A N/A utlet Pipe OR Rectal Not Selected N/A N/A N/A N/A N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet	bottom at Stage = Veir and No Outlet F ottom at Stage = 0 ft G O	Oft) Vertica Pipe). Height of Grat Overflow V rate Open Area / 10 verflow Grate Oper	al Orifice Centroid = te Upper Edge, H _t = Veir Slope Length = 00-yr Orifice Area = n Area w/o Debris =	N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01 6.78 8.38	N/A N/A N/A N/A Not Selected N/A N/A N/A N/A N/A	feet feet feet ft²
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = er Input: Overflow Weir (Dropbox with Flat or Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length = Overflow Weir Grate Slope = Horiz. Length of Weir Sides = Overflow Grate Type =	N/A N/A N/A N/A Sloped Grate and O Zone 3 Weir 3.35 4.00 4.00 2.92 Type C Grate	N/A N/A N/A N/A Litlet Pipe OR Rectal Not Selected N/A N/A N/A N/A N/A N/A N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet H:V feet	bottom at Stage = Veir and No Outlet F ottom at Stage = 0 ft G O	Oft) Vertica Pipe) Height of Grat Overflow V rate Open Area / 10	al Orifice Centroid = te Upper Edge, H _t = Veir Slope Length = 00-yr Orifice Area = n Area w/o Debris =	N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01 6.78	N/A N/A N/A ters for Overflow We Not Selected N/A N/A N/A	feet feet feet
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = Vertical Orifice Diameter = Vertical Orifice Diameter = Vertical Orifice Diameter = Overflow Weir (Dropbox with Flat or Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length = Overflow Weir Grate Slope = Horiz. Length of Weir Sides =	N/A N/A N/A N/A Sloped Grate and O Zone 3 Weir 3.35 4.00 4.00 2.92	N/A N/A N/A N/A utlet Pipe OR Rectal Not Selected N/A N/A N/A N/A N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet H:V	bottom at Stage = Veir and No Outlet F ottom at Stage = 0 ft G O	Oft) Vertica Pipe). Height of Grat Overflow V rate Open Area / 10 verflow Grate Oper	al Orifice Centroid = te Upper Edge, H _t = Veir Slope Length = 00-yr Orifice Area = n Area w/o Debris =	N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01 6.78 8.38	N/A N/A N/A N/A Not Selected N/A N/A N/A N/A N/A	feet feet feet ft²
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = Ser Input: Overflow Weir (Dropbox with Flat or Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length = Overflow Weir Grate Slope = Horiz. Length of Weir Sides Overflow Grate Type = Debris Clogging % =	N/A N/A N/A N/A Sloped Grate and O Zone 3 Weir 3.35 4.00 4.00 2.92 Type C Grate 50%	N/A N/A N/A N/A N/A utlet Pipe OR Recta Not Selected N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet H:V feet %	bottom at Stage = Veir and No Outlet F ottom at Stage = 0 ft G O	Oft) Vertice Pipe) Height of Grat Overflow V rate Open Area / 11 verflow Grate Oper Overflow Grate Oper	te Upper Edge, H _t = Veir Slope Length = 00-yr Orifice Area = 10 Area w/o Debris = 20 Area w/ Debris =	N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01 6.78 8.38 4.19	N/A N/A N/A N/A Not Selected N/A N/A N/A N/A N/A N/A N/A N/A	feet feet feet ft² ft²
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = Ser Input: Overflow Weir (Dropbox with Flat or Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length = Overflow Weir Grate Slope = Horiz. Length of Weir Sides Overflow Grate Type = Debris Clogging % =	N/A N/A N/A N/A Sloped Grate and O Zone 3 Weir 3.35 4.00 4.00 2.92 Type C Grate 50% Circular Orifice, Res	N/A N/A N/A N/A N/A utlet Pipe OR Rectal Not Selected N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet H:V feet %	bottom at Stage = Veir and No Outlet F ottom at Stage = 0 ft G O	Oft) Vertice Pipe) Height of Grat Overflow V rate Open Area / 11 verflow Grate Oper Overflow Grate Oper	te Upper Edge, H _t = Veir Slope Length = 00-yr Orifice Area = 10 Area w/o Debris = 20 Area w/ Debris =	N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01 6.78 8.38 4.19	N/A N/A N/A N/A Not Selected N/A	feet feet feet ft² ft²
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = Vertical Orifice Diameter = Vertical Orifice Diameter = Vertical Orifice Diameter = Overflow Weir (Dropbox with Flat or Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length = Overflow Weir Grate Slope = Horiz. Length of Weir Sides = Overflow Grate Type = Debris Clogging % = Ver Input: Outlet Pipe w/ Flow Restriction Plate (1)	N/A N/A N/A N/A N/A N/A Sloped Grate and O Zone 3 Weir 3.35 4.00 4.00 2.92 Type C Grate 50% Circular Orifice, Res Zone 3 Restrictor	N/A N/A N/A N/A N/A Not Selected N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet H:V feet % tangular Orifice)	bottom at Stage = Veir and No Outlet F ottom at Stage = 0 ft G O	Oft) Vertice Opipe) Height of Grat Overflow V rate Open Area / 10 verflow Grate Oper Overflow Grate Oper	te Upper Edge, H _t = Veir Slope Length = 00-yr Orifice Area = 1 Area w/o Debris = 2n Area w/ Debris = 2n Area w/ Debris =	N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01 6.78 8.38 4.19 s for Outlet Pipe w/ Zone 3 Restrictor	N/A N/A N/A N/A Not Selected N/A	feet feet feet ft² ft²
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = Ser Input: Overflow Weir (Dropbox with Flat or Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length = Overflow Weir Grate Slope = Horiz. Length of Weir Sides = Overflow Grate Type = Debris Clogging % = Ser Input: Outlet Pipe w/ Flow Restriction Plate of Depth to Invert of Outlet Pipe =	N/A N/A N/A N/A N/A N/A Sloped Grate and O Zone 3 Weir 3.35 4.00 4.00 2.92 Type C Grate 50% Circular Orifice, Res Zone 3 Restrictor 0.00	N/A N/A N/A N/A N/A Not Selected N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet H:V feet % tangular Orifice) ft (distance below basin b	bottom at Stage = Veir and No Outlet F ottom at Stage = 0 ft G O	Oft) Vertice Pipe) Height of Grate Overflow V rate Open Area / 10 verflow Grate Open Overflow Grate Open C C Offi) Offi)	al Orifice Centroid = te Upper Edge, H, = Veir Slope Length = 00-yr Orifice Area = 1 Area w/ Debris = 2n	N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01 6.78 8.38 4.19 s for Outlet Pipe w/ Zone 3 Restrictor 1.24	N/A N/A N/A N/A Not Selected N/A	feet feet feet ft² ft² te
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = er Input: Overflow Weir (Dropbox with Flat or. Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length = Overflow Weir Grate Slope = Horiz. Length of Weir Sides = Overflow Grate Type = Debris Clogging % = er Input: Outlet Pipe w/ Flow Restriction Plate Depth to Invert of Outlet Pipe = Outlet Pipe Diameter =	N/A N/A N/A N/A N/A N/A N/A Sloped Grate and O Zone 3 Weir 3.35 4.00 4.00 2.92 Type C Grate 50% Circular Orifice, Res Zone 3 Restrictor 0.00 18.00	N/A N/A N/A N/A N/A Not Selected N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet H:V feet % tangular Orifice) ft (distance below balinches	bottom at Stage =	Oft) Vertice Pipe) Height of Grat Overflow V rate Open Area / 10 verflow Grate Oper Overflow Grate Oper C G Outle Outle	te Upper Edge, H _t = Veir Slope Length = Oo-yr Orifice Area = Area w/o Debris = Area w/ Debris =	N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01 6.78 8.38 4.19 s for Outlet Pipe w/ Zone 3 Restrictor 1.24 0.56	N/A N/A N/A N/A N/A Not Selected N/A	feet feet feet ft² ft² te ft² ft²
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Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = Vertical Orifice Diameter = Ser Input: Overflow Weir (Dropbox with Flat or Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length = Overflow Weir Grate Slope = Horiz. Length of Weir Sides = Overflow Grate Type = Debris Clogging % = Ser Input: Outlet Pipe w/ Flow Restriction Plate of Outlet Pipe Diameter = Restrictor Plate Height Above Pipe Invert =	N/A N/A N/A N/A N/A N/A N/A N/A Sloped Grate and O Zone 3 Weir 3.35 4.00 4.00 2.92 Type C Grate 50% Circular Orifice, Res Zone 3 Restrictor 0.00 11.88	N/A N/A N/A N/A N/A Not Selected N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet H:V feet % tangular Orifice) ft (distance below balinches	bottom at Stage =	Oft) Vertice Pipe) Height of Grat Overflow V rate Open Area / 10 verflow Grate Oper Overflow Grate Oper C G Outle Outle	te Upper Edge, H _t = Veir Slope Length = Oo-yr Orifice Area = Area w/o Debris = Area w/ Debris =	N/A N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01 6.78 8.38 4.19 s for Outlet Pipe w/ Zone 3 Restrictor 1.24 0.56 1.90	N/A N/A N/A N/A Not Selected N/A	feet feet feet ft² ft² te ft² ft²
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = Vertical Overflow Weir Grote Stope = Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Height, Ho = Overflow Weir Grate Stope = Horiz. Length of Weir Sides = Overflow Grate Type = Debris Clogging % = Vertical Overflow Restriction Plate of Outlet Pipe W/ Flow Restriction Plate of Outlet Pipe Diameter = Restrictor Plate Height Above Pipe Invert = Vertical Orifical Orifi	N/A	N/A N/A N/A N/A N/A N/A Not Selected N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet H:V feet % tangular Orifice) ft (distance below ba inches inches	bottom at Stage =	Oft) Vertice Opipe) Height of Grat Overflow V rate Open Area / 11 verflow Grate Oper Overflow Grate Ope C Outle tral Angle of Restrice	te Upper Edge, H _t = Veir Slope Length = 100-yr Orifice Area = 10	N/A N/A	N/A N/A N/A N/A Not Selected N/A N/A N/A N/A N/A N/A N/A N/A N/A Not Selected N/A N/A N/A Not Selected N/A	feet feet feet ft² ft² te ft² ft²
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = Ser Input: Overflow Weir (Dropbox with Flat or Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length = Overflow Weir Grate Slope = Horiz. Length of Weir Sides = Overflow Grate Type = Debris Clogging % = Ser Input: Outlet Pipe w/ Flow Restriction Plate I Depth to Invert of Outlet Pipe = Outlet Pipe Diameter = Restrictor Plate Height Above Pipe Invert = Ser Input: Emergency Spillway (Rectangular or T Spillway Invert Stage=	N/A	N/A N/A N/A N/A N/A NIA Not Selected N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet H:V feet % tangular Orifice) ft (distance below balinches	bottom at Stage =	Oft) Vertice Pipe) Height of Grat Overflow V rate Open Area / 10 verflow Grate Open Overflow Grate Open C Outle tral Angle of Restrict Spillway I	al Orifice Centroid = the Upper Edge, H, = Veir Slope Length = Do-yr Orifice Area = Area w/o Debris = Area w/ Debris = alculated Parameter outlet Orifice Area = the Orifice Centroid = ctor Plate on Pipe = Design Flow Depth=	N/A N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01 6.78 8.38 4.19 Zone 3 Restrictor 1.24 0.56 1.90 Calculated Paramet 0.31	N/A N/A N/A N/A Not Selected N/A	feet feet ft² ft² te ft² ft² feet
Depth at top of Zone using Vertical Orifice = Vertical Orifice Diameter = Ser Input: Overflow Weir (Dropbox with Flat or. Overflow Weir Front Edge Height, Ho = Overflow Weir Front Edge Length = Overflow Weir Front Edge Length = Overflow Weir Grate Slope = Horiz. Length of Weir Sides = Overflow Grate Type = Debris Clogging % = Ser Input: Outlet Pipe w/ Flow Restriction Plate of the Pipe Diameter = Restrictor Plate Height Above Pipe Invert = Ser Input: Emergency Spillway (Rectangular or 1) Spillway Invert Stage= Spillway Crest Length =	N/A	N/A N/A N/A N/A N/A Not Selected N/A N/A N/A N/A N/A N/A N/A N/A N/A trictor Plate, or Rec Not Selected N/A N/A N/A N/A Trictor Plate or Rec Not Selected N/A	ft (relative to basin inches ngular/Trapezoidal V ft (relative to basin b feet H:V feet % tangular Orifice) ft (distance below ba inches inches	bottom at Stage =	Oft) Vertice Pipe) Height of Grat Overflow V rate Open Area / 10 verflow Grate Open Overflow Grate Open C Outle tral Angle of Restric Spillway I Stage at	the Upper Edge, H _t = Veir Slope Length = No-yr Orifice Area = Area w/ Debris = Area w/ De	N/A N/A N/A N/A N/A Calculated Paramet Zone 3 Weir 4.08 3.01 6.78 8.38 4.19 S for Outlet Pipe w/ Zone 3 Restrictor 1.24 0.56 1.90 Calculated Paramet 0.31 7.21	N/A N/A N/A N/A N/A Not Selected N/A	feet feet ft² ft² te ft² ft² feet
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Routed Hydrograph Results	The user can over	ride the default CUH	IP hydrographs and	f runoff volumes by e	ntering new values i	in the Inflow Hydrog	raphs table (Columi	ns W through AF).	
Design Storm Return Period =	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
One-Hour Rainfall Depth (in) =	N/A	N/A	1.00	1.42	1.68	1.69	2.35	2.71	3.14
CUHP Runoff Volume (acre-ft) =	0.472	1.376	1.183	1.984	2.515	2.597	3.993	4.825	5.755
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	1.183	1.984	2.515	2.597	3.993	4.825	5.755
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.7	5.0	7.5	9.6	17.9	23.6	29.3
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A							
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.03	0.21	0.31	0.39	0.74	0.97	1.20
Peak Inflow Q (cfs) =	N/A	N/A	12.4	21.2	26.0	28.8	44.2	53.3	63.3
Peak Outflow Q (cfs) =	0.2	0.5	0.5	1.6	3.6	4.0	10.9	12.7	13.4
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	0.3	0.5	0.4	0.6	0.5	0.5
Structure Controlling Flow =	Plate	Plate	Plate	Overflow Weir 1	Overflow Weir 1	Overflow Weir 1	Overflow Weir 1	Outlet Plate 1	Outlet Plate :
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	0.1	0.4	0.4	1.2	1.4	1.5
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	38	63	60	69	69	69	66	64	63
Time to Drain 99% of Inflow Volume (hours) =	40	67	64	75	76	76	75	74	73
Maximum Ponding Depth (ft) =	2.29	3.33	3.05	3.72	4.03	4.08	4.70	5.09	5.60
Area at Maximum Ponding Depth (acres) =	0.62	1.04	0.99	1.11	1.17	1.18	1.27	1.33	1.41
Maximum Volume Stored (acre-ft) =	0.475	1.381	1.095	1.791	2.157	2.215	2.963	3.484	4.184

MHFD-Detention_Cosimi Pond A, Outlet Structure 2/11/2025, 12:19 PM



MHFD-Detention_Cosimi Pond A, Outlet Structure 2/11/2025, 12:19 PM

DETENTION BASIN OUTLET STRUCTURE DESIGN Outflow Hydrograph Workbook Filename:

Inflow Hydrographs

The user can override the calculated inflow hydrographs from this workbook with inflow hydrographs developed in a separate program.

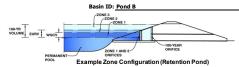
	SOURCE	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP
Time Interval	TIME	WQCV [cfs]	EURV [cfs]	2 Year [cfs]	5 Year [cfs]	10 Year [cfs]	25 Year [cfs]	50 Year [cfs]	100 Year [cfs]	500 Year [cfs]
	0:00:00									
5.00 min	0:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:15:00	0.00	0.00	0.00	0.00 1.63	0.00 2.08	0.00 1.02	0.20 2.08	0.13 2.11	0.40 2.75
	0:20:00	0.00	0.00	3.29	5.33	6.68	3.33	5.37	5.90	7.40
	0:25:00	0.00	0.00	8.11	14.04	17.98	8.07	13.43	15.40	19.33
	0:30:00	0.00	0.00	11.45	19.92	24.69	19.73	31.42	36.34	43.85
	0:35:00	0.00	0.00	12.35	21.17	25.96	26.49	41.16	49.35	58.89
	0:40:00	0.00	0.00	12.08	20.27	24.76	28.84	44.19	53.26	63.27
	0:45:00	0.00	0.00	11.22	18.89	23.26	28.04	42.76	52.51	62.31
	0:50:00	0.00	0.00	10.33 9.56	17.64 16.32	21.62 20.13	26.96 25.02	41.04 38.13	50.46 47.52	59.86 56.37
	1:00:00	0.00	0.00	8.96	15.20	18.96	23.12	35.32	44.73	53.09
	1:05:00	0.00	0.00	8.43	14.20	17.91	21.53	32.96	42.51	50.44
	1:10:00	0.00	0.00	7.73	13.21	16.84	19.72	30.28	38.83	46.12
	1:15:00	0.00	0.00	7.01	12.09	15.79	17.90	27.58	34.87	41.47
	1:20:00	0.00	0.00	6.36	10.96	14.50	15.95	24.57	30.52	36.31
	1:25:00	0.00	0.00	5.87	10.10	13.28	14.18	21.83	26.59	31.66
	1:30:00	0.00	0.00	5.52	9.47	12.25	12.73	19.59	23.56	28.07
	1:40:00	0.00	0.00	5.23 4.97	8.94 8.26	11.36 10.55	11.54 10.53	17.74 16.14	21.16 19.10	25.22 22.76
	1:45:00	0.00	0.00	4.72	7.58	9.80	9.62	14.69	17.24	20.54
	1:50:00	0.00	0.00	4.46	6.92	9.08	8.78	13.37	15.52	18.49
	1:55:00	0.00	0.00	4.05	6.30	8.32	7.98	12.10	13.90	16.55
	2:00:00	0.00	0.00	3.61	5.66	7.44	7.21	10.87	12.36	14.70
	2:05:00	0.00	0.00	3.03	4.73	6.22	6.09	9.15	10.37	12.33
	2:10:00 2:15:00	0.00	0.00	2.46 1.95	3.81 2.99	5.01 3.96	4.93 3.85	7.38 5.74	8.34 6.45	9.90 7.66
	2:20:00	0.00	0.00	1.57	2.41	3.23	2.94	4.38	4.87	5.80
	2:25:00	0.00	0.00	1.29	1.97	2.67	2.31	3.46	3.77	4.50
	2:30:00	0.00	0.00	1.07	1.63	2.21	1.84	2.76	2.96	3.54
	2:35:00	0.00	0.00	0.88	1.35	1.83	1.48	2.22	2.32	2.78
	2:40:00	0.00	0.00	0.73	1.11	1.49	1.18	1.77	1.80	2.16
	2:45:00	0.00	0.00	0.60	0.90	1.21	0.94	1.41	1.39	1.67
	2:50:00 2:55:00	0.00	0.00	0.49	0.72 0.58	0.97 0.77	0.75 0.59	1.11 0.87	1.07 0.82	1.28 0.99
	3:00:00	0.00	0.00	0.33	0.47	0.61	0.48	0.70	0.67	0.80
	3:05:00	0.00	0.00	0.26	0.37	0.49	0.38	0.56	0.53	0.64
	3:10:00	0.00	0.00	0.21	0.29	0.38	0.30	0.44	0.43	0.51
	3:15:00	0.00	0.00	0.16	0.22	0.29	0.23	0.34	0.33	0.40
	3:20:00	0.00	0.00	0.12	0.16	0.22	0.18	0.25	0.25	0.30
	3:25:00 3:30:00	0.00	0.00	0.08	0.11	0.15	0.13	0.18	0.18	0.21
	3:35:00	0.00	0.00	0.05	0.07	0.10	0.08	0.12	0.12	0.14
	3:40:00	0.00	0.00	0.01	0.02	0.03	0.03	0.04	0.04	0.04
	3:45:00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	3:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:00:00 4:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:25:00 4:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:45:00 4:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:00:00 5:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:20:00 5:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:40:00 5:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	6:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

MHFD-Detention_Cosimi Pond A, Outlet Structure 2/11/2025, 12:19 PM

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: Cosimi Farms



Wate

tershed Information		
Selected BMP Type =	EDB	
Watershed Area =	3.97	acres
Watershed Length =	2,030	ft
Watershed Length to Centroid =	1,125	ft
Watershed Slope =	0.016	ft/ft
Watershed Imperviousness =	64.00%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	0.0%	percent
Percentage Hydrologic Soil Groups C/D =	100.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-br Painfall Denths -	Hear Innut	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using

the embedded Colorado Urban Hydro	graph Proced	ure.
Water Quality Capture Volume (WQCV) =	0.083	acre-feet
Excess Urban Runoff Volume (EURV) =	0.245	acre-feet
2-yr Runoff Volume (P1 = 1 in.) =	0.210	acre-feet
5-yr Runoff Volume (P1 = 1.42 in.) =	0.344	acre-feet
10-yr Runoff Volume (P1 = 1.68 in.) =	0.431	acre-feet
25-yr Runoff Volume (P1 = 1.69 in.) =	0.443	acre-feet
50-yr Runoff Volume (P1 = 2.35 in.) =	0.673	acre-feet
100-yr Runoff Volume (P1 = 2.71 in.) =	0.809	acre-feet
500-yr Runoff Volume (P1 = 3.14 in.) =	0.961	acre-feet
Approximate 2-yr Detention Volume =	0.184	acre-feet
Approximate 5-yr Detention Volume =	0.295	acre-feet
Approximate 10-yr Detention Volume =	0.341	acre-feet
Approximate 25-yr Detention Volume =	0.321	acre-feet
Approximate 50-yr Detention Volume =	0.408	acre-feet
Approximate 100-yr Detention Volume =	0.461	acre-feet
		_

Optional User Overrides						
:		acre-feet				
:		acre-feet				
t	1.00	inches				
:	1.42	inches				
t	1.68	inches				
:		inches				
:	2.35	inches				
t	2.71	inches				
ŧ		inches				

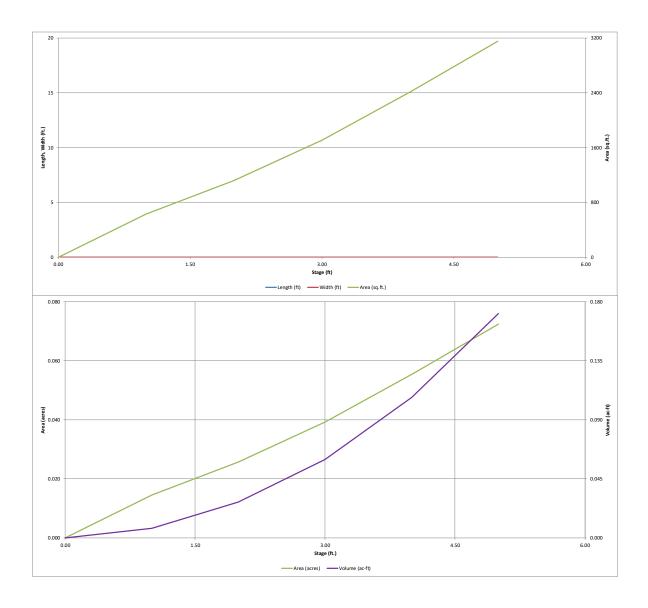
Define Zones and Basin Geometry

Jerine Zones and Basin Geometry		
Zone 1 Volume (WQCV) =	0.083	acre-fe
Zone 2 Volume (EURV - Zone 1) =	0.162	acre-fe
Zone 3 Volume (100-year - Zones 1 & 2) =	0.215	acre-fe
Total Detention Basin Volume =	0.461	acre-fe
Initial Surcharge Volume (ISV) =	user	ft ³
Initial Surcharge Depth (ISD) =	user	ft
Total Available Detention Depth (H _{total}) =	user	ft
Depth of Trickle Channel (H_{TC}) =	user	ft
Slope of Trickle Channel (S_{TC}) =	user	ft/ft
Slopes of Main Basin Sides (Smain) =	user	H:V
Basin Length-to-Width Ratio (R _{L/W}) =	user	

Initial Surcharge Area $(A_{ISV}) =$	user	ft ²
Surcharge Volume Length $(L_{ISV}) =$	user	ft
Surcharge Volume Width $(W_{ISV}) =$	user	ft
Depth of Basin Floor $(H_{FLOOR}) =$	user	ft
Length of Basin Floor (L_{FLOOR}) =	user	ft
Width of Basin Floor $(W_{FLOOR}) =$	user	ft
Area of Basin Floor $(A_{FLOOR}) =$		ft²
Volume of Basin Floor $(V_{FLOOR}) =$	user	ft ³
Depth of Main Basin (H _{MAIN}) =	user	ft
Length of Main Basin $(L_{MAIN}) =$	user	ft
Width of Main Basin $(W_{MAIN}) =$	user	ft
Area of Main Basin $(A_{MAIN}) =$	user	ft ²
Volume of Main Basin $(V_{MAIN}) =$	user	ft ³
Calculated Total Basin Volume (V_{total}) =	user	acre-feet

/EAR		4.00	1.							
YEAR PICE	Depth Increment =	1.00	ft Optional	ı			Optional	ı	1	
ention Pond)	Stage - Storage	Stage	Override	Length	Width	Area	Override	Area	Volume	Volume
ondon't ond,	Description	(ft)	Stage (ft)	(ft)	(ft)	(ft 2)	Area (ft 2)	(acre)	(ft 3)	(ac-ft)
	Top of Micropool		0.00	-		-	0	0.000		
Note: L / W Ratio > 8	5113	-	1.00	-		-	630	0.014	315	0.007
L / W Ratio = 23.83	5114		2.00	_		-		0.026		0.027
L / W Ratio = 23.83							1,120		1,190	
	5115		3.00	-		-	1,710	0.039	2,605	0.060
	5116		4.00	-		-	2,410	0.055	4,665	0.107
	5117		5.00	-			3,155	0.072	7,447	0.171
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Optional User Overrides				-		-				
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1.42 inches				-		-				
1.68 inches				-		-				
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2.35 inches				-	-	-				
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MHFD-Detention_Cosimi South Pond, Basin 2/11/2025, 12:19 PM

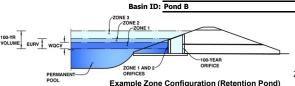


MHFD-Detention_Cosimi South Pond, Basin 2/11/2025, 12:19 PM

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.06 (July 2022)

Project: Cosimi Farms



	Estimated	Estimated	
_	Stage (ft)	Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	3.53	0.083	Orifice Plate
Zone 2 (EURV)	#VALUE!	0.162	Not Utilized
Zone 3 (100-year)	#VALUE!	0.215	Not Utilized
``	Total (all zones)	0.461	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

ft (distance below the filtration media surface) Underdrain Orifice Invert Depth = N/A Underdrain Orifice Diameter = N/A inches

	Calculated Parameters for Underdrai				
Underdrain Orifice Area =	N/A	ft ²			
Underdrain Orifice Centroid =	N/A	feet			

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation

Centroid of Lowest Orifice = 0.00 ft (relative to basin bottom at Stage = 0 ft) Depth at top of Zone using Orifice Plate = 3.43 ft (relative to basin bottom at Stage = 0 ft) Orifice Plate: Orifice Vertical Spacing = 13.70 inches

Orifice Plate: Orifice Area per Row = 0.30 sq. inches (diameter = 5/8 inch)

tion BMP)	Calculated Parame	ters for Plate
WQ Orifice Area per Row =	2.083E-03	ft ²
Elliptical Half-Width =	N/A	feet
Elliptical Slot Centroid =	N/A	feet
Elliptical Slot Area =	N/A	ft ²

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	1.14	2.29					
Orifice Area (sq. inches)	0.30	0.30	0.30					

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

Depth at

Free

	Not Selected	Not Selected
Invert of Vertical Orifice =	N/A	N/A
top of Zone using Vertical Orifice =	N/A	N/A
Vertical Orifice Diameter =	N/A	N/A

ft (relative to basin bottom at Stage = 0 ft) ft (relative to basin bottom at Stage = 0 ft) inches

	Calculated Parameters for Vertical Orifice					
	Not Selected	Not Selected				
Vertical Orifice Area =	N/A	N/A	ft ²			
Vertical Orifice Centroid =	N/A	N/A	feet			

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir and No Outlet Pipe)

	Not Selected	Not Selected	
Overflow Weir Front Edge Height, Ho =	N/A	N/A	ft (re
Overflow Weir Front Edge Length =	N/A	N/A	feet
Overflow Weir Grate Slope =	N/A	N/A	H:V
Horiz. Length of Weir Sides =	N/A	N/A	feet
Overflow Grate Type =	N/A	N/A	
Debris Clogging % =	N/A	N/A	%
•			

Not Selected relative to basin bottom at Stage = 0 ft) Height of Grate Upper Edge, H_t = N/A Overflow Weir Slope Length = N/A Grate Open Area / 100-yr Orifice Area = N/A Overflow Grate Open Area w/o Debris = N/A Overflow Grate Open Area w/ Debris = N/A

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

Not Selected	Not Selected
N/A	N/A
N/A	N/A
	N/A

ft (distance below basin bottom at Stage = 0 ft) inches

		Not Selected	Not Selected	
om at Stage = 0 ft)	Outlet Orifice Area =	N/A	N/A	ft ²
	Outlet Orifice Centroid =	N/A	N/A	feet
Half-Central Angle	of Restrictor Plate on Pipe =	N/A	N/A	radians

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage=	3.60	ft (relative to basin bottom at Stage = 0 ft)
Spillway Crest Length =	10.00	feet
Spillway End Slopes =	4.00	H:V
eboard above Max Water Surface =	0.50	feet

Calculated Parameters for Spillway

Calculated Parameters for Overflow Weir

Not Selected

N/A

N/A

N/A

N/A

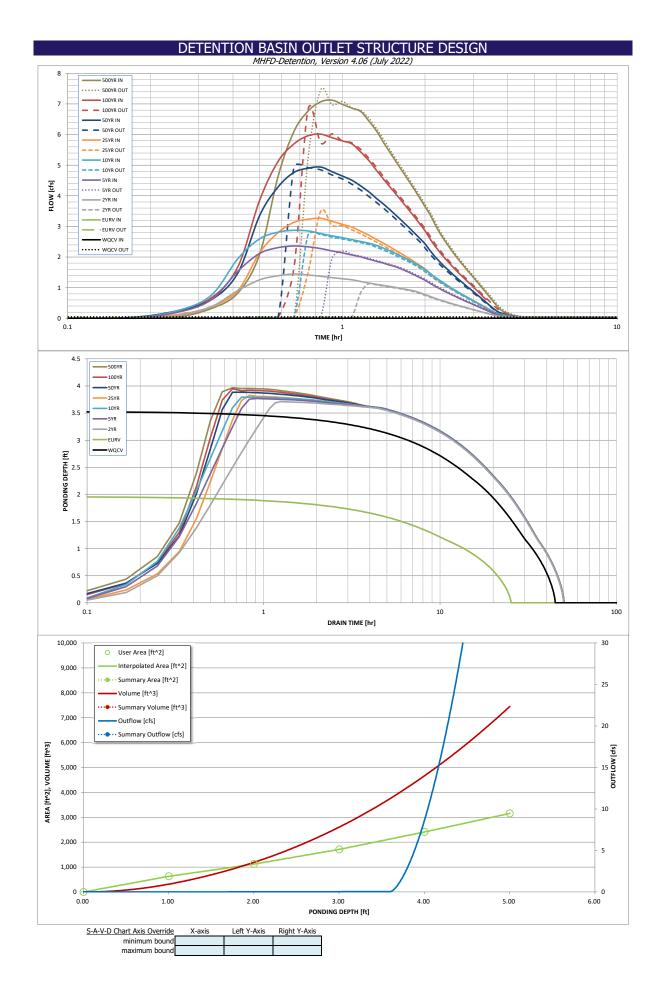
N/A

feet

feet

Spillway Design Flow Depth=	0.35	feet
Stage at Top of Freeboard =	4.45	feet
Basin Area at Top of Freeboard =	0.06	acres
Basin Volume at Top of Freeboard =	0.13	acre-ft

Routed Hydrograph Results 7	The user can over	ride the default CU	HP hydrographs an	nd runoff volumes b	y entering new val	ues in the Inflow H	ydrographs table (C	Columns W through	AF).
Design Storm Return Period =	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
One-Hour Rainfall Depth (in) =	N/A	N/A	1.00	1.42	1.68	1.69	2.35	2.71	3.14
CUHP Runoff Volume (acre-ft) =	0.083	0.245	0.210	0.344	0.431	0.443	0.673	0.809	0.961
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.210	0.344	0.431	0.443	0.673	0.809	0.961
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.1	0.5	0.7	0.9	1.8	2.4	3.0
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A							
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.02	0.12	0.19	0.23	0.44	0.60	0.75
Peak Inflow Q (cfs) =	N/A	N/A	1.4	2.4	2.9	3.3	4.9	6.0	7.1
Peak Outflow Q (cfs) =	0.0	31.8	1.1	2.2	2.7	3.5	4.9	6.8	7.5
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	4.6	3.7	3.8	2.8	2.9	2.5
Structure Controlling Flow =	Plate	Plate	Spillway	Spillway	Spillway	Spillway	Spillway	Spillway	Spillway
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	40	18	40	35	33	33	29	26	24
Time to Drain 99% of Inflow Volume (hours) =	43	22	46	44	43	42	39	38	36
Maximum Ponding Depth (ft) =	3.54	1.95	3.71	3.77	3.79	3.83	3.88	3.95	3.97
Area at Maximum Ponding Depth (acres) =	0.05	0.03	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Maximum Volume Stored (acre-ft) =	0.083	0.026	0.091	0.094	0.096	0.097	0.101	0.104	0.105



DETENTION BASIN OUTLET STRUCTURE DESIGN

Outflow Hydrograph Workbook Filename:

Inflow Hydrographs

The user can override the calculated inflow hydrographs from this workbook with inflow hydrographs developed in a separate program.

	SOURCE	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP
Time Interval	TIME	WQCV [cfs]	EURV [cfs]	2 Year [cfs]	5 Year [cfs]	10 Year [cfs]	25 Year [cfs]	50 Year [cfs]	100 Year [cfs]	500 Year [cfs]
5.00 min	0:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02	0.05
	0:15:00 0:20:00	0.00	0.00	0.08	0.19	0.24 0.75	0.12	0.24 0.60	0.25 0.67	0.32 0.83
	0:25:00	0.00	0.00	0.91	1.54	1.95	0.91	1.48	1.69	2.10
	0:30:00	0.00	0.00	1.26	2.12	2.60	2.15	3.36	3.86	4.64
	0:35:00	0.00	0.00	1.39	2.31	2.81	2.80	4.29	5.13	6.10
	0:40:00	0.00	0.00	1.44	2.36	2.87	3.13	4.77	5.70	6.76
	0:45:00 0:50:00	0.00	0.00	1.42 1.37	2.33 2.28	2.85 2.77	3.23 3.27	4.90 4.94	5.96 6.01	7.07 7.12
	0:55:00	0.00	0.00	1.33	2.20	2.69	3.17	4.79	5.90	6.99
	1:00:00	0.00	0.00	1.29	2.13	2.63	3.07	4.64	5.79	6.86
	1:05:00	0.00	0.00	1.26	2.07	2.57	2.98	4.51	5.70	6.75
	1:10:00	0.00	0.00	1.20	2.00	2.51	2.84	4.32	5.43	6.44
	1:15:00 1:20:00	0.00	0.00	1.15	1.93	2.45	2.71	4.13 3.91	5.15	6.11 5.72
	1:25:00	0.00	0.00	1.11	1.86 1.79	2.28	2.57 2.44	3.72	4.82 4.53	5.38
	1:30:00	0.00	0.00	1.03	1.73	2.19	2.32	3.52	4.26	5.06
	1:35:00	0.00	0.00	1.00	1.67	2.09	2.19	3.33	4.01	4.76
	1:40:00	0.00	0.00	0.96	1.58	1.99	2.07	3.14	3.76	4.47
	1:45:00 1:50:00	0.00	0.00	0.93	1.50	1.89	1.95	2.96	3.53	4.19 3.01
	1:50:00	0.00	0.00	0.89	1.41	1.80 1.70	1.84 1.72	2.78	3.30 3.07	3.91 3.65
	2:00:00	0.00	0.00	0.78	1.24	1.59	1.61	2.43	2.86	3.39
	2:05:00	0.00	0.00	0.71	1.14	1.47	1.47	2.22	2.60	3.09
	2:10:00	0.00	0.00	0.66	1.06	1.35	1.35	2.03	2.38	2.82
	2:15:00	0.00	0.00	0.61	0.98	1.25	1.24	1.87	2.19	2.60
	2:20:00 2:25:00	0.00	0.00	0.56 0.52	0.90 0.83	1.16 1.07	1.14	1.72 1.59	2.02 1.86	2.40
	2:30:00	0.00	0.00	0.48	0.77	0.98	0.98	1.47	1.72	2.04
	2:35:00	0.00	0.00	0.44	0.71	0.90	0.90	1.36	1.58	1.88
	2:40:00	0.00	0.00	0.41	0.65	0.83	0.83	1.25	1.46	1.73
	2:45:00 2:50:00	0.00	0.00	0.37	0.60	0.76	0.76	1.15	1.34	1.59
	2:55:00	0.00	0.00	0.34 0.31	0.54	0.69	0.70 0.64	1.05 0.96	1.23 1.12	1.46 1.33
	3:00:00	0.00	0.00	0.28	0.45	0.57	0.58	0.87	1.02	1.21
	3:05:00	0.00	0.00	0.25	0.40	0.51	0.52	0.78	0.91	1.08
	3:10:00	0.00	0.00	0.22	0.35	0.45	0.46	0.69	0.81	0.96
	3:15:00 3:20:00	0.00	0.00	0.20 0.17	0.31	0.40	0.41	0.61 0.52	0.71 0.61	0.84
	3:25:00	0.00	0.00	0.17	0.22	0.29	0.30	0.32	0.51	0.60
	3:30:00	0.00	0.00	0.12	0.18	0.24	0.24	0.36	0.42	0.49
	3:35:00	0.00	0.00	0.10	0.15	0.19	0.20	0.29	0.33	0.39
	3:40:00	0.00	0.00	80.0	0.12	0.16	0.15	0.22	0.25	0.30
	3:45:00 3:50:00	0.00	0.00	0.07 0.06	0.10	0.14 0.12	0.12	0.18 0.15	0.20 0.16	0.23
	3:55:00	0.00	0.00	0.05	0.09	0.12	0.10	0.12	0.13	0.15
	4:00:00	0.00	0.00	0.04	0.06	0.09	0.07	0.10	0.10	0.12
	4:05:00	0.00	0.00	0.04	0.05	0.07	0.06	0.08	0.08	0.10
	4:10:00 4:15:00	0.00	0.00	0.03	0.05 0.04	0.06 0.05	0.05 0.04	0.07 0.05	0.07 0.05	0.08
	4:20:00	0.00	0.00	0.02	0.03	0.04	0.03	0.04	0.04	0.05
	4:25:00 4:30:00	0.00	0.00	0.02 0.01	0.02	0.03 0.02	0.02	0.04	0.03	0.04
	4:35:00	0.00	0.00	0.01	0.02	0.02	0.02	0.03	0.03	0.03
	4:40:00	0.00	0.00	0.01	0.01	0.01	0.01	0.02	0.02	0.02
	4:45:00 4:50:00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01 0.01
	4:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
	5:00:00 5:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:15:00 5:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:35:00 5:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:50:00 5:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	6:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.06 (July 2022)

Summary Stage-Area-Volume-Discharge Relationships

The user can create a summary S-A-V-D by entering the desired stage increments and the remainder of the table will populate automatically.

The user should graphically compare the summary S-A-V-D table to the full S-A-V-D table in the chart to confirm it captures all key transition points.

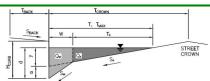
Stage - Storage Description	Stage [ft]	Area [ft ²]	Area [acres]	Volume [ft ³]	Volume [ac-ft]	Total Outflow [cfs]	
		[10]	()	[14]	[20.10]	[]	For best results, include the
							stages of all grade slope
							changes (e.g. ISV and Floor)
							from the S-A-V table on Sheet 'Basin'.
							Also include the inverts of all
							outlets (e.g. vertical orifice, overflow grate, and spillway,
							where applicable).
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MHFD-Inlet, Version 5.01 (April 2021)

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Cosimi Farms
Inlet ID: Local @ 0.75%



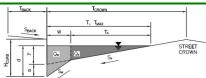
Gutter Geometry: Maximum Allowable Width for Spread Behind Curb T_{BACK} : 11.0 Side Slope Behind Curb (leave blank for no conveyance credit behind curb) 0.020 ft/ft S_{BACK} Manning's Roughness Behind Curb (typically between 0.012 and 0.020) Height of Curb at Gutter Flow Line $\mathsf{H}_{\mathsf{CURB}}$ 6.00 nches Distance from Curb Face to Street Crown T_{CROWN} : 18.0 Gutter Width 2.00 Street Transverse Slope S_X : 0.020 ft/ft Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) S_{W} ft/ft 0.083 Street Longitudinal Slope - Enter 0 for sump condition S_0 0.008 ft/ft Manning's Roughness for Street Section (typically between 0.012 and 0.020) n_{STREET} Minor Storm Major Storm Max. Allowable Spread for Minor & Major Storm 18.0 18.0 Warning 02 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm 6.2 6.2 Allow Flow Depth at Street Crown (check box for yes, leave blank for no) MINOR STORM Allowable Capacity is based on Spread Criterion MAJOR STORM Allowable Capacity is based on Spread Criterion Major St Major St Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management' WARNING: MAJOR STORM max. allowable capacity is less than the design flow given on sheet 'Inlet Management' Major Storm 10.8

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ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Cosimi Farms
Inlet ID: Local @ 1.0%

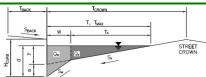


Gutter Geometry: Maximum Allowable Width for Spread Behind Curb T_{BACK} : 11.0 Side Slope Behind Curb (leave blank for no conveyance credit behind curb) 0.020 ft/ft S_{BACK} Manning's Roughness Behind Curb (typically between 0.012 and 0.020) Height of Curb at Gutter Flow Line $\mathsf{H}_{\mathsf{CURB}}$ 6.00 nches Distance from Curb Face to Street Crown T_{CROWN} : 18.0 Gutter Width 2.00 Street Transverse Slope S_X : 0.020 ft/ft Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) S_{W} ft/ft 0.083 Street Longitudinal Slope - Enter 0 for sump condition S_0 0.010 ft/ft Manning's Roughness for Street Section (typically between 0.012 and 0.020) n_{STREET} Minor Storm Major Storm Max. Allowable Spread for Minor & Major Storm 18.0 18.0 Warning 02 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm 6.2 6.2 Allow Flow Depth at Street Crown (check box for yes, leave blank for no) MINOR STORM Allowable Capacity is based on Spread Criterion MAJOR STORM Allowable Capacity is based on Spread Criterion Major St Minor Storm Major St Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management' WARNING: MAJOR STORM max. allowable capacity is less than the design flow given on sheet 'Inlet Management' Major Storm 12.5

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Cosimi Farms
Inlet ID: Local @ 1.5%

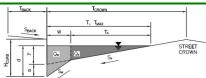


Gutter Geometry: Maximum Allowable Width for Spread Behind Curb T_{BACK} : 11.0 Side Slope Behind Curb (leave blank for no conveyance credit behind curb) 0.020 ft/ft S_{BACK} Manning's Roughness Behind Curb (typically between 0.012 and 0.020) Height of Curb at Gutter Flow Line $\mathsf{H}_{\mathsf{CURB}}$ 6.00 nches Distance from Curb Face to Street Crown T_{CROWN} : 18.0 Gutter Width 2.00 Street Transverse Slope S_X : 0.020 ft/ft Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) S_{W} ft/ft 0.083 Street Longitudinal Slope - Enter 0 for sump condition S_0 0.015 ft/ft Manning's Roughness for Street Section (typically between 0.012 and 0.020) n_{STREET} Minor Storm Major Storm Max. Allowable Spread for Minor & Major Storm 18.0 18.0 Warning 02 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm 6.2 6.2 Allow Flow Depth at Street Crown (check box for yes, leave blank for no) MINOR STORM Allowable Capacity is based on Spread Criterion MAJOR STORM Allowable Capacity is based on Spread Criterion Major Storm 15.3 Minor Storm 15.3 Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management' Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Cosimi Farms
Inlet ID: Local @ 2.0%



Gutter Geometry: Maximum Allowable Width for Spread Behind Curb T_{BACK} : 11.0 Side Slope Behind Curb (leave blank for no conveyance credit behind curb) 0.020 ft/ft S_{BACK} Manning's Roughness Behind Curb (typically between 0.012 and 0.020) Height of Curb at Gutter Flow Line $\mathsf{H}_{\mathsf{CURB}}$ 6.00 nches Distance from Curb Face to Street Crown T_{CROWN} : 18.0 Gutter Width 2.00 Street Transverse Slope S_X : 0.020 ft/ft Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) S_{W} ft/ft 0.083 Street Longitudinal Slope - Enter 0 for sump condition S_0 0.020 ft/ft Manning's Roughness for Street Section (typically between 0.012 and 0.020) Minor Storm Major Storm Max. Allowable Spread for Minor & Major Storm 18.0 18.0 Warning 02 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm 6.2 6.2 Allow Flow Depth at Street Crown (check box for yes, leave blank for no) MINOR STORM Allowable Capacity is based on Spread Criterion MAJOR STORM Allowable Capacity is based on Spread Criterion Minor Storm 17.7 Major Storm 17.7 Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management' Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Tuesday, Feb 11 2025

EX. 78TH AVE. NORTH SWALE

User-defined	
Invert Elev (ft)	= 99.00
Slope (%)	= 1.00
N-Value	= 0.025

Calculations

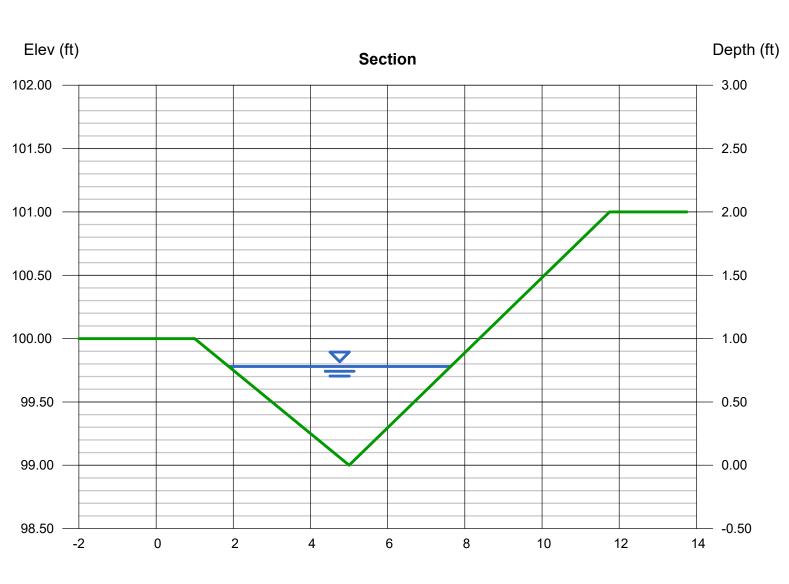
Compute by: Known Q Known Q (cfs) = 6.80

(Sta, EI, n)-(Sta, EI, n)... (0.00, 100.00)-(1.00, 100.00, 0.025)-(5.00, 99.00, 0.025)-(11.75, 101.00, 0.025)

3 3	
Depth (ft)	= 0.78
Q (cfs)	= 6.800
Area (sqft)	= 2.24
Velocity (ft/s)	= 3.03
Wetted Perim (ft)	= 5.96

Highlighted

Crit Depth, Yc (ft) = 0.74Top Width (ft) = 5.75EGL (ft) = 0.92



Sta (ft)

