

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

April 24, 2023

RE: CorePark Denver Distribution Center – Subdivision Review Letter

To Whom It May Concern,

The 17.7-acre CorePark Denver Distribution Center development by Huntington Industrial Partners consists of a proposed mixed-use parcel that fronts on York Street with two light industrial warehouse/distribution buildings behind and east of the mixed-use parcel. The mixed-use parcel is approximately 1.49 acres with to be defined buildings complimenting that use. The two industrial buildings on the balance of the site (16.2 acres) total 252,781 SF with undefined uses at this time. Access to the site is anticipated to be from both York and Clayton Streets with internal circulation intended to separate car and truck traffic. The remainder of the industrial portion of the site is anticipated to be truck courts, driveways, parking stormwater detention, water quality treatment and landscaped areas.

The site is currently zoned A1 and primarily has existing residential and agricultural uses. A rezone application is in process to change the mixed use parcel to Commercial C-5 and the industrial area to I-1. Clayton St is intended to be extended south to connect to the previously constructed roadway leading to Hwy 224. The goal of the development is to establish Clayton St as a primary route for truck traffic. Please see attached maps for clarification.

Please let us know if you have any questions and thank you for supporting this development!



Ted Swan, PE
Ware Malcomb

OWNER:
LA LTD ATTN
JOHN MOYE ESQ
NO RECORDING INFO
AVAILABLE

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**COREPARK DENVER
DISTRIBUTION CENTER**

7700 YORK STREET
DENVER, CO 80229

OVERALL HORIZONTAL CONTROL PLAN

NO.	DATE	REMARKS
1	07/12/2022	NW/SWSD 1ST SUBMITTAL
2	01/13/2023	ADCO 3RD SUBMITTAL

JOB NO.:	DEN21-0001
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	05/18/2022
PLOT DATE:	1/13/2023

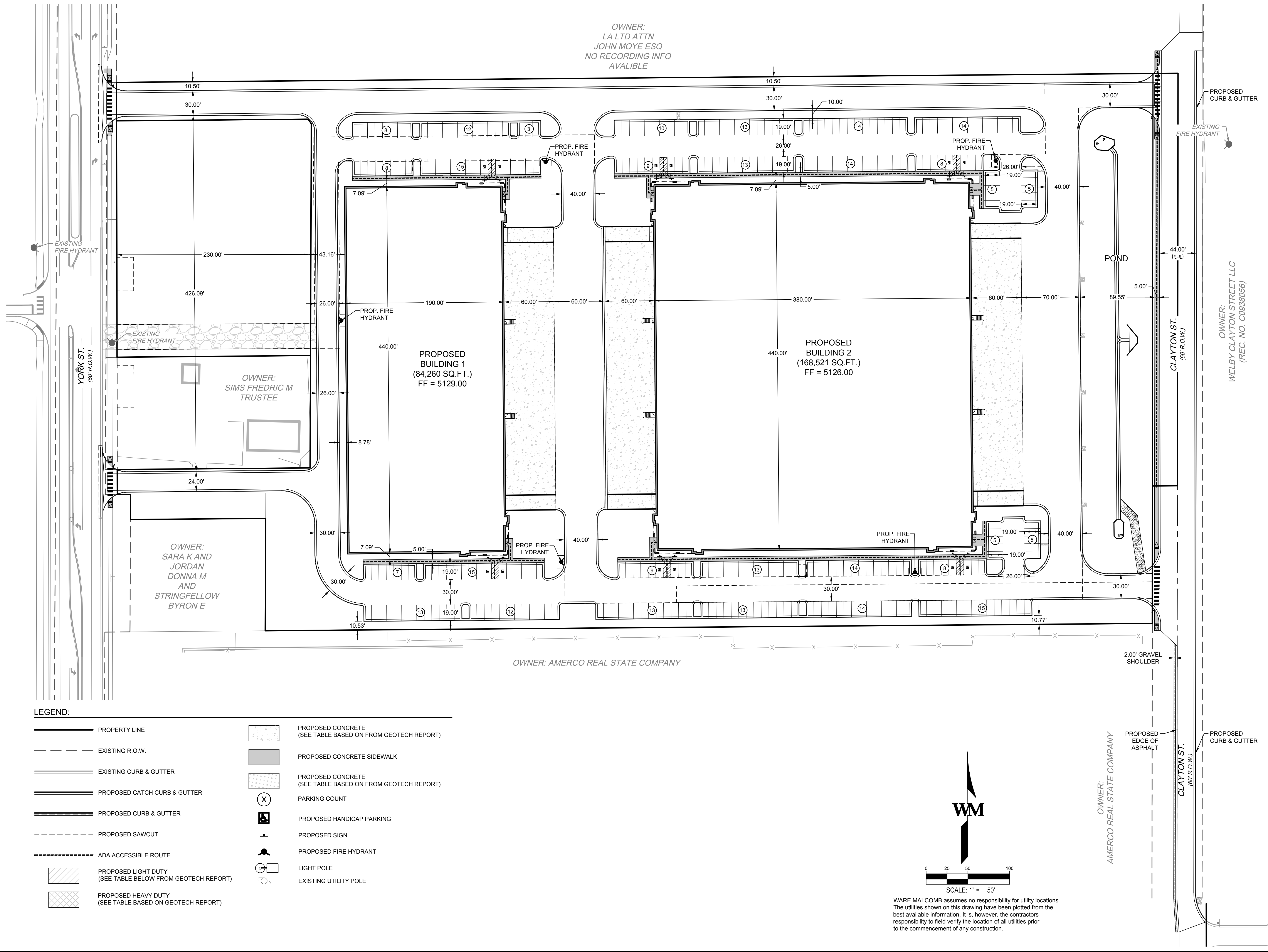
SHEET

C3.0

Sheet of

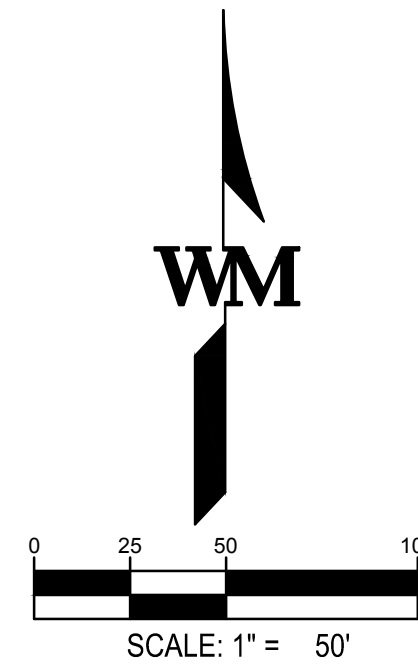
NOT FOR CONSTRUCTION

W:\DEN21\0001\000\Civil\CAD\Sheets\CD\DEN21-0001_C3_0_Overall Horizontal Control Plan.dwg 6/16/2022 6:19 AM JPEWA 1:1



LEGEND:

	PROPERTY LINE		PROPOSED CONCRETE (SEE TABLE BASED ON FROM GEOTECH REPORT)
	EXISTING R.O.W.		PROPOSED CONCRETE SIDEWALK
	EXISTING CURB & GUTTER		PROPOSED CONCRETE (SEE TABLE BASED ON FROM GEOTECH REPORT)
	PROPOSED CATCH CURB & GUTTER		PARKING COUNT
	PROPOSED CURB & GUTTER		PROPOSED HANDICAP PARKING
	PROPOSED SAWCUT		PROPOSED SIGN
	ADA ACCESSIBLE ROUTE		PROPOSED FIRE HYDRANT
	PROPOSED LIGHT DUTY (SEE TABLE BASED ON FROM GEOTECH REPORT)		LIGHT POLE
	PROPOSED HEAVY DUTY (SEE TABLE BASED ON FROM GEOTECH REPORT)		EXISTING UTILITY POLE



WARE MALCOMB assumes no responsibility for utility locations.
The utilities shown on this drawing have been plotted from the
best available information. It is, however, the contractors
responsibility to field verify the location of all utilities prior
to the commencement of any construction.



SUBDIVISION-MINOR / FINAL

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) included in this packet for more information on each submittal item.

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/>.

1. Development Application Form (pg. 5)
2. Application Fees (pg. 2)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
6. Subdivision Improvement Agreement (SIA) Application
7. School Impact Analysis (contact applicable District)
8. Fire Protection Report (required prior to public hearing)
9. Proof of Ownership
10. Proof of Water and Sewer Services
11. Proof of Utilities
12. Legal Description
13. Statement of Taxes Paid
14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12)
15. Certificate of Surface Development (pg. 13)
16. Subdivision Engineering Review application (**2 hard copies**)

continued on next page...