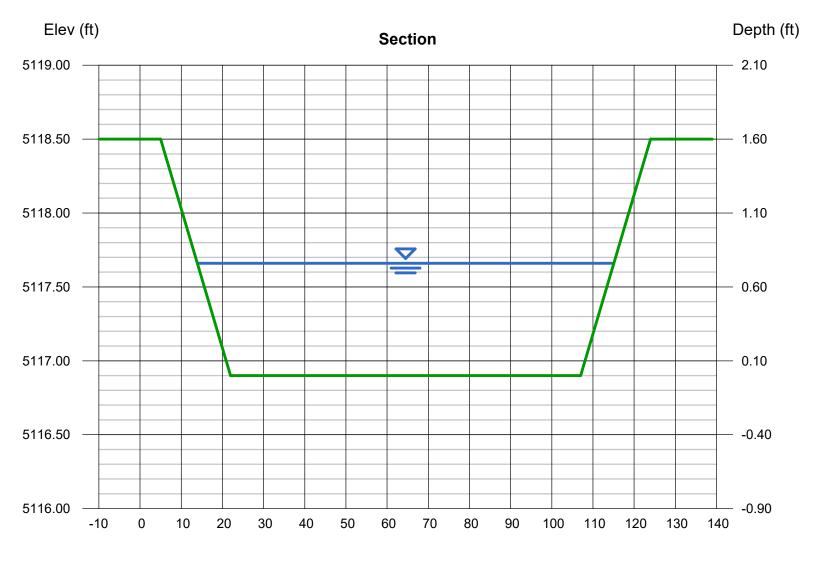
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Tuesday, Feb 11 2025

Detention Pond A Emergency Spillway

	Highlighted	
= 5116.90	Depth (ft)	= 0.76
= 3.00	Q (cfs)	= 403.30
= 0.035	Area (sqft)	= 70.71
	Velocity (ft/s)	= 5.70
	Wetted Perim (ft)	= 101.22
Known Q	Crit Depth, Yc (ft)	= 0.86
= 403.30	Top Width (ft)	= 101.14
	EGL (ft)	= 1.27
	= 3.00 = 0.035 Known Q	= 3.00 Q (cfs) = 0.035 Area (sqft) Velocity (ft/s) Wetted Perim (ft) Known Q Crit Depth, Yc (ft) = 403.30 Top Width (ft)

(Sta, EI, n)-(Sta, EI, n)... (0.00, 5118.50)-(5.00, 5118.50, 0.035)-(22.00, 5116.90, 0.035)-(107.00, 5116.90, 0.035)-(124.00, 5118.50, 0.035)-(129

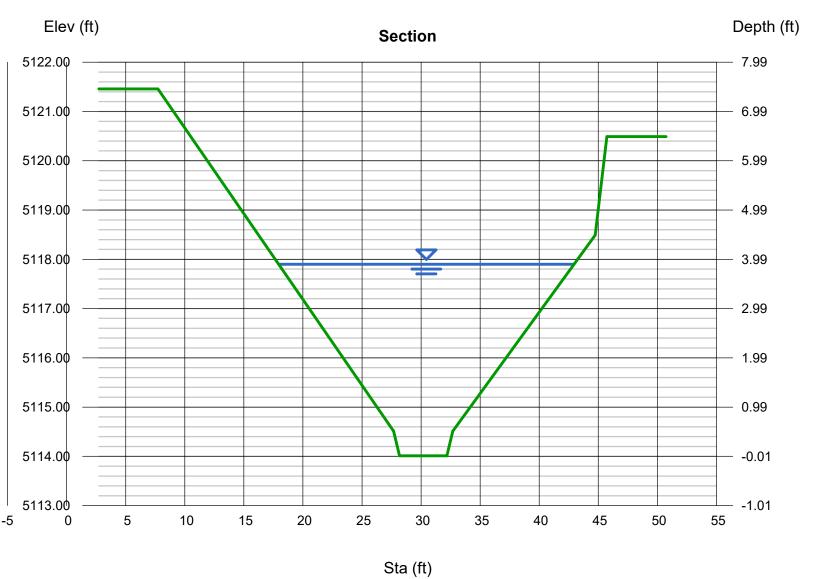


Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Friday, May 26 2023

4' TRICKLE CHANNEL TO POND A

User-defined		Highlighted	
Invert Elev (ft)	= 5114.01	Depth (ft)	= 3.89
Slope (%)	= 0.50	Q (cfs)	= 420.20
N-Value	= 0.021	Area (sqft)	= 53.09
		Velocity (ft/s)	= 7.91
Calculations		Wetted Perim (ft)	= 26.53
Compute by:	Known Q	Crit Depth, Yc (ft)	= 3.82
Known Q (cfs)	= 420.20	Top Width (ft)	= 24.99
		EGL (ft)	= 4.86



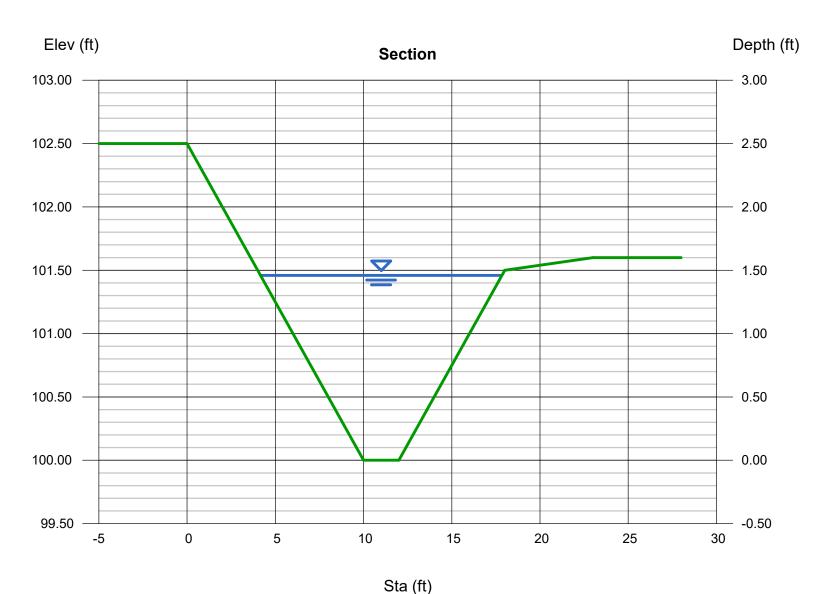
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Monday, Jan 27 2025

West Rear Yard Swale (Basin A23)

User-defined		Highlighted	
Invert Elev (ft)	= 100.00	Depth (ft)	= 1.46
Slope (%)	= 0.50	Q (cfs)	= 30.00
N-Value	= 0.035	Area (sqft)	= 11.45
		Velocity (ft/s)	= 2.62
Calculations		Wetted Perim (ft)	= 14.04
Compute by:	Known Q	Crit Depth, Yc (ft)	= 1.07
Known Q (cfs)	= 30.00	Top Width (ft)	= 13.68
		EGL (ft)	= 1.57

(Sta, EI, n)-(Sta, EI, n)... (0.00, 102.50)-(10.00, 100.00, 0.035)-(12.00, 100.00, 0.035)-(18.00, 101.50, 0.035)-(23.00, 101.60, 0.035)



Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Monday, Jan 27 2025

30' Alley @ 0.5%

Side Slopes (z:1) Total Depth (ft)	= 50.00, 50.00 = 0.30
Invert Elev (ft)	= 100.00
Slope (%)	= 0.50
N-Value	= 0.013

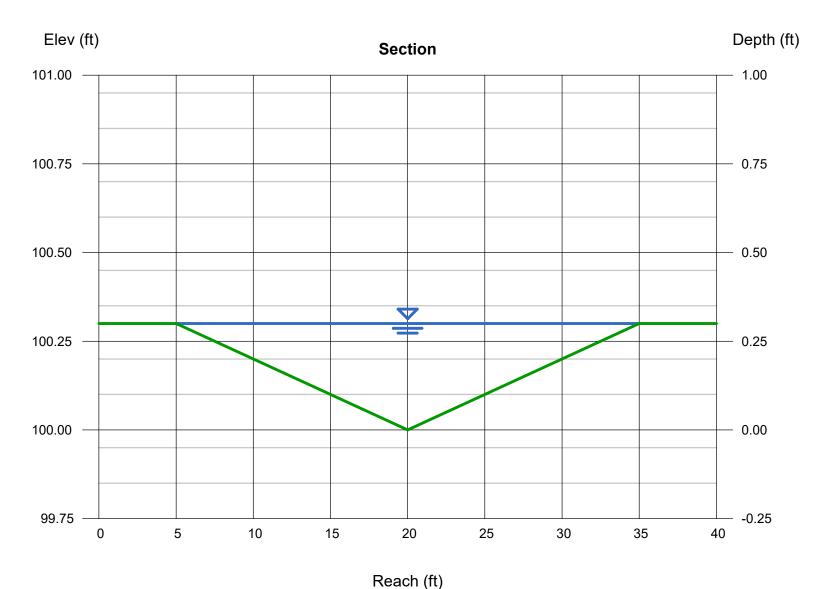
Calculations

Compute by: Known Depth Known Depth (ft) = 0.30

i iigiiiigiitoa		
Depth (ft)	=	0.30
Q (cfs)	=	10.26
Area (sqft)	=	4.50
Velocity (ft/s)	=	2.28
Wetted Perim (ft)	=	30.01
Crit Depth, Yc (ft)	=	0.30

Highlighted

Top Width (ft) = 30.00EGL (ft) = 0.38



Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Wednesday, Jul 27 2022

30' Alley @ 0.75%

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		•	

Side Slopes (z:1) = 50.00, 50.00

Total Depth (ft) = 0.30

Invert Elev (ft) = 100.00 Slope (%) = 0.75 N-Value = 0.013

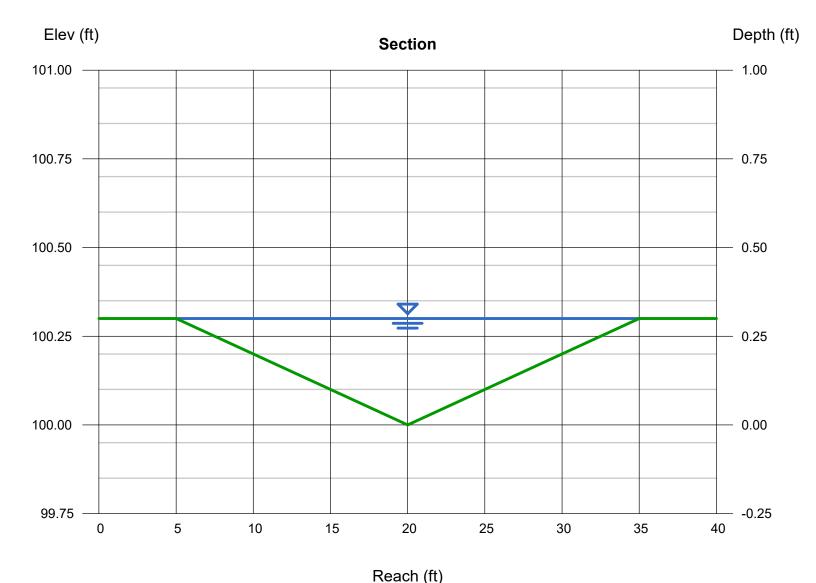
Calculations

Compute by: Known Depth

Known Depth (ft) = 0.30

Highlighted

Depth (ft) = 0.30Q (cfs) = 12.57Area (sqft) = 4.50Velocity (ft/s) = 2.79Wetted Perim (ft) = 30.01Crit Depth, Yc (ft) = 0.30Top Width (ft) = 30.00EGL (ft) = 0.42



Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Wednesday, Jul 27 2022

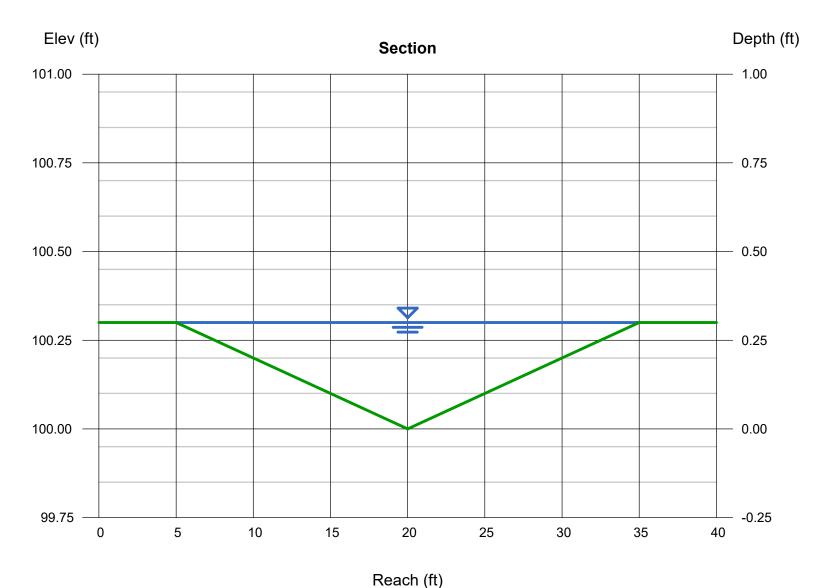
30' Alley @ 1.0%

Triangular Side Slopes (z:1) Total Depth (ft)	= 50.00, 50.00 = 0.30
Invert Elev (ft)	= 100.00
Slope (%)	= 1.00
N-Value	= 0.013

Calculations

Compute by: Known Depth Known Depth (ft) = 0.30

Highlighted		
Depth (ft)	=	0.30
Q (cfs)	=	14.51
Area (sqft)	=	4.50
Velocity (ft/s)	=	3.22
Wetted Perim (ft)	=	30.01
Crit Depth, Yc (ft)	=	0.30
Top Width (ft)	=	30.00
EGL (ft)	=	0.46



Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Wednesday, Jul 27 2022

30' Alley @ 2.0%

Triangular	
Side Slopes (z:1)	= 50.00, 50.00

Total Depth (ft) = 0.30

Invert Elev (ft) = 100.00 Slope (%) = 2.00 N-Value = 0.013

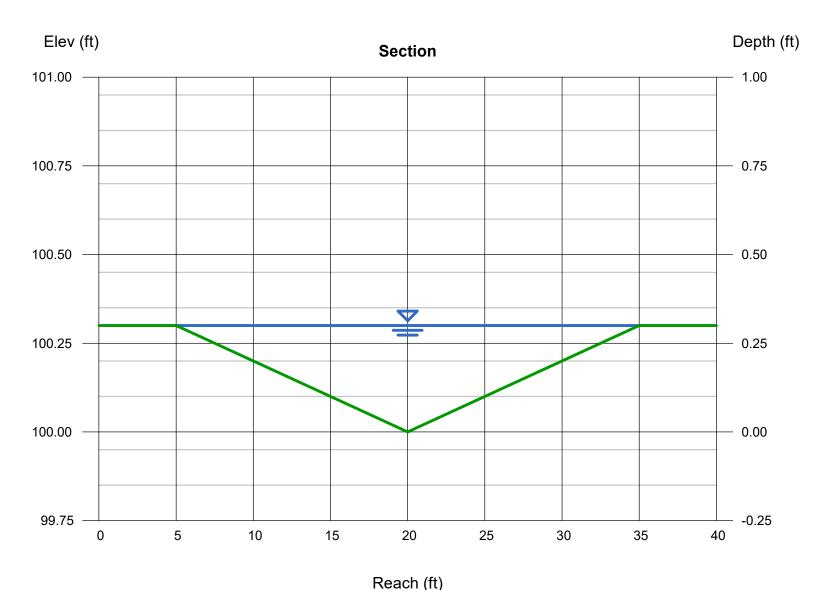
Calculations

Compute by: Known Depth Known Depth (ft) = 0.30

Highlighted

Depth (ft) = 0.30 Q (cfs) = 20.52 Area (sqft) = 4.50 Velocity (ft/s) = 4.56 Wetted Perim (ft) = 30.01 Crit Depth, Yc (ft) = 0.30 Top Width (ft) = 30.00

EGL (ft) = 0.62



Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Monday, Jan 27 2025

26' Alley @ 0.5%

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Side Slopes (z:1) = 50.00, 50.00

Total Depth (ft) = 0.26

Invert Elev (ft) = 100.00 Slope (%) = 0.50 N-Value = 0.013

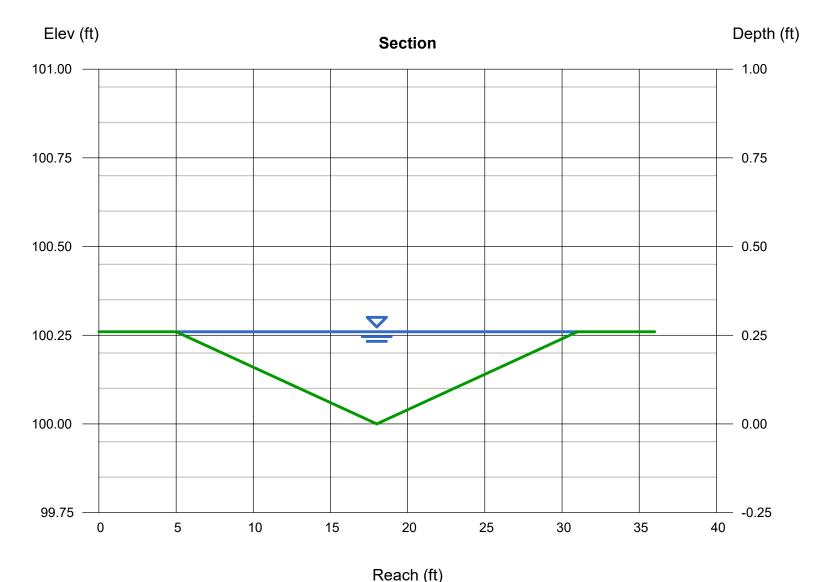
Calculations

Compute by: Known Depth

Known Depth (ft) = 0.26

Highlighted

= 0.26Depth (ft) Q (cfs) = 7.005Area (sqft) = 3.38Velocity (ft/s) = 2.07Wetted Perim (ft) = 26.01 Crit Depth, Yc (ft) = 0.26Top Width (ft) = 26.00EGL (ft) = 0.33



Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Monday, Jan 27 2025

26' Alley @ 1.0%

Triangular
Side Slance (7:

Side Slopes (z:1) = 50.00, 50.00

Total Depth (ft) = 0.26

Invert Elev (ft) = 100.00 Slope (%) = 1.00 N-Value = 0.013

Calculations

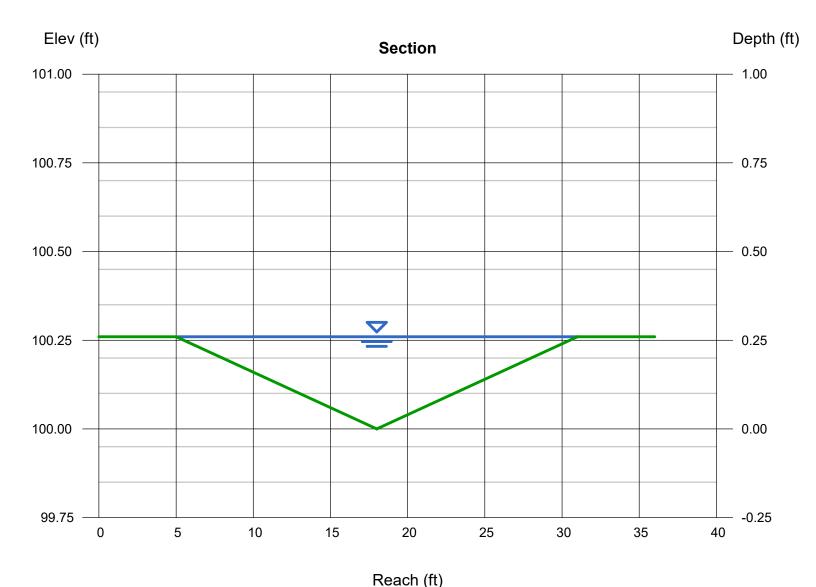
Compute by: Known Depth

Known Depth (ft) = 0.26

Highlighted

Depth (ft) = 0.26 Q (cfs) = 9.907 Area (sqft) = 3.38 Velocity (ft/s) = 2.93 Wetted Perim (ft) = 26.01 Crit Depth, Yc (ft) = 0.26 Top Width (ft) = 26.00

EGL (ft) = 0.39



= 0.53

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Monday, Jan 27 2025

26' Alley @ 2.0%

Triangular	
Side Slopes (z:1)	= 50.00, 50.00
Total Depth (ft)	= 0.26

Invert Elev (ft) = 100.00 Slope (%) = 2.00 N-Value = 0.013

Calculations

Compute by: Known Depth Known Depth (ft) = 0.26

Highlighted
Depth (ft) = 0.26
Q (cfs) = 14.01
Area (sqft) = 3.38

EGL (ft)

Area (sqft) = 3.38
Velocity (ft/s) = 4.15
Wetted Perim (ft) = 26.01
Crit Depth, Yc (ft) = 0.26
Top Width (ft) = 26.00

Elev (ft) Depth (ft) Section 101.00 -1.00 100.75 -- 0.75 100.50 --0.50100.25 -- 0.25 100.00 -- 0.00 99.75 -0.25 5 10 20 0 15 25 30 35 40

Reach (ft)

AREA INLET IN A SWALE

Cosimi Farms Type D Inlet Design Information (Input) CDOT Type D (In Series) CDOT Type D (In Series) -Inlet Type = Type of Inlet Angle of Inclined Grate (must be <= 30 degrees) 0.00 degrees Width of Grate W = 3.00 Length of Grate 6.00 L: Open Area Ratio Height of Inclined Grate Clogging Factor Grate Discharge Coefficient Orifice Coefficient 0.70 H_B 0.00 C_f 0.38 C_d : 0.78 C_{\circ} 0.52 Weir Coefficient 1.67 MAJOR MINOR Water Depth at Inlet (for depressed inlets, 1 foot is added for depression) Total Inlet Interception Capacity (assumes clogged condition) d 0.34 **5.9** 0.56 **12.4** Q_a = cfs Bypassed Flow Q_b = 0.0 0.0 cfs Capture Percentage = Qa/Qo C% % 100 100

Inlets and Streets.xism, Type D 8/10/2022, 10:06 AM

AREA INLET IN A SWALE

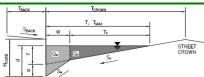
Cosimi Farms Type C Inlet Design Information (Input) CDOT Type D (In Series) CDOT Type D (In Series) -Inlet Type = Type of Inlet Angle of Inclined Grate (must be <= 30 degrees) 0.00 degrees Width of Grate W = 3.00 Length of Grate 6.00 L: Open Area Ratio Height of Inclined Grate Clogging Factor Grate Discharge Coefficient Orifice Coefficient 0.70 H_B 0.00 C_f 0.38 C_d : 0.78 C_{\circ} 0.52 Weir Coefficient 1.67 MAJOR MINOR Water Depth at Inlet (for depressed inlets, 1 foot is added for depression) Total Inlet Interception Capacity (assumes clogged condition) d 0.09 0.41 **7.7** Q_a = cfs Bypassed Flow Q_b = 0.0 0.0 cfs Capture Percentage = Qa/Qo C% 100 % 100

Inlets and Streets, Type C 1/24/2025, 2:48 PM

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

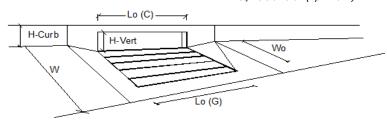
(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Cosimi Farms
Inlet ID: 79th Ave @ 2.4%



Gutter Geometry: Maximum Allowable Width for Spread Behind Curb T_{BACK} : 8.0 Side Slope Behind Curb (leave blank for no conveyance credit behind curb) 0.020 ft/ft S_{BACK} Manning's Roughness Behind Curb (typically between 0.012 and 0.020) Height of Curb at Gutter Flow Line $\mathsf{H}_{\mathsf{CURB}}$ 6.00 nches Distance from Curb Face to Street Crown T_{CROWN} : 22.0 Gutter Width 2.00 Street Transverse Slope S_X : 0.020 ft/ft Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) S_{W} ft/ft 0.083 Street Longitudinal Slope - Enter 0 for sump condition S_0 0.024 ft/ft Manning's Roughness for Street Section (typically between 0.012 and 0.020) n_{STREET} Minor Storm Major Storm Max. Allowable Spread for Minor & Major Storm 22.0 22.0 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm 6.0 7.9 Allow Flow Depth at Street Crown (check box for yes, leave blank for no) MINOR STORM Allowable Capacity is based on Depth Criterion MAJOR STORM Allowable Capacity is based on Spread Criterion Major Storm 32.4 Minor Storm 19.0 Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Managem Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Managem

INLET ON A CONTINUOUS GRADE

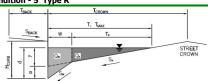


Design Information (Input) CDOT Type R Curb Opening	_	MINOR	MAJOR	
Type of Inlet	Type =	CDOT Type R	Curb Opening	
Local Depression (additional to continuous gutter depression 'a')	$a_{LOCAL} =$	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	2	2	
Length of a Single Unit Inlet (Grate or Curb Opening)	L _o =	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	$W_o =$	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	C_f - $G =$	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	C_f - $C =$	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity'	_	MINOR	MAJOR	
Total Inlet Interception Capacity	Q =	5.0	8.6	cfs
Total Inlet Carry-Over Flow (flow bypassing inlet)	$Q_b =$	0.4	5.5	cfs
Capture Percentage = Q_a/Q_0 =	C% =	93	61	%

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Cosimi Farms
Inlet ID: 79th Ave in Sump Condition - 5' Type R



Gutter Geometry: Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb) Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

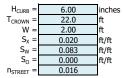
Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

MINOR STORM Allowable Capacity is based on Depth Criterion MAJOR STORM Allowable Capacity is based on Depth Criterion

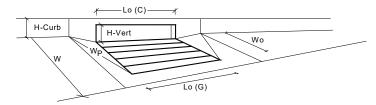
T_{BACK} = 8.0 0.020 ft/ft S_{BACK}



	Minor Storm	Major Storm	
$T_{MAX} =$	22.0	22.0	ft
$d_{MAX} =$	6.0	7.9	inches

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION MHFD-Inlet, Version 5.01 (April 2021)

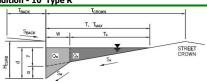


Design Information (Input) CDOT Type R Curb Opening	_	MINOR	MAJOR	_
Type of Inlet	Type =	CDOT Type R	Curb Opening	
Local Depression (additional to continuous gutter depression 'a' from above)	a _{local} =	3.00	3.00	inches
Number of Unit Inlets (Grate or Curb Opening)	No =	1	1	
Water Depth at Flowline (outside of local depression)	Ponding Depth =	6.0	6.8	inches
Grate Information	_	MINOR	MAJOR	Override Depths
Length of a Unit Grate	L₀ (G) =	N/A	N/A	feet
Width of a Unit Grate	W _o =	N/A	N/A	feet
Area Opening Ratio for a Grate (typical values 0.15-0.90)	A _{ratio} =	N/A	N/A	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)	$C_f(G) =$	N/A	N/A	
Grate Weir Coefficient (typical value 2.15 - 3.60)	C_w (G) =	N/A	N/A	
Grate Orifice Coefficient (typical value 0.60 - 0.80)	C₀ (G) =	N/A	N/A	
Curb Opening Information	_	MINOR	MAJOR	<u>=</u> '
Length of a Unit Curb Opening	$L_o(C) =$	5.00	5.00	feet
Height of Vertical Curb Opening in Inches	H _{vert} =	6.00	6.00	inches
Height of Curb Orifice Throat in Inches	$H_{throat} =$	6.00	6.00	inches
Angle of Throat (see USDCM Figure ST-5)	Theta =	63.40	63.40	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)	$W_p =$	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)	$C_f(C) =$	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)	$C_w(C) =$	3.60	3.60	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)	$C_o(C) =$	0.67	0.67	
Low Head Performance Reduction (Calculated)		MINOR	MAJOR	
Depth for Grate Midwidth	d _{Grate} =	N/A	N/A	Tπ
Depth for Curb Opening Weir Equation	d _{Curb} =	0.33	0.40	ft
Combination Inlet Performance Reduction Factor for Long Inlets	RF _{Combination} =	0.77	0.87	1"
Curb Opening Performance Reduction Factor for Long Inlets	RF _{Curb} =	1.00	1.00	i
Grated Inlet Performance Reduction Factor for Long Inlets	RF _{Grate} =	N/A	N/A	
		·		_
		MINOR	MAJOR	- -
Total Inlet Interception Capacity (assumes clogged condition)	Q _a =	5.4	7.0	cfs
WARNING: Inlet Capacity less than Q Peak for Minor and Major Storr	Q PEAK REQUIRED =	5.4	14.1	cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Cosimi Farms
Inlet ID: 79th Ave in Sump Condition - 10' Type R



Gutter Geometry: Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb) Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

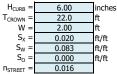
Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

MINOR STORM Allowable Capacity is based on Depth Criterion MAJOR STORM Allowable Capacity is based on Depth Criterion

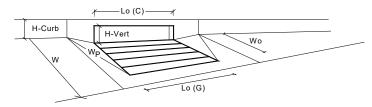
T_{BACK} = 8.0 0.020 ft/ft S_{BACK}



	Minor Storm	Major Storm	
T _{MAX} =	22.0	22.0	ft
$d_{MAX} =$	6.0	7.9	inches
_			_

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION MHFD-Inlet, Version 5.01 (April 2021)

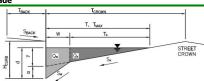


Design Information (Input) CDOT Type R Curb Opening ▼		MINOR	MAJOR	
Type of Inlet CDOT Type R Curb Opening	Type =	CDOT Type R	Curb Opening	
Local Depression (additional to continuous gutter depression 'a' from above)	a _{local} =	3.00	3.00	inches
Number of Unit Inlets (Grate or Curb Opening)	No =	2	2	
Water Depth at Flowline (outside of local depression)	Ponding Depth =	6.0	6.8	inches
Grate Information		MINOR	MAJOR	Override Depths
Length of a Unit Grate	$L_o(G) =$	N/A	N/A	feet
Width of a Unit Grate	W _o =	N/A	N/A	feet
Area Opening Ratio for a Grate (typical values 0.15-0.90)	A _{ratio} =	N/A	N/A	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)	$C_f(G) =$	N/A	N/A	
Grate Weir Coefficient (typical value 2.15 - 3.60)	C_w (G) =	N/A	N/A	
Grate Orifice Coefficient (typical value 0.60 - 0.80)	$C_o(G) =$	N/A	N/A	
Curb Opening Information	_	MINOR	MAJOR	_
Length of a Unit Curb Opening	$L_o(C) =$	5.00	5.00	feet
Height of Vertical Curb Opening in Inches	H _{vert} =	6.00	6.00	inches
Height of Curb Orifice Throat in Inches	$H_{throat} =$	6.00	6.00	inches
Angle of Throat (see USDCM Figure ST-5)	Theta =	63.40	63.40	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)	$W_p =$	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)	$C_f(C) =$	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)	C _w (C) =	3.60	3.60	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)	$C_o(C) =$	0.67	0.67	
Low Head Performance Reduction (Calculated)		MINOR	MAJOR	
Depth for Grate Midwidth	d _{Grate} =	N/A	N/A	lft .
Depth for Curb Opening Weir Equation	d _{Curb} =	0.33	0.40	ft
Combination Inlet Performance Reduction Factor for Long Inlets	RF _{Combination} =	0.57	0.64	-
Curb Opening Performance Reduction Factor for Long Inlets	RF _{Curb} =	0.93	0.98	1
Grated Inlet Performance Reduction Factor for Long Inlets	RF _{Grate} =	N/A	N/A	1
	Gate	·	·	_
	_	MINOR	MAJOR	_
Total Inlet Interception Capacity (assumes clogged condition)	Q _a =	10.5	14.4	cfs
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)	Q PEAK REQUIRED =	5.4	14.1	cfs

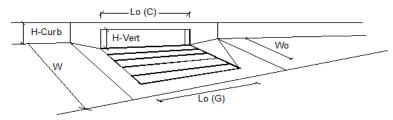
ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Cosimi Farms
Inlet ID: Clayton St. on 1% Grade



Gutter Geometry: Maximum Allowable Width for Spread Behind Curb T_{BACK} = 12.0 Side Slope Behind Curb (leave blank for no conveyance credit behind curb) 0.020 ft/ft S_{BACK} Manning's Roughness Behind Curb (typically between 0.012 and 0.020) Height of Curb at Gutter Flow Line $\mathsf{H}_{\mathsf{CURB}}$ 6.00 nches Distance from Curb Face to Street Crown T_{CROWN} : 22.0 Gutter Width 2.00 Street Transverse Slope S_X = 0.020 ft/ft Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) S_{W} ft/ft 0.083 Street Longitudinal Slope - Enter 0 for sump condition S_0 0.010 ft/ft Manning's Roughness for Street Section (typically between 0.012 and 0.020) n_{STREET} Minor Storm Major Storm Max. Allowable Spread for Minor & Major Storm 22.0 22.0 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm 6.0 8.9 Allow Flow Depth at Street Crown (check box for yes, leave blank for no) MINOR STORM Allowable Capacity is based on Depth Criterion MAJOR STORM Allowable Capacity is based on Spread Criterion Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management' Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management' Major Storm **20.9**

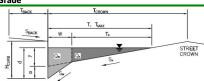


Design Information (Input)		MINOR	MAJOR	
Type of Inlet CDOT Type R Curb Opening	Type =		Curb Opening	
Local Depression (additional to continuous gutter depression 'a')	a _{LOCAL} =	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	2	2	
Length of a Single Unit Inlet (Grate or Curb Opening)	L _o =	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	W _o =	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	C _f -G =	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	C_f - $C =$	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity'	_	MINOR	MAJOR	_
Total Inlet Interception Capacity	Q =	5.0	8.5	cfs
Total Inlet Carry-Over Flow (flow bypassing inlet)	$Q_b =$	0.4	5.6	cfs
Capture Percentage = Q _a /Q _o =	C% =	92	60	%

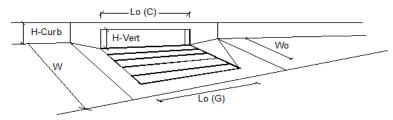
ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Cosimi Farms
Inlet ID: Clayton St. on 1.5% Grade



Gutter Geometry: Maximum Allowable Width for Spread Behind Curb T_{BACK} = 12.0 Side Slope Behind Curb (leave blank for no conveyance credit behind curb) 0.020 ft/ft S_{BACK} Manning's Roughness Behind Curb (typically between 0.012 and 0.020) Height of Curb at Gutter Flow Line $\mathsf{H}_{\mathsf{CURB}}$ 6.00 nches Distance from Curb Face to Street Crown T_{CROWN} : 22.0 Gutter Width 2.00 Street Transverse Slope S_X = 0.020 ft/ft Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) S_{W} ft/ft 0.083 Street Longitudinal Slope - Enter 0 for sump condition S_0 0.015 ft/ft Manning's Roughness for Street Section (typically between 0.012 and 0.020) n_{STREET} Minor Storm Major Storm Max. Allowable Spread for Minor & Major Storm 22.0 22.0 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm 6.0 8.9 Allow Flow Depth at Street Crown (check box for yes, leave blank for no) MINOR STORM Allowable Capacity is based on Depth Criterion MAJOR STORM Allowable Capacity is based on Spread Criterion Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management' Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management' Major Storm 25.6

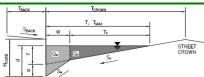


Design Information (Input) Type of Inlet CDOT Type R Curb Opening ▼	Tuno _[MINOR	MAJOR Curb Opening	1
Type of Inlet	Type =			inahaa
Local Depression (additional to continuous gutter depression 'a')	a _{LOCAL} =	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	4	4	
Length of a Single Unit Inlet (Grate or Curb Opening)	L _o =	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	W _o =	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	C _f -G =	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	C_f - $C =$	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity'	_	MINOR	Major	
Total Inlet Interception Capacity	Q =	5.4	13.5	cfs
Total Inlet Carry-Over Flow (flow bypassing inlet)	$Q_b =$	0.0	0.6	cfs
Capture Percentage = Q _a /Q _o =	C% =	100	96	%

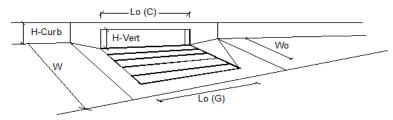
ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Cosimi Farms
Inlet ID: 78th Ave @ 2.3%



Gutter Geometry: Maximum Allowable Width for Spread Behind Curb T_{BACK} = 18.0 Side Slope Behind Curb (leave blank for no conveyance credit behind curb) 0.020 ft/ft S_{BACK} Manning's Roughness Behind Curb (typically between 0.012 and 0.020) Height of Curb at Gutter Flow Line $\mathsf{H}_{\mathsf{CURB}}$ 6.00 nches Distance from Curb Face to Street Crown T_{CROWN} : 22.0 Gutter Width 2.00 Street Transverse Slope S_X = 0.020 ft/ft Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) S_{W} ft/ft 0.083 Street Longitudinal Slope - Enter 0 for sump condition S_0 0.023 ft/ft Manning's Roughness for Street Section (typically between 0.012 and 0.020) n_{STREET} 0.016 Minor Storm Major Storm Max. Allowable Spread for Minor & Major Storm 18.0 18.0 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm 6.0 10.3 Allow Flow Depth at Street Crown (check box for yes, leave blank for no) MINOR STORM Allowable Capacity is based on Spread Criterion MAJOR STORM Allowable Capacity is based on Spread Criterion Minor Storm Mallowable Capacity is based on Spread Criterion Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management' Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management' Major Storm 19.0

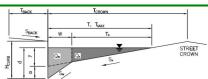


Design Information (Input) Type of Inlet CDOT Type R Curb Opening ▼	Tuno _[MINOR	MAJOR Curb Opening	1
Type of Inlet	Type =			inahaa
Local Depression (additional to continuous gutter depression 'a')	a _{LOCAL} =	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	4	4	
Length of a Single Unit Inlet (Grate or Curb Opening)	L _o =	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	W _o =	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	C _f -G =	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	C_f - $C =$	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity'	_	MINOR	Major	
Total Inlet Interception Capacity	Q =	5.4	13.5	cfs
Total Inlet Carry-Over Flow (flow bypassing inlet)	$Q_b =$	0.0	0.6	cfs
Capture Percentage = Q _a /Q _o =	C% =	100	96	%

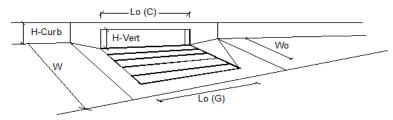
ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Cosimi Farms
Inlet ID: 78th Ave @ 1.9%

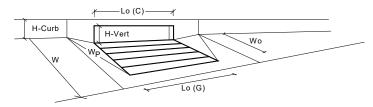


Gutter Geometry: Maximum Allowable Width for Spread Behind Curb T_{BACK} = 18.0 Side Slope Behind Curb (leave blank for no conveyance credit behind curb) 0.020 ft/ft S_{BACK} Manning's Roughness Behind Curb (typically between 0.012 and 0.020) Height of Curb at Gutter Flow Line $\mathsf{H}_{\mathsf{CURB}}$ 6.00 nches Distance from Curb Face to Street Crown T_{CROWN} : 22.0 Gutter Width 2.00 Street Transverse Slope S_X = 0.020 ft/ft Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) S_{W} ft/ft 0.083 Street Longitudinal Slope - Enter 0 for sump condition S_0 0.190 ft/ft Manning's Roughness for Street Section (typically between 0.012 and 0.020) n_{STREET} Minor Storm Major Storm Max. Allowable Spread for Minor & Major Storm 18.0 18.0 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm 6.0 10.3 Allow Flow Depth at Street Crown (check box for yes, leave blank for no) MINOR STORM Allowable Capacity is based on Depth Criterion MAJOR STORM Allowable Capacity is based on Depth Criterion Minor Storm Mallowable Capacity is based on Depth Criterion Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management' Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management' Major Storm **49.6**

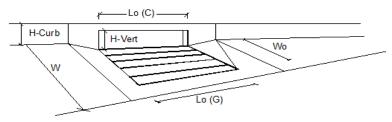


Design Information (Input) CDOT Type R Curb Opening ▼		MINOR	MAJOR	
Type of Inlet	Type =	CDOT Type R	Curb Opening	
Local Depression (additional to continuous gutter depression 'a')	a _{LOCAL} =	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	4	4	
Length of a Single Unit Inlet (Grate or Curb Opening)	$L_o =$	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	$W_o =$	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	$C_f - G =$	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	C _f -C =	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity	_	MINOR	Major	
Total Inlet Interception Capacity	Q =	5.4	13.7	cfs
Total Inlet Carry-Over Flow (flow bypassing inlet)	$Q_b =$	0.0	0.4	cfs
Capture Percentage = Q _a /Q _o =	C% =	100	97	%

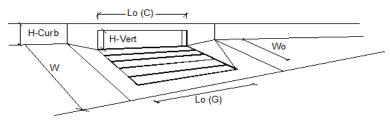
INLET IN A SUMP OR SAG LOCATION MHFD-Inlet, Version 5.01 (April 2021)



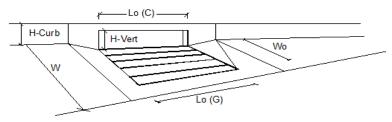
Design Information (Input) CDOT Type R Curb Opening		MINOR	MAJOR	
Type of Inlet CDOT Type R Curb Opening	Type =	CDOT Type R	Curb Opening	
Local Depression (additional to continuous gutter depression 'a' from above)	a _{local} =	3.00	3.00	inches
Number of Unit Inlets (Grate or Curb Opening)	No =	2	2	
Water Depth at Flowline (outside of local depression)	Ponding Depth =	6.0	6.1	inches
<u>Grate Information</u>	_	MINOR	MAJOR	Override Depths
Length of a Unit Grate	L_o (G) =	N/A	N/A	feet
Width of a Unit Grate	W _o =	N/A	N/A	feet
Area Opening Ratio for a Grate (typical values 0.15-0.90)	A _{ratio} =	N/A	N/A	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)	$C_f(G) =$	N/A	N/A	
Grate Weir Coefficient (typical value 2.15 - 3.60)	C_w (G) =	N/A	N/A	
Grate Orifice Coefficient (typical value 0.60 - 0.80)	$C_o(G) =$	N/A	N/A	
Curb Opening Information	_	MINOR	MAJOR	_
Length of a Unit Curb Opening	$L_o(C) =$	5.00	5.00	feet
Height of Vertical Curb Opening in Inches	H _{vert} =	6.00	6.00	inches
Height of Curb Orifice Throat in Inches	$H_{throat} =$	6.00	6.00	inches
Angle of Throat (see USDCM Figure ST-5)	Theta =	63.40	63.40	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)	$W_p =$	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)	$C_f(C) =$	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)	$C_w(C) =$	3.60	3.60	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)	$C_o(C) =$	0.67	0.67	
Low Head Performance Reduction (Calculated)		MINOR	MAJOR	
Depth for Grate Midwidth	d _{Grate} =	N/A	N/A	Trt.
Depth for Curb Opening Weir Equation	d _{Curb} =	0.33	0.34	ft
Combination Inlet Performance Reduction Factor for Long Inlets	RF _{Combination} =	0.57	0.57	1
Curb Opening Performance Reduction Factor for Long Inlets	RF _{Curb} =	0.93	0.94	1
Grated Inlet Performance Reduction Factor for Long Inlets	RF _{Grate} =	N/A	N/A	
		MINOR	MAJOR	
Total Inlet Interception Capacity (assumes cloqged condition)	Q ₂ =	10.5	10.8	cfs
WARNING: Inlet Capacity less than Q Peak for Major Storm	$Q_{PEAK REQUIRED} =$	5.4	14.1	cfs
WARNING: Illiet Capacity less than Q Peak for Major Storm	T FEAR REQUIRED	5.1	2112	0.0



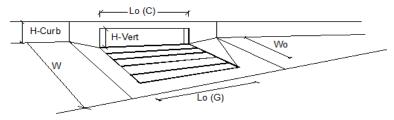
Design Information (Input) CDOT Type R Curb Opening ▼		MINOR	MAJOR	_
Type of Inlet	Type =	CDOT Type R	Curb Opening	
Local Depression (additional to continuous gutter depression 'a')	$a_{LOCAL} =$	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	1	1	
Length of a Single Unit Inlet (Grate or Curb Opening)	$L_o =$	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	$W_o =$	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	$C_fG =$	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	$C_f-C =$	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity'		MINOR	MAJOR	_
Total Inlet Interception Capacity	Q =	2.9	4.4	cfs
Total Inlet Carry-Over Flow (flow bypassing inlet)	$Q_b =$	2.5	9.7	cfs
Capture Percentage = Q_a/Q_o =	C% =	54	31	%



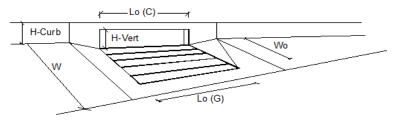
Design Information (Input) CDOT Type R Curb Opening ▼	_	MINOR	MAJOR	
Type of Inlet	Type =	CDOT Type R	Curb Opening	
Local Depression (additional to continuous gutter depression 'a')	$a_{LOCAL} =$	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	2	2	
Length of a Single Unit Inlet (Grate or Curb Opening)	$L_o =$	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	$W_o =$	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	$C_f - G =$	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	$C_f-C =$	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity'	_	MINOR	Major	
Total Inlet Interception Capacity	Q =	5.0	8.5	cfs
Total Inlet Carry-Over Flow (flow bypassing inlet)	$Q_b =$	0.4	5.6	cfs
Capture Percentage = Q _a /Q _o =	C% =	92	60	%



Design Information (Input) CDOT Type R Curb Opening		MINOR	MAJOR	
Type of Inlet	Type =	CDOT Type R	Curb Opening	
Local Depression (additional to continuous gutter depression 'a')	$a_{LOCAL} =$	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	3	3	
Length of a Single Unit Inlet (Grate or Curb Opening)	$L_o =$	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	$W_o =$	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	$C_f - G =$	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	$C_f-C =$	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity'		MINOR	MAJOR	
Total Inlet Interception Capacity	Q =	5.4	11.5	cfs
Total Inlet Carry-Over Flow (flow bypassing inlet)	$Q_b =$	0.0	2.6	cfs
Capture Percentage = Q _a /Q _o =	C% =	100	82	%



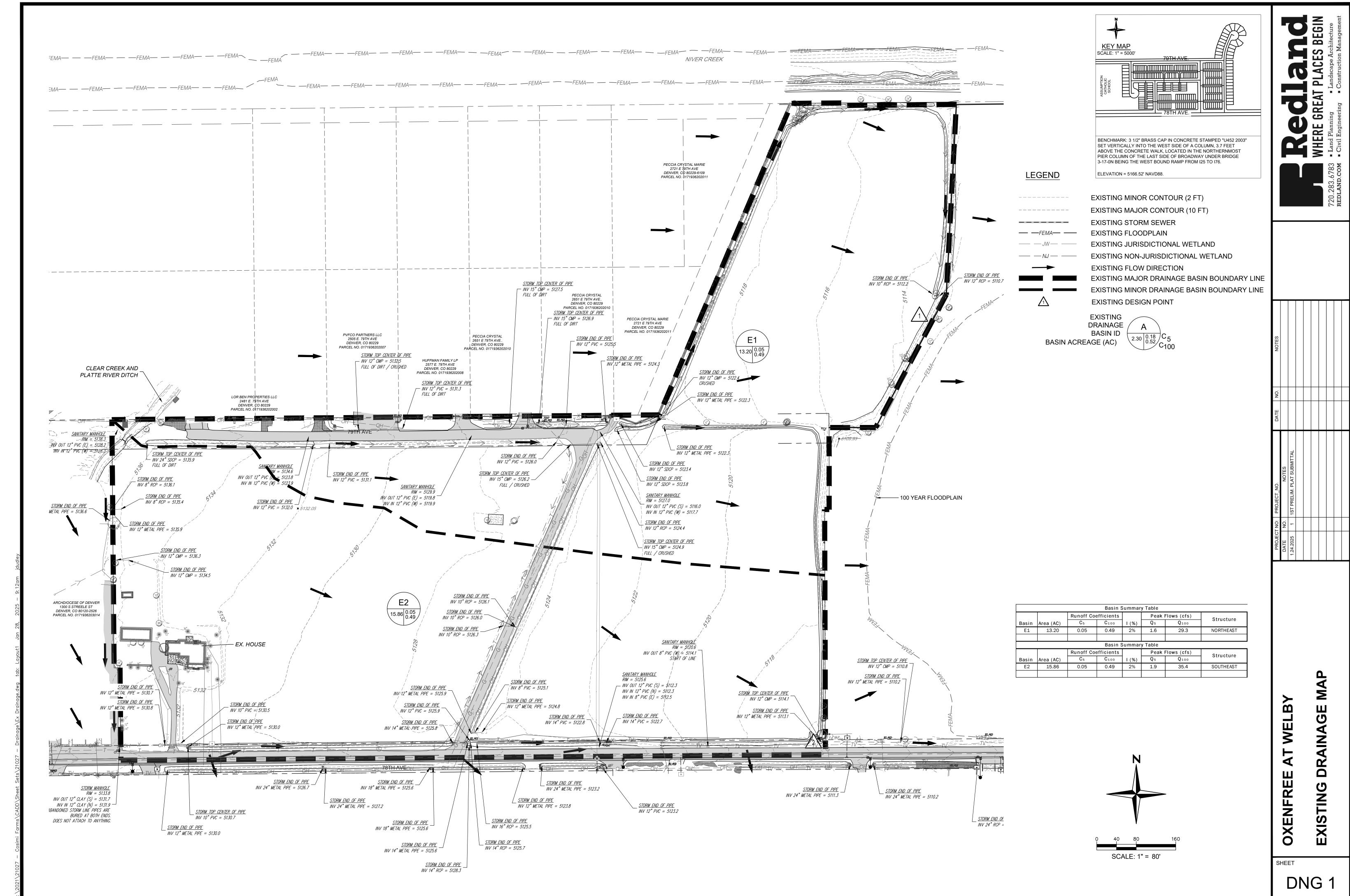
Design Information (Input) CDOT Type R Curb Opening ▼	_	MINOR	MAJOR	
Type of Inlet	Type =	CDOT Type R	Curb Opening	
Local Depression (additional to continuous gutter depression 'a')	$a_{LOCAL} =$	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	2	2	
Length of a Single Unit Inlet (Grate or Curb Opening)	$L_o =$	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	$W_o =$	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	$C_f - G =$	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	C_f - $C =$	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity		MINOR	Major	
Total Inlet Interception Capacity	Q =	5.0	8.5	cfs
Total Inlet Carry-Over Flow (flow bypassing inlet)	$Q_b =$	0.4	5.6	cfs
Capture Percentage = Q_a/Q_0 =	C% =	92	61	%

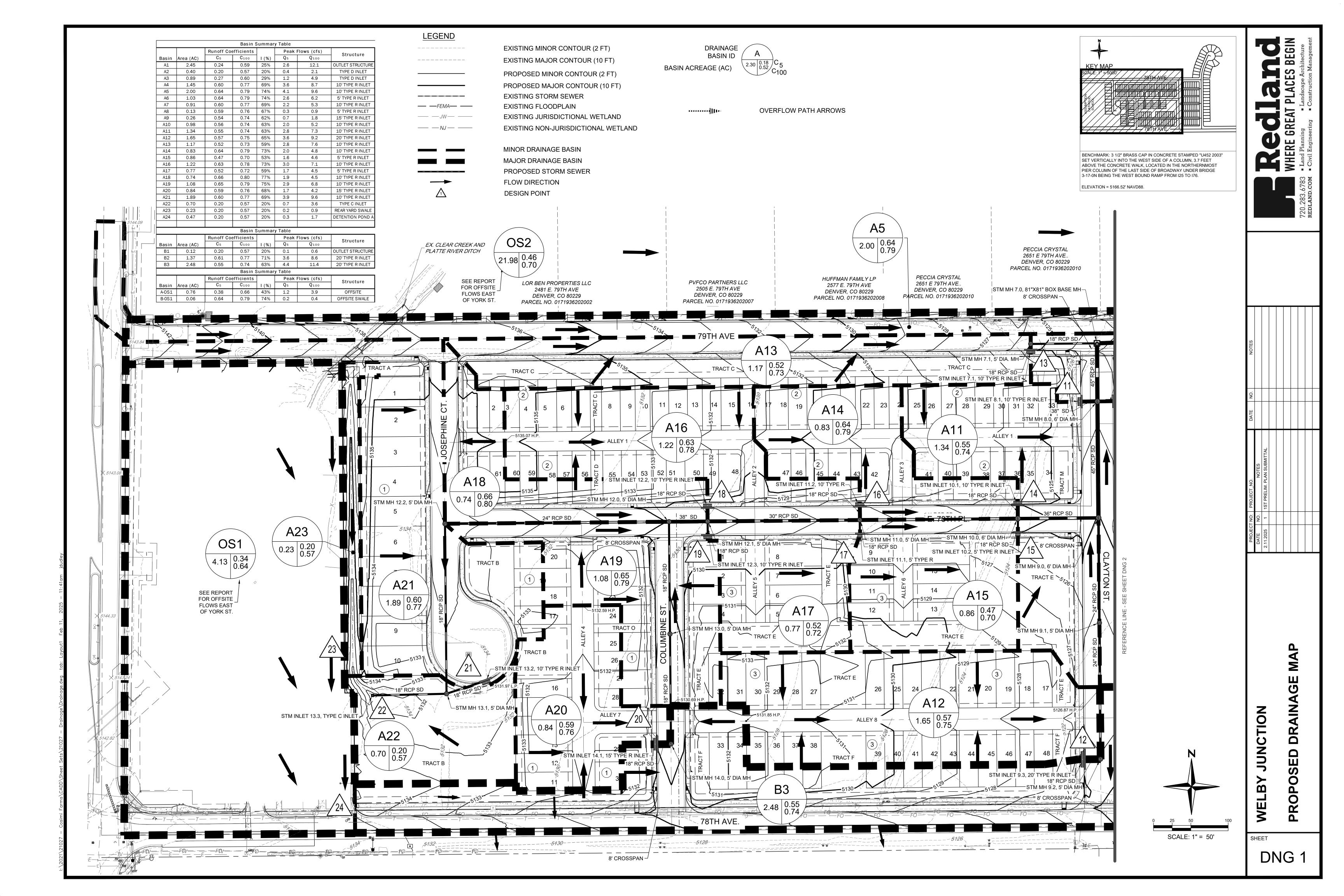


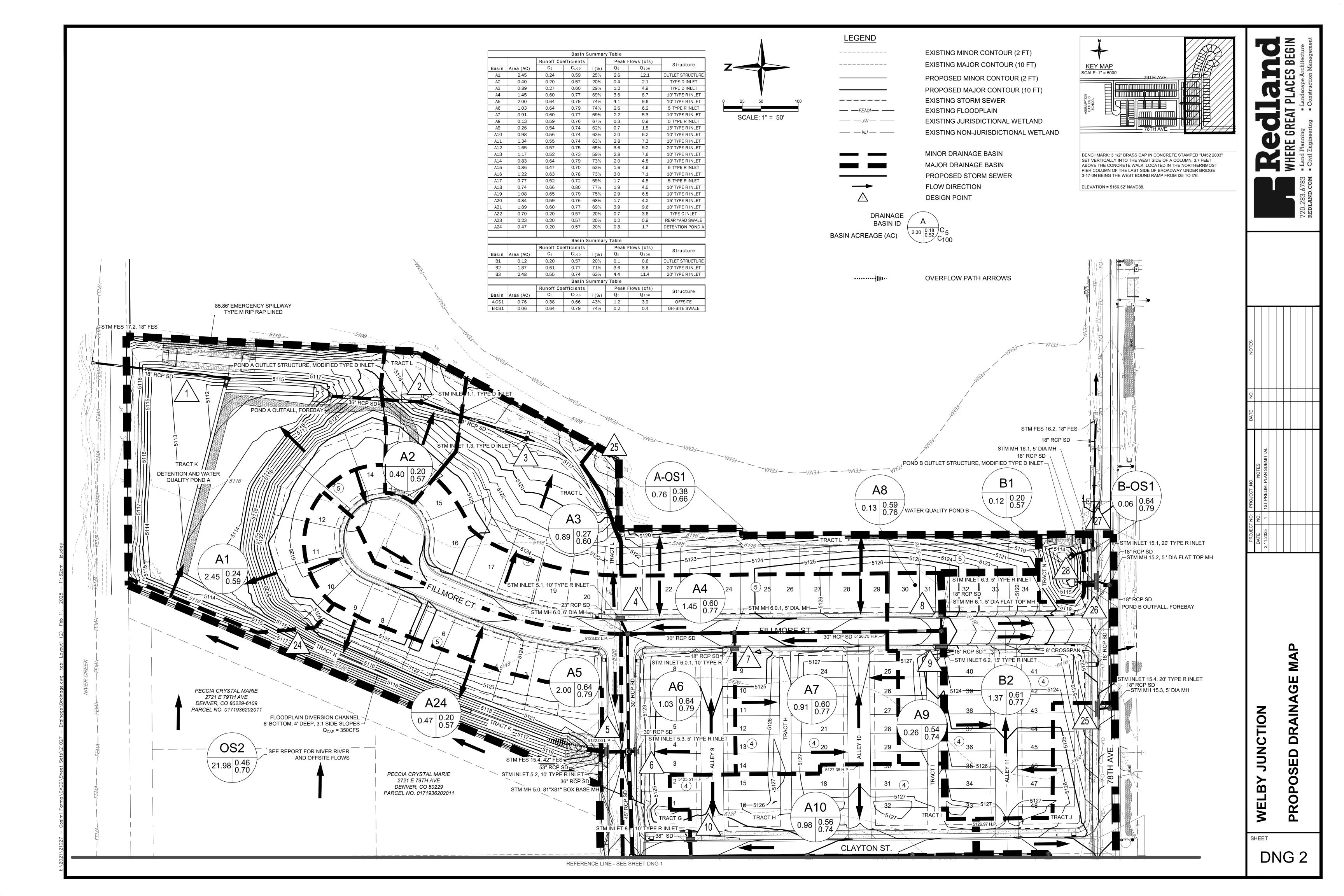
Design Information (Input)		MINOR	MAJOR	
Type of Inlet CDOT Type R Curb Opening	Type =	CDOT Type R Curb Opening		
Local Depression (additional to continuous gutter depression 'a')	a _{LOCAL} =	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	3	3	
Length of a Single Unit Inlet (Grate or Curb Opening)	L _o =	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	W _o =	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	C _f -G =	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	C_f - $C =$	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity'	_	MINOR	MAJOR	_
Total Inlet Interception Capacity	Q =	5.4	11.7	cfs
Total Inlet Carry-Over Flow (flow bypassing inlet)	$Q_b =$	0.0	2.4	cfs
Capture Percentage = Q_a/Q_0 =	C% =	100	83	%

Appendix D - Reference Documents

Appendix E - Drainage Maps







Preliminary Traffic Impact Study

Cosimi Farms

78th Ave west of York St Adams County, CO

Prepared For:

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November 2021

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Introduction

This is a Preliminary Traffic Impact for the proposed Cosimi Farms residential development located on the north side of 78th Ave east of York St in Adams County, CO. This initial analysis will examine the amount of traffic that the development will generate and the impact of that additional traffic on the street system.

Site Location

The site is located on the north side of 78th Ave east of York St. The property is presently vacant. Assumption School is located along the western side of the property.

78th Ave is presently a two lane rural roadway with no curb, gutter of sidewalk along the property. The speed limit is 35 mph.

Cleveland St exists within the development and is being abandoned and the development streets will handle the traffic.

The intersection of 78th Ave and York St to the west of the site is signalized. There are left turn lanes for the north and south left turns and a right turn lane for the northbound right turns. There are no turning lanes on 78th Ave.





Figure 1 - Site Location

Existing Traffic

Daily traffic volume counts were taken on October 5, 2021 on York St and on 78th Ave and a peak hour turning movement count was taken at the intersection of York St and 78th Ave. The traffic counts are included in the appendix.

Figure 2 below summarizes the existing traffic volumes.

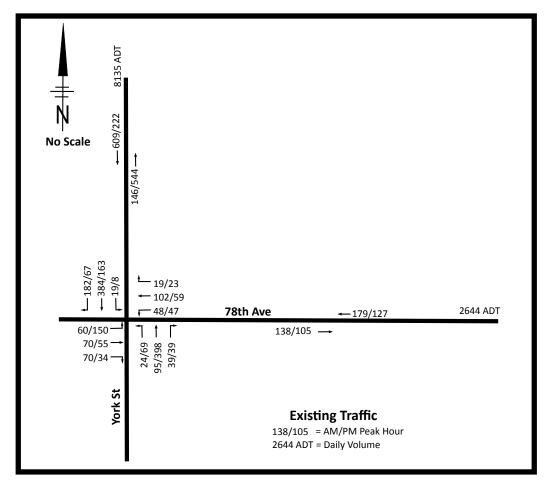


Figure 2 – Existing Traffic Volumes

Future Background Traffic

2023 Background Traffic

The existing traffic was inflated at a rate of ½ percent per year to represent the traffic in future years. This rate was determined after examining the growth rates in CDOT's OTIS computer transportation program for the area. The low growth rate is indicative of an established area.

Figure 3 represents the background traffic in 2023, the near term study period when the development is estimated to be completely built.

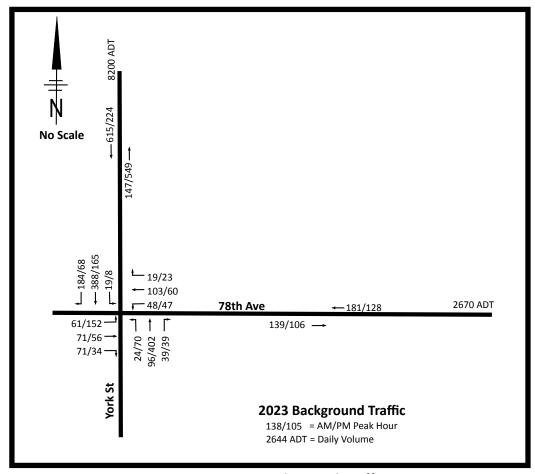


Figure 3 – 2023 Background Traffic

2041 Background Traffic

The existing traffic was inflated at ½% growth per year for 20 years to represent the traffic in 2041, the long range study period.

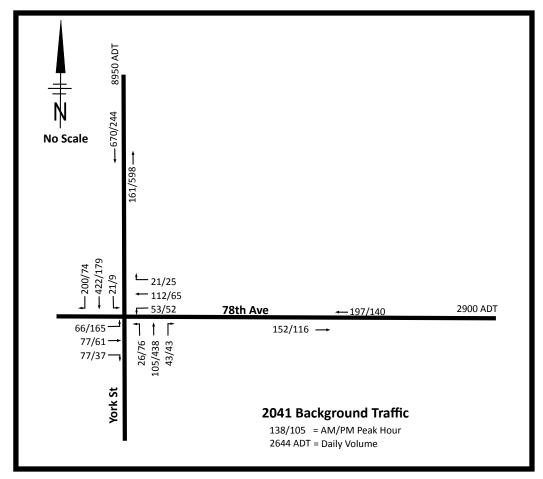


Figure 4 - 2041 Background Traffic

Site Plan

The proposed development is a residential development located on the north side of 78th Ave, west of York St. Two access points are proposed along 78th Ave. The existing Cleveland St will be abandoned and it use will be incorporated within the development.

The Site Plan is shown below in Figure 5.



Figure 5 - Site Plan

Trip Generation

To estimate the number of trips that the proposed expansion will generate, the ITE *Trip Generation Manual*, 10th Edition will be used. The Trip Generation Rates are shown in Table 1 and the Generated Trips are shown in Table 2 for daily and the AM and PM peak periods.

					Trip G	eneration	Rates		
ITE	l and l las	l lm:t	Dailu	AM St	reet Pea	k Hour	PM Sti	reet Peal	k Hour
Code	Land Use	Unit	Daily	Enter	Exit	Total	Enter	Exit	Total
210	Single Family Detached	units	9.44	0.19	0.56	0.74	0.63	0.37	0.99
221	Mid Rise Townhome	units	1.84	0.05	0.16	0.21	0.11	0.06	0.17
220	Single Family Attached	units	1.42	0.03	0.14	0.17	0.12	0.01	0.13

Table 1 - Trip Generation Rates

					Gene	erated Tri	ps		
ITE	Land Use	Size	Daily	AM St	reet Pea	k Hour	PM St	reet Pea	k Hour
Code	Land Ose	Size	Dally	Enter	Exit	Total	Enter	Exit	Total
210	Single Family Detached	88	831	17	49	66	55	33	88
221	Mid Rise Townhome	91	167	5	15	20	10	5	15
220	Single Family Attached	35	50	1	5	6	4	1	5
	Total		1048	23	69	92	69	39	108

Table 2 - Generated Trips

As the above table indicates the development will generate 1048 daily trips with 92 in the AM peak hour and 108 in the PM peak hour.

Distribution

The trips generated by the development were then distributed to the roadway system according to the existing traffic patterns.

Figure 6 shows the distributed trips and the percentages that were used for the distribution.

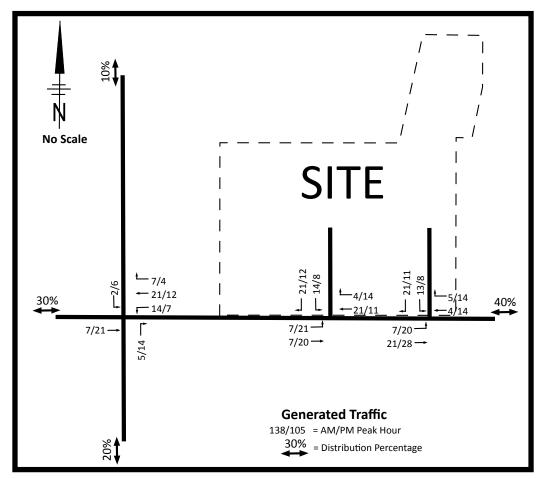


Figure 6 - Distribution

Future Total Traffic

2023 Total Traffic

The traffic generated by the development is then added to the 2023 background traffic to project the amount of traffic that will be on the streets when the development is built out.

Figure 7 shows the 2023 traffic.

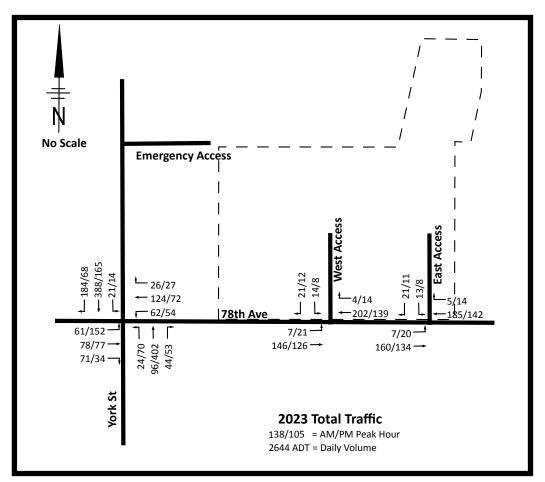


Figure 7 - 2023 Total Traffic

2041 Total Traffic

The traffic generated by the development is then added to the 2041 background traffic to project the amount of traffic that will be on the streets in the long term.

Figure 8 shows the 2041 traffic.

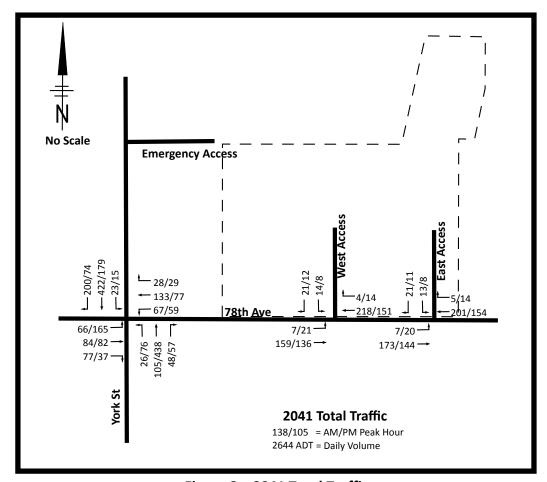


Figure 8 – 2041 Total Traffic

Level of Service (LOS) Analysis

The existing traffic, the future background traffic and the future total traffic were entered into the computer program Synchro to estimate the LOS during each of the study periods for the York St and 78th Ave intersection and at the two access points along 78th Ave.

Table 3 summarizes the LOS during the study periods. The LOS analysis is included in the appendix.

	Eviet	tin a		Backg	round			To	tal	
	Exist	ling	20	23	20	41	20	23	20	41
Intersection/Approach	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
York St & 78 th Ave (Signal)	В	В	В	В	В	В	В	В	В	В
78th and West Access (Stop)										
EB Left	-	-	-	-	-	-	Α	Α	Α	Α
SB	-	-	-	-	-	-	В	Α	В	Α
78 th & East Access (Stop)										
EB Left	-	-	-	-	-	-	Α	Α	Α	Α
SB	-	-	-	-	-	-	В	Α	В	В

Signal = Intersection LOS Stop = Movement LOS

Table 3 – LOS Analysis

As the LOS table indicates, the signalized intersection of 78th and York St will operate at LOS B in all study periods. The two access points on 78th Ave will also operate at LOS B or better for all study periods. This indicates that there will be little to no delay to traffic with the development.

Summary and Conclusion

The Cosimi Farms development can be built as proposed along 78th Ave without degrading the traffic flow in the area.

Appendix

Traffic Counts
LOS Calculations

All Traffic Data Services www.alltrafficdata.net

Date Start: 05-Oct-21 Site Code: 32817 Station ID: 1 E 78TH AVE E.O. ASSUMPTION SCHOOL

	Total	10	7	က	7	22	86	222	289	204	115	127	109	145	149	149	232	500	208	153	77	47	39	18	17	2644		02:00	289	15:00	232	2644	
																												1	•	•	-		
																												1	ı	1	1		
																												ı	1	1	-		
																												ı	ı	ı	-		
																												1	1	1	-		
																													•	•	_		
	WB	10	4	_	2	14	48	84	179	109	22	62	22	74	73	83	127	113	113	78	37	18	17	∞	9	1377	52.1%	00:20	179	15:00	127	1377	52.1%
	EB	0	က	2	2	80	38	138	110	92	28	65	52	71	9/	99	105	96	92	75	40	29	22	10	11	1267	47.9%	00:90	138	15:00	105	1267	47.9%
05-Oct-21	Tue																											1	•	1	1		
Start 06		12:00 AM	01:00	05:00	03:00	04:00	02:00	00:90	02:00	08:00	00:60	10:00	11:00	12:00 PM	01:00	05:00	03:00	04:00	02:00	00:90	00:20	08:00	00:60	10:00	11:00	Total	Percent	AM Peak	Vol.	PM Peak	Vol.	Grand Total	Percent

AADT 2,644

ADT 2,644

ADT

All Traffic Data Services www.alltrafficdata.net

Date Start: 05-Oct-21 Site Code: 28631 Station ID: 2 YORK ST N.O. ASSUMPTION SCHOOL

	Total	53	26	33	44	117	341	683	755	498	295	308	306	341	328	415	561	752	992	528	376	235	176	126	72	8135		02:00	755	17:00	992	8135		
																												1	ı	ı	ı			
																												1	1	1	1			
																												ı						
																												ı	1	ı				
																												ı	ı		-			
																												1	ı	1	1			35
																																		AADT 8,135
	SB	18	15	16	31	101	293	605	609	366	201	160	176	181	154	214	187	220	222	203	156	93	74	58	30	4383	53.9%	00:20	609	17:00	222	4383	53.9%	
	NB	35	1	17	13	16	48	78	146	132	94	148	130	160	174	201	374	532	544	325	220	142	102	89	42	3752	46.1%	10:00	148	17:00	544	3752	46.1%	ADT 8,135
05-Oct-21	Tue																											1	1	1	1			
Start	Time	12:00 AM	01:00	02:00	03:00	04:00	02:00	00:90	00:00	08:00	00:60	10:00	11:00	12:00 PM	01:00	02:00	03:00	04:00	02:00	00:90	00:20	08:00	00:60	10:00	11:00	Total	Percent	AM Peak	Vol.	PM Peak	Vol.	Grand Total	Percent	ADT



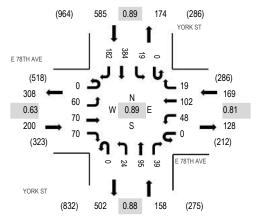
Location: 1 YORK ST & E 78TH AVE AM

Date: Tuesday, October 5, 2021

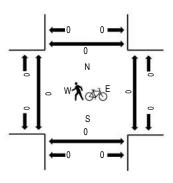
Peak Hour: 07:00 AM - 08:00 AM

Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Peak Hour - Pedestrians/Bicycles on Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts

Interval	0: : T					E 78TH Westb				YORK Northbo				YORI South				Rolling	Ped	estriar	n Crossin	ıgs
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru R	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total	Hour	West	East	South I	Vorth
7:00 AM	0	12	15	18	0	9	22	2	0	2	20	11	0	1	108	25	245	1,112	0	0	0	0
7:15 AM	0	6	16	18	0	16	18	2	0	7	22	10	0	8	106	51	280	1,072	0	0	0	0
7:30 AM	0	9	13	13	0	10	33	2	0	9	24	8	0	6	104	43	274	1,009	0	0	0	0
7:45 AM	0	33	26	21	0	13	29	13	0	6	29	10	0	4	66	63	313	895	0	0	0	0
8:00 AM	0	11	7	11	0	6	18	5	0	6	17	11	0	7	75	31	205	736	0	0	0	0
8:15 AM	0	13	8	12	0	9	37	3	0	11	12	10	0	5	68	29	217		0	0	0	0
8:30 AM	0	9	9	11	0	8	14	2	0	1	11	3	0	1	71	20	160		0	0	0	0
8:45 AM	1	10	10	11	0	4	9	2	0	7	17	11	0	2	44	26	154		0	0	0	0
Count Total	1	103	104	115	0	75	180	31	0	49	152	74	0	34	642	288	1,848		0	0	0	0
Peak Hour	0	60	70	70	0	48	102	19	0	24	95	39	0	19	384	182	2 1,112		0	0	0	0



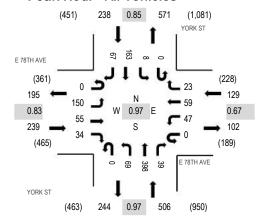
Location: 1 YORK ST & E 78TH AVE PM

Date: Tuesday, October 5, 2021

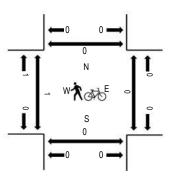
Peak Hour: 04:00 PM - 05:00 PM

Peak 15-Minutes: 04:00 PM - 04:15 PM

Peak Hour - All Vehicles



Peak Hour - Pedestrians/Bicycles on Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts

	Interval		E 78Th Eastb				78TH Westbo				YORK Northbo				YORI South				Rolling	Ped	estrian	Crossir	ıgs
_	Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru F	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total	Hour	West	East	South I	North
	4:00 PM	0	43	14	5	0	17	20	11	0	22	88	13	0	3	31	19	286	1,112	0	0	0	0
	4:15 PM	0	38	12	10	0	8	5	4	0	11	102	9	0	3	45	14	261	1,074	1	0	0	0
	4:30 PM	0	40	14	10	0	14	17	5	0	20	104	6	0	1	41	11	283	1,096	0	0	0	0
	4:45 PM	0	29	15	9	0	8	17	3	0	16	104	11	0	1	46	23	282	1,055	0	0	0	0
	5:00 PM	0	37	13	9	0	7	25	4	0	12	83	9	0	4	31	14	248	982	0	0	0	0
	5:15 PM	0	51	11	14	0	9	12	2	0	17	105	15	0	2	36	9	283		0	0	0	0
	5:30 PM	0	34	7	11	0	9	10	5	0	20	89	10	0	2	34	11	242		0	0	0	0
	5:45 PM	0	25	8	6	0	7	7	2	0	6	73	5	0	1	46	23	209		0	0	0	0
	Count Total	0	297	94	74	0	79	113	36	0	124	748	78	0	17	310	124	2,094		1	0	0	0
	Peak Hour	0	150	55	34	0	47	59	23	0	69	398	39	0	8	163	67	1,112		1	0	0	0

The following information can be found in the <u>Highway Capacity Manual</u>, Transportation Research Board, 2000: Chapter 10 – Urban Streets Concepts Signalized Intersections and Chapter 17 – Unsignalized Intersections.

Level Of Service (LOS) for Signalized Intersections

Levels of service are defined to represent reasonable ranges in control delay.

LOS A

Describes operations with low control delay, up to 10 s/veh. This LOS occurs when progression is extremely favorable and most vehicles arrive during the green phase. Many vehicles do not stop at all. Short cycle lengths may tend to contribute to low delay values.

LOS B

Describes operations with control delay greater then 10 and up to 20 s/veh. This level generally occurs with good progressions, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of delay.

LOS C

Describes operations with control delay greater than 20 and up to 35 s/veh. These higher delays may result from only fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at the level. Cycle failure occurs when a given green phase does not serve queued vehicles, and overflows occur. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.

LOS D

Describes operations with control delay greater than 35 and up to 55 s/veh. At LOS D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent.

LOS E

Describes operations with control delay greater than 55 and up to 80 s/veh. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent.

LOS F

Describes operations with control delay in excess of 80 s/veh. This level, considered unacceptable to most drivers, often occurs with over saturation, that is, when arrival flow rates exceed the capacity of lane groups. It may also occur at high v/c ratios with many individual cycle failures. Poor progression and long cycle lengths may also contribute significantly to high delay levels.

Level of Service (LOS) for Unsignalized TWSC Intersections

Level of Service	Average Control Delay (s/veh)
A	0 - 10
В	> 10 - 15
С	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4		7	↑	7	7	1	
Traffic Volume (veh/h)	60	70	70	48	102	19	24	95	39	19	384	182
Future Volume (veh/h)	60	70	70	48	102	19	24	95	39	19	384	182
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	65	76	76	52	111	21	26	103	42	21	417	198
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	132	112	96	124	188	32	495	1241	1052	904	795	378
Arrive On Green	0.16	0.16	0.16	0.16	0.16	0.16	0.66	0.66	0.66	0.66	0.66	0.66
Sat Flow, veh/h	398	688	585	351	1149	193	807	1870	1585	1243	1199	569
Grp Volume(v), veh/h	217	0	0	184	0	0	26	103	42	21	0	615
Grp Sat Flow(s),veh/h/ln		0	0	1693	0	0	807	1870	1585	1243	0	1768
Q Serve(g_s), s	1.5	0.0	0.0	0.0	0.0	0.0	1.2	1.4	0.6	0.4	0.0	12.4
Cycle Q Clear(g_c), s	8.4	0.0	0.0	6.9	0.0	0.0	13.6	1.4	0.6	1.8	0.0	12.4
Prop In Lane	0.30		0.35	0.28		0.11	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	341	0	0	343	0	0	495	1241	1052	904	0	1173
V/C Ratio(X)	0.64	0.00	0.00	0.54	0.00	0.00	0.05	0.08	0.04	0.02	0.00	0.52
Avail Cap(c_a), veh/h	579	0	0	590	0	0	495	1241	1052	904	0	1173
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		0.0	0.0	27.1	0.0	0.0	9.5	4.2	4.0	4.5	0.0	6.0
Incr Delay (d2), s/veh	2.0	0.0	0.0	1.3	0.0	0.0	0.2	0.1	0.1	0.0	0.0	1.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh		0.0	0.0	2.8	0.0	0.0	0.2	0.4	0.2	0.1	0.0	3.9
Unsig. Movement Delay,		0.0	0.0	20.4	0.0	0.0	9.7	12	11	1 E	0.0	77
LnGrp Delay(d),s/veh LnGrp LOS	29.7 C	0.0 A	0.0 A	28.4 C	0.0 A	0.0 A	9.7 A	4.3 A	4.1 A	4.5 A	0.0 A	7.7 A
	C		A			<u> </u>	A		A	A		A
Approach Vol, veh/h		217			184			171			636	
Approach Delay, s/veh		29.7			28.4			5.1			7.6	
Approach LOS		С			С			Α			Α	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc),		52.0		17.3		52.0		17.3				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gma		46.0		22.0		46.0		22.0				
Max Q Clear Time (g_c+	·I1), s	15.6		10.4		14.4		8.9				
Green Ext Time (p_c), s		0.9		0.9		5.0		8.0				
Intersection Summary												
HCM 6th Ctrl Delay			14.4									
HCM 6th LOS			В									

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4		7	↑	7	-	1	
Traffic Volume (veh/h)	150	55	34	47	59	23	69	398	39	8	163	67
Future Volume (veh/h)	150	55	34	47	59	23	69	398	39	8	163	67
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	163	60	37	51	64	25	75	433	42	9	177	73
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	290	85	46	172	196	63	717	1117	947	554	752	310
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.60	0.60	0.60	0.60	0.60	0.60
Sat Flow, veh/h	936	405	222	446	940	301	1130	1870	1585	919	1258	519
Grp Volume(v), veh/h	260	0	0	140	0	0	75	433	42	9	0	250
Grp Sat Flow(s),veh/h/ln		0	0	1687	0	0	1130	1870	1585	919	0	1777
Q Serve(g_s), s	5.3	0.0	0.0	0.0	0.0	0.0	2.1	7.5	0.7	0.3	0.0	4.1
Cycle Q Clear(g_c), s	9.5	0.0	0.0	4.2	0.0	0.0	6.1	7.5	0.7	7.8	0.0	4.1
Prop In Lane	0.63		0.14	0.36		0.18	1.00		1.00	1.00		0.29
Lane Grp Cap(c), veh/h	421	0	0	432	0	0	717	1117	947	554	0	1061
V/C Ratio(X)	0.62	0.00	0.00	0.32	0.00	0.00	0.10	0.39	0.04	0.02	0.00	0.24
Avail Cap(c_a), veh/h	842	0	0	889	0	0	717	1117	947	554	0	1061
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		0.0	0.0	21.0	0.0	0.0	7.3	6.5	5.2	8.6	0.0	5.8
Incr Delay (d2), s/veh	1.5	0.0	0.0	0.4	0.0	0.0	0.3	1.0	0.1	0.1	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh		0.0	0.0	1.7	0.0	0.0	0.5	2.6	0.2	0.1	0.0	1.3
Unsig. Movement Delay,		0.0	0.0	04.4	0.0	0.0	7.0	7.5	.	0.0	0.0	C 4
LnGrp Delay(d),s/veh	24.3 C	0.0	0.0	21.4	0.0	0.0	7.6	7.5	5.2	8.6	0.0	6.4
LnGrp LOS		A	A	С	A 440	A	Α	A	A	A	A	A
Approach Vol, veh/h		260			140			550			259	
Approach Delay, s/veh		24.3			21.4			7.4			6.4	
Approach LOS		С			С			Α			Α	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc),		43.0		18.9		43.0		18.9				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gma	, .	37.0		31.0		37.0		31.0				
Max Q Clear Time (g_c+	·I1), s	9.5		11.5		9.8		6.2				
Green Ext Time (p_c), s		3.3		1.5		1.6		8.0				
Intersection Summary												
HCM 6th Ctrl Delay			12.5									
HCM 6th LOS			В									

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4		7	↑	7	7	f.	
Traffic Volume (veh/h)	61	71	71	48	103	19	24	96	39	19	388	184
Future Volume (veh/h)	61	71	71	48	103	19	24	96	39	19	388	184
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	66	77	77	52	112	21	26	104	42	21	422	200
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	133	114	97	124	191	32	487	1238	1049	901	794	376
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.17	0.66	0.66	0.66	0.66	0.66	0.66
Sat Flow, veh/h	398	686	584	347	1152	192	802	1870	1585	1242	1200	568
Grp Volume(v), veh/h	220	0	0	185	0	0	26	104	42	21	0	622
Grp Sat Flow(s),veh/h/ln		0	0	1691	0	0	802	1870	1585	1242	0	1768
Q Serve(g_s), s	1.6	0.0	0.0	0.0	0.0	0.0	1.2	1.4	0.6	0.4	0.0	12.8
Cycle Q Clear(g_c), s	8.6	0.0	0.0	6.9	0.0	0.0	14.0	1.4	0.6	1.8	0.0	12.8
Prop In Lane	0.30	0	0.35	0.28	0	0.11	1.00	4000	1.00	1.00	0	0.32
Lane Grp Cap(c), veh/h	343	0	0	346	0	0	487	1238	1049	901	0	1170
V/C Ratio(X)	0.64	0.00	0.00	0.53	0.00	0.00	0.05	0.08	0.04	0.02	0.00	0.53
Avail Cap(c_a), veh/h HCM Platoon Ratio	577 1.00	0 1.00	1.00	589 1.00	1.00	1.00	487 1.00	1238 1.00	1049	901	0 1.00	1170 1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		0.00	0.00	27.0	0.00	0.00	9.8	4.2	4.1	4.5	0.00	6.1
Incr Delay (d2), s/veh	2.0	0.0	0.0	1.3	0.0	0.0	0.2	0.1	0.1	0.0	0.0	1.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/		0.0	0.0	2.9	0.0	0.0	0.0	0.4	0.0	0.0	0.0	4.1
Unsig. Movement Delay,		0.0	0.0	2.5	0.0	0.0	0.2	0.4	0.2	0.1	0.0	7.1
LnGrp Delay(d),s/veh	29.7	0.0	0.0	28.3	0.0	0.0	10.0	4.3	4.2	4.6	0.0	7.9
LnGrp LOS	C	Α	Α	C	A	Α	Α	Α.	Α.Δ	Α.	Α	A
Approach Vol, veh/h		220	, , <u>, , , , , , , , , , , , , , , , , </u>		185	, ·	, ,	172	, , , , , , , , , , , , , , , , , , ,		643	, ,
Approach Delay, s/veh		29.7			28.3			5.1			7.8	
Approach LOS		C			C			A			Α.	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc),	۹	52.0		17.5		52.0		17.5				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gma		46.0		22.0		46.0		22.0				
Max Q Clear Time (g_c+		16.0		10.6		14.8		8.9				
Green Ext Time (p c), s	,, •	0.9		0.9		5.0		0.8				
Intersection Summary												
			14.5									
HCM 6th Ctrl Delay HCM 6th LOS			14.5 B									
LICIVI OUI LOS			D									

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4		7	↑	7	7	1	
Traffic Volume (veh/h)	152	56	34	47	60	23	70	402	39	8	165	68
Future Volume (veh/h)	152	56	34	47	60	23	70	402	39	8	165	68
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	1	No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	165	61	37	51	65	25	76	437	42	9	179	74
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	292	85	46	172	199	63	712	1114	944	549	749	310
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.60	0.60	0.60	0.60	0.60	0.60
Sat Flow, veh/h	937	405	220	442	944	299	1127	1870	1585	916	1257	520
Grp Volume(v), veh/h	263	0	0	141	0	0	76	437	42	9	0	253
Grp Sat Flow(s),veh/h/ln	1562	0	0	1686	0	0	1127	1870	1585	916	0	1777
Q Serve(g_s), s	5.4	0.0	0.0	0.0	0.0	0.0	2.1	7.7	0.7	0.3	0.0	4.2
Cycle Q Clear(g_c), s	9.6	0.0	0.0	4.2	0.0	0.0	6.3	7.7	0.7	8.0	0.0	4.2
Prop In Lane	0.63		0.14	0.36		0.18	1.00		1.00	1.00		0.29
Lane Grp Cap(c), veh/h	424	0	0	435	0	0	712	1114	944	549	0	1059
V/C Ratio(X)	0.62	0.00	0.00	0.32	0.00	0.00	0.11	0.39	0.04	0.02	0.00	0.24
Avail Cap(c_a), veh/h	840	0	0	887	0	0	712	1114	944	549	0	1059
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		0.0	0.0	21.0	0.0	0.0	7.4	6.6	5.2	8.7	0.0	5.9
Incr Delay (d2), s/veh	1.5	0.0	0.0	0.4	0.0	0.0	0.3	1.0	0.1	0.1	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh		0.0	0.0	1.7	0.0	0.0	0.5	2.6	0.2	0.1	0.0	1.4
Unsig. Movement Delay,		0.0	0.0	04.4	0.0	0.0			5 0	0.0	0.0	0.4
LnGrp Delay(d),s/veh	24.3	0.0	0.0	21.4	0.0	0.0	7.7	7.7	5.3	8.8	0.0	6.4
LnGrp LOS	С	A	A	С	A	A	A	A	A	A	A	A
Approach Vol, veh/h		263			141			555			262	
Approach Delay, s/veh		24.3			21.4			7.5			6.5	
Approach LOS		С			С			Α			Α	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc),		43.0		19.1		43.0		19.1				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gma		37.0		31.0		37.0		31.0				
Max Q Clear Time (g_c+	l1), s	9.7		11.6		10.0		6.2				
Green Ext Time (p_c), s		3.4		1.5		1.6		8.0				
Intersection Summary												
HCM 6th Ctrl Delay			12.5									
HCM 6th LOS			В									

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4		*	↑	7	*	1	
Traffic Volume (veh/h)	66	77	77	53	112	21	26	105	43	21	422	200
Future Volume (veh/h)	66	77	77	53	112	21	26	105	43	21	422	200
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	72	84	84	58	122	23	28	114	47	23	459	217
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	137	121	103	128	201	34	432	1216	1030	870	780	369
Arrive On Green	0.18	0.18	0.18	0.18	0.18	0.18	0.65	0.65	0.65	0.65	0.65	0.65
Sat Flow, veh/h	391	670	572	346	1113	186	763	1870	1585	1225	1201	568
Grp Volume(v), veh/h	240	0	0	203	0	0	28	114	47	23	0	676
Grp Sat Flow(s),veh/h/ln	1633	0	0	1646	0	0	763	1870	1585	1225	0	1768
Q Serve(g_s), s	1.8	0.0	0.0	0.0	0.0	0.0	1.5	1.6	0.8	0.5	0.0	15.3
Cycle Q Clear(g_c), s	9.8	0.0	0.0	8.0	0.0	0.0	16.9	1.6	0.8	2.1	0.0	15.3
Prop In Lane	0.30		0.35	0.29		0.11	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	361	0	0	362	0	0	432	1216	1030	870	0	1149
V/C Ratio(X)	0.67	0.00	0.00	0.56	0.00	0.00	0.06	0.09	0.05	0.03	0.00	0.59
Avail Cap(c_a), veh/h	562	0	0	570	0	0	432	1216	1030	870	0	1149
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	27.7	0.0	0.0	26.9	0.0	0.0	11.8	4.6	4.5	5.0	0.0	7.0
Incr Delay (d2), s/veh	2.1	0.0	0.0	1.4	0.0	0.0	0.3	0.2	0.1	0.1	0.0	2.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh.		0.0	0.0	3.2	0.0	0.0	0.3	0.5	0.2	0.1	0.0	5.1
Unsig. Movement Delay,												
LnGrp Delay(d),s/veh	29.8	0.0	0.0	28.3	0.0	0.0	12.1	4.8	4.6	5.1	0.0	9.2
LnGrp LOS	С	Α	Α	С	Α	Α	В	Α	Α	Α	Α	A
Approach Vol, veh/h		240			203			189			699	
Approach Delay, s/veh		29.8			28.3			5.8			9.1	
Approach LOS		С			С			Α			Α	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc),	S	52.0		18.8		52.0		18.8				
Change Period (Y+Rc), s	6	6.0		6.0		6.0		6.0				
Max Green Setting (Gma		46.0		22.0		46.0		22.0				
Max Q Clear Time (g_c+	l1), s	18.9		11.8		17.3		10.0				
Green Ext Time (p_c), s		1.0		1.0		5.6		0.9				
Intersection Summary												
HCM 6th Ctrl Delay			15.3									
HCM 6th LOS			В									

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4		7	*	7	1	T.	
Traffic Volume (veh/h)	165	61	37	52	65	25	76	438	43	9	179	74
Future Volume (veh/h)	165	61	37	52	65	25	76	438	43	9	179	74
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	179	66	40	57	71	27	83	476	47	10	195	80
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	301	89	49	181	207	66	675	1097	929	502	739	303
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.23	0.59	0.59	0.59	0.59	0.59	0.59
Sat Flow, veh/h	922	389	214	458	906	288	1104	1870	1585	879	1260	517
Grp Volume(v), veh/h	285	0	0	155	0	0	83	476	47	10	0	275
Grp Sat Flow(s),veh/h/ln		0	0	1652	0	0	1104	1870	1585	879	0	1777
Q Serve(g_s), s	6.4	0.0	0.0	0.0	0.0	0.0	2.6	9.2	0.8	0.4	0.0	4.9
Cycle Q Clear(g_c), s	11.2	0.0	0.0	4.8	0.0	0.0	7.5	9.2	0.8	9.6	0.0	4.9
Prop In Lane	0.63		0.14	0.37		0.17	1.00		1.00	1.00		0.29
Lane Grp Cap(c), veh/h	439	0	0	453	0	0	675	1097	929	502	0	1042
V/C Ratio(X)	0.65	0.00	0.00	0.34	0.00	0.00	0.12	0.43	0.05	0.02	0.00	0.26
Avail Cap(c_a), veh/h	775	0	0	819	0	0	675	1097	929	502	0	1042
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		0.0	0.0	21.1	0.0	0.0	8.4	7.4	5.7	10.1	0.0	6.6
Incr Delay (d2), s/veh	1.6	0.0	0.0	0.4	0.0	0.0	0.4	1.3	0.1	0.1	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh		0.0	0.0	1.9	0.0	0.0	0.6	3.3	0.2	0.1	0.0	1.7
Unsig. Movement Delay,		0.0	0.0	04.0	0.0	0.0	0.0	0.7	.	40.0	0.0	7.0
LnGrp Delay(d),s/veh	25.0	0.0	0.0	21.6	0.0	0.0	8.8	8.7	5.8	10.2	0.0	7.2
LnGrp LOS	С	Α	Α	С	A	Α	Α	A	Α	В	Α	A
Approach Vol, veh/h		285			155			606			285	
Approach Delay, s/veh		25.0			21.6			8.5			7.3	
Approach LOS		С			С			Α			Α	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc),		44.0		20.8		44.0		20.8				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gma		38.0		30.0		38.0		30.0				
Max Q Clear Time (g_c+	·I1), s	11.2		13.2		11.6		6.8				
Green Ext Time (p_c), s		3.8		1.6		1.8		8.0				
Intersection Summary												
HCM 6th Ctrl Delay			13.3									
HCM 6th LOS			В									

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4		7	↑	7	7	1	
Traffic Volume (veh/h)	61	78	71	62	124	26	24	96	44	21	388	184
Future Volume (veh/h)	61	78	71	62	124	26	24	96	44	21	388	184
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	66	85	77	67	135	28	26	104	48	23	422	200
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	131	125	96	132	189	35	472	1215	1030	881	779	369
Arrive On Green	0.18	0.18	0.18	0.18	0.18	0.18	0.65	0.65	0.65	0.65	0.65	0.65
Sat Flow, veh/h	361	704	543	368	1065	199	802	1870	1585	1235	1200	568
Grp Volume(v), veh/h	228	0	0	230	0	0	26	104	48	23	0	622
Grp Sat Flow(s),veh/h/ln		0	0	1631	0	0	802	1870	1585	1235	0	1768
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.3	1.4	0.8	0.5	0.0	13.2
Cycle Q Clear(g_c), s	9.3	0.0	0.0	9.3	0.0	0.0	14.4	1.4	0.8	1.9	0.0	13.2
Prop In Lane	0.29		0.34	0.29		0.12	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	352	0	0	356	0	0	472	1215	1030	881	0	1149
V/C Ratio(X)	0.65	0.00	0.00	0.65	0.00	0.00	0.06	0.09	0.05	0.03	0.00	0.54
Avail Cap(c_a), veh/h	590	0	0	602	0	0	472	1215	1030	881	0	1149
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		0.0	0.0	27.1	0.0	0.0	10.5	4.5	4.4	4.9	0.0	6.6
Incr Delay (d2), s/veh	2.0	0.0	0.0	2.0	0.0	0.0	0.2	0.1	0.1	0.1	0.0	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh		0.0	0.0	3.7	0.0	0.0	0.2	0.5	0.2	0.1	0.0	4.3
Unsig. Movement Delay,		0.0	0.0	00.4	0.0	0.0	40.7	4.0	4.5	4.0	0.0	0.4
LnGrp Delay(d),s/veh	29.2	0.0	0.0	29.1	0.0	0.0	10.7	4.6	4.5	4.9	0.0	8.4
LnGrp LOS	С	A	Α	С	Α	Α	В	A 470	Α	Α	Α	A
Approach Vol, veh/h		228			230			178			645	
Approach Delay, s/veh		29.2			29.1			5.5			8.3	
Approach LOS		С			С			Α			Α	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc),		51.0		18.3		51.0		18.3				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gma		45.0		23.0		45.0		23.0				
Max Q Clear Time (g_c+	l1), s	16.4		11.3		15.2		11.3				
Green Ext Time (p_c), s		0.9		1.0		5.0		1.0				
Intersection Summary												
HCM 6th Ctrl Delay			15.3									
HCM 6th LOS			В									