Application Fees	Amount	Due
Minor Subdivision (final plat)	\$1,500	After complete application received
Tri-County Health	\$150 (with public utilities-TCHD Level 1), \$210 (with individual septic system-TCHD Level 2)	After complete application received
Soil Conservation	\$100 (less than 5 lots), \$150 (more than 5 lots)	After complete application received
Colorado Geological Survey	\$600 (1-3 dwellings and less than 100 ac)\$900 (< 3 dwellings and less than 100 ac) \$1,550 (between 100 and 500 acres) \$2,500 (500 acres or more)	After complete application received
Engineering Review	\$1,000 (less than 5 lots) \$2,500 (5-25 lots) \$7,500 (greater than 25 lots)	After complete application received
Copying	\$5 per page	Prior to public hearing
Recording *Check made payable to Clerk and Recorder	\$13 first page, \$10 each additional page	Prior to public hearing
Public Land Dedication	Determined during staff review of project	Prior to public hearing

Minor Subdivision (Preliminary/Final Plat) - Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation of the Project:

- 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

4. Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - 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
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

5. Copy of 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

6. Subdivision Improvements Agreement:

- This agreement addresses the manner, timing, and responsibility of completion of all required public improvements (i.e. curb, gutter, and sidewalk)
- Shall include the Word version of the Subdivision Improvements Agreement, all exhibits, and a collateral estimate

7. School Impact Analysis:

- Contact the applicable school district for the analysis
- 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

8. Fire Protection Report:

- Shall discuss the adequacy of protection within the propose subdivision and be approved by the appropriate fire district

9. 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

10. Proof of Water:

- Public utilities - 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
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587

Proof of Sewer:

- Public utilities - 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
- Private utilities - A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

11. 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

12. 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

13. Statement of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or <https://adcotax.com/treasurer/web/>

14-15. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property
- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents.

Subdivision Engineering Review

Level 1-Storm Drainage Plan:

- A level 1 Storm Drainage Plan is a preliminary design plan showing existing and proposed site drainage features or improvements and, is intended to show how the storm drainage will be mitigated.
- See Appendix B of the Development Standards for a plan preparation checklist

Level 2-Storm Drainage Study (SDS):

- A level 2 SDS is a preliminary design report that describes the existing and proposed drainage features and, includes a hydrologic analysis of the proposed site. A Level 2 SDS also includes a drainage plan.
- See Appendix B of the Development Standards for a plan preparation checklist

Level 3-Storm Drainage Study (SDS):

- A level 3 SDS is a preliminary design report that describes the existing and proposed drainage features, includes a hydrologic analysis of the proposed site and hydraulic analysis of all proposed drainage mitigation measures. A Level 3 SDS also includes a drainage plan and construction plans for all drainage mitigation features.
- See Appendix B of the Development Standards for a plan preparation checklist

Traffic Impact Study:

- Intended to forecast and mitigate the transportation and traffic impacts of a proposed land use development or redevelopment project
- See Chapter 8 of the Adams County Development Standards for requirements

Erosion and Sediment Control Plans:

- Erosion and Sediment Control (ESC) plans are construction plans showing the proposed Best Management Practices, or BMP's, that will be used to mitigate erosion and the transport of sediment from a site under construction.
- ESC plans are often done in three (3) phases: Initial, Interim and, Final.
- These plans must also include installation details for each of the BMP's.

Construction / Engineering Design Plans:

- A set of maps and/or drawings showing how a proposed development is to be constructed.
- The plans must include:
 - site maps of the existing conditions and proposed improvements,
 - installation/construction details for all proposed improvements,
 - survey control (horizontal and vertical) for locating the improvements and,
 - all necessary specification for the products to be used.
- Construction plans are often broken out for specific improvements; for example: site plan, grading plan, waterline improvement plans, roadways improvements plans, etc.



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address: 77th Ave and York St

City, State, Zip: Adams County, CO 80229

Area (acres or square feet): 17.7 acres

Tax Assessor Parcel Number: 0171936200007; 0171936200008; 0171936200032; 0171936200033; 0171936200035

Existing Zoning: A1

Existing Land Use: Residential, Farming

Proposed Land Use: Mixed Use and Light Industrial

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2022-00006

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Michael E. Fiore Date: 3/30/2023

Owner's Printed Name

Name: [Signature]

Owner's Signature

Name: Dmitriy Tanas Date: 4.4.2023

Owner's Printed Name

Name: [Signature]

Owner's Signature



Minor Subdivision Final Plat Requirements

1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.
3. **Ownership Certificate:**
 - a. Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:
 - b. Legal Description
 - c. Have (Has) by these presents laid out, platted and subdivided the same into lots, streets and easements as shown on this plat under the name and style of (subdivision name).
4. **Dedication Statements:** Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.
 - a. All plats with public streets shall have the following sentence in the dedication statement: *All public streets are hereby dedicated to Adams County for public use.*
 - b. All plats with public easements and/or tracts must have the following sentence in the dedication statement: *The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County.*
 - c. All plats with private streets shall have the following sentence in the dedication statement: *All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, etc.).*
 - d. All plats with other tracts being dedicated to the County shall have:



- i. A sentence in the dedication statement similar to "Tract X is hereby dedicated to Adams County for public use".
 - ii. A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as "Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (District Name) Special Maintenance District".
5. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.
6. **Access Provisions:**
 - a. **Statement Restricting Access:** A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
7. **Easement Statement:**
 - a. Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of 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.
8. **Storm Drainage Facilities Statement:**
 - a. 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 development 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 cost will be assessed to the property owners.
9. **Layout:**
 - a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing



and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).

- b. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
 - i. Within the proposed subdivision, and
 - ii. Immediately abutting the proposed subdivision, and
 - iii. Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.
- c. **Easements:** All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.
- d. **Lots and Blocks:** All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).
- e. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- f. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.



- g. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
 - h. **Identification System:** All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.
 - i. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.
 - j. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
10. **Easements:** Book and page and/or reception number for all existing and newly created easements.
11. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
12. **Basis of Bearings:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
13. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
14. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.
15. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.
16. **Operation and Maintenance Manual reference:**

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

REFER TO THE OPERATION AND MAINTENANCE MANUEL RECORDED
_____ AT RECEPTION NO. _____ FOR
ADDITIONAL DRAINAGE GUIDELINES.

17. All other information required by State law.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, Tanes Dmitriy, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 7656 York St., Unit B, Denver, CO 80229

Legal Description: See attached

Parcel #(s): _____

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

X

No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

_____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 4.4.23 Applicant: _____

After Recording Return To:

By:
Print Name:
Address:

OWNER
DMITRIY TANES
7656 YORKE ST #B
DENVER CO 80229

EXHIBIT A

LEGAL DESCRIPTION

Parcels B and C as shown on the DeTullio Exemption From Subdivision Amended, Case Number PLT 2005-00047 recorded December 12, 2005 at Reception Number 20051212001358460, County of Adams, State of Colorado.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Tanas Dmitriy
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 7656 York St., Unit B, Denver, CO 80229

Legal Description: See attached

Parcel #(s): _____

(PLEASE CHECK ONE):

On the _____ day of _____, 20____, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

X I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 4.4.23

Applicant: _____

By: _____

Print Name: _____

Address: _____

OWNER

Dmitriy Tanas

7656 YORK ST # B

DENVER CO 80229

STATE OF COLORADO)

COUNTY OF ADAMS)

Arapahoe

Subscribed and sworn to before me this 4th day of April, 2023, by

Dmitriy Tanas

Witness my hand and official seal.

My Commission expires: 7/28/25

Notary Public

Ashley Oliver

ASHLEY OLIVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214030000
MY COMMISSION EXPIRES 07/28/2025

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

STATE OF COLORADO)

COUNTY OF ~~ADAMS~~ ^{AD})
Arapahoe

Subscribed and sworn to before me this 4th day of April, 2023, by
Dmitriy Tanas.

Witness my hand and official seal.

My Commission expires: 7/28/25 Ashley Oliver
Notary Public

ASHLEY OLIVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214030000
MY COMMISSION EXPIRES 07/28/2025

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

EXHIBIT A

LEGAL DESCRIPTION

Parcels B and C as shown on the DeTullio Exemption From Subdivision Amended. Case Number PLT 2005-00047 recorded December 12, 2005 at Reception Number 20051212001358460, County of Adams, State of Colorado.



SUBDIVISION IMPROVEMENTS AGREEMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

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/>.

1. Development Application Form (pg. 3)
2. Application Fee (see table)
3. Written Explanation of the Agreement and All Public Improvements
4. Copy of Proposed Subdivision Improvements Agreement
5. Construction Documents, including assigned case number

Application Fees	Amount	Due
SIA Agreement	\$500	After complete application received

Subdivision Improvements Agreement - Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (USB) and one (1) hard copy of each document. **Application submittals that do not conform to these guidelines shall not be accepted.**

3 and 4. Subdivision Improvements Agreement (SIA):

- 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
- This agreement addresses the manner, timing, and responsibility of completion of all required public improvements (i.e. curb, gutter, and sidewalk)
- Shall include the Word version of the Subdivision Improvements Agreement, all exhibits, and a collateral estimate

5. Construction / Engineering Design Plans:

- A set of maps and/or drawings showing how a proposed development is to be constructed.
- The plans must include:
 - site maps of the existing conditions and proposed improvements,
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 - survey control (horizontal and vertical) for locating the improvements and,
 - all necessary specification for the products to be used.
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DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:	77th Ave and York St
City, State, Zip:	Adams County, CO 80229
Area (acres or square feet):	17.7 acres
Tax Assessor Parcel Number	0171936200007 0171936200008 0171936200032
Existing Zoning:	A1
Existing Land Use:	Residential, Farming
Proposed Land Use:	Mixed Use and Light Industrial

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2022-00006

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Michael E. Fiore Date: June 13, 2022

Owner's Printed Name

Name: 

Owner's Signature



REZONING (Zoning Map Amendment)

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

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/>.