Intersection						
Int Delay, s/veh 1	1.1					
Movement El	BL	FBT	WBT	WBR	SBI	SBR
Lane Configurations		₽	1	., 5, (Y	JJI
Traffic Vol, veh/h	7	146	202	4	14	21
Future Vol, veh/h	7	146	202	4	14	21
Conflicting Peds, #/hr		0	0	0	0	0
				Free		
RT Channelized		lone		None		None
Storage Length	_	-	-	-	0	-
Veh in Median Storage			0	-	0	-
Grade, %	-	0	0	-	0	-
	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	159	220	4	15	23
		.50			13	
					_	
Major/Minor Majo			ajor2		linor2	
Conflicting Flow All 22	24	0	-	0	397	222
Stage 1	-	-	-	-	222	-
Stage 2	-	-	-	-	175	-
	12	-	-	-		6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-		5.42	-
Follow-up Hdwy 2.2		-	-	- ;	3.518	
Pot Cap-1 Maneuver84	45	-	-	-	608	818
Stage 1	-	-	-	-	815	-
Stage 2	-	-	-	-	855	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuvte3₄	45	-	-	-	604	818
Mov Cap-2 Maneuver	-	-	-	-	604	-
Stage 1	-	-	-	-	809	-
Stage 2	-	-	-	-	855	-
Annragah	-р		\A/D		CD	
	EB		WB		SB	
HCM Control Delay, &).4		0		10.3	
HCM LOS					В	
Minor Lane/Major Mvr	nt	EBL	EBT	WBT	WBR9	BLn1
Capacity (veh/h)		1345	-	_		716
HCM Lane V/C Ratio		.006	_	_		0.053
HCM Control Delay (s		7.7	0	-		10.3
HCM Lane LOS	,	Α	Ā	-	_	В
HCM 95th %tile Q(veh	1)	0	-	-	-	
	•/	U				5.2

Intersection					
Int Delay, s/veh	1				
		WET	\\/DD	OD!	000
Movement EB		WBT	WBR		SBR
Lane Configurations	ન	Þ	_	Y	
•	7 160	185	5	13	21
•	7 160	185	5	13	21
Conflicting Peds, #/hr		0	0	0	0
	e Free				
RT Channelized	- None	-	None	-	None
Storage Length		-	-	0	-
Veh in Median Storage	,-# 0	0	-	0	-
Grade, %	- 0	0	-	0	-
	2 92	92	92	92	92
	2 2	2	2	2	2
	8 174	201	5	14	23
IVIVIII I IOW	0 17-	201	3	17	20
Major/Minor Major		lajor2	M	linor2	
Conflicting Flow All 20		-	0	394	204
Stage 1		-	_	204	
Stage 2		-	_	190	_
Critical Hdwy 4.1				6.42	
Critical Hdwy Stg 1		_		5.42	0.22
Critical Hdwy Stg 2			_	5.42	
Follow-up Hdwy 2.21				3.42 3.518	
		-	-,		
Pot Cap-1 Maneuver36	ე -	-	-	611	837
Stage 1		-	-	830	-
Stage 2		-	-	842	-
Platoon blocked, %	-	-	-		
Mov Cap-1 Maneu√e36		-	-	607	837
Mov Cap-2 Maneuver		-	-	607	-
Stage 1		-	-	825	-
Stage 2		-	-	842	-
g					
Approach E		WB		SB	
HCM Control Delay, S.	3	0		10.2	
HCM LOS				В	
Minor Long/Mailer Ed	4 EDI	EDT	WE	W/D D	DL := 4
Minor Lane/Major Mvm		EBT	MRI		
Capacity (veh/h)	1365	-	-		731
HCM Lane V/C Ratio	0.006	-	-		0.051
HCM Control Delay (s)	7.7	0	-	-	10.2
HCM Lane LOS	Α	Α	-	-	В
HCM 95th %tile Q(veh		-	-	-	0.2

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4		*	↑	7	*	1	
Traffic Volume (veh/h)	152	77	34	54	72	27	70	402	53	14	165	68
Future Volume (veh/h)	152	77	34	54	72	27	70	402	53	14	165	68
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	165	84	37	59	78	29	76	437	58	15	179	74
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	282	115	46	175	212	66	692	1090	924	525	733	303
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.23	0.58	0.58	0.58	0.58	0.58	0.58
Sat Flow, veh/h	842	505	200	432	931	288	1127	1870	1585	902	1257	520
Grp Volume(v), veh/h	286	0	0	166	0	0	76	437	58	15	0	253
Grp Sat Flow(s),veh/h/ln		0	0	1651	0	0	1127	1870	1585	902	0	1777
Q Serve(g_s), s	5.7	0.0	0.0	0.0	0.0	0.0	2.2	8.1	1.0	0.6	0.0	4.4
Cycle Q Clear(g_c), s	10.8	0.0	0.0	5.1	0.0	0.0	6.6	8.1	1.0	8.7	0.0	4.4
Prop In Lane	0.58		0.13	0.36		0.17	1.00		1.00	1.00		0.29
Lane Grp Cap(c), veh/h	442	0	0	454	0	0	692	1090	924	525	0	1036
V/C Ratio(X)	0.65	0.00	0.00	0.37	0.00	0.00	0.11	0.40	0.06	0.03	0.00	0.24
Avail Cap(c_a), veh/h	821	0	0	859	0	0	692	1090	924	525	0	1036
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		0.0	0.0	20.8	0.0	0.0	8.1	7.2	5.7	9.6	0.0	6.4
Incr Delay (d2), s/veh	1.6	0.0	0.0	0.5	0.0	0.0	0.3	1.1	0.1	0.1	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh		0.0	0.0	2.0	0.0	0.0	0.5	2.9	0.3	0.1	0.0	1.5
Unsig. Movement Delay,												
LnGrp Delay(d),s/veh	24.5	0.0	0.0	21.3	0.0	0.0	8.4	8.3	5.9	9.7	0.0	7.0
LnGrp LOS	С	Α	Α	С	Α	Α	A	Α	Α	Α	Α	A
Approach Vol, veh/h		286			166			571			268	
Approach Delay, s/veh		24.5			21.3			8.1			7.2	
Approach LOS		С			С			Α			Α	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc),	S	43.0		20.5		43.0		20.5				
Change Period (Y+Rc), s	3	6.0		6.0		6.0		6.0				
Max Green Setting (Gma	ax), s	37.0		31.0		37.0		31.0				
Max Q Clear Time (g_c+	l1), s	10.1		12.8		10.7		7.1				
Green Ext Time (p_c), s		3.4		1.6		1.6		0.9				
Intersection Summary												
HCM 6th Ctrl Delay			13.2									
HCM 6th LOS			В									

Intersection						
Int Delay, s/veh	1.1					
Movement	EBL	FRT	W/RT	WBR	SRI	SBR
Lane Configuration				VVDIX		ODIX
Traffic Vol, veh/h	s 21	्र ी 126	1 39	14	Y 8	12
Future Vol, veh/h	21	126	139	14	8	12
Conflicting Peds, #		0	139	0	0	0
Sign Control				Free		
RT Channelized		None		None		None
Storage Length	-	NOTIE	-	None -	0	None -
Veh in Median Stor		+ O	0		0	
Grade, %	age,-#	<i>+</i> 0	0	-	0	-
Peak Hour Factor			92			
	92	92		92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	137	151	15	9	13
Major/Minor M	ajor1	M	ajor2	M	linor2	
Conflicting Flow All		0	-	0	342	159
Stage 1	-	_	_	-	159	-
Stage 2	_	_	-	-	183	_
Critical Hdwy	4.12	_	_	_		6.22
Critical Hdwy Stg 1		_	-	_	5.42	-
Critical Hdwy Stg 2		_	_	_	5.42	_
Follow-up Hdwy 2		_	-		3.518	
Pot Cap-1 Maneuv		_	_	_	654	886
Stage 1	_	-	-	-	870	-
Stage 2	_	_	_	_	848	_
Platoon blocked, %	`	_	_	-	0-10	
Mov Cap-1 Maneuv		-	_	-	642	886
Mov Cap-1 Maneuv			-		642	-
Stage 1	v G1 -	-	-	-	854	-
	-	-	-	-	848	
Stage 2	-	-	-	-	040	-
Approach	EB		WB		SB	
HCM Control Delay	/, s l.1		0		9.8	
HCM LOS					Α	
Min on L av /N/1-: N	As or = 4	EDI	СРТ	WET	\	DL 4
Minor Lane/Major N	vivmt			WBT		
Capacity (veh/h)		1412	-	-	-	
HCM Lane V/C Rat		0.016	-	-	-	0.028
HCM Control Delay	/ (s)	7.6	0	-	-	9.8
HCM Lane LOS		Α	Α	-	-	Α
HCM 95th %tile Q(1	veh)	0	-	-	-	0.1

Intersection						
Int Delay, s/veh	1					
	-		MOT	A/DD	001	000
			WBT '	WBR		SBR
Lane Configurations		ની	1		Y	
Traffic Vol, veh/h	20	134	142	14	8	11
Future Vol, veh/h	20	134	142	14	8	11
Conflicting Peds, #/h	ır O	0	0	0	0	0
		Free	Free	Free	Stop	Stop
RT Channelized		Vone		None		None
Storage Length	-	-	-	-	0	-
Veh in Median Stora	ge#	9 0	0	-	0	-
Grade, %	.go,	0	0	_	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	146	154	15	9	12
IVIVIIIL I IOVV	22	1-10	134	10	9	14
Major/Minor Maj	jor1	М	lajor2	М	inor2	
Conflicting Flow All	,	0		0	352	162
Stage 1	-	_	-	_	162	-
Stage 2	_	-	_	-	190	_
<u> </u>	4.12		_		6.42	
Critical Hdwy Stg 1	+. 12		_		5.42	0.22
Critical Hdwy Stg 2		_	-	-	5.42	-
, ,	- 210		-			
Follow-up Hdwy 2.2		-	-	-,	3.518	
Pot Cap-1 Maneuver	409	-	-	-	646	883
Stage 1			-	-	867	-
Stage 2	-	-	-	-	842	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneu√s		-	-	-	635	883
Mov Cap-2 Maneuve	er -	-	-	-	635	-
Stage 1	-	-	-	-	852	-
Stage 2	-	-	-	-	842	-
Annragah	ED		\A/D		CD	
Approach	EB		WB		SB	
HCM Control Delay,	s 1		0		9.9	
HCM LOS					Α	
Minor Lane/Major M	vmt	FRI	EBT	WRT	NRRS	RI n1
Capacity (veh/h)		1409	-	-		758
HCM Control Dolay		0.015	-	-		0.027
HCM Control Delay ((S)	7.6	0	-	-	
HCM Lane LOS	1.	Α	Α	-	-	A
HCM 95th %tile Q(ve	eh)	0	-	-	-	0.1

	۶	-	•	•		•	1	1	~	1	ļ	1
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4		7	↑	7	7	1	
Traffic Volume (veh/h)	66	84	77	67	133	28	26	105	48	23	422	200
Future Volume (veh/h)	66	84	77	67	133	28	26	105	48	23	422	200
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	72	91	84	73	145	30	28	114	52	25	459	217
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	133	130	102	134	197	37	419	1198	1015	853	769	363
Arrive On Green	0.19	0.19	0.19	0.19	0.19	0.19	0.64	0.64	0.64	0.64	0.64	0.64
Sat Flow, veh/h	353	674	529	360	1024	190	763	1870	1585	1220	1201	568
Grp Volume(v), veh/h	247	0	0	248	0	0	28	114	52	25	0	676
Grp Sat Flow(s),veh/h/ln		0	0	1574	0	0	763	1870	1585	1220	0	1768
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.6	1.7	0.9	0.6	0.0	16.0
Cycle Q Clear(g_c), s	10.9	0.0	0.0	10.9	0.0	0.0	17.6	1.7	0.9	2.3	0.0	16.0
Prop In Lane	0.29		0.34	0.29		0.12	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	365	0	0	368	0	0	419	1198	1015	853	0	1132
V/C Ratio(X)	0.68	0.00	0.00	0.67	0.00	0.00	0.07	0.10	0.05	0.03	0.00	0.60
Avail Cap(c_a), veh/h	539	0	0	548	0	0	419	1198	1015	853	0	1132
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		0.0	0.0	27.6	0.0	0.0	12.6	4.9	4.8	5.4	0.0	7.5
Incr Delay (d2), s/veh	2.2	0.0	0.0	2.1	0.0	0.0	0.3	0.2	0.1	0.1	0.0	2.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh		0.0	0.0	4.1	0.0	0.0	0.3	0.6	0.3	0.1	0.0	5.4
Unsig. Movement Delay,		0.0	0.0	20.7	0.0	0.0	12.0	E 1	4.0	E 1	0.0	0.0
LnGrp Delay(d),s/veh LnGrp LOS	29.9 C	0.0 A	0.0 A	29.7 C	0.0 A	0.0 A	13.0 B	5.1 A	4.9 A	5.4 A	0.0 A	9.9 A
<u> </u>	C		A			<u> </u>	Ь		A	A		A
Approach Vol, veh/h		247			248			194			701	
Approach LOS		29.9			29.7			6.2			9.7	
Approach LOS		С			С			Α			Α	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc),		52.0		19.8		52.0		19.8				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gma		46.0		22.0		46.0		22.0				
Max Q Clear Time (g_c+	l1), s	19.6		12.9		18.0		12.9				
Green Ext Time (p_c), s		1.0		1.0		5.5		0.9				
Intersection Summary												
HCM 6th Ctrl Delay			16.4									
HCM 6th LOS			В									

Intersection					
Int Delay, s/veh 1					
	EDT	WDT	WPD	CDI	CDD
Movement EBL			WBR		SRK
Lane Configurations	4	\$		Y	~ 4
Traffic Vol, veh/h 7		218	4	14	21
Future Vol, veh/h 7		218	4	14	21
Conflicting Peds, #/hr C		_ 0	_ 0	0	0
	Free				
	None		None		None
Storage Length -		-	-	0	-
Veh in Median Storage,		0	-	0	-
Grade, %		0	-	0	-
Peak Hour Factor 92		92	92	92	92
Heavy Vehicles, % 2		2	2	2	2
Mvmt Flow 8	173	237	4	15	23
Major/Minor Major1	I. /	lajor2	N.A	linor2	
					220
Conflicting Flow All 241		-	0	428	239
Stage 1 -	-	-	-	239	-
Stage 2	-	-	-	189	-
Critical Hdwy 4.12	-	-	-		6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2		-		5.42	-
Follow-up Hdwy 2.218		-	- ;	3.518	
Pot Cap-1 Maneuver326	-	-	-	584	800
Stage 1 -		-	-	801	-
Stage 2	-	-	-	843	-
Platoon blocked, %	-	-	-		
Mov Cap-1 Maneuve326	-	-	-	580	800
Mov Cap-2 Maneuver		-	-	580	-
Stage 1	-	-	-	795	-
Stage 2	_	-	-	843	-
Annach		\A/D		C.D.	
Approach EB		WB		SB	
HCM Control Delay, \$0.3		0		10.5	
HCM LOS				В	
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBRS	BLn1
Capacity (veh/h)	1326			-	695
HCM Lane V/C Ratio	0.006	_	_		0.055
HCM Control Delay (s)	7.7	0	-		10.5
HCM Lane LOS	Α.	A	_	-	10.5 B
HCM 95th %tile Q(veh)	0		-		0.2
Holvi sout wille Q(ven)	U	-	-	-	0.2

Intersection						
Int Delay, s/veh	1					
	-	CDT '	WDT	W/DD	CDI	CDD
	BL			WBR	SBL	SRK
Lane Configurations	_	4	\$	_	Y	0.4
Traffic Vol, veh/h	7	173	201	5	13	21
Future Vol, veh/h	7	173	201	5	13	21
Conflicting Peds, #/hr		0	0	0	0	0
				Free		
RT Channelized		lone		None		None
Storage Length	- ,,	-	-	-	0	-
Veh in Median Storag	e,-#		0	-	0	-
Grade, %	-	0	0	-	0	-
	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	188	218	5	14	23
Major/Minor Majo	\r1	N 4	oiora	B 4	inara	
Major/Minor Majo			ajor2		inor2	00.4
Conflicting Flow All 2		0	-	0	425	221
Stage 1	-	-	-	-	221	-
Stage 2	-	-	-	-	204	-
•	12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy 2.2	18	-	-	- (3.518	3.318
Pot Cap-1 Maneuver3	46	-	-	-	586	819
Stage 1	-	-	-	-	816	-
Stage 2	-	-	-	-	830	-
Platoon blocked, %		_	-	_		
Mov Cap-1 Maneuve	46	_	_	_	582	819
Mov Cap-2 Maneuver		_	_	_	582	-
Stage 1	_	_	_	_	810	_
	_	-	-	-	830	-
Stage 2	-	-	-	-	030	-
Approach E	EB		WB		SB	
HCM Control Delay, \$	0.3		0		10.4	
HCM LOS			- 3		В	
1 JOINI LOO					U	
Minor Lane/Major Mvi	mt	EBL	EBT	WBT'	WBRS	BLn1
Capacity (veh/h)		1346	-	-	-	709
HCM Lane V/C Ratio		.006	-	-		0.052
HCM Control Delay (s		7.7	0	_		10.4
HCM Lane LOS	,	A	A	-	_	В
HCM 95th %tile Q(vel	h)	0	-	-	_	0.2
How John Johne Q(Ven	1)	U				0.2

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4		7	↑	7	7	1	
Traffic Volume (veh/h)	165	82	37	54	77	29	76	438	57	15	179	74
Future Volume (veh/h)	165	82	37	54	77	29	76	438	57	15	179	74
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	179	89	40	59	84	32	83	476	62	16	195	80
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	294	119	49	175	230	74	652	1064	902	477	717	294
Arrive On Green	0.25	0.25	0.25	0.25	0.25	0.25	0.57	0.57	0.57	0.57	0.57	0.57
Sat Flow, veh/h	838	481	197	409	932	300	1104	1870	1585	867	1260	517
Grp Volume(v), veh/h	308	0	0	175	0	0	83	476	62	16	0	275
Grp Sat Flow(s),veh/h/ln		0	0	1642	0	0	1104	1870	1585	867	0	1777
Q Serve(g_s), s	6.8	0.0	0.0	0.0	0.0	0.0	2.7	9.6	1.1	0.7	0.0	5.1
Cycle Q Clear(g_c), s	12.3	0.0	0.0	5.5	0.0	0.0	7.8	9.6	1.1	10.3	0.0	5.1
Prop In Lane	0.58		0.13	0.34		0.18	1.00		1.00	1.00		0.29
Lane Grp Cap(c), veh/h	461	0	0	478	0	0	652	1064	902	477	0	1012
V/C Ratio(X)	0.67	0.00	0.00	0.37	0.00	0.00	0.13	0.45	0.07	0.03	0.00	0.27
Avail Cap(c_a), veh/h	794	0	0	839	0	0	652	1064	902	477	0	1012
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		0.0	0.0	20.5	0.0	0.0	9.1	8.1	6.3	11.1	0.0	7.1
Incr Delay (d2), s/veh	1.7	0.0	0.0	0.5	0.0	0.0	0.4	1.4	0.1	0.1	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh		0.0	0.0	2.1	0.0	0.0	0.6	3.5	0.4	0.1	0.0	1.8
Unsig. Movement Delay,		0.0	0.0	00.0	0.0	0.0	0.5	0.5	C 1	44.0	0.0	7.0
LnGrp Delay(d),s/veh	24.6	0.0	0.0	20.9	0.0	0.0	9.5	9.5	6.4	11.2	0.0	7.8
LnGrp LOS	С	A	Α	С	A 475	A	Α	Α	Α	В	A	A
Approach Vol, veh/h		308			175			621			291	
Approach Delay, s/veh		24.6			20.9			9.2			8.0	
Approach LOS		С			С			Α			Α	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc),		43.0		22.0		43.0		22.0				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gma		37.0		31.0		37.0		31.0				
Max Q Clear Time (g_c+	·I1), s	11.6		14.3		12.3		7.5				
Green Ext Time (p_c), s		3.8		1.7		1.8		1.0				
Intersection Summary												
HCM 6th Ctrl Delay			13.8									
HCM 6th LOS			В									

Intersection					
	1				
	-	\\/DT	W/DD	ODI	ODD
Movement EBI			WBR		SBR
Lane Configurations	ન	1		Y	
Traffic Vol, veh/h 2		151	14	8	12
Future Vol, veh/h 2		151	14	8	12
Conflicting Peds, #/hr		_ 0	0	0	0
	Free				
	- None	-	None	-	None
Storage Length		-	-	0	-
Veh in Median Storage	-# 0	0	-	0	-
O. a.a.o., 70	- 0	0	-	0	-
Peak Hour Factor 92		92	92	92	92
Heavy Vehicles, %	2 2	2	2	2	2
Mvmt Flow 23		164	15	9	13
N A = ! = . /N A!		1		ı:	
Major/Minor Major		lajor2		linor2	
Conflicting Flow All 179	9 0	-	0	366	172
- ta.g		-	-	172	-
Stage 2		-	-	194	-
Critical Hdwy 4.12	2 -	-	-	6.42	6.22
Critical Hdwy Stg 1		-	-	5.42	-
		-	-	5.42	-
Follow-up Hdwy 2.21	3 -	-		3.518	3.318
Pot Cap-1 Maneuver39		-	-	634	872
Stage 1		-	-	858	-
Stage 2		-	_	839	-
Platoon blocked, %	-	-	-		
Mov Cap-1 Maneuve39	7 -		_	623	872
Mov Cap-2 Maneuver		-	-	623	-
Stage 1				843	_
Stage 2			_	839	_
Olaye Z	-	_	-	008	-
Approach El		WB		SB	
HCM Control Delay, s	1	0		9.9	
HCM LOS				Α	
Minor Long/Major Muse	F EDI	EPT	\\/DT	/// DD	DI n4
Minor Lane/Major Mvm		CDI	WBT		
Capacity (veh/h)	1397	-	-		752
HCM Lane V/C Ratio	0.016	-	-		0.029
HCM Control Delay (s)	7.6	0	-	-	9.9
HCM Lane LOS	A	Α	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1

Intersection						
Int Delay, s/veh	1					
	EDI	EDT	\\/DT	WDD.	CDI	CDD
	EBL			WBR		SBK
Lane Configurations		4	1 54	4.1	Y	4.4
Traffic Vol, veh/h	20	144	154	14	8	11
Future Vol, veh/h	20	144	154	14	8	11
Conflicting Peds, #/h		0	_ 0	_ 0	0	0
				Free		
RT Channelized		None		None		None
Storage Length	-	-	-	-	0	-
Veh in Median Stora	age,-#		0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	157	167	15	9	12
NA = i = m/NA i m = m	4		-i0	B 4	i	
	ajor1		ajor2		inor2	4==
Conflicting Flow All	182	0	-	0	376	175
Stage 1	-	-	-	-	175	-
Stage 2	-	-	-	-	201	-
	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy 2.	.218	-	-	- (3.518	3.318
Pot Cap-1 Maneuve		-	-	-	625	868
Stage 1	-	-	-	-	855	-
Stage 2	_	_	_	-	833	-
Platoon blocked, %		_	-	_		
Mov Cap-1 Maneuv	13 93	_	_	_	614	868
Mov Cap-2 Maneuv		_	_	_	614	-
Stage 1	- -				840	
Stage 2	_	_		-	833	_
Staye Z	-	-	-	-	033	-
Approach	EB		WB		SB	
HCM Control Delay,	\$0.9		0		10	
HCM LOS					В	
Minor Lane/Major M	lvmt	EBL	EBT	WBT '	WBRS	BLn1
Capacity (veh/h)		1393	-	-	-	739
HCM Lane V/C Rati		0.016	-	-		0.028
HCM Control Delay		7.6	0	-	-	10
HCM Lane LOS	. ,	Α	A	-	-	В
HCM 95th %tile Q(v	eh)	0	_	-	_	0.1
	٠٠٠)					



Last step! Let's make sure we have your correct information.

* Email address

joshua.botts@meritagehomes.com

Summary Change

Pre-Pay the Colorado Geological Survey Land Use Review Fee \$950.00

Must select project size to calculate a price: Small Subdivision - \$950.00

Project Name: Welby Junction County of Project: Adams County Applicant's Name: Meritage Homes

Applicant's Address (line 1): 18655 North Claret Drive

Applicant's Address (line 2): Suite 400

Applicant's City: Scottsdale Applicant's State: AZ

Applicant's Zip Code: 85255 Applicant's Phone: 3034064305

Applicant's Email: joshua.botts@meritagehomes.com

Section: Northhalf Northwest Quarter 36

Township: 2 Range: 68

Latitude: 39°50'22.05"N Longitude: 104°57'15.23"W

Total \$950.00

Payment details

Change

11		
Card number	6508	VISA
Expiration date	09 / 27	
Zip/Postal code	85255	

School Impact Analysis Welby Junction Preliminary Development Plan & Preliminary Plat

January 24, 2025

Student Generation Calculations

The proposed Welby Junction Preliminary Plat includes the following general estimate for student generation. Student quantities for Welby Junction are based on 160 single family detached and duplex residential units and 62 townhome units.

Welby Junction - Student Generation Calculations

110110 7 0 011	one of the control of												
	Homes	Population Multiplier (P/HH)	Population	Student Generation Multiplier (S/HH)	Students (total)	Elementary Students (50%)	Middle School Students (25%)	High School Students (25%)					
SFD	160	3.278	525	0.775	124	62	31	31					
Townhome	62	2.216	138	0.364	23	11	6	6					

*P/HH: Persons per House Hold *S/HH: Students per House Hold

There is currently no school site planned in the Welby Junction Development, it is anticipated the School District will accept a cash in-lieu of land dedication.

Existing Mapleton School District Schools:

Mapleton schools located nearest the site include: Welby Community School of the Arts (PK-6), Monterey Community School (K-8), Clayton Partnership School (K-8), Global Leadership Academy (9-12), Performing Arts School on Broadway (7-12), Mapleton Expeditionary School of the Arts (8-12) & Academy High School (9-12). These schools cover the entire age range of students; however the School District has a progressive approach to education and has a somewhat open enrollment option for families. Students will potentially have options for choosing their school(s).

Below is a full listing of schools in the District and their locations:

Academy High School (9- 12) 8970 York Street Thornton, CO 80229 303-853-1730

Achieve Academy at Bertha Heid (PK-8) 9100 Poze Blvd. Thornton, CO 80229 303-853-1300 Mapleton Expeditionary School of the (7-12)

8980 York Street Thornton, CO 80229 303-853-1270

Meadow Community School (PK-8) 9150 Monroe Street Thornton. CO 80229

303-853-1500

Adventure Elementary at Western Hills (PK-6)

7700 Delta Street Denver, CO 80221 303-853-1410

Clayton Partnership School (K-8)

8970 York St. Thornton, CO 80229 303-853-1460

Colorado Connections Academy

Online K-12 1-800-382-6010

http://www.connectionsacademy.com

Explore Elementary (PK-6)

2410 Poze Blvd. Thornton, CO 80229 303-853-1170

Global Leadership Academy (PK-12)

7480 Conifer Road Denver, CO 80221 303-853-1930

Mapleton Early College High School (9-13)

8980 York St.

Thornton, CO 80229 Phone: (303) 853-1960 Monterey Community School (PK-8)

2201 McElwain Blvd. Denver, CO 80229 303-853-1360

North Valley School for Young Adults

8990 York St. Thornton, CO 80229 303-853-1790

Valley View (K-8) 660 West 70th Avenue Denver, CO 80221 303-853-1560

Welby Montessori School (PK-6)

1200 E. 78th Avenue Denver, CO 80229 303-853-1700

York International School (K-12)

9200 York Street Thornton, CO 80229 303-853-1600



Community & Economic Development Department Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800 Website: adcogov.org

PLANNED UNIT DEVELOPMENT (MAJOR AMENDMENT)

Major amendments to development plans shall be reviewed and processed in the same manner as the original development plan for which the amendment is sought. Any approved major amendments shall be recorded in accordance with the procedures for recording the original development plan approval.

Please include this page with your submittal. Submittal instructions are at the top of page 2. More information about checklist items can be found on page 2.

v	Development Application Form
'	Written Narrative
•	Amended Development Plan
v	Proof of Ownership
/	Legal Description
v	Proof of Water, Sewer, & Utilities
•	Statement of Taxes Paid

Fees	Due When Application Deemed Complete
PUD Major Amendment	\$2,200

Major Amendment to Planned Unit Development - Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Narrative:

• A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site.

Amended Development Plan

• Site specific development plan, which describes and establishes the type and intensity of uses for a specific parcel or parcels of land, with the proposed amendments.

Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company.

Legal Description:

- Geographical description used to locate and identify a property.
- Visit http://gisapp.adcogov.org/quicksearch/ to find the legal description for your property.

Proof of Water/Sewer/Utilities

Water

- A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

Sewer

- A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Utilities (Gas, Electric, etc.)

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

Statement of Taxes Paid:

 All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office or visit ADCOTAX.COM Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 PHONE 720.523.6800 FAX 720.523.6998

DEVELOPMENT APPLICATION FORM

Application Typ	e:		
Sub	nceptual Review Preliminary PUD odivision, Preliminary Final PUD odivision, Final Rezone t Correction/ Vacation Special Use	Variand	rary Use se onal Use PUD Maj.Amendment
PROJECT NAMI	E: Welby Junction		
APPLICANT			
Name(s):	Joshua Botts - Meritage Homes	Phone #:	303-406-4305
Address:	7900 East Union Avenue, Suite 400		
City, State, Zip:	Denver, CO 80237		
2nd Phone #:		Email:	joshua.botts@meritagehomes.con
OWNER			
Name(s):	Cosimi Farms, LP	Phone #:	505-884-0645
Address:	6728 Seville Place NW		
City, State, Zip:	Albuquerque, NM 87120		
2nd Phone #:	505-514-5143	Email:	imisoc@comcast.net
TECHNICAL RE	PRESENTATIVE (Consultant, Engi	neer, Surve	eyor, Architect, etc.)
Name:	Daniel Braswell - Norris Design	Phone #:	303-892-1166
Address:	1101 Bannock St		
City, State, Zip:	Denver, CO 80204		
2nd Phone #:		Email:	dbraswell@norris-design.com

DESCRIPTION OF SITE

Address:	2401 E 78th Avenue
City, State, Zip:	Denver, CO 80229
Area (acres or square feet):	26.3 Acres
Tax Assessor Parcel Number	0171936200001, 0171936201005, 0717936203012, 0171936204004
Existing Zoning:	PUD
Existing Land Use:	Agricultural
Proposed Land Use:	Single Family Residential
Have you attende	ed a Conceptual Review? YES x NO NO
If Yes, please list	PRE#: 2024-00048
under the autho pertinent requirer Fee is non-refun	nat I am making this application as owner of the above described property or acting rity of the owner (attached authorization, if not owner). I am familiar with all nents, procedures, and fees of the County. I understand that the Application Review dable. All statements made on this form and additional application materials are f my knowledge and belief.
Name:	Ronald A. Cosimi Date: 01/11/2025
	Owner's Printed Name
Name:	Ronald Commi

Owner's Signature

6

June 19, 2024

Adams County- Planning & Development Department 4430 S Adams County Parkway, Brighton, CO 80601

Re: Cosimi Farms- Letter of Authorization

To Whom It May Concern:

This letter is being submitted on behalf of Cosimi Farms LP (2401 E 78th Ave), the "Property Owner", hereby authorizes Meritage Homes, the "Applicant" and Norris Design, the "Applicant Representative", to submit planning and entitlement documents on behalf of the Property Owner, subject to the terms of the purchase agreement between the Property Owner and an affiliate of the Applicant dated June 18, 2024.

Please note that, upon completion of the appropriate reviews and prior to submittal of approved documents, the Property Owner will sign the formal documents before any recordation of these documents will occur.

Sincerely,

COSIMI FARMS, LP, a Colorado limited partnership

By: RONCOS, LLC,

a OHIO limited liability company,
its General Partner

By Kon Cosimi

BF9DA52C5DC14D9...

Ronald A. Cosimi, Manager





February 10, 2025

Adams County Attn: Nick Eagleson 4430 South Adams County Parkway Brighton, CO 80601

Re: Welby Junction: Written Explanation Planned Unit Development/Preliminary Development Plan & Preliminary Plat Application

Dear Mr. Eagleson:

Please find enclosed development applications for a Planned Unit Development (PUD) - Preliminary Development Plan (PDP), Preliminary Plat, and Waiver from Subdivision Design Standards for the site located generally northeast of the intersection of York and 78th Avenue, east of the Assumption of the Blessed Virgin Mary Catholic Church in unincorporated Adams County. This application has been prepared by and for the following parties to the benefit of the residents of Adams County and the surrounding areas.

Applicant

Meritage Homes of Colorado Contact: Chelsey Green 7900 E Union Ave Ste 400 Denver, CO 80237 C: 720.737.1054

Planning / Landscape Architect

Norris Design Contact: Daniel Braswell / David Lane 1101 Bannock St. Denver, Colorado 80204 303-892-1166 dbraswell@norris-design.com dlane@norris-design.com

Civil Engineer

Redland Consultants Contact: Evan Rumney 1500 West Canal Court Littleton, CO 80120 (720) 283-6783 erumney@redland.com

The following items have been included as a part of this submittal.

- Development Application Form
- Written Narrative
- o Amended Development Plan
- Proof of Ownership
- Legal Description
- o Proof of Water, Sewer, & Utilities
- Statement of Taxes Paid
- Preliminary Plat
- Storm Drainage Study
- Trip Generation Analysis
- Receipt of Payment from the Colorado Geological Survey
- School Impact Analysis
- Waiver from Subdivision Design Standards Request



About the Applicant

Meritage Homes, founded in 1985 with headquarters in Scottsdale, Arizona, is a leading national homebuilder recognized as a Top 5 U.S. Public Homebuilder, achieving 13,976 closings in 2023. Meritage Homes is committed to building more than just houses; we build thriving communities.

- Community Focus: Our commitment to the community extends beyond home construction. The
 Meritage Cares Foundation supports vital initiatives, including combating food insecurity, providing
 shelter and affordable housing, and promoting sustainable forestry.
- **Supporting Veterans:** In partnership with Operation Homefront, Meritage proudly builds and donates energy-efficient homes to deserving military veterans and their families.
- Building a Better Life: Our "Life Built Better" philosophy guides our approach. We prioritize energy
 efficiency with water-saving features, advanced building techniques, climate-sealed homes, and UVblocking windows.
- Health and Wellness: Meritage Homes prioritize healthy living with healthier building materials, highperformance air filtration, health-promoting barriers, and fresh air management. Our Indoor Air PLUS program exceeds EPA standards, utilizing high-performance MERC 13 filters.
- Comfort and Peace of Mind: We ensure real comfort with all-season windows, noise-reducing spray foam, temperature-regulating features, and high-performance Carrier HVAC systems for fine-tuned climate control and improved air quality.
- Experience and Expertise: Meritage Homes brings peace of mind through our experience, expertise, high standards, and proven success in building exceptional communities.

As of 2025, Meritage Homes has an already established presence in Colorado with 21 active communities across the state. We are eager to contribute to the continued growth and vitality of Adams County by developing a new residential community that aligns with our commitment to building high-quality, sustainable, and community-minded homes.

Project Description

Meritage Homes proposes a new residential subdivision to provide new single-family detached, duplexes, and townhomes in the Welby area of Adams County. This property is approximately 26.3 acres located generally northeast of the intersection of York and 78th Avenue, east of the Assumption of the Blessed Virgin Mary Catholic Church in unincorporated Adams County. This PUD/ Preliminary plat proposes a 222 residential units (8.5 DU/AC) that will provide for-sale homes to provide relief from to the current housing demand within the County. The new community is designed to attract a broad spectrum of residents and provide an opportunity for young families to live in the range of housing listed above. The neighborhood will have convenient access to major transportation corridors and is located within a mile of two stations on RTD's N line.

The surrounding properties are zoned R-1-C, PUD, I-1, I-2 and A-1. This development provides residential infill the heart of the Welby community and provides housing opportunities in an underhoused area of Adams County.

The Welby Junction site is currently zoned PUD. These applications will propose to amend the approved Preliminary Development Plan (Oxenfree at Welby) to allow fee-simple residential units and to create lot standards to allow for a variety of housing types.



The property is located near several key transit areas creating great opportunity for alternative commuting options for residents. 72nd and Sheridan RTD station is approximately 1.2 miles southeast and the original Thornton and 88th RTD station is approximately 1.5 miles north.

Three applications are covered with this written explanation, including the request for an amendment to PUD, the PUD Major Amendment application, Waiver from Subdivision Design Standards, and the Preliminary Plat application.

Access and Parking

The primary entrance into the site is from 78th Avenue. Four additional secondary access points are proposed, two along 78th and two along 79th Avenues. A network of internal public streets and private alleys provide vehicular circulation within the community. Rights-of-way 52' row within the plan incorporate attached sidewalks.

Welby Junction will provide a minimum of two (2) resident parking spaces per home in garages. Front load homes will include two (2) visitors parking spaces per home in driveways. Alley loaded home will include 0.25 guest on-street parking spaces per unit.

Final parking counts will be finalized at time of Final Development Plan.

Drainage and Infrastructure

Welby Junction will be served by North Washington Street Water and Sanitation District. Waterlines will be looped throughout the Site with connections to the W. 78th Avenue and W. 79th Avenue waterlines. The Site is proposing 3 points of access and the use of adequately spaced fire hydrants meeting the standards and requirements of the Adams County Fire Department. Sanitary sewer will run throughout the Site. The sanitary sewer for the Site will outfall to the south at the existing 12" sanitary sewer main within Clayton Street, which will be required to be upsized to a 15" sanitary sewer main as part of this project. Dry utilities will be provided by Xcel Energy.

The site is contained within FIRM panel #08001C0604H dated March 5, 2007. According to Panel, no floodplains exist on the Site. However, the Flood Hazard Delineation, Niver Creek, Tributary L, and Tributary M (FHAD) prepared by Jacobs, dated August 2021 indicates that flood waters do reach the Site. Wright Water Engineers has been retained by the developer to study the proposed site grading, and it's impacts to the floodplain identified in the FHAD. It is the intent of the developer to remove the site from the floodplain via grading operations and submit a CLOMR to Mile High Flood District and FEMA for review and concurrence.

Stormwater runoff from the site will be managed through a combination of storm sewers and surface swales. The runoff will flow into one of two designated ponds: the full-spectrum detention pond located at the northeast corner of the site, or the water quality pond located at the southeast corner of the site.

Open Space

The proposed neighborhood provides open space areas consistent with this type of urban infill development and meets Adams County open space requirement of thirty (30) percent with twenty-five (25) percent dedicated as active open space. As defined in the PDP, the site will feature one large, active neighborhood park and two smaller pocket parks. These parks are strategically placed to foster enhanced pedestrian circulation, encouraging people to traverse and experience the neighborhood in a manner that is safe, enjoyable and separates residents from vehicular traffic circulation. The parks will have a nature-play theme with an emphasis on agrarian elements, creating interactive spaces that reflect the area's rich agricultural heritage. Additionally, the site will include various seating nooks, promoting unity and providing spaces for residents to gather and relax.



The landscape design intent of the project focuses on sustainability and responsible water use. Low-water plants and rock mulch ground cover will be used to reduce water consumption, thus minimizing the environmental impact and supporting long-term water conservation efforts in the area. In alignment with this goal, the landscape design purposefully has limited areas of irrigated sod to active and gathering spaces, opting for alternative ground covers that demand less water and maintenance.

Furthermore, the landscape design incorporates native grasses to enhance the local ecosystem. The project also addresses its integration into the existing neighborhood by including buffer yards along the northern boundary (E. 79th Ave.) and southern boundary (E. 78th Ave.). These buffer zones, designed for both aesthetic and functional purposes, feature enhanced landscaping and split 3-rail fencing. They soften the edges of the project, provide visual separation, and ensure compliance with zoning regulations. Overall, the landscape design strikes a balance between sustainability, water conservation, and community integration, offering a thoughtful and environmentally conscious approach to development.

The landscape plan will adhere to the standards set forth in this PDP. Any additional landscape elements not covered herein will comply with Adams County Design Requirements and Performance Standards, Section 4-19.

Phasing and Build Timing

Welby Junction will be developed in one (1) total phase. Depending on the final government approvals, the proposed development work will begin in approximately two (2) years with completion in four (4) to six (6) years.

Applicability to Comprehensive Plan

This property is identified as Mixed-Use Neighborhood in the 2012 Future Land Use Map. As discussed in the Comprehensive Plan, Mixed Use Neighborhoods category allows for a range of urban level residential uses, including single and multi-family housing combined with compatible and supporting uses and activities that serve the neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood.

Mixed Use Neighborhoods are encouraged in infill areas and within County and municipality growth areas where it can be readily served by a full range of urban services and access to existing infrastructure and transportation options. Being located on 78th Avenue and 79th Avenue provides commitments for water, sewer, power and gas, the infrastructure exists to help facilitate these new residential homes.

The 2012 Adams County Comprehensive Plan outlines key goals to creating a more sustainable and resilient Adams County. The key goals that strongly relate to Welby Junction and how the Planned Development Plan will meet these goals are outlined below:

Promote Coordinated and Connected Growth:

Revitalization and reinvestment in established areas to meet the needs of a variety of residents. This new neighborhood will provide improvements to existing streets and an investment in the Welby neighborhood.

Reduce the Fiscal Impact of Growth:

Infill development to take advantage of existing infrastructure to aid in reducing fiscal impacts with new development. Welby Junction is located adjacent to existing streets and infrastructure on 78th and 79th Avenues, set to take advantage of the existing infrastructure and roadway network.





Promote Economic Vitality:

Locate infill development uses within close proximity to the surrounding transportation corridors and within municipal and county growth areas, especially in the Southwest Area of the County.

Preserve the County's Natural Resources:

Support and implement the preservation of active and passive open space, wildlife habitat and environmental quality. Welby Junction provides open space commensurate with urban infill development and meeting PUD requirements. The open space connections and detention pond to the north will provide open space opportunities for existing wildlife habitats.

We look forward to working with County Staff on the review and approval of this new neighborhood in Adams County. Feel free to contact our team directly should you have any comments, questions, and/or requests for additional information.

Sincerely,

Norris Design

Daniel Braswell Associate





February 10, 2025

Nick Eagleson
Planning Department
4430 south Adams County Parkway
1st floor Ste. W2000B
Brighton Colorado 80601

Re: Cosimi Farms/Welby Junction Amendment Concept

Dear Nick Eagleson,

Thank you for the pre-app comments, received July 19th, 2024. We have reviewed all comments and addressed them in this letter. Please feel free to contact me directly should you have any comments, questions and/or requests for additional information. We look forward to continuing to work with the city to make this new community a success.

Sincerely, Norris Design

Daniel Braswell Associate



PLANNER REVIEW

NORRIS

DESIGN

- 1. <u>07/18/2024 Greg Barnes (gibarnes@adcogov.org)</u>
 - A. PLN01: The proposed concept would require a major amendment to the preliminary development plan and a new preliminary plat application. These application packets can be found at: https://epermits.adcogov.org/submittal-checklists. These two applications can be consolidated and processed through the Planning Commission and Board of County Commissioners for public hearings as a single case. If approved, subsequent applications for final development plan, final plat, and roadway vacation would be expected.

 Response: Comment acknowledged, thank you. This submittal includes the subsequent applications for the amendment to the PDP and the new preliminary plat.
 - B. PLNO2: Based on the design, multiple waivers from subdivision design standards may need to be submitted with a preliminary plat application. Section 5-03-02-02-01 will require additional setbacks to achieve compatibility. Based on your design, you may need a waiver from this requirement. Section 5-03-03-06 requires a depth to width ration for lots to be less than 3:1. This is a waiver that will be needed. There appear to be several instances of double-fronting lots (Section 5-03-03-08-01). Many of the duplex and townhouse lots do not have direct frontage on to public roadways. Unless remedied, this will result in the need for a waiver from subdivision design standards to have lots accessed by private streets (Section 5-03-03-10). Section 5-06-03-07 does mention that alleys can be utilized within subdivisions, but the language specifically states that alleys are intended for "secondary access", and based on your design, the alley would provide primary access to some lots. Response: Comment acknowledged, thank you. We will work with staff to identify any waivers that will be needed. A waiver from subdivision design standards application has been submitted with this package.
 - C. PLNO3: A new neighborhood meeting is required. Rules regarding a neighborhood meeting can be found in Section 2-01-02 of the County's Development Standards. Response: A neighborhood meeting was held at the Welby Community School of the Arts on November 18, 2024. Valuable feedback was received from the community. The notes are included with the PDP Amendment Application
 - D. PLNO4: Although the overall layout being proposed in similar to the previously approved PDP, the active recreation space appears to be considerably different. Based on the final plat that was withdrawn, the site area is 26.3 acres. 30% of the site (7.9 acres) should be designated for open space. Of that 7.9 acres of open space, 25% of the open space lands (2 acres) shall be used for active recreation. Please review the County's definitions for "open space" (in Section 11-02-437) and "active open space" (in Section 11-02-438) to ensure that planning the park areas is consistent with County regulations. It is the expectation of the Community & Economic Development Department that the active recreation space will be utilized for the enjoyment of people, and the amenities will be something that people can enjoy throughout large portions of any calendar year.

Response: This plan provides appx. 9.1 acres (35%) of open space with appx 3.1 ac (34%) of active open space, meeting the requirements for PUD open space. Refer to sheet 4 of the PDP for open space calculations and anticipated amenities.





E. PLN05: From a design standpoint, I would recommend exploring opportunities to channel pedestrian and bicycle traffic to Clayton Street's intersections with 78th and 79th Avenues. Mid-block crossings were a point of discussion during previous hearings. Perhaps a detached wide multi-use trail on both sides of Clayton Street could be an opportunity to achieve this.

Response: Trails have been incorporated along Clayton St. Mid-block crossings have been discouraged by only proving trail crossings for bikes and peds at the intersections of 78th and 79th with Clayton St.

F. PLN06: There seems to be only one single-family residential lot that is considered a corner lot. Is there any opportunity to wrap a landscape tract around one side of the lot to avoid having any corner lots?

Response: There is not sufficient room for a landscape tract to avoid a corner lot. Standards for corners lots have been provided in the PDP. Refer to sheet 3 of the PDP for lot standards.

G. PLN07: We strongly encourage a uniform fence design be considered for the Development Plan. Multiple styles, materials, and colors of fencing throughout the development would not be aesthetically pleasing.

Response: In order to avoid design monotony, provide visual interest, and delineate public and private spaces, multiple fencing styles will be provided. All fencing shall be a matching style and material for design uniformity within the development.

An open-rail-style fencing will be provided along 78th and 79th Ave. and for front yards. Privacy fencing will be utilized along the rear property lines that abut adjacent properties. Additional fencing styles may be permitted at time of FDP if detailed design and market dictates such changes.

H. PLNO8: As you amend the PDP, please look for placemaking opportunities that will establish this neighborhood as a unified development. As you move forward on this project, please consider how property owners in various types of housing types will work together as a cohesive unit in a HOA.

Response: A series of parks and green corridors have been placed throughout the community, connected by trails and paths, that links the community together creating a cohesive neighborhood.

ENVIRONMENTAL ANALYST REVIEW

2. 07/18/2024 Megan Grant

A. ENV1. There are multiple canals and ditches in or adjacent to the subject parcels. The applicant will need to work with the ditch/canal authorities if any ditch and/or canal may be impacted by the proposed project and provide this information to Adams County for review with subsequent applications.

Response: The project civil engineer has engaged, and is working with the canal authority, as well as coordinating with the church on their impending canal culvert project.

The following comments relate to mineral conservation:





- B. ENV2. The subject parcels are located within the Adams County Mineral Conservation Overlay (MCO) district, the purpose of which is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and Adams County.
 Response: Comment acknowledged, thank you.
- C. ENV3. The subject parcels are located within the MCO district but could be exempt from those requirements based on the following criteria:
 - Any parcel of land intended for uses that were allowed in the underlying zone district prior to July 1, 1973.
 - Any parcel of land five (5) acres or less in size in existence as a separate parcel prior to July 1, 1973.
 - Any parcel of land in excess of five (5) acres where it can be demonstrated the mineral resource is not of commercial quality and quantity.

The Director of Community and Economic Development may require competent proof a lot meets these criteria, including a written opinion from the State Geological Survey, where deemed appropriate. Please provide documentation with subsequent permit application(s) if applicant can demonstrate exemption based on one or more of these requirements. Response: Comment acknowledged, thank you. Any required documentation will be provided at the time of permit.

The following comments apply to design:

D. ENV4. The way that buildings are designed impacts health through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain; the air and water quality; the amount of daylight; and even by encouraging physical activity and social interaction. Adams County encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.
Response: Meritage Homes is dedicated to sustainability and energy efficiency, as demonstrated by our strong partnership with ENERGY STAR®. In 2024, we were honored as an ENERGY STAR® Partner of the Year for Sustained Excellence by the EPA. With over 100,000 ENERGY STAR® certified homes built, we prioritize energy-efficient design by incorporating high-efficiency HVAC systems, advanced insulation, energy-efficient appliances, and low-flow fixtures.

Our commitment extends beyond energy savings to creating healthier living spaces. We enhance indoor air quality with MERV 13 air filtration and fresh air management systems while reducing allergens and pests through spray foam insulation and sealed ducts. Additionally, we use low-VOC paints, stains, and adhesives to minimize harmful chemicals in the home environment.

As an industry leader in energy-efficient homebuilding, Meritage Homes remains focused on providing homeowners with sustainable, cost-effective, and health-conscious living spaces.



DESIGN

E. ENV5. Adams County encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network are strongly encouraged. Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed and well-lit sidewalks and trails that connect with destinations in and adjacent to the community.

Response: A series of parks and green corridors have been placed throughout the community, connected by trails and paths, that links the community encouraging residents to walk/bike to the communities green spaces as well as the nearby regional trails.

F. ENV6. Adams County recommends the incorporation of bicycle parking into the overall site design for residents and visitors. Bicycle parking locations and design should allow for safe access from external roads and sidewalks and to/from buildings and internal pedestrian paths.

Response: Bicycle parking will be provided at the mail kiosks and other key locations.

G. ENV7. The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers since they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossings.

Response: A signage and striping plan will be included with the Construction Drawings to identify safe passage for pedestrians that is consistent with Adams County requirements.

H. ENV8. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.

Response: Comment acknowledged, thank you.

I. ENV9. Research shows that people are more likely to use pedestrian amenities when these features are attractive and feel safe. One way to improve the feeling of safety is by providing pedestrian scale lighting. Adams County encourages the use of appropriate lighting in the area and along access routes.

Response: Pedestrian scale lighting will be location at the mail kiosks, parks and other key locations. Lighting will be dark sky compliant.

The following comments apply to construction:



DESIGN

J. ENV10. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions and offsite vehicle tracking. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction.

Response: Comment acknowledged, thank you. Any mitigation standards will be provided in the construction documents.

K. ENV11. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. The fill must meet the definition of clean, inert material.

Response: Noted, thank you. An inert fill permit will be submitted with the EGR application.

ENVIRONMENTAL ANALYST REVIEW

3. <u>07/18/2024 Steve Krawczyk</u>

A. ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0604H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; however, a recent FHAD study shows this area in a future floodplain across this property. The applicant is working on a CLOMR to address removing this property from the floodplain. The CLOMR will need to be approved. If the CLOMR and accompanying Hydrologic Evaluation and Floodplain Report are subsequently approved through FEMA or CWCB, and adopted by the County this will become part of the floodplain overlay zoning

Response: Response: The applicant is currentl working to submit a revised CLOMR for the Site to remove the floodplain from the developed areas.

B. ENG2; The project site is within the County's MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. As the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template and obtain both a County SWQ Permit and State Permit COR-040000.

Response: A SWMP permit will be applied for at the time of the EGR application.

C. ENG4: An updated traffic study, signed and stamped by a professional engineer with the state of Colorado is required to be submitted to the Adams County Community and Economic Department for review and approval. The developer is required to construct roadway improvements adjacent to the proposed site to include 78th Avenue, 79th Avenue and Cleveland Street. Roadway improvements will consist of curb, gutter and sidewalk and any roadway improvements as required by the approved traffic impact study. The analysis should address any off-site improvements that may be necessary to mitigate traffic impacts from the proposed development.

Response: Noted, thank you. A traffic study will be submitted to Adams County. It is the current understanding that 79th Avenue will be required to be built out to York Street however, the developer is only responsible to improve the north half section of 78th Avenue extending from the western boundary to the eastern boundary.



DESIGN

- ENG5: The applicant will be required to build out 79th Avenue from the proposed development to York Street. The access will be a right in right out access.
 Response: Comment acknowledged, thank you. The extension of 79th Ave to York St will be included with this development.
- E. ENG6: No building permit will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the Adams County Public Works Dept. Response: Comment acknowledged, thank you.
- F. ENG7: A 24-foot asphalt driveway with fire truck turnaround must be installed and accepted by the Adams County Public Works Department for all private drives. The developer shall submit to the Adams County Development Review Engineering division the following: Street Construction Engineering Review Application,

 (http://www.adcogov.org/sites/default/files/Street%20Construction%20Plans%20Transmittal%20Items.pdf)

Response: All private access drives that are over 150' have a fire truck turnaround per IFC standards.

G. ENG8: Vision Clearance Triangle: Trees, hedges, shrubs, fences, walls and other structures, and facilities and devices over 42 inches in height that would obstruct a driver's vision within the vision clearance triangle of any public street intersection will not be permitted. The triangle is typically measured from the point of intersection of the right-of-way/easement/lot lines extended.

Response: Comment acknowledged, thank you. Redland

- H. ENG9. To minimize damage to downstream properties Stormwater Detention is required as part of a development project See Chapter 9 of the Adams County Development Standards and Regulations. It must be demonstrated that the detention pond outfall has a means of draining into an existing drainageway or storm sewer system. In addition, the capacity of the drainageway or storm sewer shall be verified.
 - Response: Noted, all stormwater detention facilities will outfall into an existing drainageway, and capacity of the drainage ways will be verified with the EGR application.
- I. ENG12: Detention ponds located in the plains should be in separate tracts owned and maintained by the homeowner association with drainage easements dedicated to the county over the entirety.
 - Response: Noted, easements will be given for the drainage facilities and located in separate tracts.
- J. ENG13. Where soil types allow, the County encourages the use of structural BMPs that match the runoff reduction and water quality recommendations of the Urban Drainage 4-step process outlined in UDFCD Volume 3, BMP Planning for New Development. Response: Noted, runoff reduction and water quality methods will be utilized where feasible.





K. ENG14: Dedication of an emergency access easement across the interior and exterior private access drives is required. The on-site private access drives shall be a minimum of 25 feet wide and labeled as a "Utility and Drainage Easement and Private Access Drive". Also, the plat dedication shall include the private access drive dedication.

Response: Noted, the minimum width of all private access drives are currently 26' and will be labeled with the above easement information.

L. ENG15: The applicant plans to subdivide the property. In a subdivision case, the developer should know that prior to scheduling the FINAL plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall also enter into a Subdivision Improvement Agreement (SIA) with the County at FINAL plat and provide a security bond for all public improvements. During the FINAL plat review process, the developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, all construction documents and the SIA. The development review fee for this project shall be in accordance to the fee schedule as described on the Adams County website. Only preliminary engineering information is required during the preliminary platting process.

Response: Noted, all required applications above will be submitted to Adams County at time of the EGR application.

- M. Please delete the minimum corner lot setback and garage setback on the Lot Table. Response: The lot standards have been updated to reflect fee-simple lots. Corner lot setbacks are provided, as corner lots are proposed in this development. Garage setbacks have been removed.
- N. "Single Family Attached" and "Townhomes" are the same housing type. Remove the duplicative column within the lot tracking table on the cover sheet. Instead, show the 145 proposed townhomes in the townhome category.
 Response: A Townhome category has been created. Single-Family Attached is still
- shown, as there are paired homes proposed in this development.
- O. The proposed project is located within the R-2 zone district which is limited to up to 50% small residential lots per Section 146-4.2.3. A.3. Also, per this section, single-family attached dwelling units do not count against the maximum permitted number of small residential lots. While this site plan proposes 100% single-family residential development using small lot configurations, a small lot calculation or restriction does not apply due to the product type proposed.

Response: Comment acknowledged, thank you.

BUILDING SAFETY REVIEW

4. 07/18/2024 Heather Whitaker

A. BSD1- Building permits would be required for each structure. Engineered plans will be required to obtain permits.

Response: Comment acknowledged, thank you.



B. BSD2- Applicant should refer to residential submittal requirements. Here is a link for your reference https://epermits.adcogov.org/submittal-checklists
Response: Comment acknowledged, thank you.

C. BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

Response: Comment acknowledged, thank you.

D. BSD4- Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department.

Response: Comment acknowledged, thank you.

E. BSD5- Applicant will need to comply with State of Colorado requirements of Title 9 Article 5. An implementation plan will be required to show compliance.

Response: Comment acknowledged, thank you.

F. BSD6- Exterior walls, roof overhangs and building projections less than 5' from property line requires the structure to be rated per IRC Table R302.1(1), to include percentage of openings allowed.

Response: Comment acknowledged, thank you.

ROW REVIEW

5. <u>07/18/2024 David Dittmer</u>

A. ROW1: Pending planning comments a new preliminary plat will need to be provided for individual lot sales, public roads, road vacation and dedications, etc.

Response: A new preliminary plat application is included as a part of this submittal.

B. ROW2: An updated title commitment will be required for review due to changes in design, etc. Pending the Final Plat, this TC will also have to be updated to within 30 days of the final BoCC public hearing.

Response: Comment acknowledged, thank you. A title report has been included as a part of this application.

C. ROW3: East 79th Ave will need to be constructed out to York Street, pending engineering review.

Response: Comment acknowledged, thank you. The extension of 79th is a part of this proposed development. Redland

D. ROW4: All other comments to the other case preliminary plat will be valid. Response: Comment acknowledged, thank you. Redland/Aztec

PARKS REVIEW

6. 07/18/2024 Sierra McCormick

A. The Adams County Parks, Open Space, and Cultural Arts department is currently in the process of acquiring the parcel directly east of this development (Parcel #0171936200026). With that, as well as the Niver Creek Trail being directly north of the development, we would like to coordinate with the applicant as design progresses to ensure a cohesive and positive connection to these assets with their proposed parkland dedication.

Response: Comment acknowledged, thank you. We are anticipating and planning for connections into a future park on the property directly east of the site. The applicant shall coordinate with staff at the application moves forward to ensure cohesive connections to the park are feasible.

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET:
- SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
- SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES;

- SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
- NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
- SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH/ AVENUE:

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
- SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE:

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST. A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET **DESCRIBED AS FOLLOWS:**

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID DENVER LARAMIE AND NORTHWESTERN RAILWAY AND THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 79TH/ AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°29'55" EAST, A DISTANCE OF 131.50 FEET;

THENCE SOUTH 00°30'58" EAST. A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST. 79TH AVENUE;

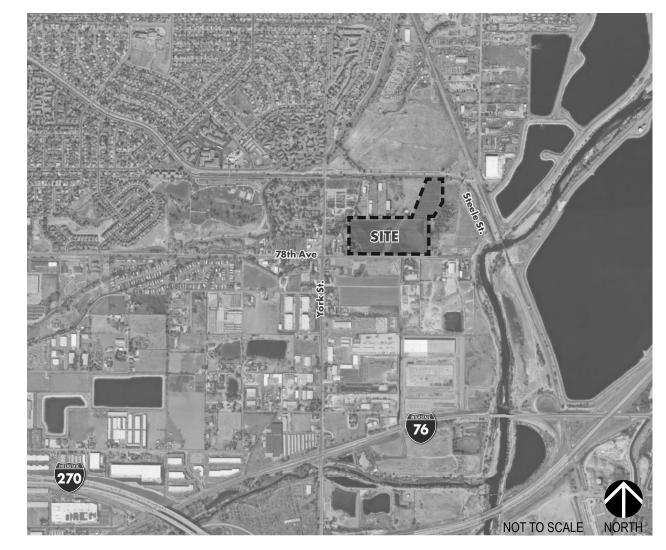
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 157.62 FEET TO SAID EASTERLY RIGHT-OF-WAY OF THE DENVER LARAMIE AND NORTHWESTERN RAILWAY

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 23°00'32" EAST, A DISTANCE OF 65.43 FEET TO THE POINT OF BEGINNING.

RESULTING IN A NET AREA OF 26.291 ACRES, (1,145,253 SQUARE FEET), MORE OR LESS.

 $\stackrel{\times}{\sim}$

SHEET 1: COVER



SHEET INDEX

VICINITY MAP

- 1. COVER
- 2. WRITTEN NARRATIVE
- 3. DEVELOPMENT STANDARDS
- 4. CONNECTIVITY AND OPEN AREA PLAN
- 5. OVERALL SITE PLAN
- 6. UTILITY PLAN
- 7. UTILITY PLAN
- 8. UTILITY PLAN
- 9. SITE PLAN 10. SITE PLAN
- 11. SITE PLAN
- 12. PARK ENLARGEMENT
- 13. PARK ENLARGEMENT
- 14. LOT TYPICALS
- 15. FENCING DETAILS
- 16. ARCHITECTURAL STANDARDS

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AND			
BY:		TITLE:	
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COUNTY OF:)SS		
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THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT, 20 AND B A COLORADO LIMITE OFFICIAL SEAL	YED PARTNERSHIP	

BOARD OF COUNTY COMMISSIONS APPROVAL	
APPROVED BY ADAMS COUNTY BOARD OF COMMISSION THIS DAY OF 20	
CHAIR	

ADAMS COUNTY ATTORNEY:	
	_
APPROVED AS TO FORM	_

NORRIS DESIGN

1101 BANNOCK ST

DENVER, CO 80204

DEVELOPER: MERITAGE HOMES 7900 E UNION AVE STE 400 DENVER. CO 80237

ARCHITECT:

MERITAGE HOMES

DENVER, CO 80237

C: 720.737.1054

7900 E UNION AVE STE 400

DAY OF

CHAIR

CERTIFICATE OF OWNERSHIP

PLANNER / LANDSCAPE ARCHITECT: CIVIL ENGINEER: REDLAND 1500 WEST CANAL COURT LITTLETON, CO 80120

TRAFFIC ENGINEER: LANTZ ASSOCIATES, LLC 13335 W 72ND CIR ARVADA, CO 80005

NOT FOR CONSTRUCTION DATE: 02/10/25 PDP 01

COVER

COSIMI FARMS LP 6728 SEVILLE PLACE NW

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 2: WRITTEN NARRATIVE

NORRIS

DESIGN

LBY JUNCTION

ED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

COSIMI FARMS LP 6728 SEVILLE PLACE NW

EXPLANATION OF THE CHARACTERISTICS OF THE PUD AND ITS POTENTIAL IMPACT ON THE SURROUNDING AREA

THE SUBJECT PROPERTY IS APPROXIMATELY 26.2 ACRES AND IS LOCATED GENERALLY NORTHEAST OF THE INTERSECTION OF YORK STREET AND 78TH AVENUE. THE PROPERTY IS BORDERED TO THE EAST BY THE ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH AND SCHOOL AND IS LOCATED IN UNINCORPORATED ADAMS COUNTY, SURROUNDING PROPERTIES ARE ZONED R-1-C, PUD. I-1, I-2, AND A-1,

THIS PLANNED UNIT DEVELOPMENT AMENDMENT (PUD) PROPOSES A MAXIMUM OF 222 INFILL DWELLING UNITS THAT WILL HELP TO SUPPORT THE COUNTY'S CURRENT HOUSING DEMAND, SPECIFICALLY WITHIN AN UNDER-HOUSED AREA OF THE COUNTY

THE PUD IS PROPOSED TO PERMIT RESIDENTIAL LAND USES AND TO ESTABLISH DEVELOPMENT STANDARDS THAT RESULT IN A COMPATIBLE COMMUNITY. THE PROPOSAL DRAWS FROM NEIGHBORING ZONE DISTRICTS TO ENSURE COMPATIBILITY. THE PUD PROPOSES A DENSITY OF 8.5 DU/AC.

THE PROPOSED COMMUNITY HAS CONVENIENT ACCESS TO VEHICULAR AND PEDESTRIAN TRANSPORTATION NETWORKS AND IS LOCATED WITHIN A MILE AND A HALF OF TWO RTD STATIONS ON THE N LINE.

PROVISIONS FOR PARKING

A MINIMUM OF TWO (2) RESIDENT PARKING SPACES PER HOME, WITHIN ATTACHED GARAGES, ARE PROPOSED.

FRONT-LOADED HOMES INCLUDE TWO (2) VISITOR PARKING SPACES PER HOME, LOCATED IN THE DRIVEWAY. ALLEY-LOADED HOMES INCLUDE 0.25 VISITOR PARKING SPACES PER UNIT. PROVIDED BY ON STREET PARKING.

VISITOR PARKING COUNTS WILL BE FINALIZED AT TIME OF FINAL DEVELOPMENT PLAN.

CIRCULATION AND ROAD PATTERNS

THE PRIMARY ENTRANCE INTO THE SITE IS FROM 78TH AVENUE. TWO ADDITIONAL SECONDARY ACCESS POINTS FROM 78TH AVENUE ARE PROPOSED. A NETWORK OF INTERNAL PUBLIC STREETS AND PRIVATE ALLEYS PROVIDE VEHICULAR CIRCULATION WITHIN THE COMMUNITY. RIGHTS-OF-WAY 52' ROW WITHIN THE PLAN INCORPORATE ATTACHED SIDEWALKS. REFER TO THIS SHEET FOR ROAD SECTION. PRIVATE ALLEYS WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

THE PEDESTRIAN NETWORK IS DESIGNED TO PROVIDE CONVENIENT PEDESTRIAN ACCESS THROUGHOUT THE SITE AND IS INTENDED TO DRAW RESIDENTS INTO THE SITE'S GREENWAYS, AND POCKET PARKS. REFER TO SHEET 4 OF THE PDP FOR A DETAILED CONNECTIVITY GRAPHIC.

TYPE, LOCATION, EXAMPLES OF COPY AND MONUMENT SIGNS

THE COMMUNITY PROPOSES SIGNAGE AT KEY LOCATIONS AND WILL INCLUDE PRIMARY MONUMENTATION. FINAL SIGNAGE DESIGN SHALL BE PROVIDED AT TIME OF FINAL DEVELOPMENT PLAN. EACH SIGN WILL REQUIRE A SEPARATE SIGN PERMIT.

TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USES PERMITTED AFTER AMENDMENT TO THE PUD, AND **PROHIBITED USES**

THIS PUD ALLOWS FOR A VARIETY OF HOUSING TYPES INCLUDING: SINGLE-FAMILY DETACHED FRONT-LOAD, SINGLE-FAMILY ATTACHED (PAIRED HOMES) AND TOWNHOMES. ITEMS NOT ADDRESSED WITHIN THIS PUD SHALL FOLLOW ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS FOR THE R-3 ZONE DISTRICT.

LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

COMMON LANDSCAPING AND SITE AMENITIES WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

BUFFERYARD REQUIREMENTS

EXTERIOR PROPERTY BOUNDARIES, NOT ADJACENT TO PUBLIC RIGHT-OF-WAY, SHALL HAVE A FIVE (5) FOOT BUFFERYARD. BUFFERYARD TO BE LANDSCAPED WITH ONE (1) TREE PER EIGHTY (80) LINEAR FEET OF LOT LINE.

LANDSCAPING REQUIREMENTS

78TH AND 79TH AVENUE STREET FRONTAGE SHALL HAVE A TWENTY (20) FOOT LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. LANDSCAPE AREAS SHALL HAVE A MINIMUM OF TWO (2) TREES AND FIVE (5) SHRUBS PER FORTY (40) LINEAR FEET OF FRONTAGE. DRIVE AISLES AND ROADS SHALL BE COUNTED AS ZERO (0) FEET IN DEPTH.

STREETSCAPES SHALL BE LANDSCAPED WITH ONE (1) TREE AND TWO (2) SHRUBS PER FORTY (40) LINEAR FEET; MEASURED FIFTY (50) FEET FROM THE STOP SIGN, EXCLUDING CURB CUTS.

COMMON LANDSCAPE AREAS AND INTERNAL STREET FRONTAGE SHALL HAVE A MINIMUM OF ONE (1) LARGE TREE AND THREE (3) SHRUBS. OR TWO (2) ORNAMENTAL TREES AND THREE (3) SHRUBS PER FIFTEEN HUNDRED (1,500) SQUARE FEET. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

DETENTION AREAS SHALL UTILIZE NATIVE LANDSCAPE MATERIAL AND APPROPRIATE SEED MIXES

MINIMUM PLANT SIZE REQUIRED IN STREETSCAPES, LANDSCAPE AREAS, AND DETENTION AREAS SHALL BE 2 1/2" CALIPER DECIDUOUS OR ORNAMENTAL TREES, MIN. 6' TALL EVERGREENS, AND 5-GALLON SHRUBS/GRASSES. THE CALIPER OF ALL TREES SHALL BE MEASURED AT ONE (1) FOOT ABOVE GRADE LEVEL.

REFER TO SHEET 14 FOR LANDSCAPE TYPICALS

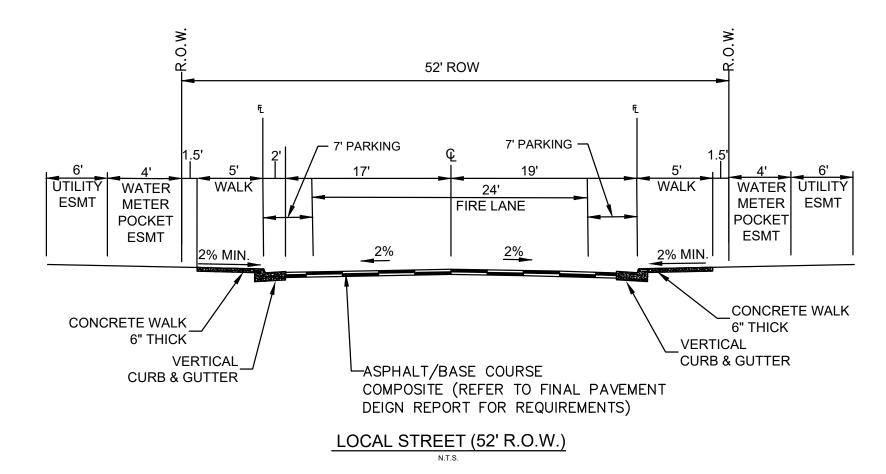
FENCING

A 4' TALL, 3 RAIL OPEN STYLE FENCE MAY BE USED TO DISTINGUISH THE DEVELOPMENT BOUNDARY FROM NEIGHBORING PROPERTIES, HOA MAINTAINED FACILITIES. AND PUBLIC ROW.

A PRIVACY FENCE TO BE UTILIZED ALONG REAR PROPERTY LINES OR TO PROVIDE ADDITIONAL SCREENING BETWEEN UNITS WHERE NECESSARY.

REFER TO SHEET 15 FOR FENCING DETAILS.

ADDITIONAL FENCE STYLES MAY BE PERMITTED AT TIME OF FDP.



NOT FOR CONSTRUCTION

02/10/25 PDP 01

WRITTEN NARRATIVE

2

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 3: DEVELOPMENT STANDARDS

		DEVELOPMENT STANDARDS							
USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH ³	DENSITY	MINIMUM FRONT YARD SETBACK FOR PRINCIPAL STRUCTURE ^{1,2}	MINIMUM SIDE YARD SETBACK FOR ALL STRUCTURES ^{1,2}	MINIMUM SIDE CORNER SETBACK FOR ALL STRUCTURES ^{1,2}	REAR SETBACK FOR PRINCIPAL STRUCTURES ^{1,2}	MAXIMUM BUILDING HEIGHT ⁵	MAXIMUM LOT COVERAGE
SINGLE FAMILY DETACHED	3500 SQ.FT	40'	1	20'	5'	15'	10'	40'	55%
SINGLE FAMILY ATTACHED (PAIRED HOME)	1900 SQ.FT	25'	-	10'	5' ⁴	15'	3'	40'	65%
TOWNHOMES	1200 SQ.FT	20'	1	10'	5' ⁴	15'	3'	40'	90%

NOTES:

- 1. BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, MECHANICAL EQUIPMENT, LIGHT FIXTURES, BALCONIES, STAIRS AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE IN PERIMETER SETBACKS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE FINISHED MATERIAL OF THE ENCROACHMENT TO THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT RATING AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS
- 3. LOT WIDTH MEASURED FROM FRONT SETBACK LINE.
- 4. INTERIOR SIDE SETBACK FOR ATTACHED UNITS SHALL BE 0'
- 5. THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE ELEVATION TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF OR THE DECK LINE OF A MANSARD ROOF OR THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE, HIP, OR GAMBREL ROOFS. CHIMNEYS, SPIRES, TOWERS, ELEVATOR PENTHOUSES, TANKS, AND SIMILAR ACCESSORY PROJECTIONS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT UNLESS SPECIFICALLY REFERRED TO, AND SHALL BE CONSIDERED UNOCCUPIED STRUCTURE FEATURES THAT MUST MEET THE STANDARDS FOR UNOCCUPIED STRUCTURE FEATURES AS DEFINED WITHIN THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.



E. 78TH AVE.



COSIMI FARMS LP 6728 SEVILLE PLACE NW

NOT FOR CONSTRUCTION

DEVELOPMENT

SCALE 1" = 100'

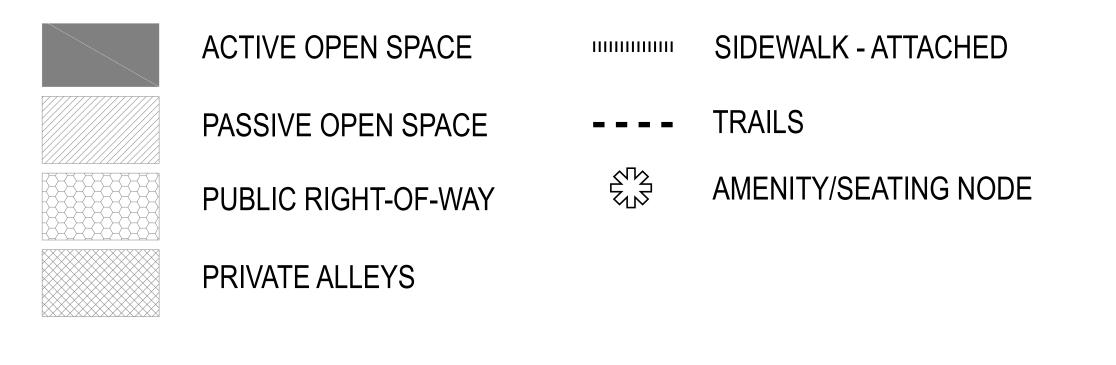
IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 4: CONNECTIVITY AND OPEN AREA PLAN

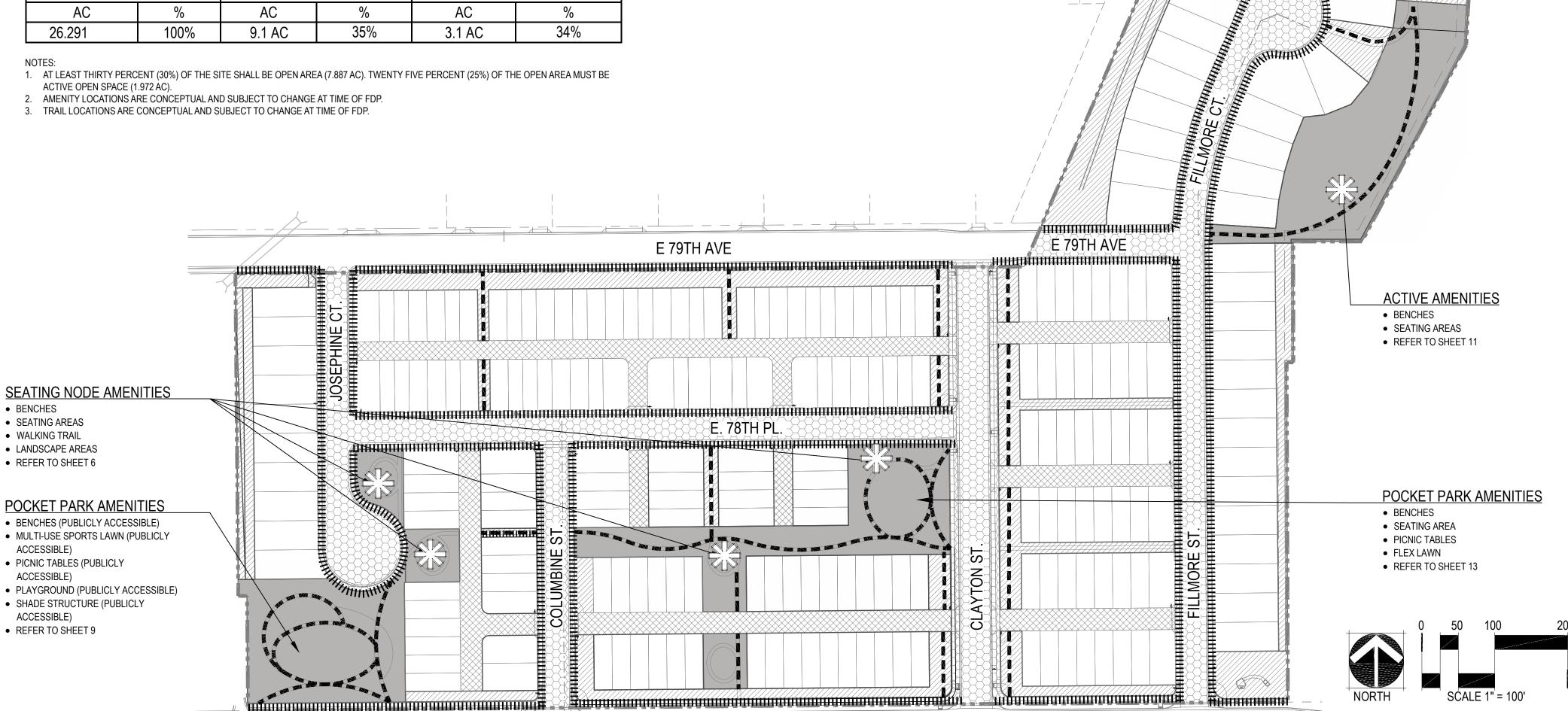






TOTAL SITE AREA		OPEN SPACE	E PROVIDED	ACTIVE OPEN SPACE PROVIDED		
AC	%	AC	%	AC	%	
26.291	100%	9.1 AC	35%	3.1 AC	34%	

PUD OPEN SPACE REQUIREMENTS



NOT FOR CONSTRUCTION

COSIMI FARMS LP 6728 SEVILLE PLACE NW

CONNECTIVITY AND OPEN AREA PLAN

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1 DESIGN

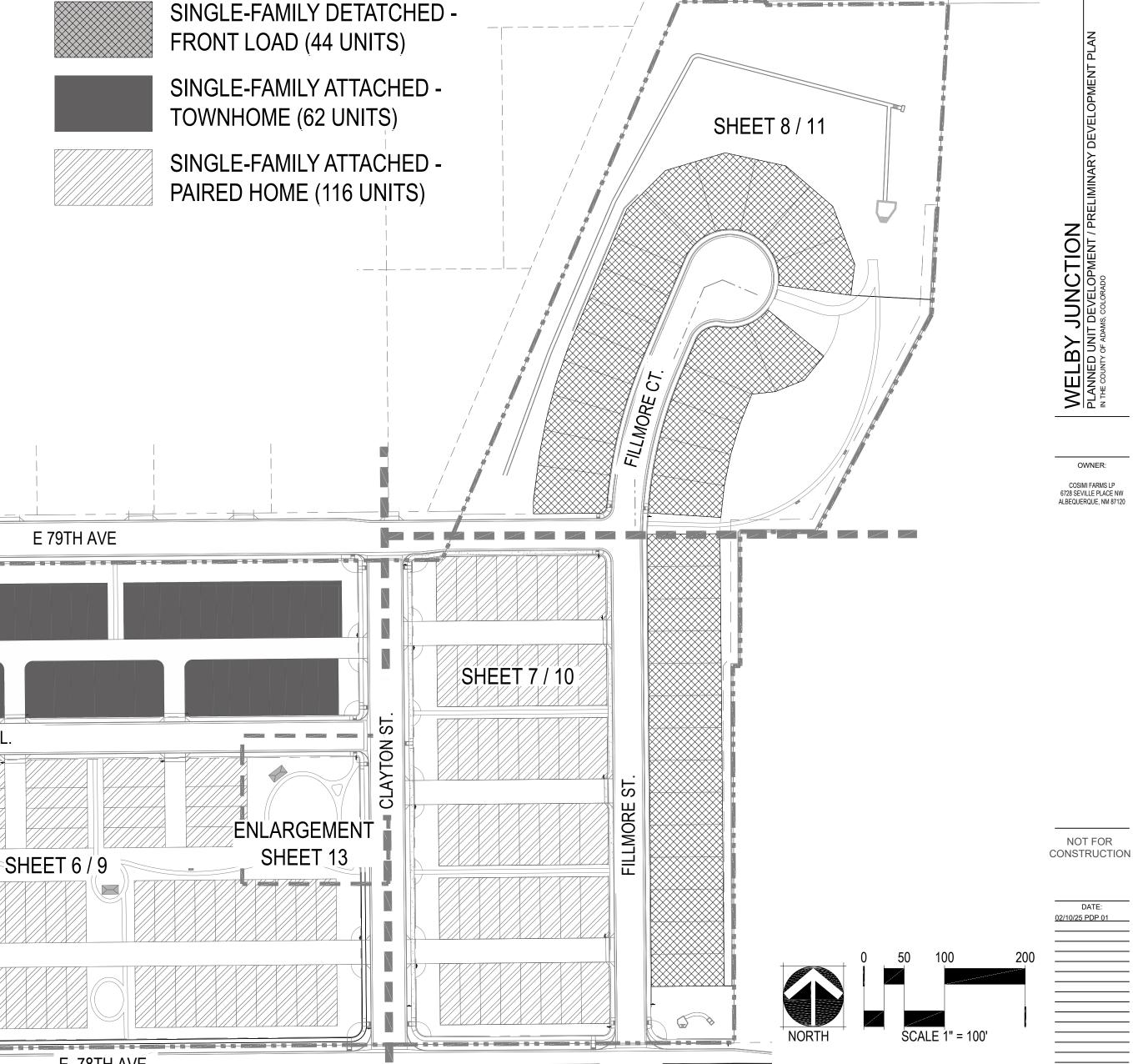
NORRIS

NORRIS-DESIGN.COM

SHEET 5: OVERALL SITE PLAN

LAND USE SUMMARY						
LAND USE	ACREAGE %TOTAL		UNITS	DENSITY		
BUILDING AREAS						
RESIDENTIAL LOTS	11.6 AC	44%	222			
OPEN AREAS						
LANDSCAPE AREAS	5.0 AC	23%				
POCKET PARK (ACTIVE)	3.1 AC	12%				
PRIVATE ACCESS DRIVES	1.8 AC	6%				
PUBLIC RIGHT OF WAY	4.7 AC	15%				
TOTAL	26.2 AC	100%	222	8.5 DU/AC		

- SITE PLAN SHOWN MAY CHANGE AT TIME OF FINAL DEVELOPMENT PLAN
- 2. ACTIVE LAND USES, LANDSCAPE AREAS, AND AMENITIES ARE SUBJECT TO CHANGE WITH THE FINAL DEVELOPMENT PLAN.
- SIGNAGE LOCATIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
- 4. ANY CHANGES TO THE PRELIMINARY DEVELOPMENT PLAN, MUST BE IN CONFORMANCE WITH THE SECTION 2-01-10 AMENDMENTS, OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- 5. A MINOR AMENDMENT TO ANY PRELIMINARY PLAT OR PRELIMINARY DEVELOPMENT PLAN MAY BE PROCESSED THROUGH THE APPLICATION FOR FINAL PLAT OR FINAL DEVELOPMENT PROCESS AS DETERMINED BY THE CEDD DIRECTOR.



ENLARGEMENT

SHEET 12

JOSEPHINE

E. 78TH PL.

ST

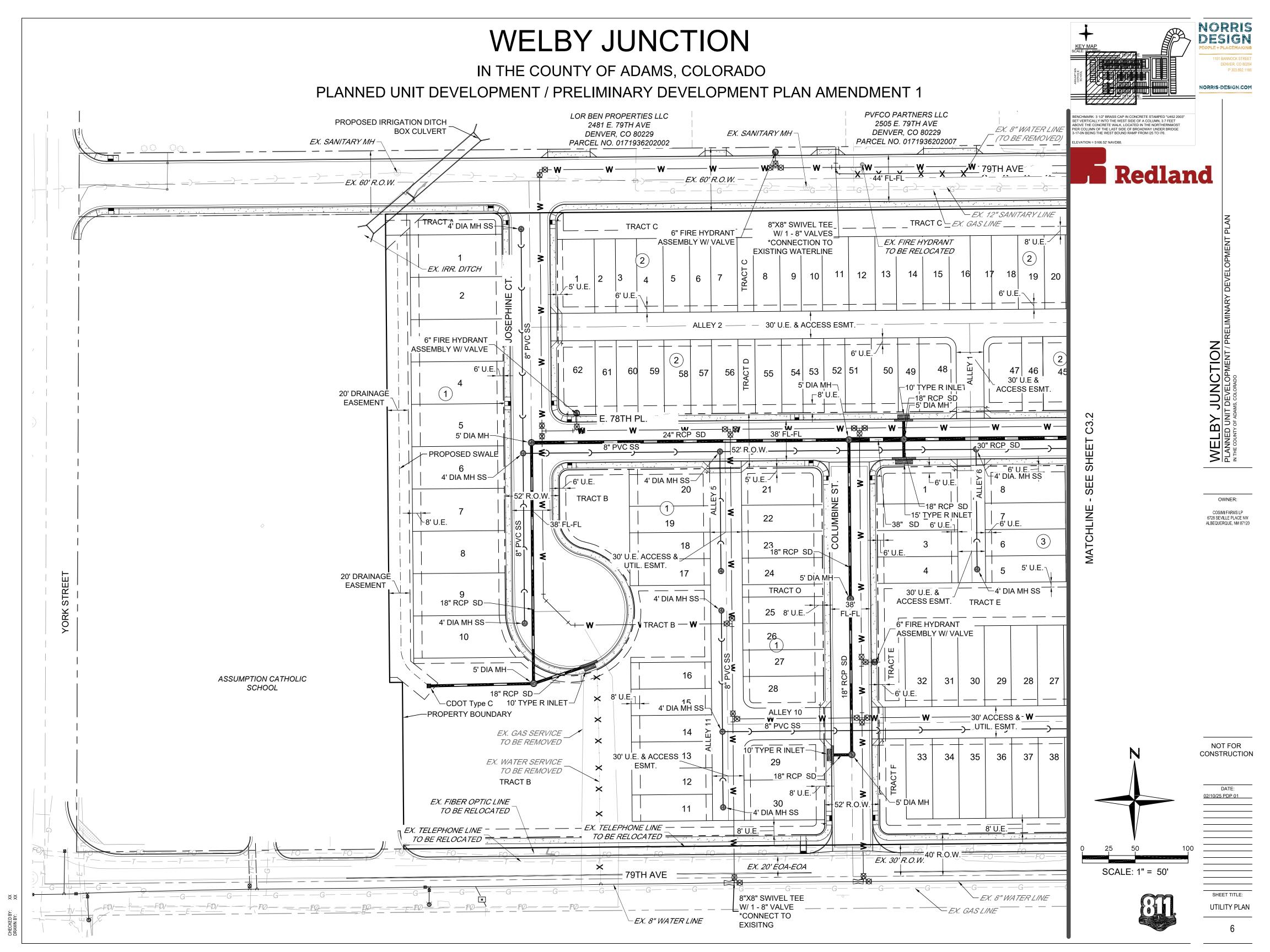
COLUMBINE

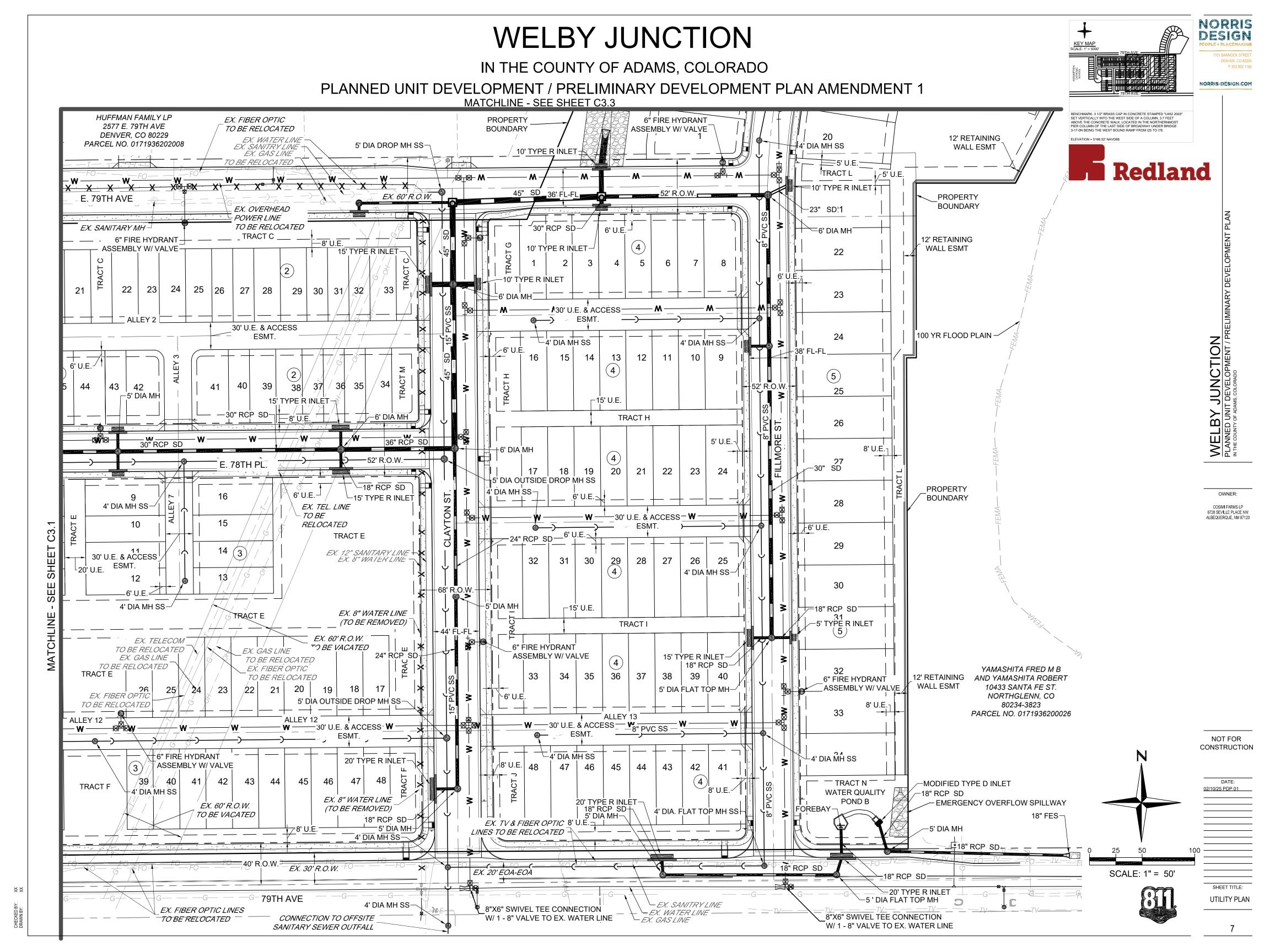
OVERALL SITE PLAN

NOT FOR

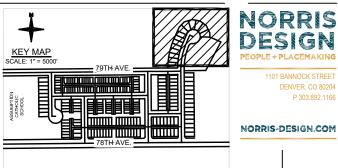
DATE: 02/10/25 PDP 01

COSIMI FARMS LP 6728 SEVILLE PLACE NW





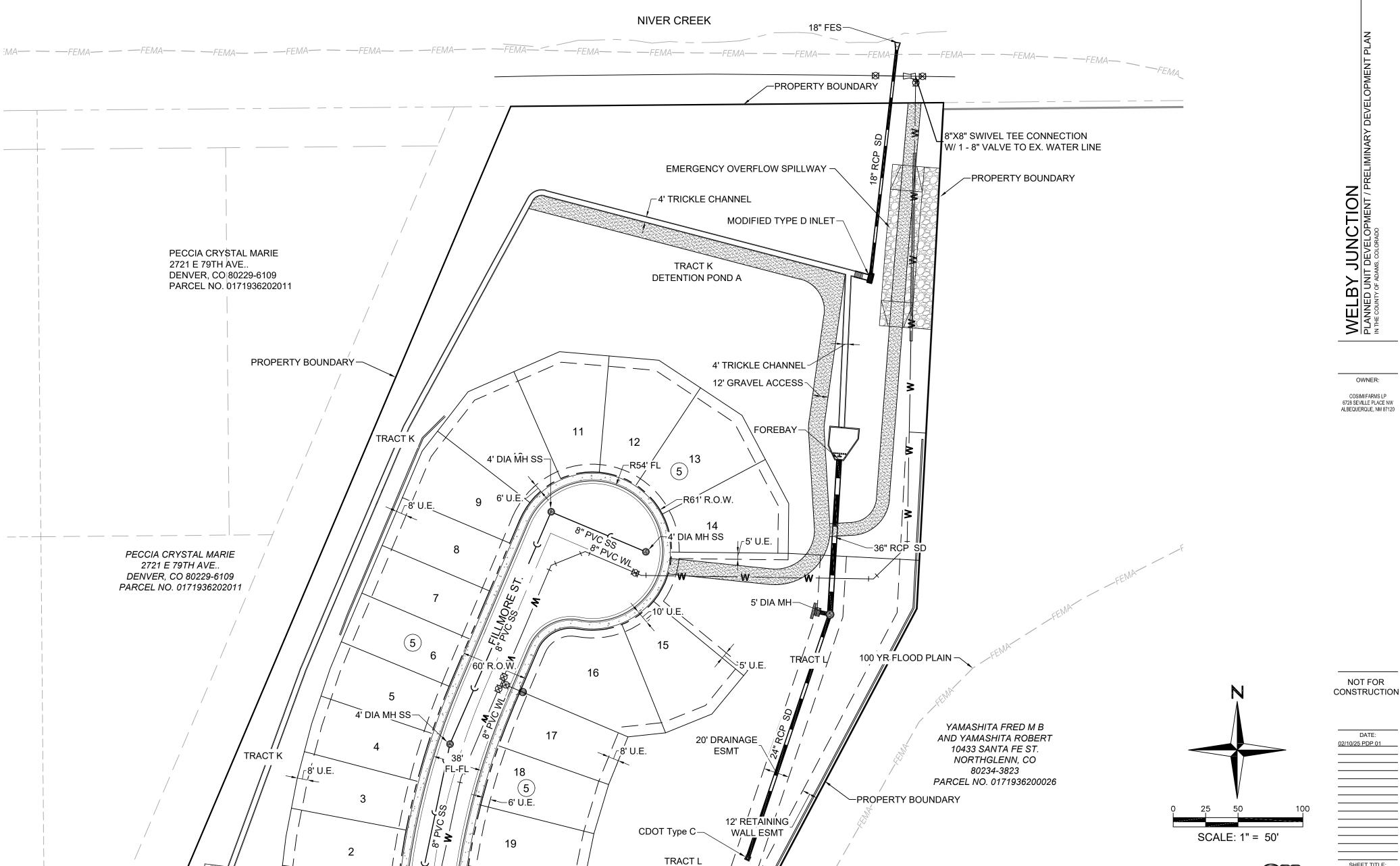
IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1 SHEET 8: UTILITY PLAN





BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "U452 2003" SET VERTICALLY INTO THE WEST SIDE OF A COLUMN, 3.7 FEET ABOVE THE CONCRETE WALK, LOCATED IN THE NORTHERNMOST PIER COLUMN OF THE LAST SIDE OF BROADWAY UNDER BRIDGE 3-17-0N BEING THE WEST BOUND RAMP FROM 125 TO 176.