- ☐ 1. Development Application Form (pg. 4)
- ☐ 2. Application Fees (see table)
- ☐ 3. Written Explanation of the Project
- ☐ 4. Site Plan Showing Proposed Development, including:
 - a. Proposed Building Envelope
 - b. Parking Areas
 - c. Site Access
 - d. Landscape Areas
- ☐ 5. Trip Generation Letter
- ☐ 6. Preliminary Drainage Analysis
- ☐ 7. Neighborhood Meeting Summary
- ☐ 8. Proof of Ownership (warranty deed or title policy)
- ☐ 9. Proof of Water and Sewer Services
- ☐ 10. Legal Description
- ☐ 11. Certificate of Taxes Paid
- ☐ 12. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 6)
- ☐ 13. Certificate of Surface Development (pg. 7)

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Tri-County Health	\$210 (public utilities - TCHD Level 2) \$360 (individual septic - TCHD Level 3)	After complete application received



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME: CorePark Denver Distribution Center

APPLICANT

Name(s): 7700 York Street Investments, LLC Phone #: 303-519-2612
Address: 385 Inverness Parkway, Ste. 460
City, State, Zip: Englewood, CO 80112
2nd Phone #: Email: jjones@huntingtonindustrial.com

OWNER

Name(s): 6625 Investments, LLC; Tanas Dmitry Phone #: 303-902-2903; 720-323-2550
Address: 80 E 62nd Ave; 7656 York Street, Unit B
City, State, Zip: Denver, CO 80216; Denver, CO 80229
2nd Phone #: 303-429-8893 Email: mika@floreandsons.com; dtanas68@gmail.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Ted Swan Phone #: 970-402-6977
Address: 800 S Broadway #320
City, State, Zip: Denver, CO 80209
2nd Phone #: Email: tswan@waremalcomb.com

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, Tanes Dmitriy, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 7656 York St., Unit B, Denver, CO 80229

Legal Description: See attached

Parcel #(s): _____

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

X

No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

_____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 4.4.23 Applicant: [Signature]

After Recording Return To:

By:
Print Name:
Address:

OWNER
DMITRIY TANES
7656 YORKE ST #B
DENVER CO 80229

EXHIBIT A

LEGAL DESCRIPTION

Parcels B and C as shown on the DeTullio Exemption From Subdivision Amended, Case Number PLT 2005-00047 recorded December 12, 2005 at Reception Number 20051212001358460, County of Adams, State of Colorado.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Tanas Dmitriy
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 7656 York St., Unit B, Denver, CO 80229

Legal Description: See attached

Parcel #(s): _____

(PLEASE CHECK ONE):

On the _____ day of _____, 20____, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

X I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 4.4.23

Applicant: _____

By: _____

Print Name: _____

Address: _____

OWNER

Dmitriy Tanas

7656 YORK ST # B

DENVER CO 80229

STATE OF COLORADO)

COUNTY OF ADAMS)

Arapahoe

Subscribed and sworn to before me this 4th day of April, 2023, by

Dmitriy Tanas

Witness my hand and official seal.

My Commission expires: 7/28/25

Notary Public

Ashley Oliver

ASHLEY OLIVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214030000
MY COMMISSION EXPIRES 07/28/2025

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

DESCRIPTION OF SITE

Address: 77th Ave and York St

City, State, Zip: Adams County, CO 80229

Area (acres or square feet): 17.7 acres

Tax Assessor Parcel Number: 0171936200007; 0171936200008; 0171936200032; 0171936200033; 0171936200035

Existing Zoning: A1

Existing Land Use: Residential, Farming

Proposed Land Use: Mixed Use and Light Industrial

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2022-00006

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Michael E. Fiore Date: 3/30/2023

Owner's Printed Name

Name: [Signature]

Owner's Signature

Name: Dmitriy Tanas Date: 4.4.2023

Owner's Printed Name

Name: [Signature]

Owner's Signature

STATE OF COLORADO)

COUNTY OF ~~ADAMS~~ ^{AD})
Arapahoe

Subscribed and sworn to before me this 4th day of April, 2023, by

Dmitriy Tanas.

Witness my hand and official seal.

My Commission expires: 7/28/25

Ashley Oliver
Notary Public

ASHLEY OLIVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214030000
MY COMMISSION EXPIRES 07/28/2025

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

EXHIBIT A

LEGAL DESCRIPTION

Parcels B and C as shown on the DeTullio Exemption From Subdivision Amended. Case Number PLT 2005-00047 recorded December 12, 2005 at Reception Number 20051212001358460, County of Adams, State of Colorado.

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

April 4, 2023

RE: CorePark Denver Distribution Center – Rezone Review Letter

To Whom It May Concern,

The 17.7-acre CorePark Denver Distribution Center development by Huntington Industrial Partners consists of a proposed mixed-use parcel that fronts on York Street with two light industrial warehouse/distribution buildings behind and east of the mixed-use parcel. The mixed-use parcel is approximately 1.49 acres with to be defined buildings complimenting that use. The two industrial buildings on the balance of the site (16.2 acres) total 252,781 SF with undefined uses at this time. Access to the site is anticipated to be from both York and Clayton Streets with internal circulation intended to separate car and truck traffic. The remainder of the industrial portion of the site is anticipated to be truck courts, driveways, parking stormwater detention, water quality treatment and landscaped areas.

The site is currently zoned A1 and primarily has existing residential and agricultural uses. We would like to request a rezone of the mixed use parcel to Commercial C-5 and the industrial area to I-1. We believe this rezoning is in line with the surrounding parcels and supports the desired goals of the County and Community for development in the area. Clayton St is intended to be extended south to connect to the previously constructed roadway leading to Hwy 224. The goal of the development is to establish Clayton St as a primary route for truck traffic. Please see attached maps for clarification.

Please let us know if you have any questions and thank you for supporting this development!



Ted Swan, PE
Ware Malcomb

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

COREPARK DENVER
DISTRIBUTION CENTER

7700 YORK STREET
DENVER, CO 80229

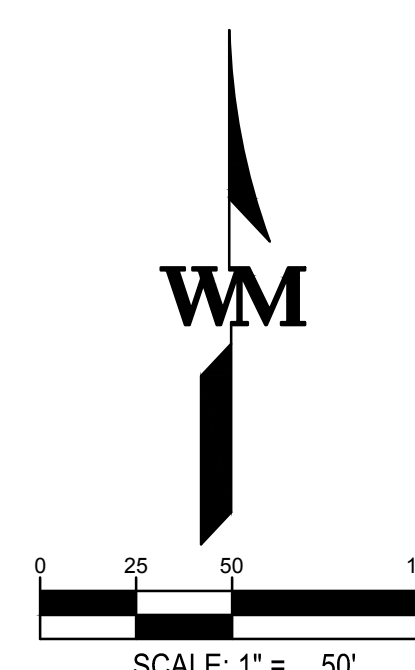
OVERALL HORIZONTAL CONTROL PLAN		
NO.	DATE	REMARKS
1	07/12/2022	NWSWSD 1ST SUBMITTAL
2	01/13/2023	ADCO 3RD SUBMITTAL

JOB NO.:	DEN21-0001
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	05/18/2022
PLOT DATE:	1/13/2023

SHEET

C3.0

Sheet of



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

OWNER:
LA LTD ATTN
JOHN MOYE ESQ
NO RECORDING INFO
AVAILABLE

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**COREPARK DENVER
DISTRIBUTION CENTER**

7700 YORK STREET
DENVER, CO 80229

OVERALL HORIZONTAL CONTROL PLAN

NO.	DATE	REMARKS
1	07/12/2022	NW/SWSD 1ST SUBMITTAL
2	01/13/2023	ADCO 3RD SUBMITTAL

JOB NO.:	DEN21-0001
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	05/18/2022
PLOT DATE:	1/13/2023

SHEET

C3.0

Sheet of

NOT FOR CONSTRUCTION

W:\DEN21\0001\000\CivilCAD\Sheets\CD\DEN21-0001_C3_0_Overall Horizontal Control Plan.dwg 6/16/2022 6:19 AM JPEWA 1:1