Redland



××

UTILITY PLAN

SHEET TITLE:

NOT FOR

DATE:

02/10/25 PDP 01

COSIMI FARMS LP 6728 SEVILLE PLACE NW

IN THE COUNTY OF ADAMS, COLORADO





LBY JUNCTION

JED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT

COSIMI FARMS LP 6728 SEVILLE PLACE NW

PLANT LIST

COMMON NAME

DECIDUOUS CANOPY TREES COMMON HACKBERRY ENGLISH OAK GREENSPIRE LITTLELEAF LINDEN SHADEMASTER LOCUST

EVERGREEN TREES AUSTRIAN BLACK PINE BLACK HILLS SPRUCE BOSNIAN PINE COLORADO SPRUCE

ORNAMENTAL TREES AUTUMN BRILLIANCE SERVICEBERRY CHANTICLEER PEAR EASTERN REDBUD HOT WINGS TATARIAN MAPLE SPRING SNOW CRAB APPLE THUNDERCHILD CRAB APPLE

DECIDUOUS SHRUBS AUTUMN AMBER SUMAC DARK KNIGHT BLUEBEARD GLOBE RUSSIAN PEASHRUB **GOLDFLAME SPIREA** LITTLE SPIRE RUSSIAN SAGE LODENSE PRIVET MISS KIM LILAC

EVERGREEN SHRUBS BUFFALO JUNIPER DWARF MUGO PINE EMERALD GAIETY EUONYMUS

ORNAMENTAL GRASSES **BLOND AMBITION BLUE GRAMA GRASS** BLUE OAT GRASS HAMELN FOUNTAIN GRASS KARL FOERSTER FEATHER REED GRASS MORNING LIGHT MAIDEN GRASS

PERENNIALS AUTUMN JOY SEDUM BLACK-EYED SUSAN MAY NIGHT SALVIA MOONSHINE YARROW PURPLE CONEFLOWER SILVER MOUND ARTEMISIA SNOW IN SUMMER STELLA DE ORO DAYLILY

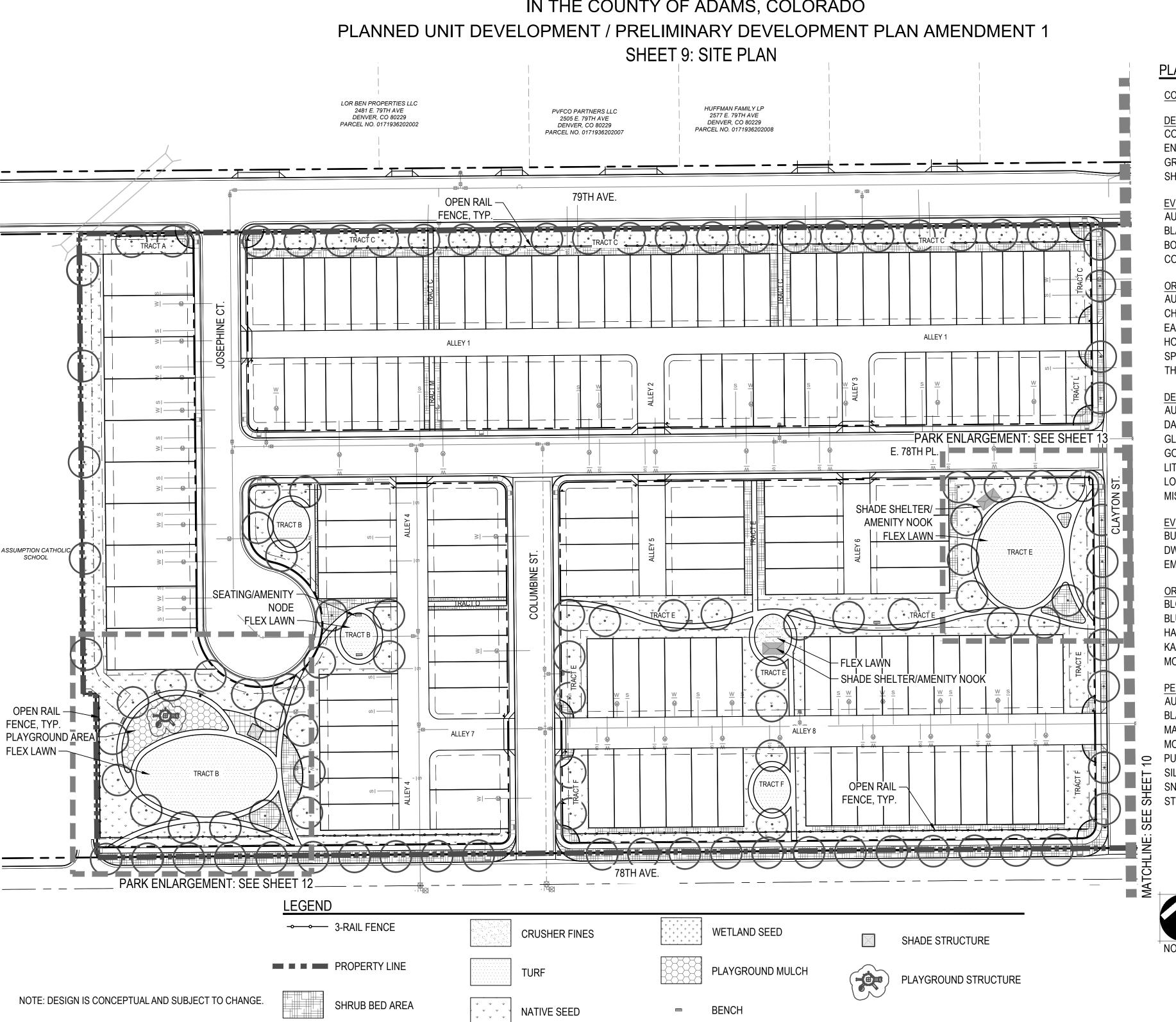
SCALE 1" = 60'

DATE: 02/10/25 PDP 01 SHEET TITLE:

NOT FOR

CONSTRUCTION

SITE PLAN 9

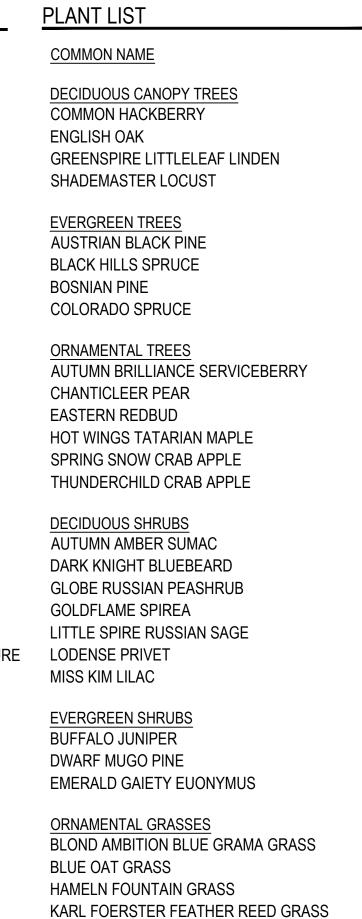


IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

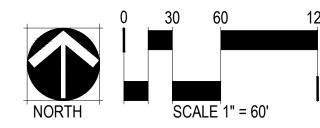
SHEET 10: SITE PLAN



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MATCHLINE: SEE SHEET 11 **LEGEND** → 3-RAIL FENCE PROPERTY LINE SHRUB BED AREA ALLEY 9 **CRUSHER FINES TURF** NATIVE SEED WETLAND SEED SHEET 9 PLAYGROUND MULCH SEE ALLEY 10 ______ MATCHLINE: **BENCH** SHADE STRUCTURE PLAYGROUND STRUCTURE YAMASHITA FRED M B AND YAMASHITA ROBERT 10433 SANTA FE ST. NORTHGLENN, CO 80234-3823 PARCEL NO. 0171936200026 OPEN RAIL TRACT N MORNING LIGHT MAIDEN GRASS WATER QUALITY FENCE, TYP., POND B

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

COSIMI FARMS LP 6728 SEVILLE PLACE NW

NOT FOR CONSTRUCTION

> DATE: 02/10/25 PDP 01

> > SHEET TITLE:

SITE PLAN

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 11: SITE PLAN

YAMASHITA FRED M B

AND YAMASHITA ROBERT 10433 SANTA FE ST.

NORTHGLENN, CO

80234-3823 PARCEL NO. 0171936200026

TRACT L

DETENTION POND A

MATCHLINE: SEE SHEET 10

LEGEND





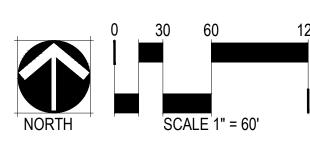
COSIMI FARMS LP 6728 SEVILLE PLACE NW

→ 3-RAIL FENCE **COMMON NAME DECIDUOUS CANOPY TREES** PROPERTY LINE **COMMON HACKBERRY ENGLISH OAK** GREENSPIRE LITTLELEAF LINDEN SHRUB BED AREA SHADEMASTER LOCUST **EVERGREEN TREES CRUSHER FINES AUSTRIAN BLACK PINE BLACK HILLS SPRUCE BOSNIAN PINE TURF** COLORADO SPRUCE NATIVE SEED ORNAMENTAL TREES **AUTUMN BRILLIANCE SERVICEBERRY** CHANTICLEER PEAR WETLAND SEED EASTERN REDBUD HOT WINGS TATARIAN MAPLE SPRING SNOW CRAB APPLE PLAYGROUND MULCH THUNDERCHILD CRAB APPLE DECIDUOUS SHRUBS **BENCH AUTUMN AMBER SUMAC** DARK KNIGHT BLUEBEARD GLOBE RUSSIAN PEASHRUB SHADE STRUCTURE GOLDFLAME SPIREA LITTLE SPIRE RUSSIAN SAGE PLAYGROUND STRUCTURE LODENSE PRIVET MISS KIM LILAC **EVERGREEN SHRUBS BUFFALO JUNIPER** DWARF MUGO PINE **EMERALD GAIETY EUONYMUS** ORNAMENTAL GRASSES BLOND AMBITION BLUE GRAMA GRASS **BLUE OAT GRASS** HAMELN FOUNTAIN GRASS KARL FOERSTER FEATHER REED GRASS MORNING LIGHT MAIDEN GRASS

PLANT LIST

AUTUMN JOY SEDUM BLACK-EYED SUSAN MAY NIGHT SALVIA MOONSHINE YARROW PURPLE CONEFLOWER SILVER MOUND ARTEMISIA SNOW IN SUMMER STELLA DE ORO DAYLILY

PERENNIALS



MATCHLINE: SEE SHEET

PECCIA CRYSTAL MARIE 2721 E 79TH AVE..

DENVER, CO 80229-6109

PARCEL NO. 0171936202011

NOT FOR CONSTRUCTION

DATE: 02/10/25 PDP 01

SITE PLAN

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 12: PARK ENLARGEMENT



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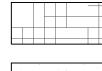


COSIMI FARMS LP 6728 SEVILLE PLACE NW

3-RAIL FENCE

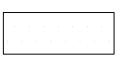
LEGEND

PROPERTY LINE



CRUSHER FINES

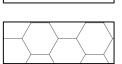
SHRUB BED AREA



NATIVE SEED

BENCH

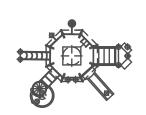
TURF



PLAYGROUND MULCH



SHADE STRUCTURE



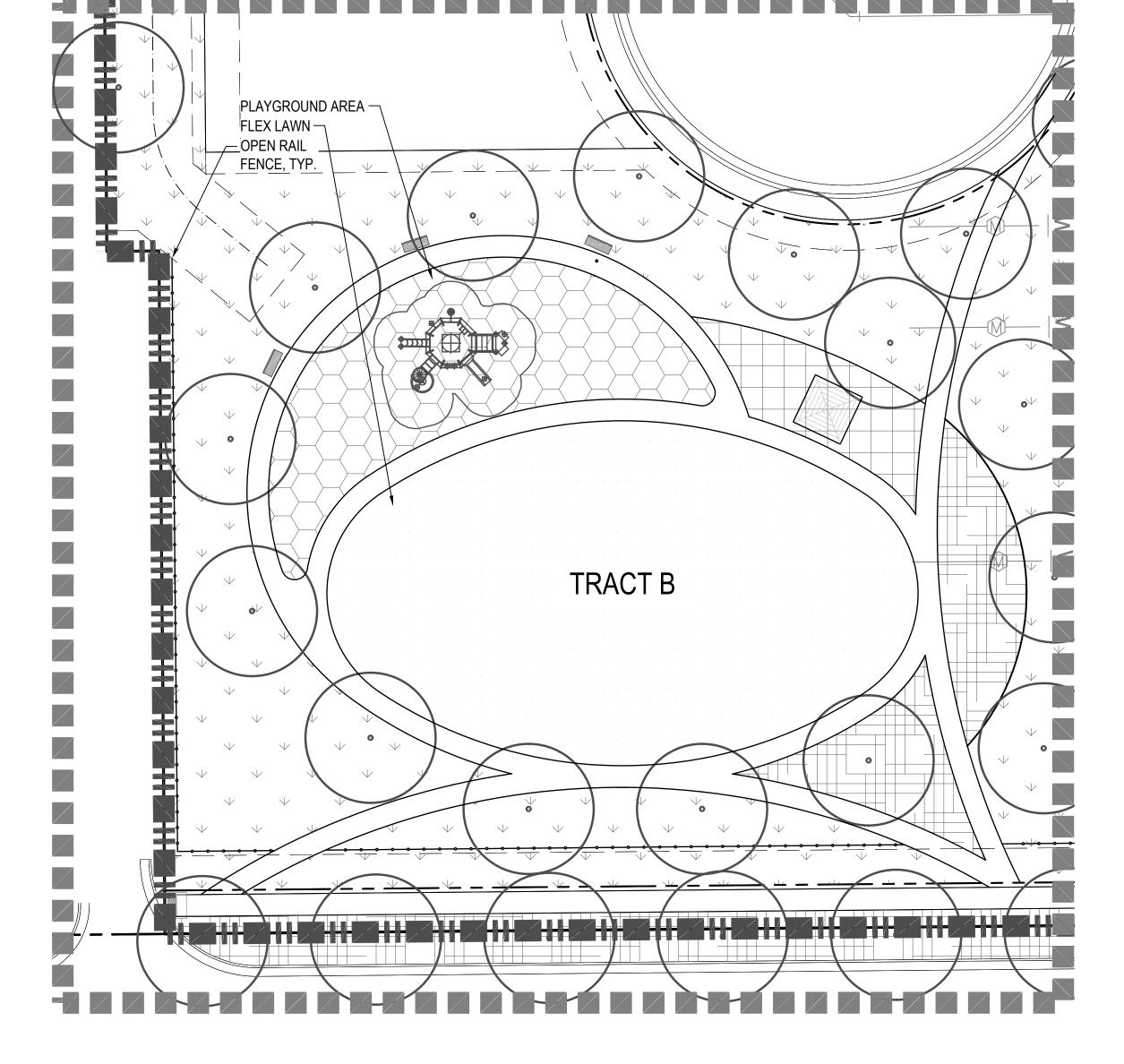
PLAYGROUND STRUCTURE

LANDSCAPE & CONNECTIVITY

POCKET PARK CHARACTER IMAGERY

FLEX LAWN

PLAYGROUND



SCALE 1" = 20'

PARK **ENLARGEMENT**

NOT FOR CONSTRUCTION

DATE: 02/10/25 PDP 01

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 13: PARK ENLARGEMENT



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COSIMI FARMS LP 6728 SEVILLE PLACE NW

3-RAIL FENCE

PROPERTY LINE

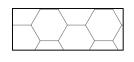
LEGEND

SHRUB BED AREA

TURF

NATIVE SEED

CRUSHER FINES



PLAYGROUND MULCH

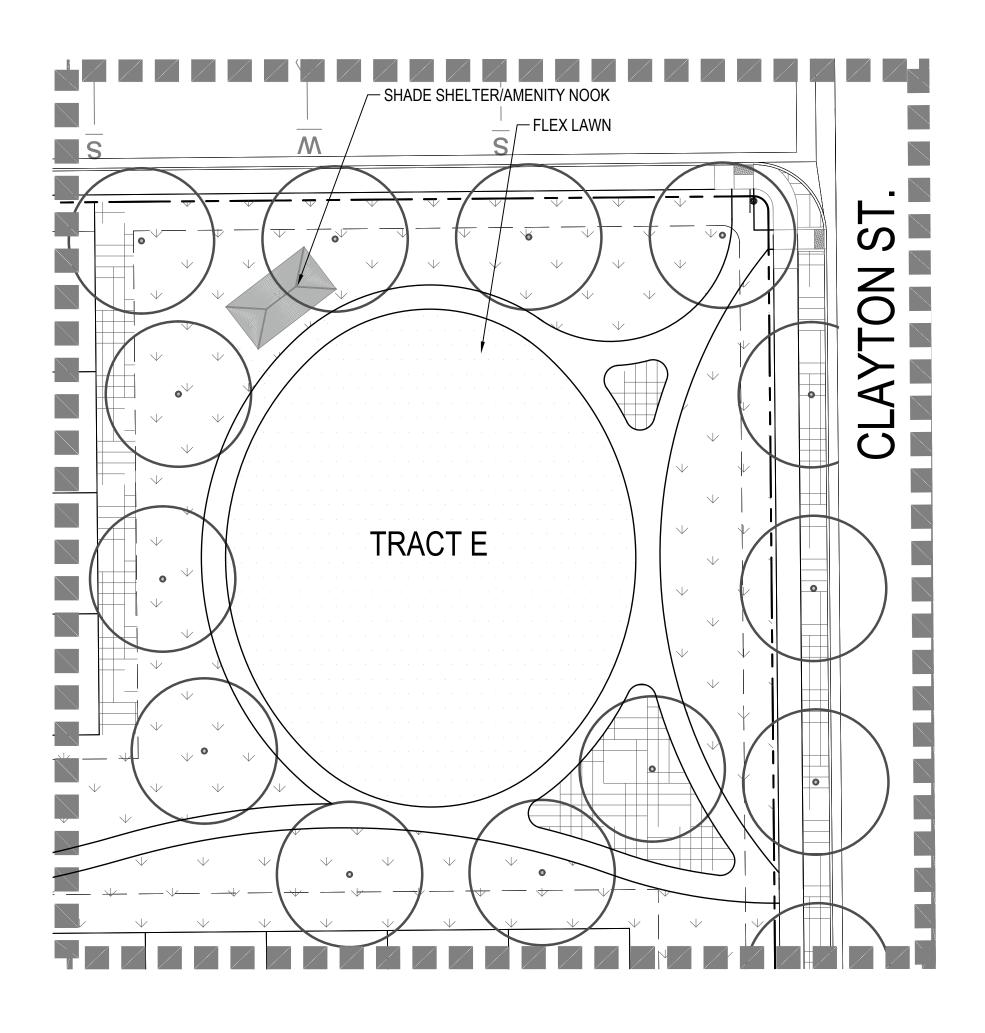


BENCH



SHADE STRUCTURE





POCKET PARK CHARACTER IMAGERY

LANDSCAPE & CONNECTIVITY

PLAYGROUND

NOT FOR CONSTRUCTION

DATE: 02/10/25 PDP 01

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 14: LOT TYPICALS



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PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

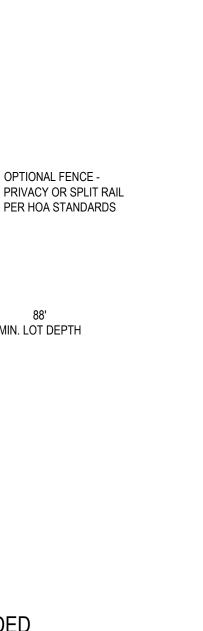
COSIMI FARMS LP 6728 SEVILLE PLACE NW

SINGLE FAMILY DETACHED REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL. SINGLE FAMILY ATTACHED - PAIRED HOME REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT.

LOT LANDSCAPE REQUIREMENTS

SINGLE FAMILY ATTACHED - TOWNHOME REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND TWO (2) SHRUBS, SHALL BE REQUIRED FOR EACH INCREMENT OF FIFTEEN HUNDRED (1,500) SQUARE FEET IN WESTERN ADAMS COUNTY AND THREE THOUSAND (3,000) SQUARE FEET IN EAST ADAMS COUNTY.

EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.



OPTIONAL FENCE -

_ 88' MIN. LOT DEPTH

SINGLE FAMILY DETACHED - FRONT LOADED

40' MIN.

REAR

MIN. REAR -

SETBACK

SIDE

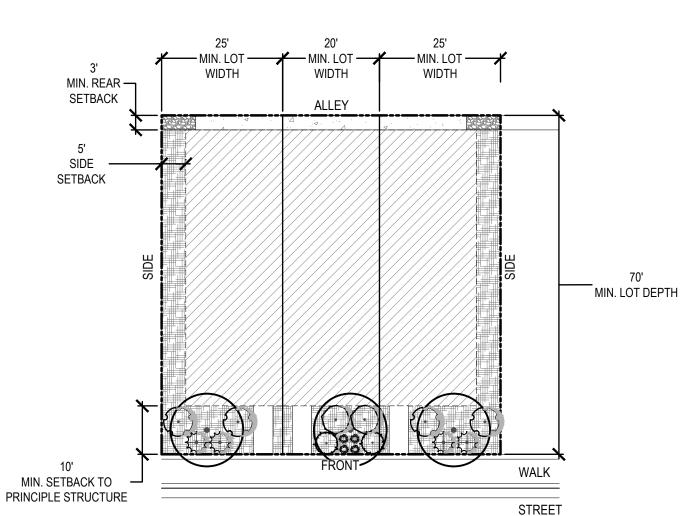
SETBACK

MIN. FROM PRINCIPLE

STRUCTURE / GARAGE

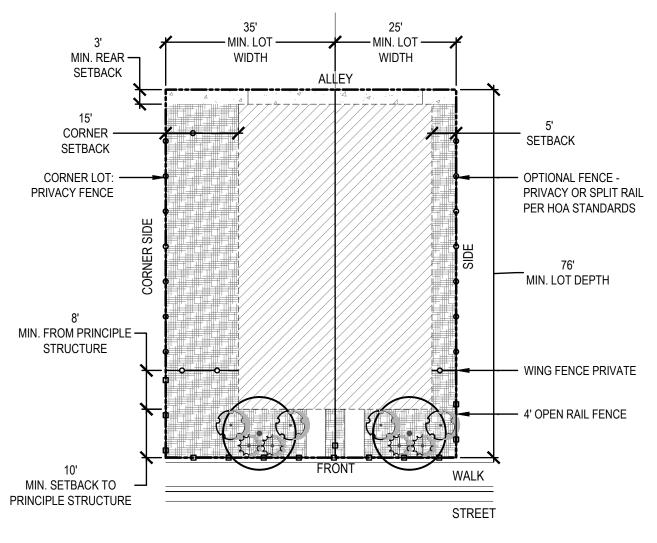
MIN. SETBACK TO

PRINCIPLE STRUCTURE

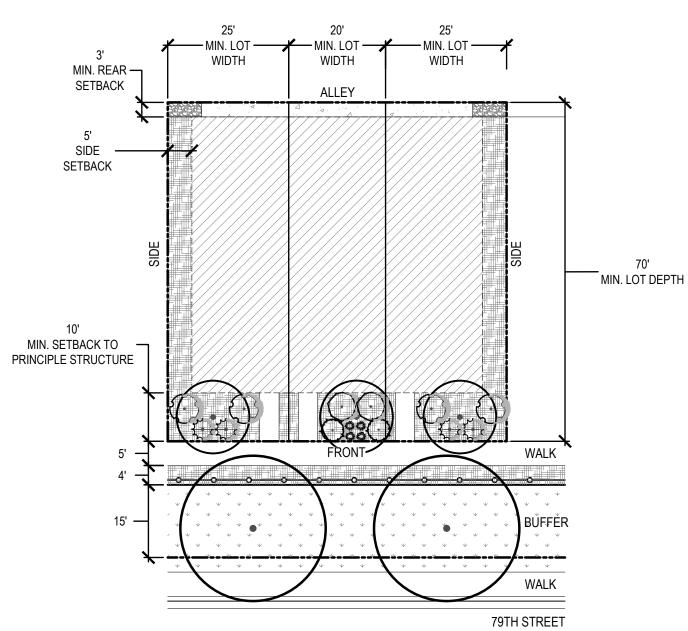


STREET

SINGLE FAMILY ATTACHED - TOWNHOMES



SINGLE FAMILY ATTATCHED - PAIRED HOME



SINGLE FAMILY ATTACHED - TOWNHOMES (79TH STREET)

NOT FOR CONSTRUCTION

UNIT TYPICALS

SHEET 15: FENCING DETAILS

4" X 6" STAINED ROUGH SAWN CEDAR POST

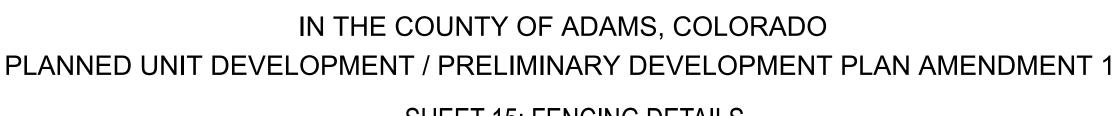
(2) 2" X 6" STAINED ROUGH SAWN

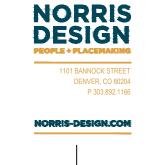
(3) CONCRETE FOOTING

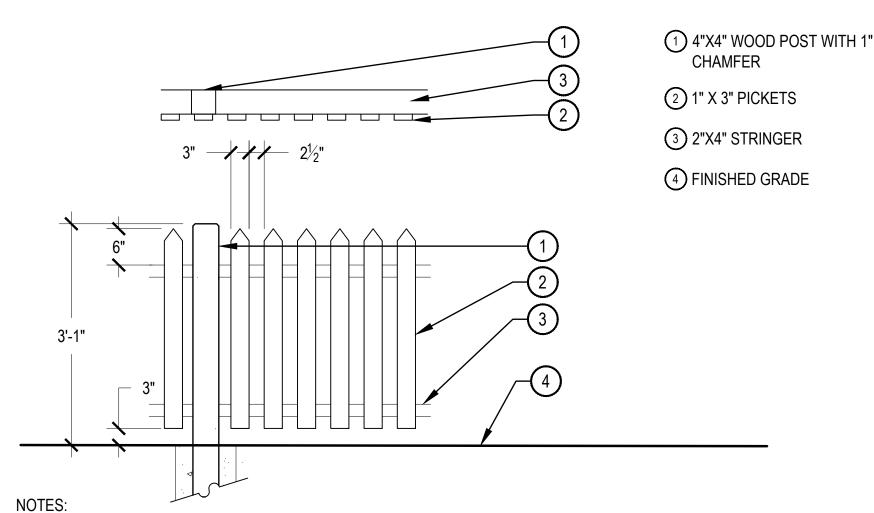
4'-0" 4 3/4" ANGULAR ROCK - 4" DEPTH

MESH (OPTIONAL)

2"X4" WELDED GALVANIZED 14 **GUAGE HEAVY DUTY WIRE**







- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED.
- PICKETS TO BE HUNG WITH UNIFORM HEIGHT AND SPACING
- FENCE TO BE PAINTED OR STAINED PER SPECIFICATIONS
- POSTS TO BE SPACE 6" O.O
- WOOD POSTS AND STRINGS TO BE WOLMANIZED PINE GRADE C OR BETTER.



6'-0"

ELEVATION

8'-0" TYP.

FENCE FACE

PICKET FENCE SCALE: 1/2" = 1'-0"

FRONT

SCALE: 3/4" = 1'-0'

- 1 4" X 4" CEDAR POSTS ON BACK OF FENCE, 8'-0" ON CENTER
- (2) (3) 2" X 4" CEDAR RAILS ON BACK OF FENCE (TOP, MIDDLE, AND BOTTOM)
- 3 1" X 6" CEDAR PICKETS WITH 'DOG EAR TOPS'
- 4 POSTS SET IN CONCRETE 10" DIAMETER CAISSON

NOT FOR CONSTRUCTION

NOTES:

(3)

- UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.
- ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.

BACK 4" FRONT

SECTION

- ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE HALF WAY INTO THE SECURING MEMBER.
 - REFER TO THE MATERIAL SCHEDULE, SHEET L-XXX, FOR HOW WOOD IS TO BE TREATED.
- 5. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.

6' WOOD FENCE

SCALE: 1/2" = 1'-0"

FENCING DETAILS

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

COSIMI FARMS LP 6728 SEVILLE PLACE NW

15

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 16: ARCHITECTURAL STANDARDS



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WELBY JUNCTION LANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAI I THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP 6728 SEVILLE PLACE NW ALBEQUERQUE, NM 87120

1. SINGLE-FAMILY DETACHED

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

2. SINGLE-FAMILY DETACHED AND ATTACHED – PAIRED HOME

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET OR A GREEN COURT IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET OR GREEN COURT.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT. AND/OR BUILDING FACE.

3. TOWNHOME

A TOWNHOME RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET OR A GREEN COURT IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET OR GREEN COURT.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST TWO (2) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

NOT FOR CONSTRUCTION

DATE: 02/10/25 PDP 01

SHEET TITLE:

ARCHITECTURAL

STANDARDS

16

HECKED BY: RAWN BY:



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071132 Parcel 0171936201005 Assessed To COSIMI FARMS LP

COSIMI FARMS LP C/O:C/O COSIMI ANTHONY 6728 SEVILLE PLACE NW ALBUQUERQUE, NM 87120 Certificate Number 2024-247184

Order Number

Vendor ID 35

ICE MORTGAGE TECHNOLOGY 601 RIVERSIDE AVE. JACKSONVILLE, FL 32204

Legal Description Situs Address

SUB:WELBY TOWN OF 2ND FILING BLK:1 DESC: PLOTS 22 AND 23

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$52.06	\$0.00	\$0.00	(\$52.06)	\$0.00
Total Tax Charge					\$0.00

Grand Total Due as of 06/26/2024 \$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$1.86	AG FLOOD IRRG LAND	\$1,938	\$510
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$8.90	Total	\$1.938	\$510
ADAMS COUNTY	26.8350000	\$13.69	Total	Ψ1,230	ψ310
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.29			
SD 1	52.5540000	\$26.81			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.05			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.46			
Taxes Billed 2023 * Credit Levy	102.0550000	\$52.06			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601





TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071111
Parcel 0171936200001
Assessed To
COSIMI FARMS LP
C/O:C/O COSIMI ANTHONY

ALBUQUERQUE, NM 87120

6728 SEVILLE PL NW

Certificate Number 2024-247185 Order Number Vendor ID 35 ICE MORTGAGE TECHNOLOGY 601 RIVERSIDE AVE. JACKSONVILLE, FL 32204

Legal Description Situs Address

SECT,TWN,RNG:36-2-68 DESC: BEG AT A PT ON N LN OF SEC 36 WHICH PT IS 491/1 FT W OF WLY ROW LN OF UP RR TH S 03D 35M W 385/7 FT TH S 28D 30M W 304/95 FT TH W 95/37 FT TH N TO N LN OF SEC 36 TH E ALG N LN TO POB EXC ROW IN NW COR 3/627A

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$118.38	\$0.00	\$0.00	(\$118.38)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/26/2024				\$0.00	

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.24	AG FLOOD IRRG LAND	\$4,377	\$1,160
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$20.23	Total	\$4,377	\$1,160
ADAMS COUNTY	26.8350000	\$31.12	Total	Ψ4,577	ψ1,100
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.67			
SD 1	52.5540000	\$60.96			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.12			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.04			
Taxes Billed 2023 * Credit Levy	102.0550000	\$118.38			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

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I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601





TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071128 Parcel 0171936200025 Assessed To

COSIMI FARMS LP C/O:C/O COSIMI ANTHONY

6728 SEVILLE PL NW ALBUQUERQUE, NM 87120

Grand Total Due as of 06/26/2024

Tay Rilled at 2023 Rates for Tay Area 085 - 085

Certificate Number 2024-247186

Order Number Vendor ID 35

ICE MORTGAGE TECHNOLOGY

601 RIVERSIDE AVE. JACKSONVILLE, FL 32204

Situs Address Legal Description

SECT, TWN, RNG: 36-2-68 DESC: ROW IN NW COR OF E 26A NE4 NW4 TOG WITH ROW IN W 14A NE4 NW4 ALSO TOG WITH ROW EXT BEG BURNETTE ST ON S AND CLINE ST ON N AND INC TRIANG PIECE OF LAND LYING BEG D L AND N W ROW AND BLK 5 WELBY 2ND IN NW4 NW4 $\,$ 3/7773A

Year Tax Interest Fees **Payments** Balance Tax Charge 2023 \$132.68 \$0.00 \$0.00 (\$132.68) \$0.00 Total Tax Charge \$0.00

Tax Billed at 2023 Rates for Tax Area 003 - 003					
Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.75	AG FLOOD IRRG LAND	\$4,939	\$1,300
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$22.67	Total	\$4,939	\$1,300
ADAMS COUNTY	26.8350000	\$34.89	Total	Ψ+,>3>	Ψ1,500
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.75			
SD 1	52.5540000	\$68.32			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.13			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.17			
Taxes Billed 2023	102.0550000	\$132.68			

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SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601

* Credit Levy



\$0.00



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071144
Parcel 0171936203012
Assessed To
COSIMI FARMS LP
C/O:C/O COSIMI ANTHONY

6728 SEVILLE PLACE NW

ALBUQUERQUE, NM 87120

Certificate Number 2024-247208 Order Number Vendor ID 35 ICE MORTGAGE TECHNOLOGY 601 RIVERSIDE AVE. JACKSONVILLE, FL 32204

Legal Description

Situs Address

SUB:WELBY TOWN OF 2ND FILING BLK:2 DESC: LOTS 1 TO 6 AND LOT 11 EXC PARC IN SW COR AND

2401 E 78TH AVE

ALL LOTS 12 TO 17 INC

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$1,417.54	\$0.00	\$0.00	(\$1,417.54)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/26/2024	·				\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$50.74	AG FLOOD IRRG LAND	\$1,307	\$350
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$242.23	FARM/RANCH RESID	\$210,069	\$10,390
ADAMS COUNTY	26.8350000	\$372.73	FARM/RANCH BLDG	\$11,944	\$3,150
NORTH WASHINGTON WATER & SA	0.5740000*	\$7.97	Total	\$223.320	\$13,890
SD 1	52.5540000	\$729.98	10	\$ 22 0,0 2 0	Ψ10,000
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$1.39			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$12.50			
Taxes Billed 2023 * Credit Levy	102.0550000	\$1,417.54			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

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I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran

alfade L. Villey

OFFICIAL M. SEAL

4430 S. Adams County Parkway Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071145 Parcel 0171936204004 Assessed To COSIMI FARMS LP C/O:C/O COSIMI ANTHONY

6728 SEVILLE PL NW

Certificate Number 2024-247209 Order Number Vendor ID 35 ICE MORTGAGE TECHNOLOGY 601 RIVERSIDE AVE. JACKSONVILLE, FL 32204

Legal Description Situs Address

SUB: WELBY TOWN OF 2ND FILING DESC: LOTS 1 TO 7 BLK 3 LOTS 1 TO 15 BLK 4 LOTS 1 TO 15 BLK 5

AND LOTS 1 TO 14 BLK 6

ALBUQUERQUE, NM 87120

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$113.28	\$0.00	\$0.00	(\$113.28)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/26/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.05	AG FLOOD IRRG LAND	\$4,223	\$1,110
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$19.36	Total	\$4.223	\$1,110
ADAMS COUNTY	26.8350000	\$29.78	Total	Ψ1,223	Ψ1,110
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.64			
SD 1	52.5540000	\$58.34			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.11			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.00			
Taxes Billed 2023 * Credit Levy	102.0550000	\$113.28			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR: PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS. THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

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Alyade L. Villag =

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: <u>ABC70842263-3</u> Date: <u>01/09/2025</u>

Property Address: 2401 E 78TH AVE, DENVER, CO 80229

For Closing Assistance

Charles Ottinger
3033 EAST FIRST AVENUE,
SUITE 600
DENVER, CO 80206
(303) 331-6216 (Work)
(303) 393-3870 (Work Fax)
cottinger@ltgc.com

Company License: CO44565

Closer's Assistant

Rachel Roberts 3033 EAST FIRST Scott Bennetts
AVENUE, SUITE 600 DENVER.
CO 80206 (303) 331-6260 (Work)
(303) 393-3858 (Work Fax)

ROBERT GREENWOOD
ROBERT GREEN

License: CO44565

For Title Assistance

Scott Bennetts
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(303) 850-4175 (Work)
sbennetts@ltgc.com

MERITAGE HOMES Attention: MIKE SALMINA 8400 E CRESCENT PKWY #200 GREENWOOD VILLAGE, CO 80111 (303) 406-4344 (Work)

(720) 482-0222 (Work Fax) mike.salmina@meritagehomes.com Delivered via: Electronic Mail

MERITAGE HOMES
Attention: TIM CLEMENTS
6892 SOUTH YOSEMITE COURT
SUITE 1-201
ENGLEWOOD, CO 80112
(855) 588-6374 (Work)
tim.clements@meritagehomes.com

Delivered via: Electronic Mail

COSIMI FARMS LP Attention: GREGG COSIMI 6728 SEVILLE PL NW ALBUQUERQUE, NM 87120 gcosimi@choate.com Delivered via: Electronic Mail

COSIMI FARMS, LP Attention: MARK COSIMI 6728 SEVILLE PL NW ALBUQUERQUE, NM 87120 markcosimi@gmail.com Delivered via: Electronic Mail MERITAGE HOMES Attention: JEANNE MALYS

18655 NORTH CLARET DRIVE SUITE 400

SCOTTSDALE, AZ 85255 (480) 515-8972 (Work) (480) 452-0621 (Work Fax)

jeanne.malys@meritagehomes.com

Delivered via: Electronic Mail

CBRE

Attention: ERIC ROTH

COSIMI FARMS, LP

imisoc@comcast.net

Attention: RONALD A COSIMI

Delivered via: Electronic Mail

5455 LANDMARK PLACE #C102 GREENWOOD VILLAGE, CO 80111

(720) 635-2737 (Cell) (720) 528-6300 (Work) eric.roth@cbre.com

Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.

Attention: KATHRYN MORALES kathryn.morales@meritagehomes.com

Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.

Attention: CHELSEY GREEN

chelsey.green@meritagehomes.com

Delivered via: Electronic Mail

WATTERSON LAW LLC

Attention: RUSSELL WATTERSON, JR

905 W 124TH AVE #210 WESTMINSTER, CO 80234 (720) 201-4451 (Work) russ@wattersonlaw.com Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.

Attention: PATT IFFRIG pat.iffrig@meritagehomes.com Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY

Attention: ERIC PENROD

5975 GREENWOOD PLAZA BLVD GREENWOOD VILLAGE, CO 80111

(303) 321-1880 (Work) (303) 393-4842 (Work Fax) epenrod@ltgc.com

Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: <u>ABC70842263-3</u> **Date:** <u>01/09/2025</u>

Property Address: 2401 E 78TH AVE, DENVER, CO 80229

Seller(s): COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

Buyer(s): MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION

Estimate of Title Insurance Fees				
"ALTA" Owner's Policy 06-17-06	\$17,541.00			
Deletion of Exceptions 1-3	\$60.00			
Deletion of General Exception 4	\$25.00			
Endorsement Patent (EXCEPTIONS 12, 16)	\$100.00			
Endorsement 100.31 (EXCEPTIONS 10, 11)	\$1,755.00			
Endorsement 103.5 (MODIFIED FOR FUTURE IMPROVEMENTS)	\$1,000.00			
Endorsement ALTA 9.1	\$1,755.00			
Endorsement ALTA 17	\$100.00			
Endorsement 8.2	\$1,000.00			
Endorsement ALTA 26	\$200.00			
Endorsement ALTA 18.1	\$250.00			
Endorsement Arbitration Deletion-06	\$0.00			
Endorsement ALTA 39	\$0.00			
Tax Certificate - 5 Tax Parcels	\$135.00			
TOTAL	\$23,921.00			

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property. **Chain of Title Documents:** Adams county recorded 12/11/1998 under reception no. 479374 at book 5574 page 560 Adams county recorded 01/13/1995 under reception no. 45510 at book 4453 page 31

Plat Map(s):

Adams county recorded 03/07/1910 at book 1 page 19/

First American Title Insurance Company Schedule A

Order Number: ABC70842263-3

Property Address:

2401 E 78TH AVE, DENVER, CO 80229

1. Effective Date:

01/06/2025 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06 Proposed Insured: MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION \$11,100,000.00

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

5. The Land referred to in this Commitment is described as follows:

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

PARCEL I:

LOTS 1 THROUGH 6 INCLUSIVE, LOTS 12 THROUGH 17 INCLUSIVE,

AND LOT 11, EXCEPT THAT PART IN THE SOUTHWEST CORNER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET; THENCE EASTERLY A DISTANCE OF 12 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE WESTERLY 12 FEET TO THE POINT OF BEGINNING.

ALL IN BLOCK 2,

TOWN OF WELBY, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL II:

LOTS 22 AND 23, BLOCK 1,

TOWN OF WELBY, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL III:

THAT PART OF THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 36 WHICH POINT IS 491.1 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 03 DEGREES 35 MINUTES WEST 385.7 FEET; THENCE SOUTH 28 DEGREES 30 MINUTES WEST 304.95 FEET; THENCE WEST 95.37 FEET; THENCE NORTH TO THE NORTH LINE OF SECTION 36; THENCE EAST ALONG THE NORTH LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY LYING IN THE NORTHWEST CORNER.

First American Title Insurance Company Schedule A

Order Number: ABC70842263-3

COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL IV:

LOTS 1 THROUGH 7 INCLUSIVE, BLOCK 3; LOTS 1 THROUGH 15 INCLUSIVE, BLOCK 4:

LOTS 1 THROUGH 15 INCLUSIVE, BLOCK 5;

LOTS 1 THROUGH 14 INCLUSIVE, BLOCK 6;

TOWN OF WELBY, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL V:

THAT PORTION OF THE FORMER LANDS AND RIGHTS OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY LYING WITHIN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE SOUTH LINE OF CLINE STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE SOUTH BY THE NORTH LINE OF BURNETT STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE WESTERLY SIDE BY A LINE WHICH EXTENDS FROM A POINT 385.2 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, AS MEASURED ALONG THE EAST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4 WHICH POINT IS 50 FEET WESTERLY AND AT RIGHT ANGLES TO THE CENTER LINE OF THE 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS ORIGINALLY SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST TO A POINT ON THE NORTH LINE OF COUNTY ROAD (BURNETT STREET) BY A COURSE FROM SAID BEGINNING POINT OF SOUTH 23 DEGREES 31 MINUTES WEST A DISTANCE OF 392.8 FEET, MORE OR LESS, BEING A LINE 50 FEET WESTERLY FROM AND PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE SAID CENTERLINE OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY, AND BOUNDED ON THE EASTERLY AND EAST SIDE BY THE SOUTHEASTERLY LINE OF SAID 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND BY THE EAST LINE OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 36 RESPECTIVELY. COUNTY OF ADAMS, STATE OF COLORADO

TOGETHER WITH THAT PORTION OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY IN THE NORTHWEST CORNER OF THE EAST 26 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4 AND THE RIGHT OF WAY IN THE WEST 14 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: UPON RECORDATION OF A REPLAT OF SUBJECT PROPERTY, THE FOREGOING LEGAL DESCRIPTION WILL BE AMENDED.

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First American Title Insurance Company Schedule B, Part I (Requirements)

Order Number: ABC70842263-3

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP AS A LIMITED PARTNERSHIP. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

- 2. EXECUTION BY COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP OF THIS COMPANY'S SURVEY AFFIDAVIT.
- SPECIAL WARRANTY DEED FROM COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP TO MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION CONVEYING SUBJECT PROPERTY.

NOTE: THE PARTNERSHIP AGREEMENT (AS AMENDED) FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP DISCLOSES A. BENEDICT COSIMI AND RONALD A. COSIMI AS THE GENERAL PARTNERS THAT MUST EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

4. RECORD DULY EXECUTED AND ACKNOWLEDGED PLAT OF SUBJECT PROPERTY.

NOTE: A COPY OF SAID PLAT MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

First American Title Insurance Company Schedule B, Part I (Requirements)

Order Number: ABC70842263-3

All of the following Requirements must be met:

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED:

A. ITEMS 1-3 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED UPON RECEIPT OF A NOTARIZED SURVEY AFFIDAVIT.

B. UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM 4 OF THE PRE-PRINTED EXCEPTIONS, WILL BE AMENDED TO READ:

ITEM 4 OF THE PRE-PRINTED EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP.

FIRST AMERICAN TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION.

C. ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

D. UPON PROOF OF PAYMENT OF 2023 TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE OR PAYABLE.

NOTE: ITEMS 7(A) AND 7(B) OF THE PRE-PRINTED EXCEPTIONS ARE HEREBY DELETED.

NOTE: ITEM 8 UNDER SCHEDULE B-2 WILL BE DELETED UPON PROOF FROM THE OWNER STATING THERE ARE NO LEASES OR TENANTS ON SUBJECT PROPERTY.

NOTE: THE ISSUANCE OF THE POLICIES AND/OR ENDORSEMENTS REFERENCED IN THIS COMMITMENT ARE SUBJECT TO THE APPROVAL OF THE UNDERWRITER OF SAID POLICIES AND/OR ENDORSEMENTS. THIS COMMITMENT MAY BE REVISED AS REQUIRED BY THE UNDERWRITER TO ISSUE THE POLICIES AND/OR ENDORSEMENTS REQUESTED. THIS NOTE WILL BE DELETED UPON THE RECEIPT OF SAID APPROVAL.

First American Title Insurance Company Schedule B, Part II

(Exceptions)

Order Number: ABC70842263-3

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the
 public records or attaching subsequent to the effective date hereof but prior to the date of the proposed
 insured acquires of record for value the estate or interest or mortgage thereon covered by this
 Commitment.
- 6. Any and all unpaid taxes, assessments and unredeemed tax sales.
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- 8. EXISTING LEASES AND TENANCIES, IF ANY.
- 9. ANY AND ALL RIGHTS OF THE DITCH COMPANY RELATING TO THE CLEAR CREEK AND PLATTE RIVER DITCH, ALSO KNOWN AS THE LOWER CLEAR CREEK DITCH, IN ADAMS COUNTY, WHICH TRAVERSES SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS SHOW ON THE PLAT OF THE TOWN OF WELBY SECOND FILING, RECORDED MARCH 7, 1910 IN BOOK 1 AT PAGE 19.
- 10. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED SEPTEMBER 8, 1908 IN BOOK 33 AT PAGE 396.
- 11. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED OCTOBER 21, 1908 IN BOOK 33 AT PAGE 451.
- 12. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED JUNE 13, 1913 IN BOOK 62 AT PAGE 408.