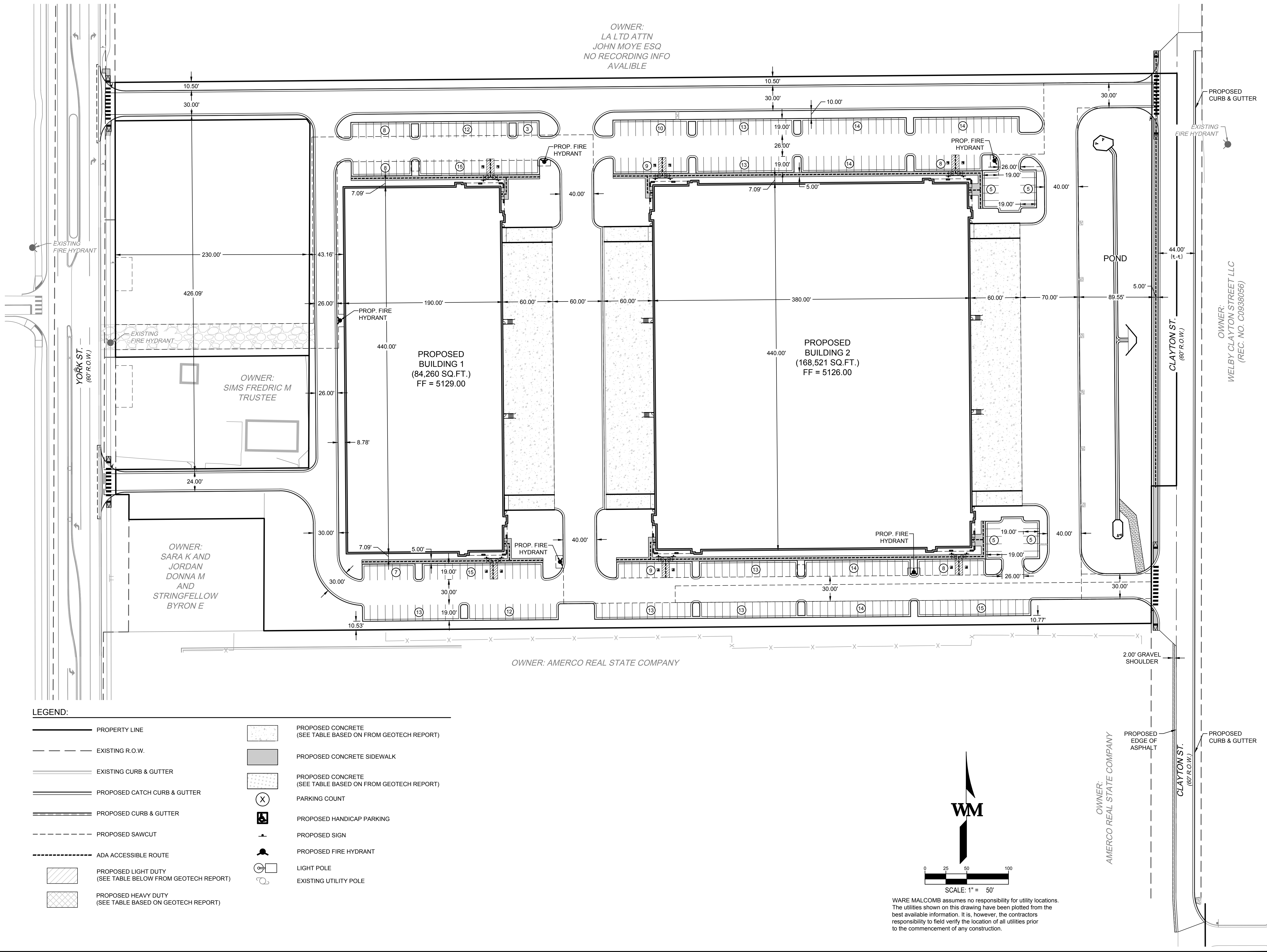


EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 36 AND CONSIDERING THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36 TO BEAR SOUTH 00°04'20" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°04'20" WEST ALONG SAID EAST LINE A DISTANCE OF 329.26 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°04'20" WEST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 493.89 FEET TO THE NORTHEAST CORNER OF THE 30 FOOT RIGHT-OF-WAY PARCEL RECORDED AT RECEPTION NO. 2022000081343 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID RIGHT-OF-WAY PARCEL THE FOLLOWING TWO (2) COURSES:

- 1.) SOUTH 89°31'15" WEST A DISTANCE OF 30.00 FEET;
- 2.) SOUTH 00°04'20" WEST A DISTANCE OF 164.63 FEET TO THE SOUTHEAST CORNER OF PARCEL B DE TULLIO EXEMPTION FROM SUBDIVISION AMENDED RECORDED AT RECEPTION NO. 20051212001358460 IN SAID RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING TWO (2) COURSES:

- 1.) SOUTH 89°31'30" WEST A DISTANCE OF 1,062.54 FEET;
- 2.) NORTH 00°12'46" EAST A DISTANCE OF 164.56 FEET TO THE NORTH LINE OF SAID DE TULLIO EXEMPTION FROM SUBDIVISION AMENDED;

THENCE SOUTH 89°31'15" WEST ALONG SAID NORTH LINE A DISTANCE OF 177.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF YORK STREET;

THENCE NORTH 00°06'32" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007000070528 IN SAID RECORDS;


<div>900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com</div> <div>CIVIL ENGINEERING & SURVEYING</div>		PROJECT NAME: COREPARK ZONING LEGAL			SHEET 1 OF 3
		JOB NO.: DEN21-0001		DATE : 04/06/2023	
		DRAWN: KDW	PA/PM: JCS	SCALE: N/A	

EXHIBIT A

LEGAL DESCRIPTION (CONT.):

THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

- 1.) NORTH 89°31'15" EAST A DISTANCE OF 230.96 FEET;
- 2.) NORTH 00°12'46" EAST A DISTANCE OF 134.56 FEET;
- 3.) SOUTH 89°31'00" WEST A DISTANCE OF 231.71 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF YORK STREET;

THENCE NORTH 00°06'32" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 329.07 FEET;

THENCE NORTH 89°30'30" EAST A DISTANCE OF 1,271.46 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 771,093 SQUARE FEET, OR 17.701 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, JUSTIN C. SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



JUSTIN C. SCHEITLER, P.L.S. 38430
FOR AND ON BEHALF OF
WARE MALCOMB
900 SOUTH BROADWAY
SUITE 320
DENVER, COLORADO 80209
P 303.561.3333


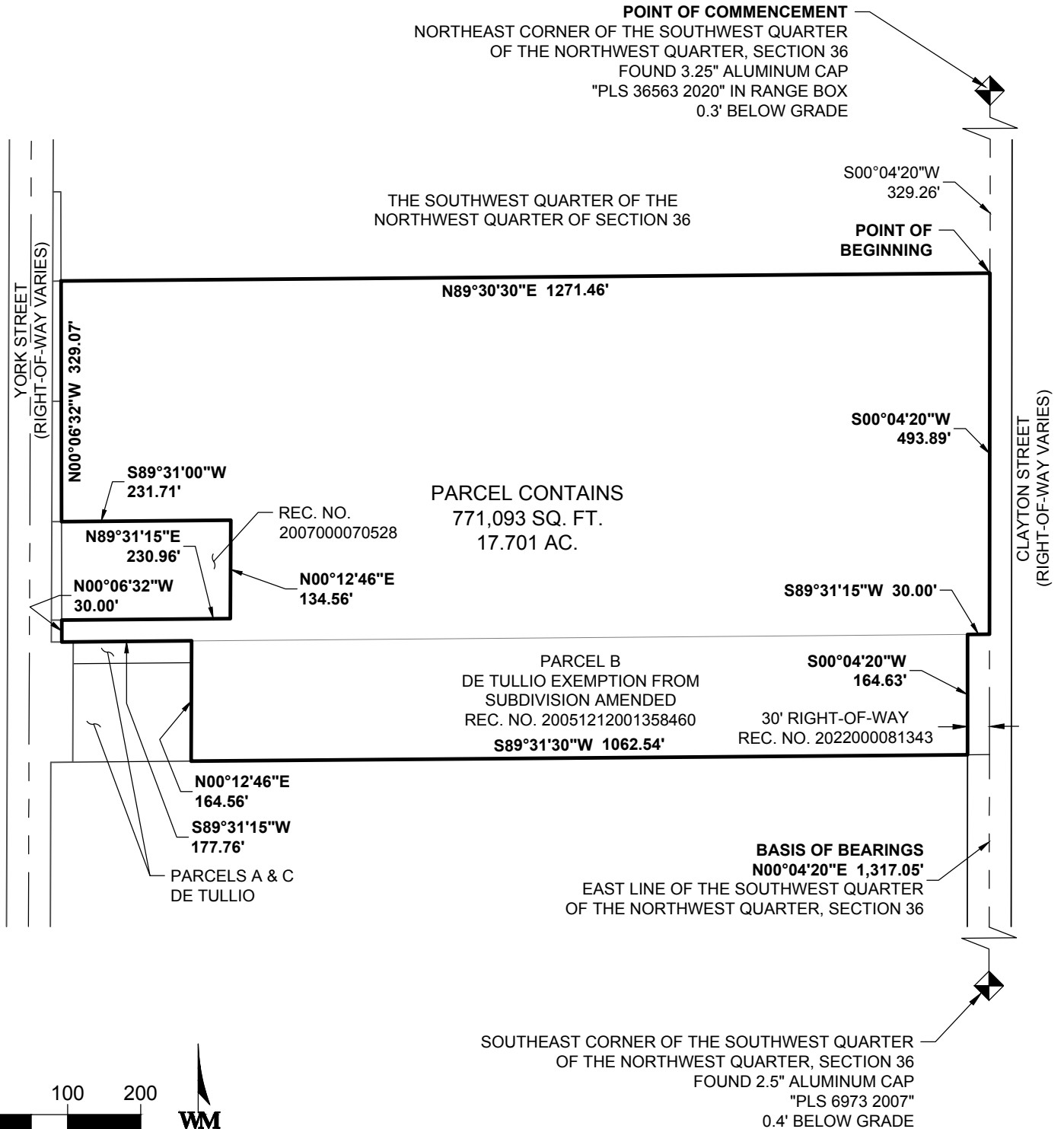
900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com CIVIL ENGINEERING & SURVEYING		PROJECT NAME: COREPARK ZONING LEGAL		SHEET 2 OF 3
		JOB NO.: DEN21-0001	DATE : 04/06/2023	
		DRAWN: KDW	PA/PM: JCS SCALE: N/A	

EXHIBIT A



<div>900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com</div> <div><div>WM</div><div>WARE MALCOMB</div></div> <div>CIVIL ENGINEERING & SURVEYING</div>	PROJECT NAME: COREPARK ZONING LEGAL			SHEET 3 OF 3
	JOB NO.: DEN21-0001		DATE : 04/06/2023	
	DRAWN: KDW	PA/PM: JCS	SCALE: 1" = 200'	



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0167194

Parcel 0171936200033

Assessed To

TANAS DMITRIY
7656 YORK STREET UNIT B
DENVER, CO 80229

Certificate Number 2023-227766

Order Number

Vendor ID 35

BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

SECT.TWN.RNG:36-2-68 DESC: PARCEL C PT OF THE S2 N2 S2 SW4 NW4 OF SEC 36 DESC AS FOLS BEG AT THE SW COR OF SW4 NW4 SD SEC 36 TH N 493/39 FT TH E 60 FT TO THE POB TH CONT E 161/97 FT TH S 30 FT TH W 161/97 FT TH N 30 FT TO THE POB 0/112A

Situs Address

0

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$1.08	\$0.00	\$5.00	\$0.00	\$6.08
Total Tax Charge					\$6.08
Grand Total Due as of 03/17/2023					\$6.08

Tax Billed at 2022 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$0.04	0800	\$30	\$10
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$0.18	Total	\$30	\$10
ADAMS COUNTY	26.9670000	\$0.26			
NORTH WASHINGTON WATER & SA	0.7750000	\$0.01			
SD 1	57.8890000	\$0.58			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.00			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.01			

Taxes Billed 2022 107.8000000 \$1.08

* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY 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, Lisa L. Culpepper,

J.D.

4430 S. Adams County Parkway

Brighton, CO 80601

Lisa L. Culpepper



Fidelity National Title



NATIONAL COMMERCIAL SERVICES

8055 E Tufts Ave, Suite 900
Denver, CO 80237
Phone: (303) 291-9977

DATE: April 12, 2023

FILE NUMBER: 100-N0037509-020-LM1, Amendment No. 2

PROPERTY ADDRESS: 7700 York Street, Denver, CO 80229, 7740 York Street, Denver, CO 80229, 7680 York Street, Denver, CO 80229, 7656 York Street, Denver, CO 80229, Vacant Land

BUYER/BORROWER: 7700 York Street Investments, LLC, a Colorado limited liability company

OWNER(S): 6625 Investments, LLC, a Colorado limited liability company and Dmitriy Tanas

YOUR REFERENCE NUMBER:

ASSESSOR PARCEL NUMBER: R0071114, R0155086, R0071113, R0167193, R0167194

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

TO: Escrow Officer	ATTN: Lindsey Mann PHONE: (720) 200-1227 FAX: (303) 633-7624 E-MAIL: lindsey.mann@fnf.com
Escrow Assistant	ATTN: Emily Tucker PHONE: (303) 291-9923 E-MAIL: emily.tucker@fnf.com
Title Officer	ATTN: Darrin Kunselman PHONE: (720) 200-1233 E-MAIL: darrin.kunselman@fnf.com
Sales Executive	ATTN: Robert Masten E-MAIL: robert.masten@fnf.com
TO: 7700 York Street Investments, LLC, a Colorado limited liability company	ATTN: PHONE: FAX: E-MAIL:
TO: Franklin Law Firm	ATTN: David Franklin PHONE: FAX: E-MAIL: david@franklinfirm.org
TO: Huntington Industrial Partners 385 Inverness Pkwy. Suite 450 Englewood, CO 80112	ATTN: Jeff Jones PHONE: (720) 233-6966 FAX: (000) 000-0000 E-MAIL: jjones@huntingtonindustrial.com
TO: National Commercial Services Main 8055 E Tufts Ave Suite 900 Denver, CO 80237	ATTN: Lindsey Mann PHONE: (303) 291-9977 FAX: (303) 633-7720 E-MAIL: lindsey.mann@fnf.com

**Commitment Transmittal
(Continued)**

END OF TRANSMITTAL



COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National 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 EXTRA CONTRACTUAL 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, **Fidelity National Title Insurance Company**, a Florida 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 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned

By: 
John Miller
Authorized Signature

Fidelity National Title Insurance Company

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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.



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, this 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;
- (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 good faith reliance to:
 - (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.

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- (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>.

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Transaction Identification Data for reference only:

Issuing Agent: Fidelity National Title, National Commercial Services
 Issuing Office: 8055 E Tufts Ave, Suite 900, Denver, CO 80237
 Loan ID Number:
 Issuing Office File Number: 100-N0037509-020-LM1, Amendment No. 2
 Property Address: 7700 York Street, Denver, CO 80229
 Revision Number: Amendment No. 2, Amendment Date: April 12, 2023

SCHEDULE A**AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

1. Commitment Date: **April 5, 2023**
2. Policy to be issued:
 - (a) ALTA Owners Policy 6-17-06
 Proposed Insured: **7700 York Street Investments, LLC, a Colorado limited liability company**
 Proposed Policy Amount: **\$100,000.00**
 - (b) None
 Proposed Insured:
 Proposed Policy Amount: **\$0.00**
 - (c) None
 Proposed Insured:
 Proposed Policy Amount: **\$0.00**
3. The estate or interest in the Land described or referred to in this Commitment is:
A Fee Simple
4. The Title is, at the Commitment Date, [vested in](#):
**6625 Investments, LLC, a Colorado limited liability company, as to Parcels One, Two and Four
 Dmitriy Tanas as to Parcel Five**
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

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SCHEDULE A

(Continued)

PREMIUMS:

Owners Policy	579.00
ALTA 39-06 - Policy Authentication	0.00
Deletion of 1 - 4 upon requirements met and provided there is no recent, ongoing or anticipated construction on the land	75.00
Tax Certificate ⁵	90.00

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EXHIBIT A

LEGAL DESCRIPTION

Parcel One:

The South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 36, Township 2 South, Range 68 West of the 6th P.M., County of Adams, State of Colorado;

EXCEPT that portion conveyed to the County of Adams, State of Colorado, by Warranty Deed recorded March 2, 2018 under [Reception No. 2018000017800](#).

For Informational Purposes Only
7700 York Street, Denver, Colorado
Tax ID No.: 0171936200008 / R0071114

Parcel Two:

The North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian,
County of Adams, State of Colorado

EXCEPT that portion described as follows:

Commencing at the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 36, from which the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 36 bears S00°12'30" W, a distance of 1316.24 feet; thence S00°12'30"W, along the West line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 36, a distance of 329.15 feet to the Northwest corner of the parcel of land described in said [Reception No. 20040908000877940](#) and the Point of Beginning;

Thence N89°30'41"E, along the North line of the parcel of land described in said [Reception No. 20040908000877940](#), a distance of 41.44 feet;

Thence S00°06'45"E, a distance of 164.65 feet to the South line of the parcel of land described in said [Reception No. 20040908000877940](#);

Thence S89°30'23"W, along the South line of the parcel of land described in said Reception No. 20040908000877940, distance of 42.37 feet to the West line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 36, said line being coincident with the West line of the parcel of land described in said [Reception No. 20040908000877940](#);

Thence N00°12'30"W, along said West line, a distance of 164.66 feet to the Point of Beginning.

For Informational Purposes Only:
7740 York Street, Denver, Colorado
Tax ID No.: 0171936200007 / R0071113

Parcel Three:

Intentionally deleted.