First American Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABC70842263-3

- 13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 20. 1951. IN BOOK 427 AT PAGE 548.
 - NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.
- 14. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 28, 1954, IN BOOK 499 AT PAGE 334. JULY 22, 1954 IN BOOK 506 AT PAGE 46. AUGUST 16, 1967 IN BOOK 1382 AT PAGE 201. MARCH 6, 1968 IN BOOK 1420 AT PAGE 483.
 - NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.
- 15. EASEMENT GRANTED TO NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, FOR WATER AND SEWER LINES, METERS AND OTHER APPURTENANCES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 11, 1963, IN BOOK 1051 AT PAGE 587.
- 16. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED SEPTEMBER 26, 1966 IN BOOK 1321 AT PAGE 421.
- 17. MATTERS AS SET FORTH IN RESOLUTION, RECORDED SEPTEMBER 24, 1974, IN BOOK 1955 AT PAGE 326; SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE 332; AND SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE 339.
- 18. (THIS ITEM WAS INTENTIONALLY DELETED)
- 19. MATTERS AS SET FORTH IN RESOLUTION NO. 2023-_____ RECORDED AUGUST 22, 2023 UNDER RECEPTION NO. 2023000048071 AND IN RESOLUTION NO. 2023-393 RECORDED AUGUST 23, 2023 UNDER RECEPTION NO. 2023000048082.

20.	EASEMENTS,	CONDITIONS, COVENANTS, RESTRICT	TIONS, RESERVATIONS AND NOTES ON THE PLAT
	OF	RECORDED	UNDER RECEPTION NO.

First American Title Insurance Company Schedule B, Part II

(Exceptions)

Order Number: ABC70842263-3

- 21. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED APRIL 07, 2022 PREPARED BY AZTEC CONSULTANTS, INC., JOB #54821-33:
 - A. FENCE LINES ARE NOT COINCIDENT WITH PROPERTY LINES.
 - B. UTILITY LINES CROSSING SUBJECT PROPERTY WITHOUT THE BENEFIT OF RECORDED EASEMENTS.
 - C. TRAVELED RIGHT OF WAY OF CLEVELAND AVENUE CROSSES THE NORTHEASTERLY PORTION OF PARCEL I.
 - D. ADJOINER'S GATE POST SITUATED PARTIALLY ON PARCEL IV.

SAID SURVEY STORED AS IMAGE 70034188



Joint Notice of Privacy Policy of Land Title Guarantee Company

This Statement is provided to you as a customer of Land Title Guarantee Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

and

• The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the
 course of our business, but only to the extent necessary for these providers to perform their services and to
 provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Privacy Information

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means; Information about your transactions with us, our affiliated companies, or others, and

Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested to us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information values. We currently maintain physical, electronic, and procedural safeguards that comply with referral regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us how you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process and order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness

We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record

We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use

We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy

We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education

We endeavor to educate the uses of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security

We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

DISCLOSURE STATEMENTS

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- (a) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (a) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (b) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (c) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (d) The Company must receive payment of the appropriate premium.
- (e) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available

for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied. First American Title Insurance Company



Commitment For Title Insurance Issued by First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b)"Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g)"Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.
- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a)the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d)Schedule A:

 - (e)Schedule B, Part I—Requirements; and (f) Schedule B, Part II—Exceptions; and
 - (g)a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a)The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d)The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have
- been met to the satisfaction of the Company.

 (g)In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a)Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e)Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

 (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, First American Title Insurance Company, has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:

Land Title Guarantee Company 3033 East First Avenue Suite 600 Denver, Colorado 80206 (303)321-1880

Craig B. Rants, Senior Vice President



First American Title Insurance Company

Dennis J. Gilmore President

AMERICAN LAND TITLE ASSOCIATION

Greg L. Smith, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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BARGAIN AND SALE DEED

This deed is made:

12/11/98 10:47:53 BK: 5574 PG: 0560-0562 16.00 DOC FEE: ROBERT SACK 0.00 ADAMS CO

Anthony Cosimi and Marie F. Cosimi

GRANTORS,

Cosimi Farms, LP, a Colorado limited partnership

C/O Anthony Cosimi 2401 East 78th Avenue Denver CO 80229

GRANTEE.

For the payment of TEN DOLLARS and other good and valuable consideration, in hand paid and received, GRANTORS sell and convey to GRANTEE the following real property in the County of Adams, State of Colorado:

See Exhibit A attached hereto and incorporated herein.

with all appurtenances.

Executed this 27th day of November, 1998.

STATE OF COLORADO

SS.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this 27day of November, 1998, by Anthony Cosimi and Marie F. Cosimi.

Witness my hand and official seal.

My commission expires:

NORMAN L

*S E

Notary Public

My Commission expires May 10, 1999

143 Union Blvd. Suite 770 Lakewood, CO 80228

Exhibit A

To the Bargain and Sale Deed dated November 27, 1998, between ANTHONY COSIMI and MARIE F. COSIMI, Grantors, to COSIMI FARMS, LP, Grantee.

PARCEL I: LOTS 22 AND 23, BLOCK 1

PARCEL II: LOTS 1 THRU 6 INCLUSIVE, LOT 11 EXCEPT PARCEL 157/5
FT N AND S BY 12 FT E AND W IN SW COR, AND ALL LOTS

12 TO 17 INCLUSIVE, BLOCK 2

PARCEL III: LOTS 1 THRU 7 INCLUSIVE, BLOCK 3

PARCEL IV: LOTS 1 THRU 15 INCLUSIVE, BLOCK 4

PARCEL V: LOTS 1 THRU 15 INCLUSIVE, BLOCK 5

PARCEL VI: LOTS 1 THRU 14 INCLUSIVE, BLOCK 6

ALL OF ABOVE PARCELS IN TOWN OF WELBY, SECOND

FILING

PARCEL VII:

That portion of the former lands and rights of way of the Denver, Laramie & Northwestern Railway Company lying within the North 1/2 of the NW4 of Section 36, Township 2 South, Range 68 West of the 6th P.M. bounded on the North by the South line of Cline Street as dedicated in the Plat of Town of Welby, Second Filing, bounded on the South by the North line of Burnett Street as dedicated in the Plat of Town of Welby, Second Filing, bounded on the Westerly side by a line which extends from a point 385.2 feet North of the Southeast corner of the NW4NW4 Section 36, Township 2 South, Range 68 West, as measured along the East line of said NW14NW14 which point is 50 feet westerly and at right angles to the center line of the 100 foot strip of land of The Denver, Laramie & Northwestern Railway as originally surveyed and staked out in the NEWNWW of Section 36, Township 2 South, Range 68 West to a point on the North line of County Road (Burnett Street) by a course from said beginning point of South 23°31' West a distance of 392.8 feet, more or

Page 1 of 2

less, being a line 50 feet westerly from and parallel with the southwesterly extension of the said centerline of The Denver, Laramie and Northwestern Railway Company, and bounded on the Easterly and East side by the Southeasterly line of said 100 foot strip of land of The Denver, Laramie & Northwestern Railway as surveyed and staked out in the NEWNWA of Section 36, Township 2 South, Range 68 West and by the East line of the NWANWA of said Section 36 respectively.

PARCEL VIII:

ROW IN NW COR. OF E26A NE $\frac{1}{4}$ NW $\frac{1}{4}$, TOGETHER WITH ROW IN W. 14A OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

PARCEL IX:

BEG AT A PT ON N LN OF SEC 36 WHICH PT IS 491/1 FT W OF WLY ROW LN OF UP RR TH S O3D 35M W 385/7 FT TH S 28D 30M W 304/95 FT TH W 95/37 FT TH N TO N LN OF SEC 36 TH E ALG N LN TO POB EXC ROW IN NW COR, CONSISTING OF 3/627A IN SEC. 36, TWP. 2 SO., R 68 W OF THE 6^{TH} P.M.

Exhibit A - Cosimi Deed Page 2 of 2

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- 1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;
- 2. SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
- 3. SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES;

- 1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
- 2. NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
- 3. SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH/ AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- 1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
- 2. SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE:

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID DENVER LARAMIE AND NORTHWESTERN RAILWAY AND THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 79TH/AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°29'55" EAST, A DISTANCE OF 131.50 FEET;

THENCE SOUTH 00°30'58" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 79TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 157.62 FEET TO SAID EASTERLY RIGHT-OF-WAY OF THE DENVER LARAMIE AND NORTHWESTERN RAILWAY

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 23°00'32" EAST, A DISTANCE OF 65.43 FEET TO THE POINT OF BEGINNING.

RESULTING IN A NET AREA OF 26.291 ACRES, (1,145,253 SQUARE FEET), MORE OR LESS.



April 19, 2022

Core Spaces C/O Shannon Robbins

Core Spaces 1647 N. Milwaukee Ave. Chicago, IL 60647

RE: Cosimi Farms

E. 79th Ave and York St. Welby, CO 80229

Dear Shannon Robbins:

Please accept this letter as confirmation of Comcast Cable Corporation ability to provide cable service to the captioned location. The project consists of 233 units. The provision of service is contingent upon successful negotiations of an agreement between the developer and Comcast Cable Corporation.

If you have any questions at all, please contact Brian Jones at (303) 603-5661, or me with the information below.

Sincerely,

Sean Hofer Xfinity Communities 303-356-3367 Sean_hofer@cable.comcast.com

This letter is not intended to give rise to binding obligations for either party. Any contractual relationship between the parties will be the result of formal negotiations and will only become effective upon execution of the contract by representatives of the parties authorized to enter into such agreements. During any negotiations, each party will bear its own costs and will not be responsible for any costs or expenses of the other party, unless separately agreed to in writing.



5325 Zuni, Room 728 Denver, Colorado, 80221 April 19, 2022

Shannon Robbins
Core Spaces
1647 N. Milwaukee Ave.
Chicago, IL 60647

Phone: 303-704-9246

RE: Cosimi Farms - East 79th Avenue and York Street Welby Colorado 80229

Recently you approached Lumen about providing a "Will Serve" letter to serve at the location at Cosimi Farms - E.79th Ave.& York St. The City of Denver State of Colorado. Lumen appreciates the opportunity to provide Core Spaces with its future communication needs.

In response to the request for a commitment to serve, Lumen will work with Core Spaces determining what the needs will be. Upon such determination, Lumen will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point and given the prevailing Tariffs that Lumen will make a determination whether it can or cannot provide service.

As you may or may not know, many of the telecommunications services provided by Lumen are regulated and the services you request will be provided for under the tariffs on file with the Colorado Public Utilities Commission.

If there are any further questions, or if I can be of any help, please do not hesitate to call me on 720-738-2804

Regards

Justin Chelko

Justin Chelko
NETWORK IMPLEMENTATION ENGINEER II
720-738-2804
5325 ZUNI ST
DENVER, CO 80221
Justin.Chelko1@lumen.com

North Washington Street

Water and Sanitation

District

3172 E. 78th Avenue, Denver, CO 80229 303 / 288 – 6664

To Whom It May Concern:

Dear Sir/Madame:

The North Washington Street Water and Sanitation District ("District") provides the following in response to your request for water and sanitary sewer service dated October 6th 202.1 related to the property located at Cosimi Farms on East 78th Ave ("Property"). The District can provide water and sewer service to the Property based on conditions set forth herein. The following are general requirements for water and sanitary sewer service. The District Rules and Regulations and the standards and requirements of Denver Water and Metro Wastewater Reclamation District must be complied with as an on-going condition of service.

The subject Property is understood to be entirely within the service and boundary area of the District based on your assertions. The District makes no representation or warranty in regard to the Property boundaries and applicant is responsible for verification of same. If the Property is outside of the District's boundaries, applicant is responsible for undertaking and paying all costs to include the Property within the District's boundaries. Treatment of sewage generated within the District is provided by the Metro Wastewater Reclamation District. Treatment and provision of water within the District is provided by Denver Water. Conditions for water and sanitary service from the District include meeting the requirements contained herein and payment of all fees and costs as provided in District's Rules and Regulations along with those of Denver Water and Metro Wastewater Reclamation District. Timing of water and sanitary availability is subject to further coordinated by the Town and District.

Water and Sanitary availability are subject to review and acceptance of design documents from owner/developer of the Property, by the District. Appropriate right-of-way easements and agreements are required for all water and sanitary sewer extensions. Jurisdictional coordination, approvals, permitting, license agreements and easements are to be completed prior to acceptance of plans. All costs associated with collection and distribution system improvements required to serve the Property are the responsibility of the owner/developer including guarantee of improvements and warranty periods.

Receipt of service is also subject to all costs being paid by owner/developer for engineering, reviews, construction, observation, and inspections at the then current rate fee structure established by the District, including establishing an imprest account with the District as a deposit for such accounts. Please be aware that proper tap connection and development fees are required to be paid, at the most recent fee schedule, prior to connection to the District main.

Mike DeMattee,

District Manager



WILL SERVE LETTER

April 19, 2022

Shannon Robbins Core Spaces 1647 N Milwaukee Ave. Chicago, IL 60647

Re: Will Serve Letter -79th & York

Dear Shannon Robbins,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at the southeast corner of 79th and York in Welby. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- Application submitted to Xcel Energy's "Builders Call Line (BCL)" once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- *Utility design is completed* you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- All documents provided by design representative are signed and returned
- **Payment is received** (Residential Service Laterals if applicable)
- Required easements are granted you must sign and return applicable easement documents to your Right-of-Way agent
- *Site is ready for utility construction* the site ready information can be found on our website at may be viewed at Construction and Inspection | Xcel Energy.

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at xcelenergy.com/InstallAndConnect.

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Nicole Matsuda Nicole.Matsuda@xcelenergy.com Xcel Energy Builder and Developer Representative

Mailing address: Xcel Energy

1123 W 3rd Ave Denver, CO 80223



Certificate Of Taxes Due

Account Number R0071144 Parcel 0171936203012 Assessed To

COSIMI FARMS LP C/O:C/O COSIMI ANTHONY 6728 SEVILLE PLACE NW ALBUQUERQUE, NM 87120 Certificate Number 2024-246035 Order Number Vendor ID Counter

Legal Description

Situs Address

SUB:WELBY TOWN OF 2ND FILING BLK:2 DESC: LOTS 1 TO 6 AND LOT 11 EXC PARC IN SW COR AND ALL LOTS 12 TO 17 INC

2401 E 78TH AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$1,417.54	\$0.00	\$0.00	(\$1,417.54)	\$0.00
Total Tax Charge					\$0.00

Grand Total Due as of 05/31/2024 \$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$50.74	AG FLOOD IRRG	\$1,307	\$350
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$242.23	LAND		
ADAMS COUNTY	26.8350000	\$372.73	FARM/RANCH RESID	\$210,069	\$10,390
NORTH WASHINGTON WATER & SA	0.5740000*	\$7.97	FARM/RANCH BLDG	\$11,944	\$3,150
SD 1	52.5540000	\$729.98	Total	\$223,320	\$13,890
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$1.39			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$12.50			
Taxes Billed 2023	102.0550000	\$1,417.54			
* Credit Levy					

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS. THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER &PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

Alfade L. Villey =



4430 S. Adams County Parkway

Brighton, CO 80601



Certificate Of Taxes Due

Account Number R0071128 Parcel 0171936200025 Assessed To

COSIMI FARMS LP C/O:C/O COSIMI ANTHONY 6728 SEVILLE PL NW ALBUQUERQUE, NM 87120 Certificate Number 2024-246036 Order Number Vendor ID Counter

Legal Description

Situs Address

SECT, TWN, RNG: 36-2-68 DESC: ROW IN NW COR OF E 26A NE4 NW4 TOG WITH ROW IN W 14A NE4 NW4 ALSO TOG WITH ROW EXT BEG BURNETTE ST ON S AND CLINE ST ON N AND INC TRIANG PIECE OF LAND LYING BEG D L AND N W ROW AND BLK 5 WELBY 2ND IN NW4 NW4 $\,$ 3/7773A

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$132.68	\$0.00	\$0.00	(\$132.68)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/31/202	1 4				\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.75	AG FLOOD IRRG	\$4,939	\$1,300
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$22.67	LAND		
ADAMS COUNTY	26.8350000	\$34.89	Total	\$4,939	\$1,300
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.75			
SD 1	52.5540000	\$68.32			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.13			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.17			
Taxes Billed 2023 * Credit Levy	102.0550000	\$132.68			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

Mynde L. Villey-



4430 S. Adams County Parkway

Brighton, CO 80601



Certificate Of Taxes Due

Account Number R0071145 Parcel 0171936204004 Assessed To COSIMI FARMS LP C/O:C/O COSIMI ANTHONY Certificate Number 2024-246037 Order Number Vendor ID Counter

Legal Description

6728 SEVILLE PL NW ALBUQUERQUE, NM 87120

Situs Address

SUB:WELBY TOWN OF 2ND FILING DESC: LOTS 1 TO 7 BLK 3 LOTS 1 TO 15 BLK 4 LOTS 1 $\,$ 0

TO 15 BLK 5 AND LOTS 1 TO 14 BLK 6

\$0.00
\$0.00
_

Tax Billed at 2023 Rates for Tax Area 085 - 085

Grand Total Due as of 05/31/2024

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.05	AG FLOOD IRRG LAND	\$4,223	\$1,110
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$19.36			
ADAMS COUNTY	26.8350000	\$29.78	Total	\$4,223	\$1,110
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.64			
SD 1	52.5540000	\$58.34			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.11			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.00			
Taxes Billed 2023 * Credit Levy	102.0550000	\$113.28			
· Cledit Levy					

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS. THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

alyade L. Villey

TREASURER &PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

OFFICE SEAL

4430 S. Adams County Parkway

Brighton, CO 80601

\$0.00



Certificate Of Taxes Due

Account Number R0071132 Parcel 0171936201005 Assessed To COSIMI FARMS LP C/O:C/O COSIMI ANTHONY

6728 SEVILLE PLACE NW ALBUQUERQUE, NM 87120 Certificate Number 2024-246038 Order Number Vendor ID Counter

Legal Description Situs Address

SUB:WELBY TOWN OF 2ND FILING BLK:1 DESC: PLOTS 22 AND 23

Payments Balance

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$52.06	\$0.00	\$0.00	(\$52.06)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/31/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$1.86	AG FLOOD IRRG LAND	\$1,938	\$510
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$8.90	LAND		
ADAMS COUNTY	26.8350000	\$13.69	Total	\$1,938	\$510
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.29			
SD 1	52.5540000	\$26.81			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.05			
URBAN DRAINAGE & FLOOD CONT _	0.9000000	\$0.46			
Taxes Billed 2023 * Credit Levy	102.0550000	\$52.06			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

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Alyade L. Village

TREASURER &PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601

OFFICIAL RESEAL



Certificate Of Taxes Due

Account Number R0071111 Parcel 0171936200001 Assessed To

COSIMI FARMS LP C/O:C/O COSIMI ANTHONY 6728 SEVILLE PL NW ALBUQUERQUE, NM 87120 Certificate Number 2024-246039 Order Number Vendor ID Counter

Legal Description

Situs Address

SECT,TWN,RNG:36-2-68 DESC: BEG AT A PT ON N LN OF SEC 36 WHICH PT IS 491/1 FT W OF WLY ROW LN OF UP RR TH S 03D 35M W 385/7 FT TH S 28D 30M W 304/95 FT TH W 95/37 FT TH N TO N LN OF SEC 36 TH E ALG N LN TO POB EXC ROW DNNW COB 26774

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$118.38	\$0.00	\$0.00	(\$118.38)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/31/2024	ļ				\$0.00

Tax Billed at 2023 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.24	AG FLOOD IRRG	\$4,377	\$1,160
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$20.23	LAND -		
ADAMS COUNTY	26.8350000	\$31.12	Total	\$4,377	\$1,160
NORTH WASHINGTON WATER & SA	0.5740000*	\$0.67			
SD 1	52.5540000	\$60.96			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.12			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.04			
Taxes Billed 2023 * Credit Levy	102.0550000	\$118.38			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

Mysde L. Villey-



4430 S. Adams County Parkway

Brighton, CO 80601

 From:
 Nick Eagleson

 To:
 Daniel Braswell

 Cc:
 Eva Mather

Subject: RE: Welby Junction fka Cosimi Farms/Oxenfree at Welby PDP

Date: Friday, January 17, 2025 11:02:19 AM

Hi Daniel,

Thanks for the heads up. Yeah, it's totally fine to wait on the certificate of taxes paid. We can actually get this as the case gets closer to scheduling for hearing.

Thanks again.

Nick Eagleson

Senior Strategic Planner, *Planning & Development Division*ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

County operating hours: Monday-Friday 8:00am-4:30pm

From: Daniel Braswell < dbraswell@norris-design.com>

Sent: Thursday, January 16, 2025 3:55 PM **To:** Nick Eagleson < NEagleson@adcogov.org> **Cc:** Eva Mather < emather@norris-design.com>

Subject: Welby Junction fka Cosimi Farms/Oxenfree at Welby PDP

Please be cautious: This email was sent from outside Adams County

Hi Nick,

We are getting ready to make our first submittal for the amendment to the Oxenfree at Welby PDP. I have a question regarding the tax certificates. The Tax Assessor just released 2024 taxes, so if we pull certificates of taxes paid, it will show a balance due. Since the deadline to pay the taxes is in April, would it be ok to submit these closer to PDP approval? We have the 2023 Certificates, which shows they have been paid, so there aren't any back taxes due.

I also wanted to make you aware that we are planning to change the name of the Development from Oxenfree at Welby to Welby Junction, so you will see that change on the PDP Amendment.

Thanks,

Daniel Braswell

Associate

+ P 303.892.1166 | D 720.538.5721

	l				
	U	l			

This email communication is confidential and is solely for the use of the intended recipients. Any use or dissemination of this transmission by anyone other than the intended recipients or their duly authorized agent(s) is strictly prohibited. The sender and Norris Design will not accept any responsibility for viruses (if any) associated with this email or its possible attachments.



Community & Economic Development Department Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800 Website: adcogov.org

WAIVER FROM SUBDIVISION DESIGN STANDARDS

The purpose of this application is to request a waiver from subdivision design and improvement standards (found within Chapter 5 of the Development Standards & Regulations). A waiver is required to obtain a release from the requirements of subdivision design by resolution of the Board of County Commissioners in accordance with the terms set forth in these standards and regulations. **This application typically accompanies an ongoing subdivision application.**

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at https://permits.adcogov.org/CitizenAccess/.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

•	Development Application Form
•	An active application for subdivision plat
•	Written Explanation of Alternative Design: A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site.
/	Site Plan or Details Showing Proposed Design

Fees Due When Application Deemed Complete						
Waiver from Subdivision Design \$500						

Accela Case Type: PLT - Waiver

Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 PHONE 720.523.6800 FAX 720.523.6998

DEVELOPMENT APPLICATION FORM

Application Typ	e:		
Sub	nceptual Review Preliminary PUD odivision, Preliminary Final PUD odivision, Final Rezone t Correction/ Vacation Special Use	☐ Variand	rary Use be onal Use <u>Vaiver from Subdivision D</u> esign
PROJECT NAMI	E: Welby Junction		
APPLICANT			
Name(s):	Joshua Botts - Meritage Homes	Phone #:	303-406-4305
Address:	7900 East Union Avenue, Suite 400		
City, State, Zip:	Denver, CO 80237		
2nd Phone #:		Email:	ioshua.botts@meritagehomes.con
OWNER			
Name(s):	Cosimi Farms, LP	Phone #:	505-884-0645
Address:	6728 Seville Place NW		
City, State, Zip:	Albuquerque, NM 87120		
2nd Phone #:	505-514-5143	Email:	imisoc@comcast.net
TECHNICAL RE	PRESENTATIVE (Consultant, Engi	neer, Surve	yor, Architect, etc.)
Name:	Daniel Braswell - Norris Design	Phone #:	303-892-1166
Address:	1101 Bannock St		
City, State, Zip:	Denver, CO 80204		
2nd Phone #:		Email:	dbraswell@norris-design.com

DESCRIPTION OF SITE

Address:	2401 E 78th Avenue
City, State, Zip:	Denver, CO 80229
Area (acres or square feet):	26.3 Acres
Tax Assessor Parcel Number	0171936200001, 0171936201005, 0717936203012, 0171936204004
Existing Zoning:	PUD
Existing Land Use:	Agricultural
Proposed Land Use:	Single Family Residential
Have you attende	ed a Conceptual Review? YES x NO NO
If Yes, please list	PRE#: 2024-00048
under the autho pertinent requirer Fee is non-refun	nat I am making this application as owner of the above described property or acting rity of the owner (attached authorization, if not owner). I am familiar with all nents, procedures, and fees of the County. I understand that the Application Review dable. All statements made on this form and additional application materials are f my knowledge and belief.
Name:	Ronald A. Cosimi Date: 01/11/2025
	Owner's Printed Name
Name:	Ronald Commi

Owner's Signature

6

June 19, 2024

Adams County- Planning & Development Department 4430 S Adams County Parkway, Brighton, CO 80601

Re: Cosimi Farms- Letter of Authorization

To Whom It May Concern:

This letter is being submitted on behalf of Cosimi Farms LP (2401 E 78th Ave), the "Property Owner", hereby authorizes Meritage Homes, the "Applicant" and Norris Design, the "Applicant Representative", to submit planning and entitlement documents on behalf of the Property Owner, subject to the terms of the purchase agreement between the Property Owner and an affiliate of the Applicant dated June 18, 2024.

Please note that, upon completion of the appropriate reviews and prior to submittal of approved documents, the Property Owner will sign the formal documents before any recordation of these documents will occur.

Sincerely,

COSIMI FARMS, LP, a Colorado limited partnership

By: RONCOS, LLC,

a OHIO limited liability company,
its General Partner

By Kon Cosimi

BF9DA52C5DC14D9...

Ronald A. Cosimi, Manager





February 10, 2025

Adams County Attn: Nick Eagleson 4430 South Adams County Parkway Brighton, CO 80601

Re: Welby Junction: Waiver from Subdivision Design Standards

Dear Mr. Eagleson:

The Welby Junction Planned Unit Development Plan (PUD) formally requests a waiver from Adams County's Subdivision Design Standards, specifically Section 5-03-03-06, which establishes a maximum 3:1 Lot Depthto-Width Ratio. This waiver is necessary to accommodate a range of diverse and contextually appropriate housing types, including Single-Family Attached – Paired Homes and Townhomes, which require modified lot dimensions to support efficient land use and contemporary residential design.

This request aligns with regional housing trends and best practices that prioritize increased housing diversity, affordability, and accessibility. The proposed lot configurations will contribute to the availability of attainable, entry-level homeownership opportunities, addressing the county's growing demand for affordable housing. The requested lot dimensions are as follows:

- Townhome lots: Minimum 20 feet in width by 70 feet in depth
- Single-Family Attached Paired Home lots: Minimum 25 feet in width by 76 feet in depth

While these configurations exceed the standard 3:1 ratio, the planned 10-foot front setbacks and 3-foot rear setbacks will effectively reduce the functional buildable depth, mitigating any concerns associated with excessive lot depth. Additionally, this development is designed to promote compact, walkable, and a well-integrated residential community.

Granting this waiver will allow for the creation of a more inclusive and economically diverse housing stock, directly supporting Adams County's Comprehensive Plan objectives related to housing affordability, sustainable growth, and balanced neighborhood development. Furthermore, the proposed lot dimensions are consistent with similar urban and suburban developments across the region that have successfully implemented higher-density housing models to enhance livability, infrastructure efficiency, and community character.

We look forward to working collaboratively with County Staff to advance this request and ensure alignment with broader planning and housing objectives. Please do not hesitate to contact our team with any questions or requests for additional information.

Sincerely,

Norris Design

Daniel Braswell Associate

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- SOUTH 03°05'16" WEST. A DISTANCE OF 385.70 FEET:
- SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
- SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES;

- SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
- NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
- SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH/ AVENUE:

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
- SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE:

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST. A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET **DESCRIBED AS FOLLOWS:**

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID DENVER LARAMIE AND NORTHWESTERN RAILWAY AND THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 79TH/ AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°29'55" EAST, A DISTANCE OF 131.50 FEET;

THENCE SOUTH 00°30'58" EAST. A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST. 79TH AVENUE;

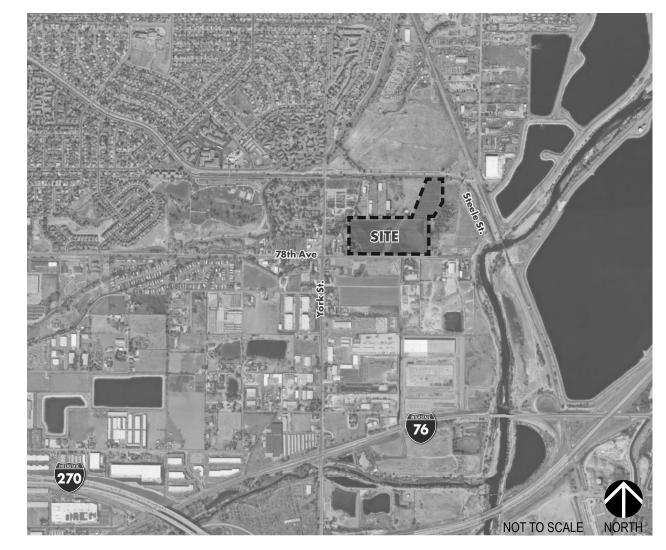
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 157.62 FEET TO SAID EASTERLY RIGHT-OF-WAY OF THE DENVER LARAMIE AND NORTHWESTERN RAILWAY

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 23°00'32" EAST, A DISTANCE OF 65.43 FEET TO THE POINT OF BEGINNING.

RESULTING IN A NET AREA OF 26.291 ACRES, (1,145,253 SQUARE FEET), MORE OR LESS.

 $\stackrel{\times}{\sim}$

SHEET 1: COVER



SHEET INDEX

VICINITY MAP

- 1. COVER
- 2. WRITTEN NARRATIVE
- 3. DEVELOPMENT STANDARDS
- 4. CONNECTIVITY AND OPEN AREA PLAN
- 5. OVERALL SITE PLAN
- 6. UTILITY PLAN
- 7. UTILITY PLAN
- 8. UTILITY PLAN
- 9. SITE PLAN 10. SITE PLAN
- 11. SITE PLAN
- 12. PARK ENLARGEMENT
- 13. PARK ENLARGEMENT
- 14. LOT TYPICALS
- 15. FENCING DETAILS
- 16. ARCHITECTURAL STANDARDS

EXECUTED THIS	DAY OF		A.D., 20
OWNER: COSIMI FARMS	, LP, A COLORADO L	IMITED PARTNERSH	IP
BY:		TITLE:	
AND			
BY:		TITLE:	
ACKNOWLEDGMENT			
STATE OF COLORADO			
· · · · · = · · · · · · · · · · · · · ·	,		
COUNTY OF:)SS		
	RSHIP AND DEDICAT		EDGED BEFORE ME ON THIS
THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT		EDGED BEFORE ME ON THISAS AUTHORIZED SIGNATURE
THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT, 20 AND B	Y	
THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT, 20AND B A COLORADO LIMITE	Y	
THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT, 20AND B A COLORADO LIMITE	Y	
THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT, 20AND B A COLORADO LIMITE	Y	
THE FOREGOING OWNER DAY OF	RSHIP AND DEDICAT, 20 AND B A COLORADO LIMITE OFFICIAL SEAL	YED PARTNERSHIP	

BOARD OF COUNTY COMMISSIONS APPROVAL	
APPROVED BY ADAMS COUNTY BOARD OF COMMISSION THIS DAY OF 20	
CHAIR	

ADAMS COUNTY ATTORNEY:	
APPROVED AS TO FORM	

NORRIS DESIGN

1101 BANNOCK ST

DENVER, CO 80204

DEVELOPER: MERITAGE HOMES 7900 E UNION AVE STE 400 DENVER. CO 80237

ARCHITECT:

MERITAGE HOMES

DENVER, CO 80237

C: 720.737.1054

7900 E UNION AVE STE 400

DAY OF

CHAIR

CERTIFICATE OF OWNERSHIP

PLANNER / LANDSCAPE ARCHITECT: CIVIL ENGINEER: REDLAND 1500 WEST CANAL COURT LITTLETON, CO 80120

TRAFFIC ENGINEER: LANTZ ASSOCIATES, LLC 13335 W 72ND CIR ARVADA, CO 80005

NOT FOR CONSTRUCTION DATE: 02/10/25 PDP 01

COVER

COSIMI FARMS LP 6728 SEVILLE PLACE NW

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 2: WRITTEN NARRATIVE

NORRIS

DESIGN

LBY JUNCTION

ED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

COSIMI FARMS LP 6728 SEVILLE PLACE NW

EXPLANATION OF THE CHARACTERISTICS OF THE PUD AND ITS POTENTIAL IMPACT ON THE SURROUNDING AREA

THE SUBJECT PROPERTY IS APPROXIMATELY 26.2 ACRES AND IS LOCATED GENERALLY NORTHEAST OF THE INTERSECTION OF YORK STREET AND 78TH AVENUE. THE PROPERTY IS BORDERED TO THE EAST BY THE ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH AND SCHOOL AND IS LOCATED IN UNINCORPORATED ADAMS COUNTY, SURROUNDING PROPERTIES ARE ZONED R-1-C, PUD. I-1, I-2, AND A-1,

THIS PLANNED UNIT DEVELOPMENT AMENDMENT (PUD) PROPOSES A MAXIMUM OF 222 INFILL DWELLING UNITS THAT WILL HELP TO SUPPORT THE COUNTY'S CURRENT HOUSING DEMAND, SPECIFICALLY WITHIN AN UNDER-HOUSED AREA OF THE COUNTY

THE PUD IS PROPOSED TO PERMIT RESIDENTIAL LAND USES AND TO ESTABLISH DEVELOPMENT STANDARDS THAT RESULT IN A COMPATIBLE COMMUNITY. THE PROPOSAL DRAWS FROM NEIGHBORING ZONE DISTRICTS TO ENSURE COMPATIBILITY. THE PUD PROPOSES A DENSITY OF 8.5 DU/AC.

THE PROPOSED COMMUNITY HAS CONVENIENT ACCESS TO VEHICULAR AND PEDESTRIAN TRANSPORTATION NETWORKS AND IS LOCATED WITHIN A MILE AND A HALF OF TWO RTD STATIONS ON THE N LINE.

PROVISIONS FOR PARKING

A MINIMUM OF TWO (2) RESIDENT PARKING SPACES PER HOME, WITHIN ATTACHED GARAGES, ARE PROPOSED.

FRONT-LOADED HOMES INCLUDE TWO (2) VISITOR PARKING SPACES PER HOME, LOCATED IN THE DRIVEWAY. ALLEY-LOADED HOMES INCLUDE 0.25 VISITOR PARKING SPACES PER UNIT. PROVIDED BY ON STREET PARKING.

VISITOR PARKING COUNTS WILL BE FINALIZED AT TIME OF FINAL DEVELOPMENT PLAN.

CIRCULATION AND ROAD PATTERNS

THE PRIMARY ENTRANCE INTO THE SITE IS FROM 78TH AVENUE. TWO ADDITIONAL SECONDARY ACCESS POINTS FROM 78TH AVENUE ARE PROPOSED. A NETWORK OF INTERNAL PUBLIC STREETS AND PRIVATE ALLEYS PROVIDE VEHICULAR CIRCULATION WITHIN THE COMMUNITY. RIGHTS-OF-WAY 52' ROW WITHIN THE PLAN INCORPORATE ATTACHED SIDEWALKS. REFER TO THIS SHEET FOR ROAD SECTION. PRIVATE ALLEYS WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

THE PEDESTRIAN NETWORK IS DESIGNED TO PROVIDE CONVENIENT PEDESTRIAN ACCESS THROUGHOUT THE SITE AND IS INTENDED TO DRAW RESIDENTS INTO THE SITE'S GREENWAYS, AND POCKET PARKS. REFER TO SHEET 4 OF THE PDP FOR A DETAILED CONNECTIVITY GRAPHIC.

TYPE, LOCATION, EXAMPLES OF COPY AND MONUMENT SIGNS

THE COMMUNITY PROPOSES SIGNAGE AT KEY LOCATIONS AND WILL INCLUDE PRIMARY MONUMENTATION. FINAL SIGNAGE DESIGN SHALL BE PROVIDED AT TIME OF FINAL DEVELOPMENT PLAN. EACH SIGN WILL REQUIRE A SEPARATE SIGN PERMIT.

TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USES PERMITTED AFTER AMENDMENT TO THE PUD, AND **PROHIBITED USES**

THIS PUD ALLOWS FOR A VARIETY OF HOUSING TYPES INCLUDING: SINGLE-FAMILY DETACHED FRONT-LOAD, SINGLE-FAMILY ATTACHED (PAIRED HOMES) AND TOWNHOMES. ITEMS NOT ADDRESSED WITHIN THIS PUD SHALL FOLLOW ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS FOR THE R-3 ZONE DISTRICT.

LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

COMMON LANDSCAPING AND SITE AMENITIES WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

BUFFERYARD REQUIREMENTS

EXTERIOR PROPERTY BOUNDARIES, NOT ADJACENT TO PUBLIC RIGHT-OF-WAY, SHALL HAVE A FIVE (5) FOOT BUFFERYARD. BUFFERYARD TO BE LANDSCAPED WITH ONE (1) TREE PER EIGHTY (80) LINEAR FEET OF LOT LINE.

LANDSCAPING REQUIREMENTS

78TH AND 79TH AVENUE STREET FRONTAGE SHALL HAVE A TWENTY (20) FOOT LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. LANDSCAPE AREAS SHALL HAVE A MINIMUM OF TWO (2) TREES AND FIVE (5) SHRUBS PER FORTY (40) LINEAR FEET OF FRONTAGE. DRIVE AISLES AND ROADS SHALL BE COUNTED AS ZERO (0) FEET IN DEPTH.

STREETSCAPES SHALL BE LANDSCAPED WITH ONE (1) TREE AND TWO (2) SHRUBS PER FORTY (40) LINEAR FEET; MEASURED FIFTY (50) FEET FROM THE STOP SIGN, EXCLUDING CURB CUTS.

COMMON LANDSCAPE AREAS AND INTERNAL STREET FRONTAGE SHALL HAVE A MINIMUM OF ONE (1) LARGE TREE AND THREE (3) SHRUBS. OR TWO (2) ORNAMENTAL TREES AND THREE (3) SHRUBS PER FIFTEEN HUNDRED (1,500) SQUARE FEET. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

DETENTION AREAS SHALL UTILIZE NATIVE LANDSCAPE MATERIAL AND APPROPRIATE SEED MIXES

MINIMUM PLANT SIZE REQUIRED IN STREETSCAPES, LANDSCAPE AREAS, AND DETENTION AREAS SHALL BE 2 1/2" CALIPER DECIDUOUS OR ORNAMENTAL TREES, MIN. 6' TALL EVERGREENS, AND 5-GALLON SHRUBS/GRASSES. THE CALIPER OF ALL TREES SHALL BE MEASURED AT ONE (1) FOOT ABOVE GRADE LEVEL.

REFER TO SHEET 14 FOR LANDSCAPE TYPICALS

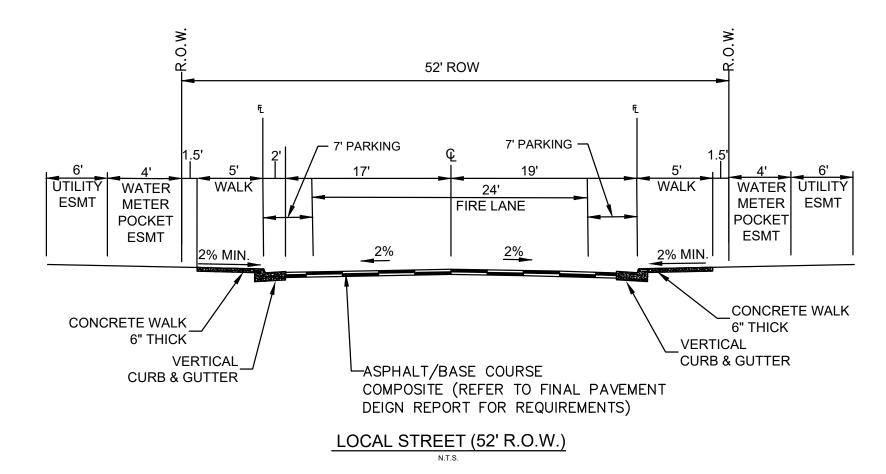
FENCING

A 4' TALL, 3 RAIL OPEN STYLE FENCE MAY BE USED TO DISTINGUISH THE DEVELOPMENT BOUNDARY FROM NEIGHBORING PROPERTIES, HOA MAINTAINED FACILITIES. AND PUBLIC ROW.

A PRIVACY FENCE TO BE UTILIZED ALONG REAR PROPERTY LINES OR TO PROVIDE ADDITIONAL SCREENING BETWEEN UNITS WHERE NECESSARY.

REFER TO SHEET 15 FOR FENCING DETAILS.

ADDITIONAL FENCE STYLES MAY BE PERMITTED AT TIME OF FDP.



NOT FOR CONSTRUCTION

02/10/25 PDP 01

WRITTEN NARRATIVE

2

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 3: DEVELOPMENT STANDARDS

					TANDARDS	DARDS			
USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH ³	DENSITY	MINIMUM FRONT YARD SETBACK FOR PRINCIPAL STRUCTURE ^{1,2}	MINIMUM SIDE YARD SETBACK FOR ALL STRUCTURES ^{1,2}	MINIMUM SIDE CORNER SETBACK FOR ALL STRUCTURES ^{1,2}	REAR SETBACK FOR PRINCIPAL STRUCTURES ^{1,2}	MAXIMUM BUILDING HEIGHT ⁵	MAXIMUM LOT COVERAGE
SINGLE FAMILY DETACHED	3500 SQ.FT	40'	-	20'	5'	15'	10'	40'	55%
SINGLE FAMILY ATTACHED (PAIRED HOME)	1900 SQ.FT	25'	-	10'	5' ⁴	15'	3'	40'	65%
TOWNHOMES	1200 SQ.FT	20'	-	10'	5' ⁴	15'	3'	40'	90%

NOTES:

- 1. BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, MECHANICAL EQUIPMENT, LIGHT FIXTURES, BALCONIES, STAIRS AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE IN PERIMETER SETBACKS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE FINISHED MATERIAL OF THE ENCROACHMENT TO THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT RATING AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS
- 3. LOT WIDTH MEASURED FROM FRONT SETBACK LINE.
- 4. INTERIOR SIDE SETBACK FOR ATTACHED UNITS SHALL BE 0'
- 5. THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE ELEVATION TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF OR THE DECK LINE OF A MANSARD ROOF OR THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE, HIP, OR GAMBREL ROOFS. CHIMNEYS, SPIRES, TOWERS, ELEVATOR PENTHOUSES, TANKS, AND SIMILAR ACCESSORY PROJECTIONS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT UNLESS SPECIFICALLY REFERRED TO, AND SHALL BE CONSIDERED UNOCCUPIED STRUCTURE FEATURES THAT MUST MEET THE STANDARDS FOR UNOCCUPIED STRUCTURE FEATURES AS DEFINED WITHIN THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.