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EXHIBIT A
(Continued)

Parcel Four:

The North ½ of the North ½ of the South ¼ of the Southwest ¼ of the Northwest ¼ of Section 36, Township 2 South, Range 68 West of the 6th P.M., County of Adams, State of Colorado, EXCEPT those portions described in deeds recorded July 24, 2007 at [Reception No. 2007000070528](#) and April 12, 2018 at [Reception No. 2018000029702](#) and any portion lying in the right of way for York Street.

For Informational Purposes Only:

Vacant Land, Denver, Colorado

Tax ID No.: 0171936200032 / R0155086

Parcel Five:

Parcels B and C as shown on the DeTullio Exemption from Subdivision Amended, Case Number PLT 2005-00047 recorded December 12, 2005 at [Reception No. 20051212001358460](#), County of Adams, State of Colorado

For Informational Purposes Only:

7656 York Street, Denver, Colorado

Tax ID No(s):

Parcel B: 0171936200035 / R0167193

Parcel C: 0171936200033 / R0167194

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SCHEDULE B

PART I – REQUIREMENTS

All of the following Requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.

Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

- d. Intentionally deleted.
- e. Furnish for recordation a full release of deed of trust:

Amount:	\$256,000.00
Dated:	April 6, 2006
Trustor/Grantor:	Dmitriy Tanas
Trustee:	Public Trustee of Adams County, Colorado
Beneficiary:	CIT Group/Consumer Finance, Inc.
Recording Date:	May 16, 2006
Recording No:	Reception No. 504080

(Affects Parcel Five)

- f. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: 6625 Investments, LLC, a Colorado limited liability company

a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member

b) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

c) Recordation of a Statement of Authority

d) Copies of resolution(s), agreements and/or other documentation necessary to establish the authority of parties executing on behalf of entities disclosed as part of an organizational structure managing said Limited Liability Company.

(Affects Parcels One, Two and Four)

- g. Intentionally deleted.

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SCHEDULE B

PART I – Requirements

(Continued)

- h. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
- i. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent thereto subsequent to the survey presented to the Company.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- j. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created as to 7700 York Street Investments, LLC, a Colorado limited liability company.
- k. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): 6625 Investments, LLC, a Colorado limited liability company

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

(Affects Parcels One, Two and Four)

- l. Intentionally deleted.
- m. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Dmitriy Tanas

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

(Affects Parcel Five)

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SCHEDULE B
PART I – Requirements
(Continued)

Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

END OF REQUIREMENTS

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SCHEDULE B

PART II – EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which 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.
3. Any encroachments, encumbrances, 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 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.
5. 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 the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

NOTE: The above exception will not appear on policies where closing and settlement has been performed by the Company.

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Any existing leases or tenancies, and any and all parties claiming by, through or under said leases.

THE FOLLOWING MATTERS AFFECT PARCEL ONE:

9. Any taxes or assessments by reason of the inclusion of the Land in the North Washington Street Water and Sanitation District:

Recording Date: May 28, 1954
Recording No.: [Book 499 Page 334](#)

Order (in regards thereto):

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SCHEDULE B
PART II – Exceptions
(Continued)

Recording Date: August 16, 1967
Recording No.: [Book 1382 Page 201](#)

10. The effect of North Washington Street Water and Sanitation District Water and Sewer Utilities Base Map – Index:

Recording Date: May 8, 2017
Recording No.: [Reception No. 2017000039956](#)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Adams
Purpose: Utility Easement
Recording Date: April 6, 2020
Recording No.: [Reception No. 2020000031618](#)

THE FOLLOWING MATTERS AFFECT PARCEL TWO:

12. Any taxes or assessments by reason of the inclusion of the Land in the North Washington Street Water and Sanitation District:

Recording Date: May 28, 1954
Recording No.: [Book 499 Page 334](#)

Order (in regards thereto):
Recording Date: August 16, 1967
Recording No.: [Book 1382 Page 201](#)

THE FOLLOWING MATTERS AFFECT PARCEL FOUR:

13. Any taxes or assessments by reason of the inclusion of the Land in the North Washington Street Water and Sanitation District:

Recording Date: May 28, 1954
Recording No.: [Book 499 Page 334](#)

Order (in regards thereto):
Recording Date: August 16, 1967
Recording No.: [Book 1382 Page 201](#)

14. Terms, conditions, provisions, agreements and obligations contained in the Deed of Right-of-Way Dedication as set forth below:

Recording Date: April 12, 2018
Recording No.: [Reception No. 29702](#)

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SCHEDULE B
PART II – Exceptions
(Continued)

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Adams
Purpose: utilities
Recording Date: April 6, 2020
Recording No: [Reception No. 31616](#)

THE FOLLOWING MATTERS AFFECT PARCEL FIVE:

16. Any taxes or assessments by reason of the inclusion of the Land in the North Washington Street Water and Sanitation District:

Recording Date: May 28, 1954
Recording No.: [Book 499 Page 334](#)

Order (in regards thereto):
Recording Date: August 16, 1967
Recording No.: [Book 1382 Page 201](#)

17. Terms, conditions, provisions, agreements and obligations contained in the Zoning Hearing Decision as set forth below:

Recording Date: October 2, 1997
Recording No.: [Reception No. 322920](#)

Resolution (in regards thereto):
Recording Date: October 2, 1997
Recording No.: [Reception No. 322919](#)

18. Terms, conditions, provisions, agreements and obligations contained in the DeTullio Exemption from Subdivision as set forth below:

Recording Date: June 25, 2003
Recording No.: [Reception No. 1164052](#) and recorded May 18, 2022 at Reception No. [2022000044530](#)

Amendment (in regards thereto):
Recording Date: December 12, 2005
Recording No.: [Reception No. 1358460](#)

19. Terms, conditions, provisions, agreements and obligations contained in the Easement Deed and Agreement as set forth below:

Recording Date: May 16, 2006
Recording No.: [Reception No. 504040](#)

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SCHEDULE B
PART II – Exceptions
(Continued)

20. Terms, conditions, provisions, agreements and obligations contained in the Zoning Hearing Decision as set forth below:

Recording Date: January 26, 2009
Recording No.: [Reception No. 5292](#)

21. Terms, conditions, provisions, agreements and obligations contained in the Resolution as set forth below:

Recording Date: September 1, 2009
Recording No.: [Reception No. 65567](#)

END OF EXCEPTIONS

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance 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 owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title, National Commercial Services conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes 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.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that 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 may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - 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.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: 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 that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective August 1, 2021

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Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0167193

Parcel 0171936200035

Assessed To

TANAS DMITRIY
7656 YORK STREET UNIT B
DENVER, CO 80229

Certificate Number 2023-227771

Order Number

Vendor ID 35

BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

SECT.TWN.RNG:36-2-68 DESC: PARCEL B PT OF THE S2 N2 S2 SW4 NW4 OF SEC 36 DESC AS FOLS BEG AT THE SW COR OF SW4 NW4 SD SEC 36 TH N 493/39 FT TH E 60 FT TO THE POB TH CONT E 1254/14 FT TH S 164/63 FT TH W 1092/57 FT TH N 134/49 FT TH W 161/97 FT TH N 30 FT TO THE POB 4/124A

Situs Address

7656 YORK ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$5,165.78	\$0.00	\$0.00	(\$2,582.89)	\$2,582.89
Total Tax Charge					\$2,582.89

First Half Due as of 03/17/2023

\$0.00

Second Half Due as of 03/17/2023

\$2,582.89

Tax Billed at 2022 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$173.23	RES IMPRV LAND	\$144,000	\$10,010
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$841.19	SINGLE FAMILY RES	\$545,536	\$37,910
ADAMS COUNTY	26.9670000	\$1,292.26	Total	\$689,536	\$47,920
NORTH WASHINGTON WATER & SA	0.7750000	\$37.14			
SD 1	57.8890000	\$2,774.04			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$4.79			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$43.13			
Taxes Billed 2022	107.8000000	\$5,165.78			
* Credit Levy					

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY 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, Lisa L. Culpepper,
J.D.

4430 S. Adams County Parkway
Brighton, CO 80601

Lisa L. Culpepper



DRAINAGE REPORT

CorePark Denver Distribution Center

Adams County, CO
04/07/2023

JN: DEN21-0001

Prepared for:

Huntington Industrial
Randy Simmering
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F: 303.561.3339

Ted Swan, PE No. 43903
Director of Civil Engineering

CERTIFICATION

"I hereby certify that this report for the Final Drainage design of 77th Avenue and York Street 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."

Ted Swan, PE
State of Colorado Registration No. 43903
For and on behalf of Ware Malcomb

Date

Huntington Industrial hereby certifies that the drainage facilities for CorePark Denver Distribution Center 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 Statutes Title 30, Article 28 but cannot, on behalf of Huntington Industrial, guarantee that final drainage design review will absolve Huntington Industrial 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.

Randy Simmering
Huntington Industrial

Date

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FEMA Flood Insurance Rate Map
NOAA Rainfall Criteria

APPENDIX B

Impervious Percentages and “C” Valued Concentration
Time of Concentration
SF2 & SF3 Rational Method Calculations
Runoff Summary

APPENDIX C

MHFD-Detention Calculations
MHFD-Future Pond Detention Calculations

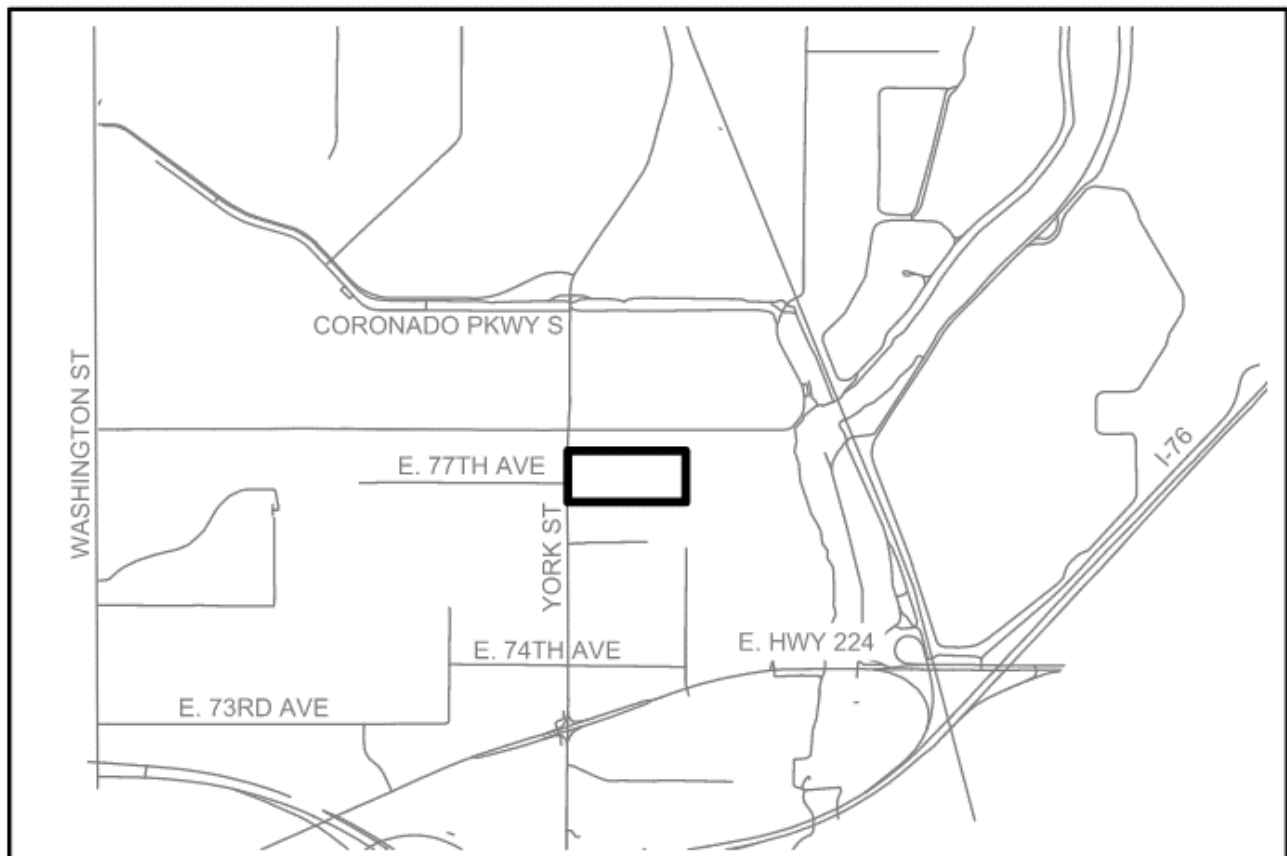
APPENDIX D

Drainage Plan

I. GENERAL LOCATION AND DESCRIPTION

A. Site Location

The subject property is located in Adams County east of the intersection of 77th Avenue and York Street. The property is bounded on the north by open land and community recreational facilities, east and south by existing industrial development, and on the west by York Street and existing industrial development. The property does not lie within a special flood hazard area or major drainageway as defined by the Federal Emergency Management Agency.



Vicinity Map
N.T.S.

B. Description of Property

The 17.06-acre property is currently occupied by existing residential homes and associated outbuildings such as garages on the west portion of the site fronting York Street. The east $\frac{3}{4}$ of the site is open area with grass ground cover. The site generally slopes from the west to east with an existing slope averaging 0.8%. The proposed development of the site includes an outparcel on the west side of the site designated for future mixed use and two industrial buildings (163,956 sf and 81,106 sf) on the east side of the site, with associated loading docks and parking areas.

According to the FEMA Flood Insurance Rate Map Number 08001C0604H, dated March 5, 2007, the project site is located within Zone X which is of minimal flood hazard. There are no major drainageways within the location. The FEMA FIRM Map has been included in Appendix A of this report for reference.

C. Existing Conditions

Currently the site slopes from west to east and storm water sheet flows to the east to an existing ditch located on the east boundary of the site. There is a small drainage ditch that runs from west to east and also directs drainage to the existing ditch. The existing ditch flows south and east conveying drainage to the South Platte River. Refer to Pre-Development Drainage Plan in Appendix D.

II. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development consists of an outparcel designated for future mixed use and construction of two industrial buildings with footprints of 163,956 sf and 81,106 sf. Basins have been divided based on the storm lines and inlets, which will flow to the proposed detention pond. Most drainage on the site will be directed to the detention pond, and the southern portion of Clayton Street along the site will be directed south to an existing culvert. The existing culvert is located at the southern end of the site running under Clayton Street. The total proposed imperviousness of the site is 77%. Refer to the Post-Development Drainage Plan in Appendix D. Due to the calculated storage volume of the detention pond and therefore required bottom elevation of pond, the runoff is unable to gravity flow from the pond to the existing culvert. A pump is needed to convey flow out of the pond into the existing culvert. A weatherproof pump is proposed. In the event of freezing temperatures, storm discharge is not anticipated. Once the snow or ice melts the pump will turn back on and work as originally designed.

The low impact development (LID) design features of this site include a dry well and curb cuts. The dry well is located at design point 7, where Basin A's roof drains flow to, to promote infiltration. Additional street flows are routed through landscape areas by way of curb cuts with rip rap to promote infiltration as well.

The basin size, imperviousness, and flow are summarized in the Runoff Summary Table below. The storage requirement for the proposed development is 1.88 acre-feet and the detention pond provides 2.97 acre-feet. The detention pond will release flows into an outfall storm line that will drain south to an existing culvert. The existing culvert discharges to a ditch on the east side of Clayton St that drains east to the Platte River. Refer to Appendix C for the MHFD Detention Basin Design Workbook and Appendix B for the SF2 & SF3 Rational Method Calculations.

III. MAJOR DRAINAGE BASINS AND SUB-BASINS

A. Major Basin Description

The site is divided into seven major basins, Major Basins A, B, C, D, E, F and P, based on the proposed storm lines and the detention pond. Storm Lines A, B, D, E and F convey runoff through their respective storm lines to the proposed detention pond, which is included in Major Basin P.

Major Basin A

Major Basin A covers 5.79 acres of the site. It has a proposed composite imperviousness of 82%. This includes parking and landscape areas on the northwestern side of the site, part of the roof area of both buildings, and the truck docks between the two buildings. Major Basin A has been divided into 11 sub-basins. All runoff will flow to Storm Line A, which conveys flow to the detention pond.

Major Basin B

Major Basin B covers 4.69 acres of the site, including the adjacent parking areas and drives along the western and southern portions of the site, landscape areas, and part of the roof area of both buildings. The total proposed composite imperviousness is 82%. The basin is divided into 10 sub-basins. All runoff will flow to Storm Line B, which will convey stormwater to the proposed detention basin.

Major Basin C

Major Basin C covers 3.38 acres of the site, including part of the eastern building's roof area and eastern truck docks. The total proposed composite imperviousness is 90%. Major Basin C is divided into six sub-basins. All runoff will sheet flow into curb cuts, either initially through the landscape claws or directly through the curb cuts along the western edge of the pond, which outfalls into the detention pond.

Major Basin D

Major Basin D includes 0.85 acres of the site along the northern end of Clayton Street. The total proposed composite imperviousness is 88%. The basin is divided into two sub-basins. Runoff will flow to the curb from the crown of the road into Storm Line D, which will convey stormwater to the proposed detention basin.

Major Basin E

Major Basin E covers 0.27 acres of the site on the northern end. The total proposed composite imperviousness is 96%. This includes drives and landscape area. All runoff will flow to Storm Line E, which outfalls into the detention pond.