E. 78TH AVE.



COSIMI FARMS LP 6728 SEVILLE PLACE NW

NOT FOR CONSTRUCTION

DEVELOPMENT

SCALE 1" = 100'

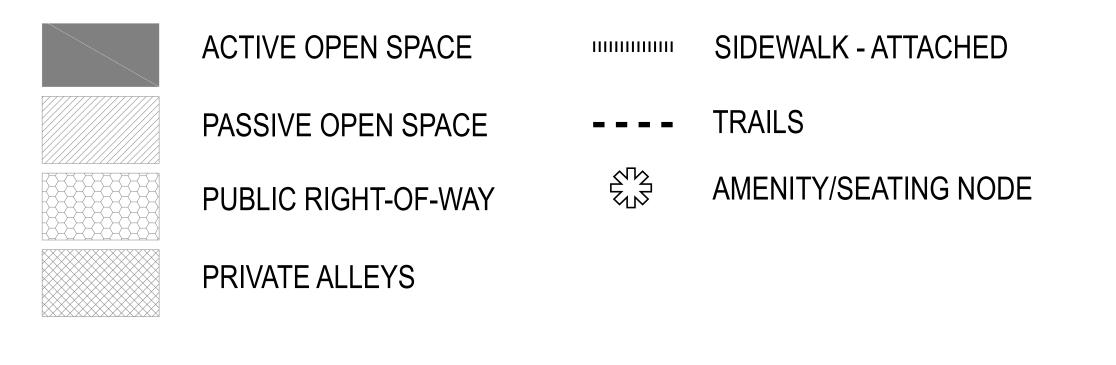
IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 4: CONNECTIVITY AND OPEN AREA PLAN

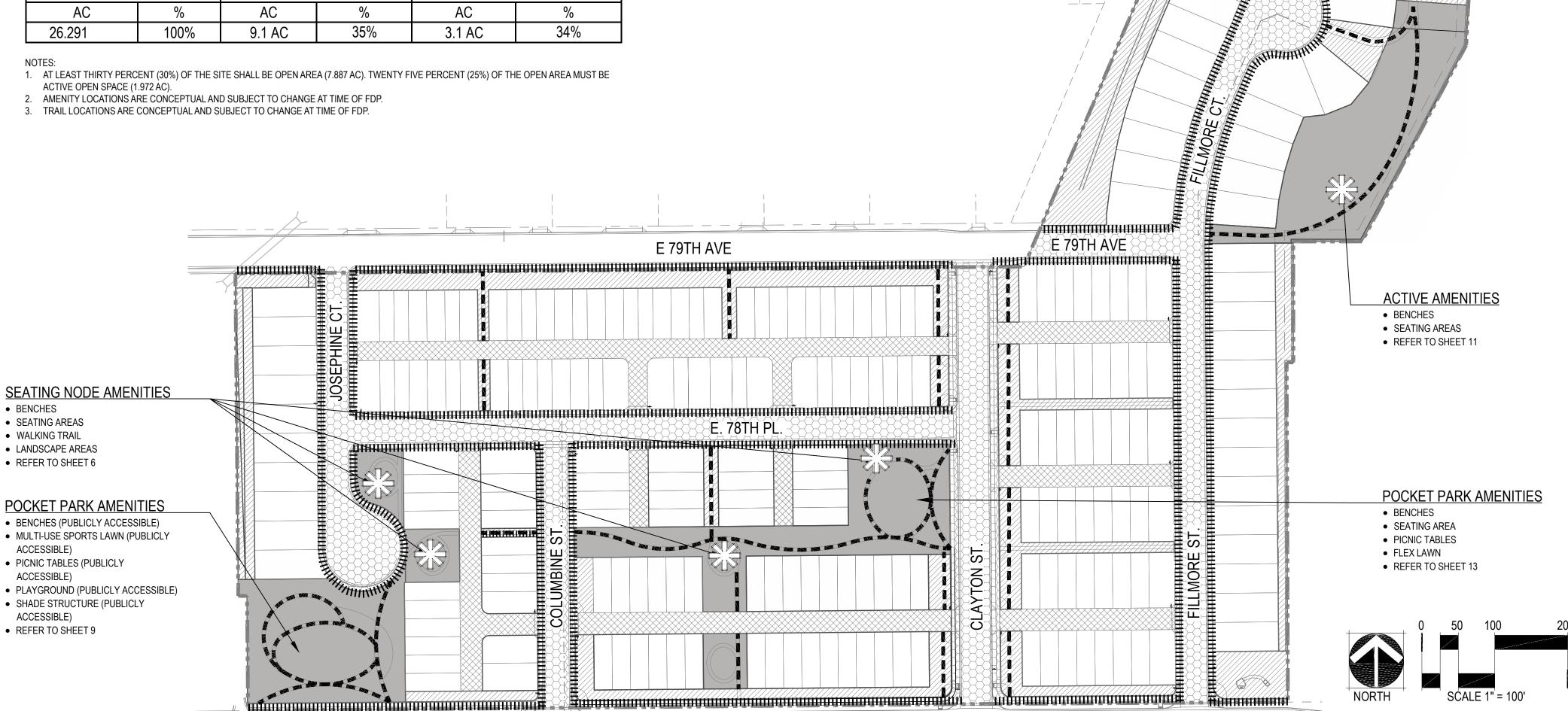






TOTAL SITE	AREA	OPEN SPACE	E PROVIDED	ACTIVE OPEN SPACE PROVIDED		
AC	%	AC %		AC	%	
26.291	100%	9.1 AC	35%	3.1 AC	34%	

PUD OPEN SPACE REQUIREMENTS



NOT FOR CONSTRUCTION

COSIMI FARMS LP 6728 SEVILLE PLACE NW

CONNECTIVITY AND OPEN AREA PLAN

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1 DESIGN

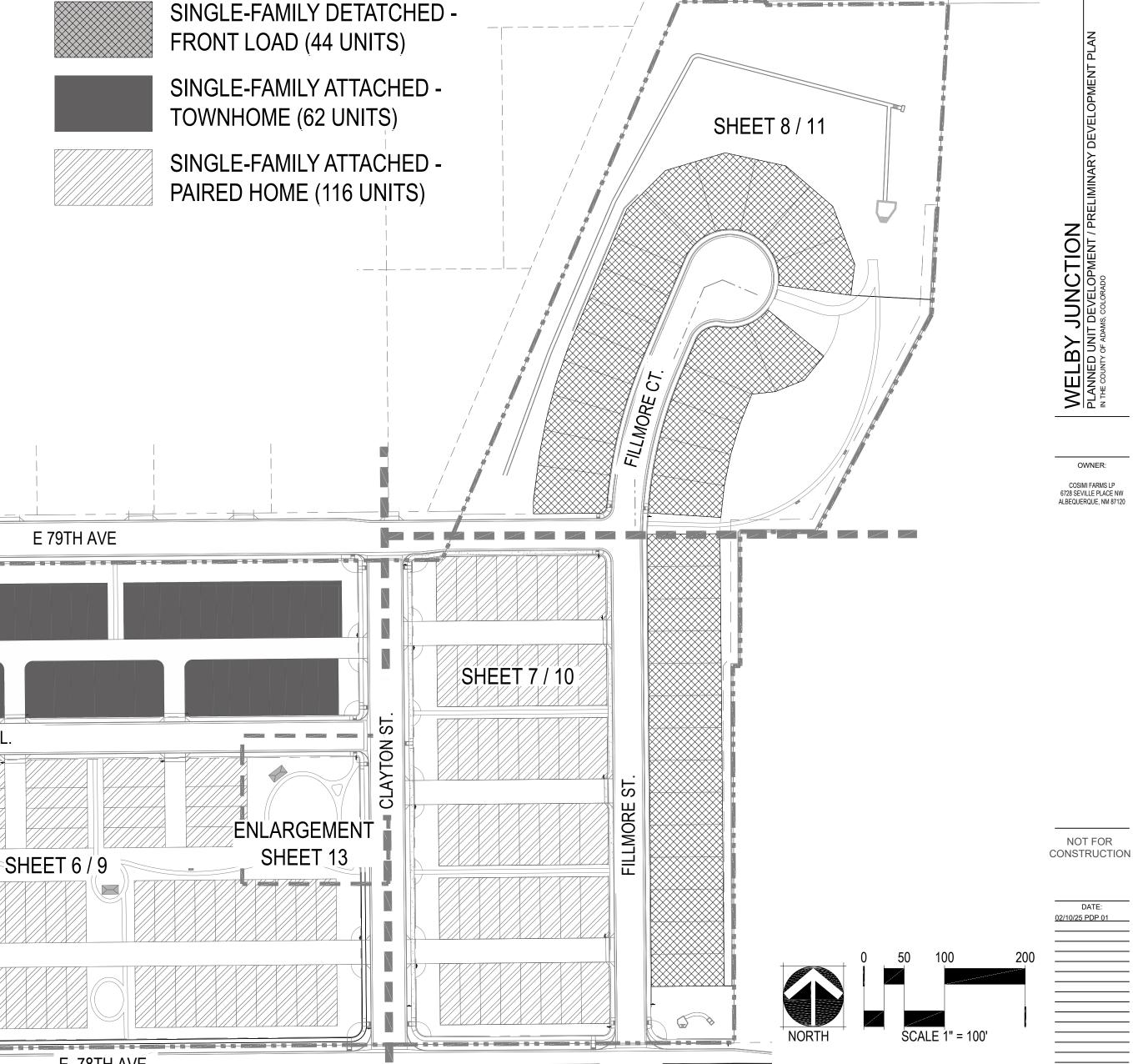
NORRIS

NORRIS-DESIGN.COM

SHEET 5: OVERALL SITE PLAN

LAND USE SUMMARY								
LAND USE ACREAGE %TOTAL UNITS DENSITY								
BUILDING AREAS								
RESIDENTIAL LOTS 11.6 AC 44% 222								
OPEN AREAS	OPEN AREAS							
LANDSCAPE AREAS	5.0 AC	23%						
POCKET PARK (ACTIVE)	3.1 AC	12%						
PRIVATE ACCESS DRIVES	1.8 AC	6%						
PUBLIC RIGHT OF WAY	4.7 AC	15%						
TOTAL 26.2 AC 100% 222 8.5 DU/AC								

- SITE PLAN SHOWN MAY CHANGE AT TIME OF FINAL DEVELOPMENT PLAN
- 2. ACTIVE LAND USES, LANDSCAPE AREAS, AND AMENITIES ARE SUBJECT TO CHANGE WITH THE FINAL DEVELOPMENT PLAN.
- SIGNAGE LOCATIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
- 4. ANY CHANGES TO THE PRELIMINARY DEVELOPMENT PLAN, MUST BE IN CONFORMANCE WITH THE SECTION 2-01-10 AMENDMENTS, OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- 5. A MINOR AMENDMENT TO ANY PRELIMINARY PLAT OR PRELIMINARY DEVELOPMENT PLAN MAY BE PROCESSED THROUGH THE APPLICATION FOR FINAL PLAT OR FINAL DEVELOPMENT PROCESS AS DETERMINED BY THE CEDD DIRECTOR.



ENLARGEMENT

SHEET 12

JOSEPHINE

E. 78TH PL.

ST

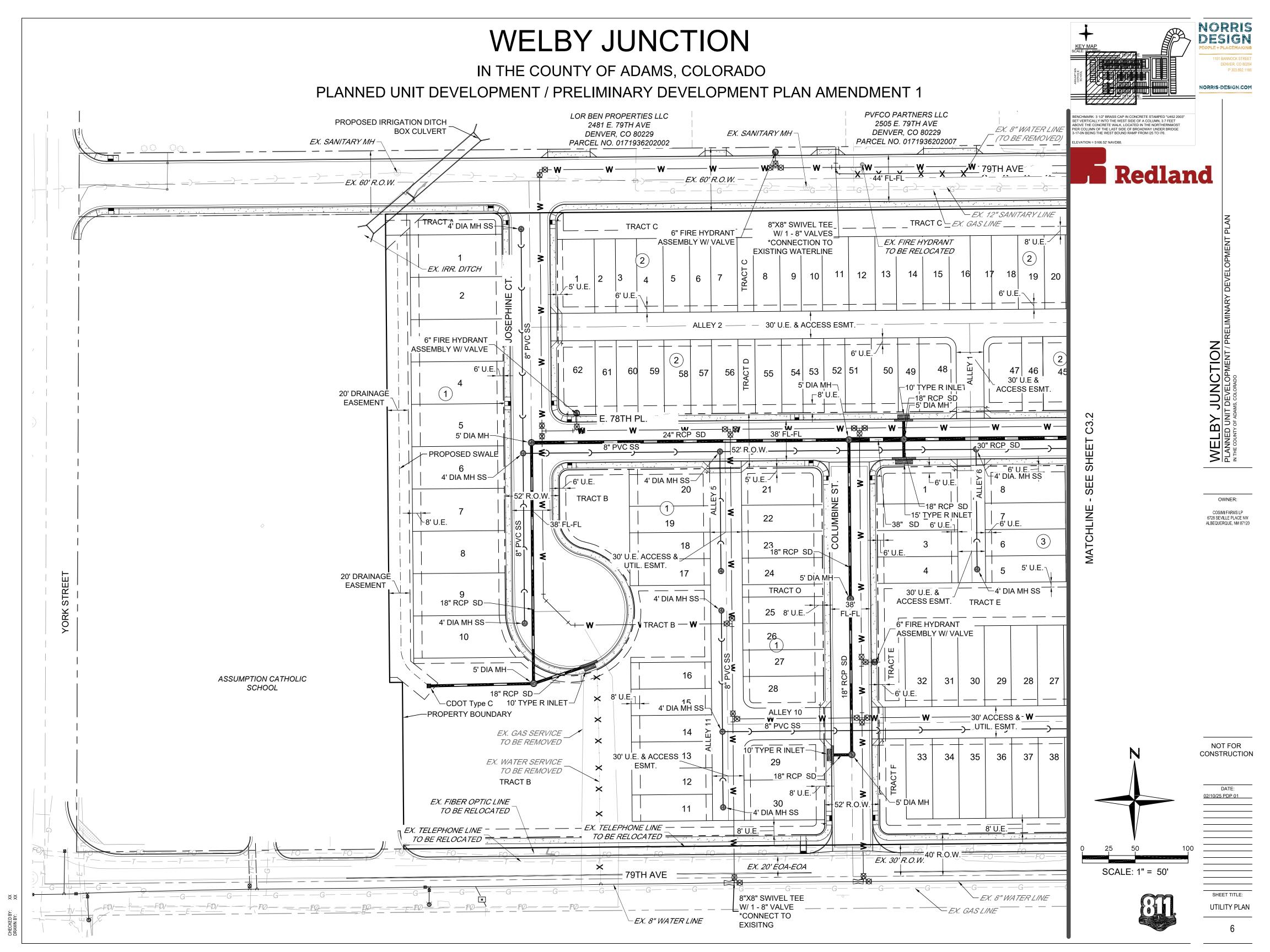
COLUMBINE

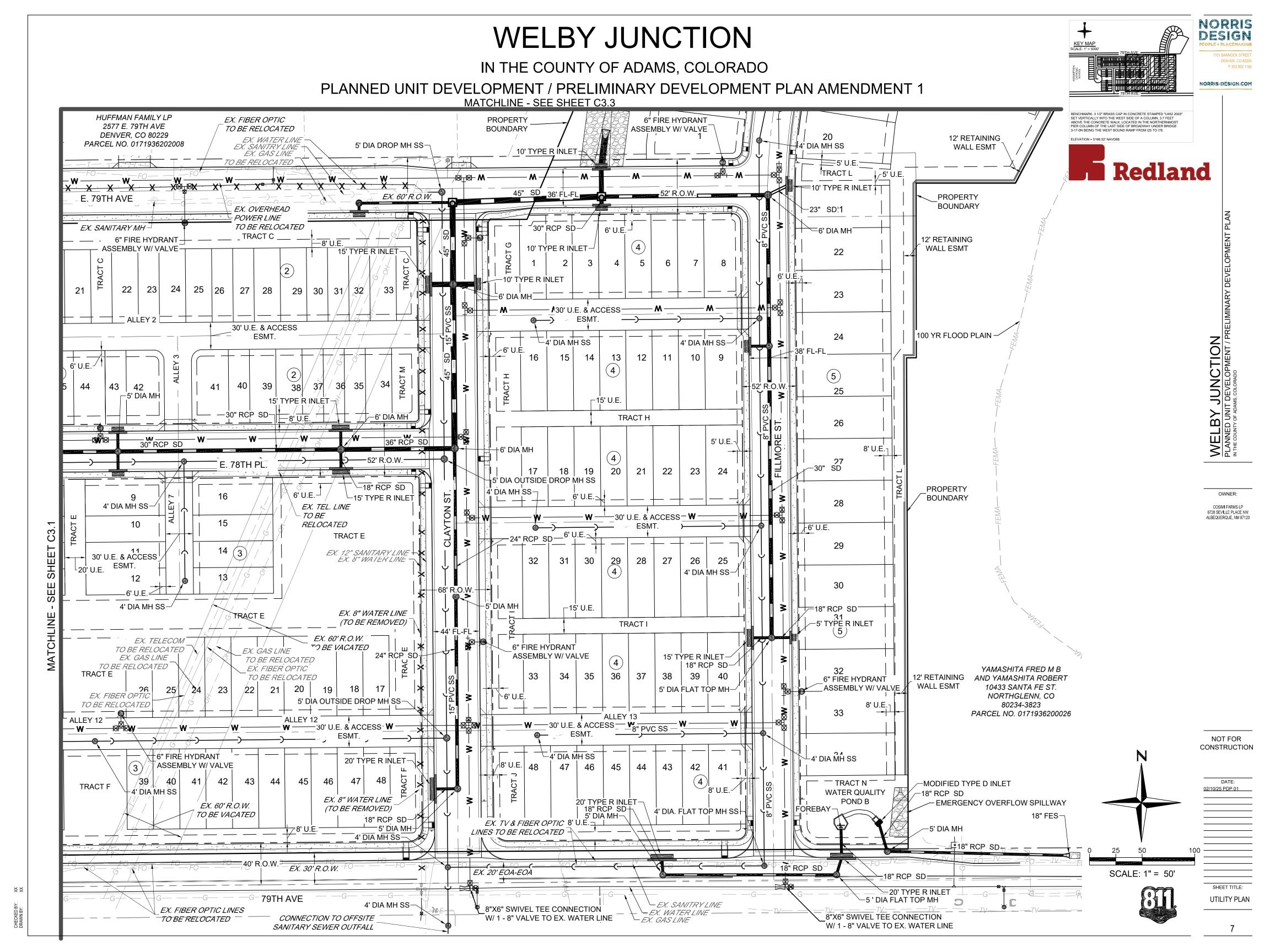
OVERALL SITE PLAN

NOT FOR

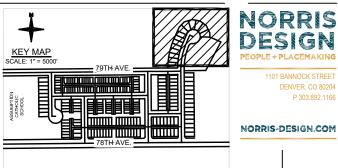
DATE: 02/10/25 PDP 01

COSIMI FARMS LP 6728 SEVILLE PLACE NW





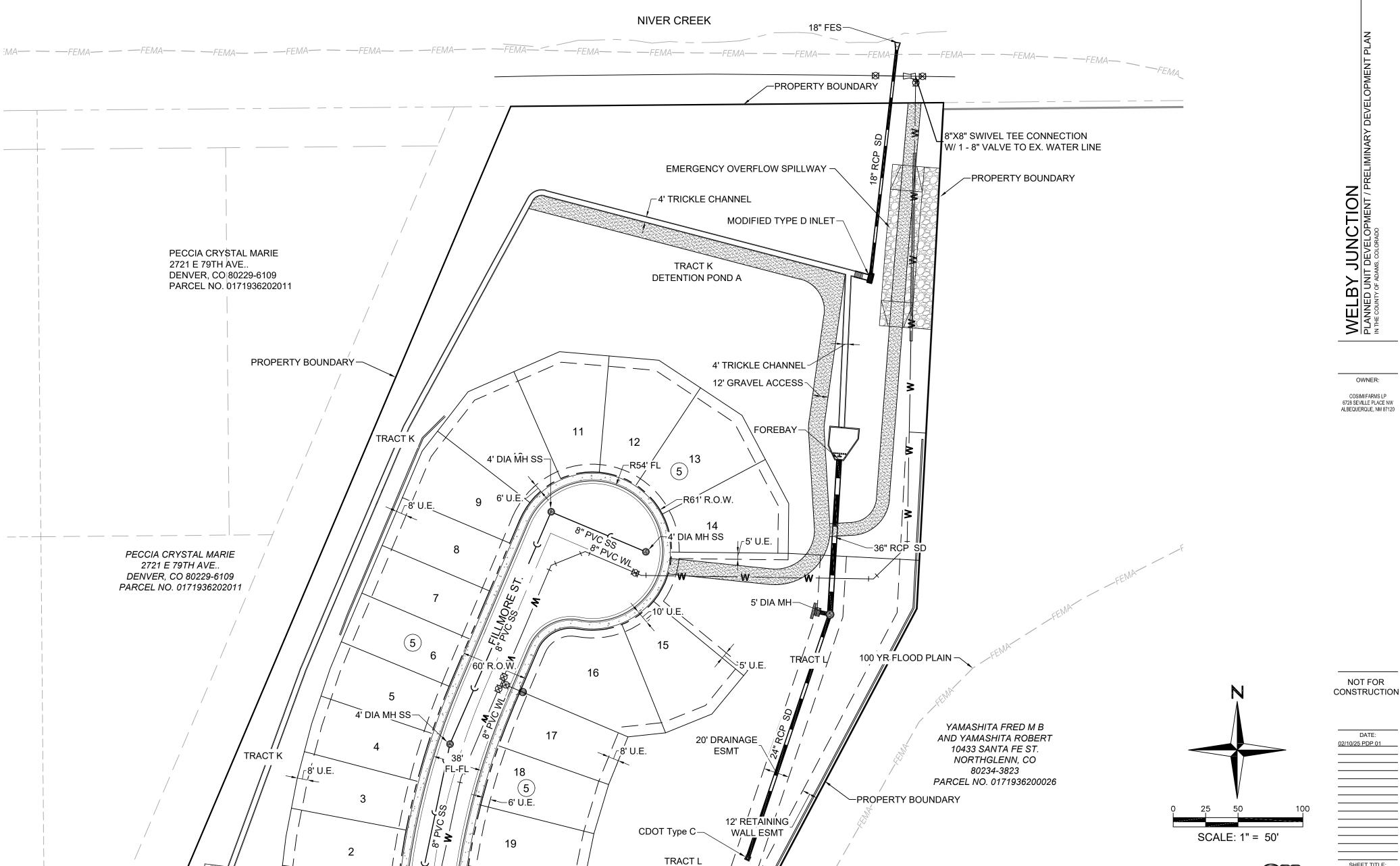
IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1 SHEET 8: UTILITY PLAN





BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "U452 2003" SET VERTICALLY INTO THE WEST SIDE OF A COLUMN, 3.7 FEET ABOVE THE CONCRETE WALK, LOCATED IN THE NORTHERNMOST PIER COLUMN OF THE LAST SIDE OF BROADWAY UNDER BRIDGE 3-17-0N BEING THE WEST BOUND RAMP FROM 125 TO 176.

Redland



××

UTILITY PLAN

SHEET TITLE:

NOT FOR

DATE:

02/10/25 PDP 01

COSIMI FARMS LP 6728 SEVILLE PLACE NW

IN THE COUNTY OF ADAMS, COLORADO





LBY JUNCTION

JED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT

COSIMI FARMS LP 6728 SEVILLE PLACE NW

PLANT LIST

COMMON NAME

DECIDUOUS CANOPY TREES COMMON HACKBERRY ENGLISH OAK GREENSPIRE LITTLELEAF LINDEN SHADEMASTER LOCUST

EVERGREEN TREES AUSTRIAN BLACK PINE BLACK HILLS SPRUCE BOSNIAN PINE COLORADO SPRUCE

ORNAMENTAL TREES **AUTUMN BRILLIANCE SERVICEBERRY CHANTICLEER PEAR** EASTERN REDBUD HOT WINGS TATARIAN MAPLE SPRING SNOW CRAB APPLE THUNDERCHILD CRAB APPLE

DECIDUOUS SHRUBS AUTUMN AMBER SUMAC DARK KNIGHT BLUEBEARD **GLOBE RUSSIAN PEASHRUB GOLDFLAME SPIREA** LITTLE SPIRE RUSSIAN SAGE LODENSE PRIVET MISS KIM LILAC

EVERGREEN SHRUBS BUFFALO JUNIPER DWARF MUGO PINE EMERALD GAIETY EUONYMUS

ORNAMENTAL GRASSES **BLOND AMBITION BLUE GRAMA GRASS** BLUE OAT GRASS HAMELN FOUNTAIN GRASS KARL FOERSTER FEATHER REED GRASS MORNING LIGHT MAIDEN GRASS

PERENNIALS AUTUMN JOY SEDUM BLACK-EYED SUSAN MAY NIGHT SALVIA MOONSHINE YARROW PURPLE CONEFLOWER SILVER MOUND ARTEMISIA SNOW IN SUMMER STELLA DE ORO DAYLILY

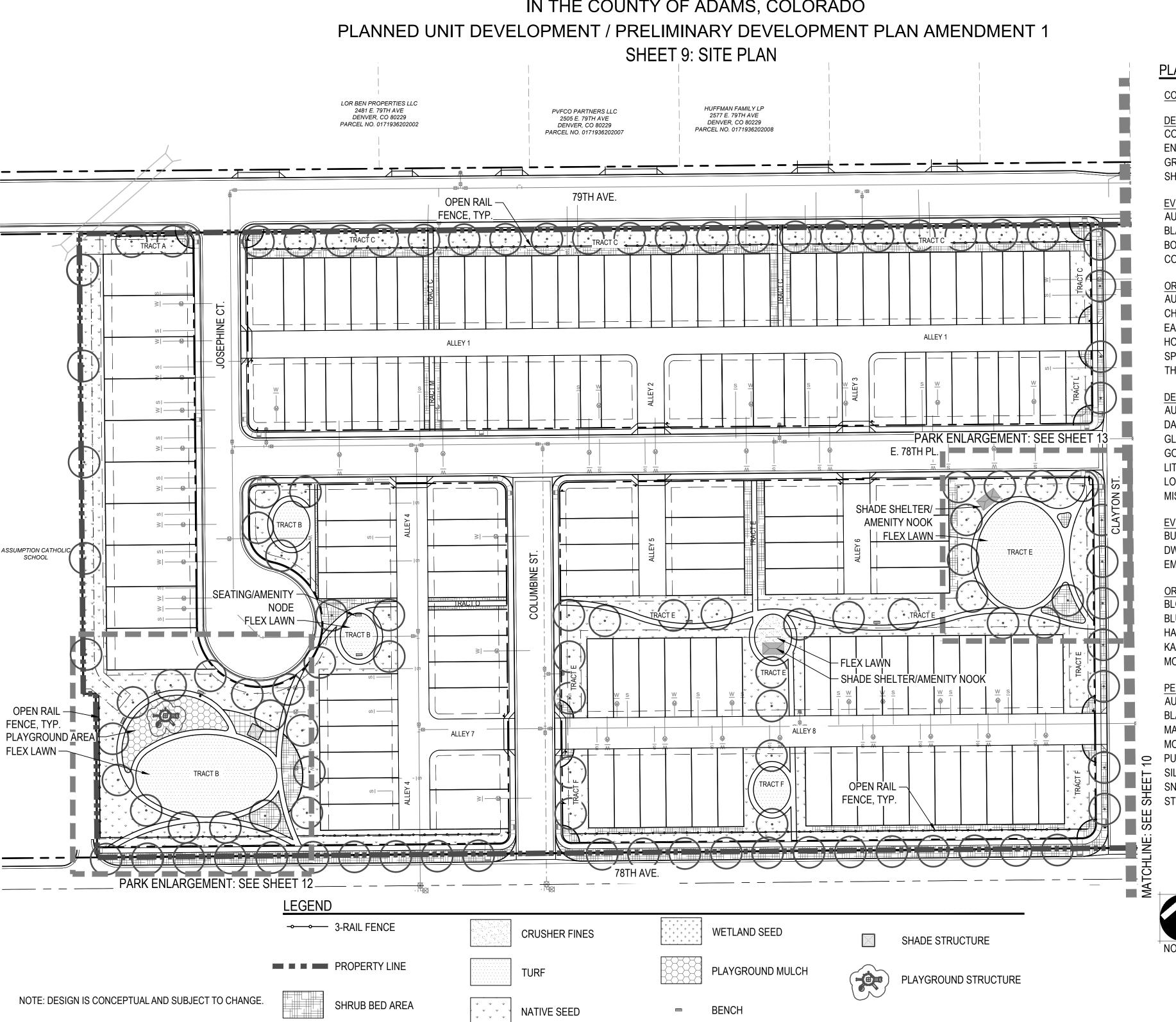
SCALE 1" = 60'

DATE: 02/10/25 PDP 01 SHEET TITLE:

NOT FOR

CONSTRUCTION

SITE PLAN 9

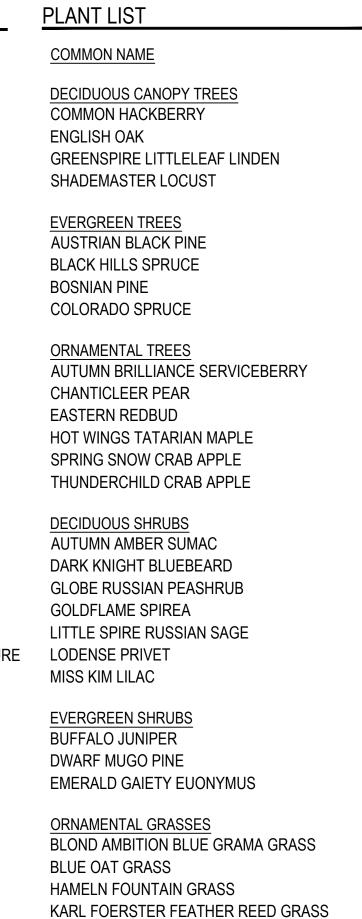


IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

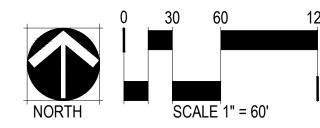
SHEET 10: SITE PLAN



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MATCHLINE: SEE SHEET 11 **LEGEND** → 3-RAIL FENCE PROPERTY LINE SHRUB BED AREA ALLEY 9 **CRUSHER FINES TURF** NATIVE SEED WETLAND SEED SHEET 9 PLAYGROUND MULCH SEE ALLEY 10 ______ MATCHLINE: **BENCH** SHADE STRUCTURE PLAYGROUND STRUCTURE YAMASHITA FRED M B AND YAMASHITA ROBERT 10433 SANTA FE ST. NORTHGLENN, CO 80234-3823 PARCEL NO. 0171936200026 OPEN RAIL TRACT N MORNING LIGHT MAIDEN GRASS WATER QUALITY FENCE, TYP., POND B

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

COSIMI FARMS LP 6728 SEVILLE PLACE NW

NOT FOR CONSTRUCTION

> DATE: 02/10/25 PDP 01

> > SHEET TITLE:

SITE PLAN

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 11: SITE PLAN

YAMASHITA FRED M B

AND YAMASHITA ROBERT 10433 SANTA FE ST.

NORTHGLENN, CO

80234-3823 PARCEL NO. 0171936200026

TRACT L

DETENTION POND A

MATCHLINE: SEE SHEET 10

LEGEND





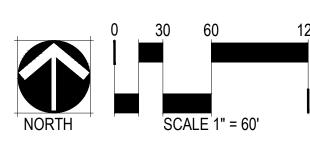
COSIMI FARMS LP 6728 SEVILLE PLACE NW

→ 3-RAIL FENCE **COMMON NAME DECIDUOUS CANOPY TREES** PROPERTY LINE **COMMON HACKBERRY ENGLISH OAK** GREENSPIRE LITTLELEAF LINDEN SHRUB BED AREA SHADEMASTER LOCUST **EVERGREEN TREES CRUSHER FINES AUSTRIAN BLACK PINE BLACK HILLS SPRUCE BOSNIAN PINE TURF** COLORADO SPRUCE NATIVE SEED ORNAMENTAL TREES **AUTUMN BRILLIANCE SERVICEBERRY** CHANTICLEER PEAR WETLAND SEED EASTERN REDBUD HOT WINGS TATARIAN MAPLE SPRING SNOW CRAB APPLE PLAYGROUND MULCH THUNDERCHILD CRAB APPLE DECIDUOUS SHRUBS **BENCH AUTUMN AMBER SUMAC** DARK KNIGHT BLUEBEARD GLOBE RUSSIAN PEASHRUB SHADE STRUCTURE GOLDFLAME SPIREA LITTLE SPIRE RUSSIAN SAGE PLAYGROUND STRUCTURE LODENSE PRIVET MISS KIM LILAC **EVERGREEN SHRUBS BUFFALO JUNIPER** DWARF MUGO PINE **EMERALD GAIETY EUONYMUS** ORNAMENTAL GRASSES BLOND AMBITION BLUE GRAMA GRASS **BLUE OAT GRASS** HAMELN FOUNTAIN GRASS KARL FOERSTER FEATHER REED GRASS MORNING LIGHT MAIDEN GRASS

PLANT LIST

AUTUMN JOY SEDUM BLACK-EYED SUSAN MAY NIGHT SALVIA MOONSHINE YARROW PURPLE CONEFLOWER SILVER MOUND ARTEMISIA SNOW IN SUMMER STELLA DE ORO DAYLILY

PERENNIALS



MATCHLINE: SEE SHEET

PECCIA CRYSTAL MARIE 2721 E 79TH AVE..

DENVER, CO 80229-6109

PARCEL NO. 0171936202011

NOT FOR CONSTRUCTION

DATE: 02/10/25 PDP 01

SITE PLAN

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 12: PARK ENLARGEMENT



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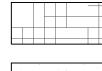


COSIMI FARMS LP 6728 SEVILLE PLACE NW

3-RAIL FENCE

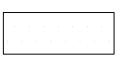
LEGEND

PROPERTY LINE



CRUSHER FINES

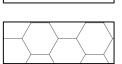
SHRUB BED AREA



NATIVE SEED

BENCH

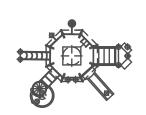
TURF



PLAYGROUND MULCH



SHADE STRUCTURE



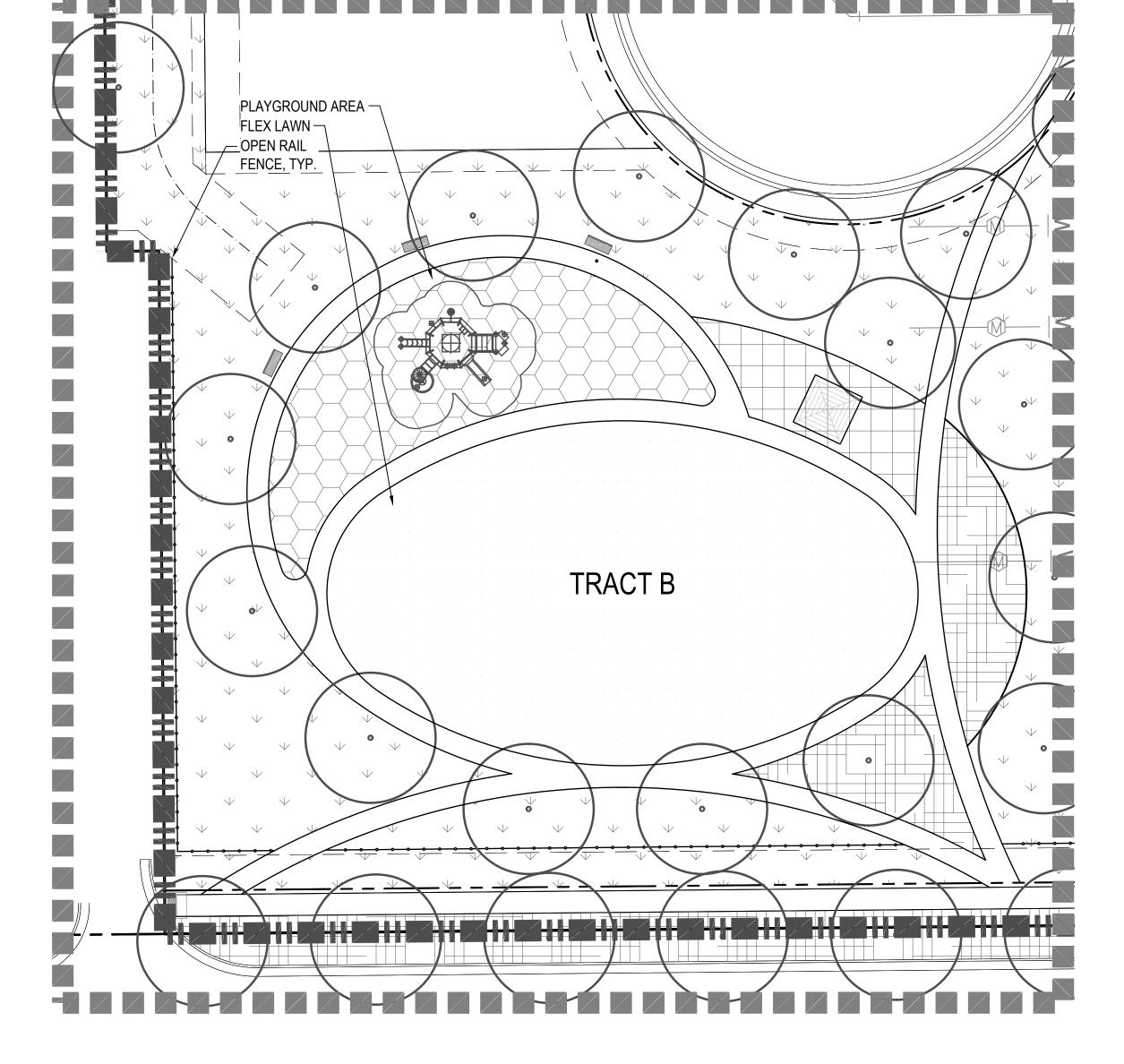
PLAYGROUND STRUCTURE

LANDSCAPE & CONNECTIVITY

POCKET PARK CHARACTER IMAGERY

FLEX LAWN

PLAYGROUND



SCALE 1" = 20'

PARK **ENLARGEMENT**

NOT FOR CONSTRUCTION

DATE: 02/10/25 PDP 01

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 13: PARK ENLARGEMENT



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LEGEND

3-RAIL FENCE

PROPERTY LINE

SHRUB BED AREA

CRUSHER FINES

NATIVE SEED

PLAYGROUND MULCH

SHADE STRUCTURE

TURF

BENCH

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

COSIMI FARMS LP 6728 SEVILLE PLACE NW

POCKET PARK CHARACTER IMAGERY



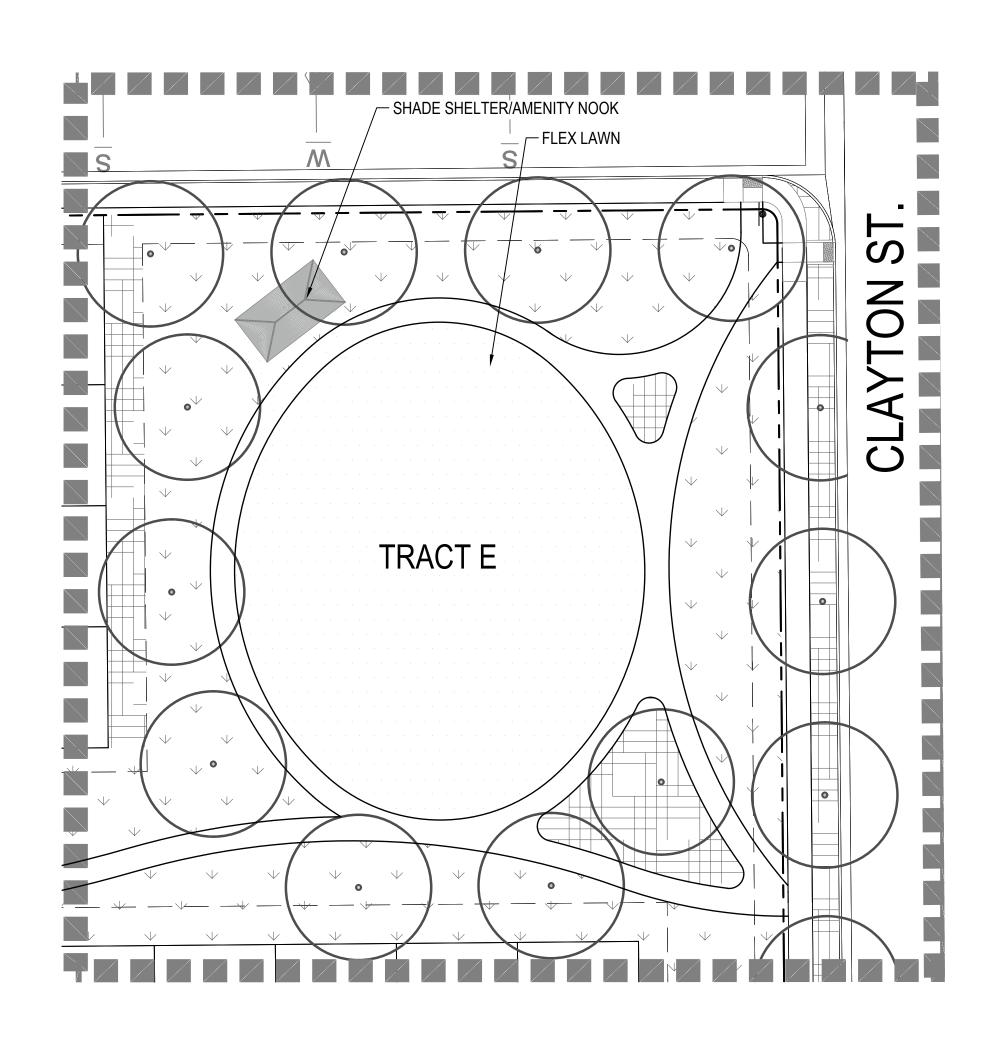


LANDSCAPE & CONNECTIVITY



PLAYGROUND





NOT FOR CONSTRUCTION

DATE: 02/10/25 PDP 01

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 14: LOT TYPICALS



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PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

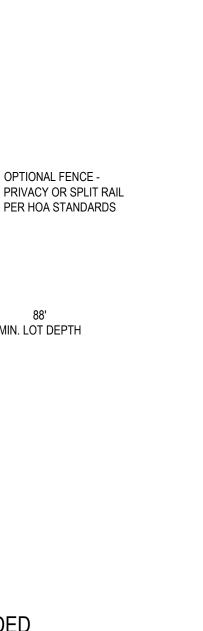
COSIMI FARMS LP 6728 SEVILLE PLACE NW

SINGLE FAMILY DETACHED REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL. SINGLE FAMILY ATTACHED - PAIRED HOME REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT.

LOT LANDSCAPE REQUIREMENTS

SINGLE FAMILY ATTACHED - TOWNHOME REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND TWO (2) SHRUBS, SHALL BE REQUIRED FOR EACH INCREMENT OF FIFTEEN HUNDRED (1,500) SQUARE FEET IN WESTERN ADAMS COUNTY AND THREE THOUSAND (3,000) SQUARE FEET IN EAST ADAMS COUNTY.

EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.



OPTIONAL FENCE -

_ 88' MIN. LOT DEPTH

SINGLE FAMILY DETACHED - FRONT LOADED

40' MIN.

REAR

MIN. REAR -

SETBACK

SIDE

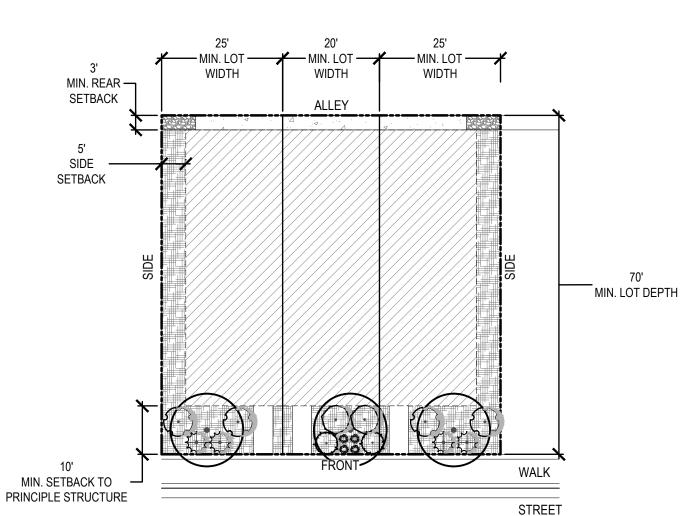
SETBACK

MIN. FROM PRINCIPLE

STRUCTURE / GARAGE

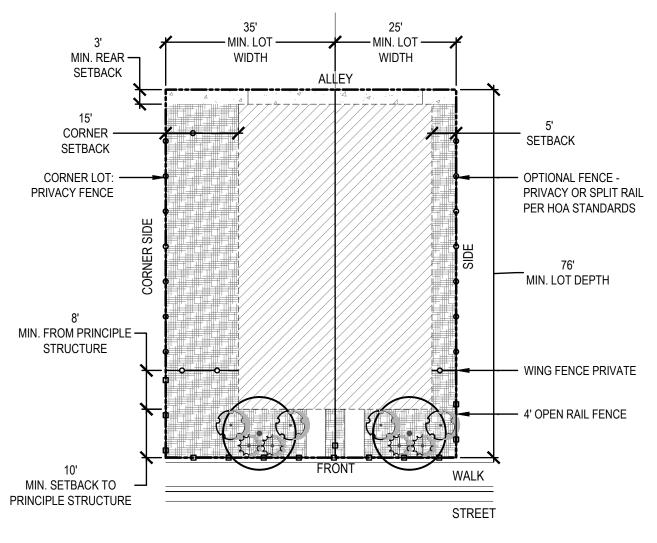
MIN. SETBACK TO

PRINCIPLE STRUCTURE

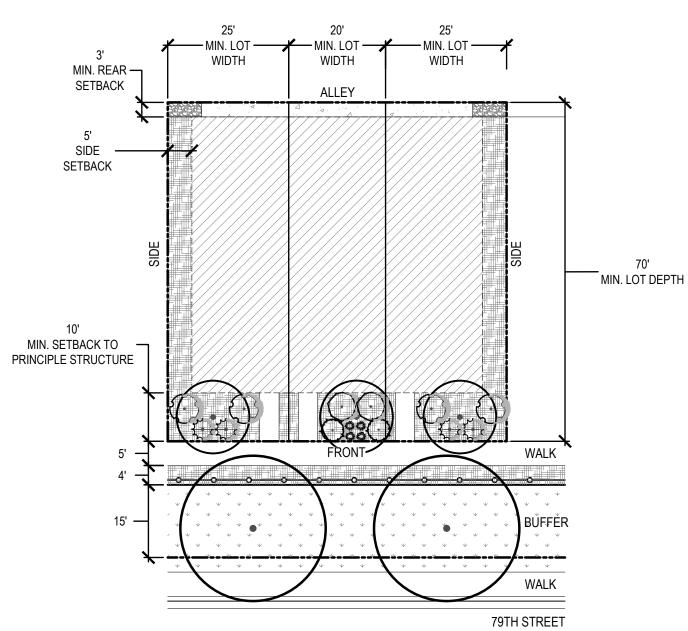


STREET

SINGLE FAMILY ATTACHED - TOWNHOMES



SINGLE FAMILY ATTATCHED - PAIRED HOME



SINGLE FAMILY ATTACHED - TOWNHOMES (79TH STREET)

NOT FOR CONSTRUCTION

UNIT TYPICALS

SHEET 15: FENCING DETAILS

4" X 6" STAINED ROUGH SAWN CEDAR POST

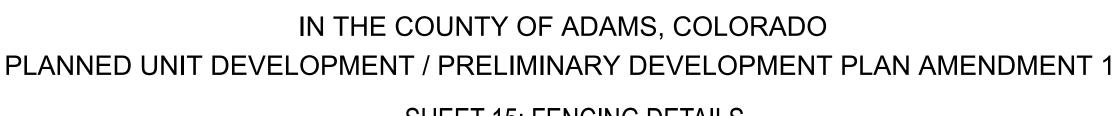
(2) 2" X 6" STAINED ROUGH SAWN

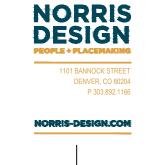
(3) CONCRETE FOOTING

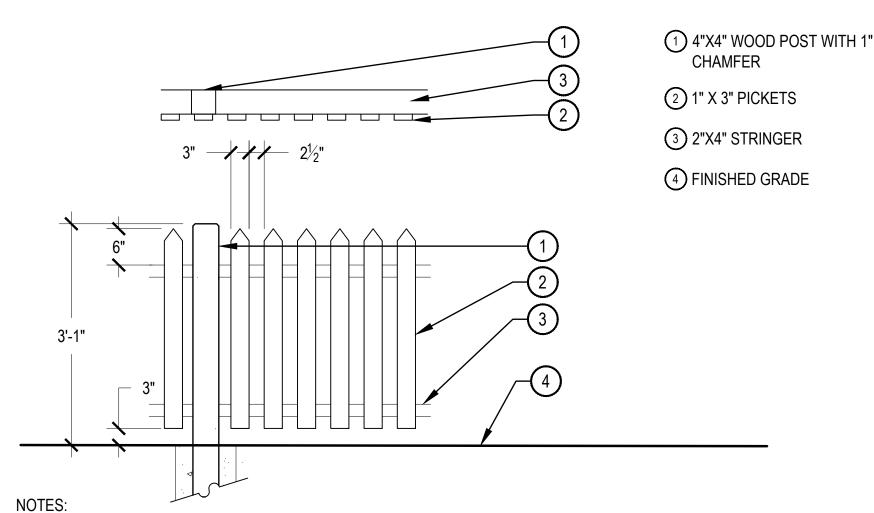
4'-0" 4 3/4" ANGULAR ROCK - 4" DEPTH

MESH (OPTIONAL)

2"X4" WELDED GALVANIZED 14 **GUAGE HEAVY DUTY WIRE**







- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED.
- PICKETS TO BE HUNG WITH UNIFORM HEIGHT AND SPACING
- FENCE TO BE PAINTED OR STAINED PER SPECIFICATIONS
- POSTS TO BE SPACE 6" O.O
- WOOD POSTS AND STRINGS TO BE WOLMANIZED PINE GRADE C OR BETTER.



6'-0"

ELEVATION

8'-0" TYP.

FENCE FACE

PICKET FENCE SCALE: 1/2" = 1'-0"

FRONT

SCALE: 3/4" = 1'-0'

- 1 4" X 4" CEDAR POSTS ON BACK OF FENCE, 8'-0" ON CENTER
- (2) (3) 2" X 4" CEDAR RAILS ON BACK OF FENCE (TOP, MIDDLE, AND BOTTOM)
- 3 1" X 6" CEDAR PICKETS WITH 'DOG EAR TOPS'
- 4 POSTS SET IN CONCRETE 10" DIAMETER CAISSON

NOT FOR CONSTRUCTION

NOTES:

(3)

- UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.
- ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.

BACK 4" FRONT

SECTION

- ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE HALF WAY INTO THE SECURING MEMBER.
 - REFER TO THE MATERIAL SCHEDULE, SHEET L-XXX, FOR HOW WOOD IS TO BE TREATED.
- 5. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.

6' WOOD FENCE

SCALE: 1/2" = 1'-0"

FENCING DETAILS

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

COSIMI FARMS LP 6728 SEVILLE PLACE NW

15

IN THE COUNTY OF ADAMS, COLORADO PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN AMENDMENT 1

SHEET 16: ARCHITECTURAL STANDARDS



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YELBY JUNCTION ANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLA IE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP 6728 SEVILLE PLACE NW

1. SINGLE-FAMILY DETACHED

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

2. SINGLE-FAMILY DETACHED AND ATTACHED – PAIRED HOME

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET OR A GREEN COURT IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET OR GREEN COURT.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT. AND/OR BUILDING FACE.

3. TOWNHOME

A TOWNHOME RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

- A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET OR A GREEN COURT IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET OR GREEN COURT.
- B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.
- D. EACH HOUSING MODEL SHALL HAVE AT LEAST TWO (2) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

NOT FOR CONSTRUCTION

DATE: 02/10/25 PDP 01

SHEET TITLE:
ARCHITECTURAL
STANDARDS