Major Basin F

Major Basin F covers 2.26 acres of the site on the western end. The total proposed composite imperviousness has been assumed to be 90%, to allow for future development. The existing ground cover is primarily landscape area. This basin is not currently part of the proposed development, however it has been included in the event that this property is purchased and developed. Detention for this region will be provided inside of Basin F, and will be released into Storm Line B. Storm Line B is sized to convey this future flow.

Major Basin P

Major Basin P includes 1.10 acres of the site, including the detention pond. The total proposed composite imperviousness is 2%.

B. Sub-Basin Description

Basin A1

Basin A1 covers 0.43 acres north of the outparcel, including sidewalks and drives and has a proposed composite imperviousness of 70%. The 100-year flow from this basin is 2.76 cfs. Runoff from this basin will flow to a proposed single type 16 curb inlet, which will tie into Storm Line A at Design Point 1.

Basin A2

Basin A2 covers 0.45 acres north of the western building, including parking areas, landscaped areas, sidewalks, and drives. The proposed composite imperviousness is 80%. The 100-year flow from this basin is 2.89 cfs. Runoff from this basin will flow to a proposed single type 16 curb inlet, which will tie into Storm Line A at Design Point 2.

Basin A3

Basin A3 covers 0.45 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.94 cfs. Runoff from this basin will flow to a proposed roof drain, which will tie into Storm Line A at Design Point 5.

Basin A4

Basin A4 covers 0.40 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.56 cfs. Runoff from this basin will flow to a proposed roof drain, which will tie into Storm Line A at Design Point 5.

Basin A5

Basin A5 covers 0.45 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.94 cfs. Runoff from this basin will flow to a proposed roof drain, which will tie into Storm Line A at Design Point 4.

Basin A6

Basin A6 covers 0.40 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.56 cfs. Runoff from this basin will flow to a proposed roof drain, which will tie into Storm Line A at Design Point 4.

Basin A7

Basin A7 covers 0.95 acres of the truck docks between the two proposed buildings and some parking and landscaped areas. The proposed composite imperviousness is 77%. The 100-year flow from this basin is 6.04 cfs. Runoff from this basin will flow to a proposed double type 16 valley inlet at Design Point 4.

Basin A8

Basin A8 covers 0.34 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.20 cfs. Runoff from this basin will flow to a proposed roof drain, which will tie into Storm Line A at Design Point 6.

Basin A9

Basin A9 covers 0.34 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.20 cfs. Runoff from this basin will flow to a proposed roof drain, which will tie into Storm Line A at Design Point 6.

Basin A10

Basin A10 covers 1.37 acres parking areas, landscaped areas, sidewalks, and drives. The proposed composite imperviousness is 76%. The 100-year flow from this basin is 7.76 cfs. Runoff from Basin A10 will flow to a proposed double type 16 curb inlet, which will tie into Storm Line A at Design Point 8.

Basin A11

Basin A11 covers 0.22 acres parking areas, landscaped areas, sidewalks, and drives. The proposed composite imperviousness is 94%. The 100-year flow from this basin is 1.48 cfs. Runoff from Basin A11 will flow to a proposed single type 16 curb inlet, which will tie into Storm Line A at Design Point 10.

Basin B1

Basin B1 covers 0.25 acres of landscaped areas and drives. The proposed composite imperviousness is 67%. The 100-year flow from this basin is 1.55 cfs. Runoff from this basin will flow to a proposed single type 16 curb inlet at Design Point 13.

Basin B2

Basin B2 covers 0.89 acres of landscaped areas, sidewalks, parking and drives. The proposed composite imperviousness is 70%. The 100-year flow from this basin is 5.48 cfs. Runoff from this basin will flow to a proposed single type 16 curb inlet located at Design Point 14.

Basin B3

Basin B3 covers 0.96 acres of the truck docks between the two proposed buildings and some parking and landscaped areas. The proposed composite imperviousness is 75%. The 100-year flow from this basin is 5.74 cfs. Runoff from this basin will flow to a proposed double type 16 valley inlet at Design Point 16.

Basin B4

Basin B4 covers 0.40 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.56 cfs. Runoff from this basin will flow to a proposed roof drain, which will tie into Storm Line B at Design Point 17.

Basin B5

Basin B5 covers 0.40 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.56 cfs. Runoff from this basin will flow to a proposed roof drain, which will tie into Storm Line B at Design Point 17.

Basin B6

Basin B6 covers 0.34 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.19 cfs. Runoff from this basin will flow to a proposed roof drain, which will tie into Storm Line B at Design Point 18.

Basin B7

Basin B7 covers 0.34 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.18 cfs. Runoff from this basin will flow to a proposed roof drain, which will tie into Storm Line B at Design Point 18.

Basin B8

Basin B8 covers 0.77 acres of landscaped areas, sidewalks, parking and drives. The proposed composite imperviousness is 89%. The 100-year flow from this basin is 5.00 cfs. Runoff from this basin will flow to a proposed single type 16 curb inlet located at Design Point 20.

Basin B9

Basin B9 covers 0.24 acres of landscaped areas, sidewalks, parking and drives. The proposed composite imperviousness is 89%. The 100-year flow from this basin is 1.65 cfs. Runoff from this basin will flow to a proposed single type 16 curb inlet located at Design Point 22.

Basin 10

Basin B10 covers 0.12 acres of landscaped areas and drives. The proposed composite imperviousness is 93%. The 100-year flow from this basin is 0.87 cfs. Runoff from this basin will flow to a proposed double type 16 curb inlet located at Design Point 24.

Basin C1

Basin C1 covers 0.34 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.20 cfs. Runoff from this basin will flow to a proposed roof drain, which will sheet flow to Design Point 26.

Basin C2

Basin C2 covers 0.40 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.58 cfs. Runoff from this basin will flow to a proposed roof drain, which will sheet flow to Design Point 26.

Basin C3

Basin C3 covers 0.45 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.95 cfs. Runoff from this basin will flow to a proposed roof drain, which will sheet flow to Design Point 26.

Basin C4

Basin C4 covers 0.40 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.58 cfs. Runoff from this basin will flow to a proposed roof drain, which will sheet flow to Design Point 26.

Basin C5

Basin C5 covers 0.34 acres of the buildings' roof and has a proposed composite imperviousness of 90%. The 100-year flow from this basin is 2.20 cfs. Runoff from this basin will flow to a proposed roof drain, which will sheet flow to Design Point 26.

Basin C6

Basin C6 covers 1.46 acres of the eastern building's truck docks, parking, and landscaped areas. It has a proposed composite imperviousness of 85%. The 100-year flow from this basin is 10.06 cfs. Runoff from this basin will sheet flow to Design Point 26 at the curb cuts into the detention pond.

Basin D1

Basin D1 covers 0.41 acres of the eastern portion of Clayton Street and landscaped area. It has a proposed composite imperviousness of 76%. The 100-year flow from this basin is 2.35 cfs. Runoff from Basin D1 will flow from the crown of the road to the curb, which will convey flow to a proposed single 5' type R inlet. This inlet will tie into Storm Line D at Design Point 27 and outfall to the detention pond.

Basin D2

Basin D2 covers 0.44 acres of the western portion of Clayton Street. It has a proposed composite imperviousness of 99%. The 100-year flow from this basin is 2.95 cfs. Runoff from this basin will flow from the crown of the road to the curb, which will convey flow to a proposed single 5' type R inlet. This inlet will tie into Storm Line D at Design Point 28 and outfall to the detention pond.

Basin E1

Basin E1 covers 0.27 acres of landscaped areas and drives. The proposed composite imperviousness is 96%. The 100-year flow from this basin is 1.93 cfs. Runoff from this basin will flow to a proposed single type 16 curb inlet at Design Point 29.

Basin F1

Major Basin F covers 2.26 acres of the site on the western end. The total proposed composite imperviousness has been assumed to be 90%, to allow for future development. The 100-yr flow from this basin is 13.32 cfs, however the controlled release from the future detention pond located on this site into Storm Line B is 2.94 cfs. Please see Appendix C for the future pond detention calculations.

Basin P1

Basin P1 covers 1.10 acres of the proposed detention pond. The proposed composite imperviousness is 2%. The 100-year flow from this basin is 2.95 cfs. Runoff from this basin will flow directly to the pond.

Basin OS1

Basin OS1 covers 0.02 acres of the northwestern entrance to the site. The proposed composite imperviousness is 51%. The 100-year flow from this basin is 0.11 cfs. Runoff from this basin will flow offsite to York Street.

Basin OS2

Basin OS2 covers 0.02 acres of the southwestern entrance to the site. The proposed composite imperviousness is 100%. The 100-year flow from this basin is 0.15 cfs. Runoff from this basin will flow offsite to York Street.

Basin OS3

Basin OS3 covers 0.42 acres along the southern edge of the site. The proposed composite imperviousness is 2%. The 100-year flow from this basin is 1.71 cfs. Runoff from this basin will flow offsite to the south.

Basin OS4

Basin OS4 covers 0.42 acres of the southeastern entrance to the site and portions of Clayton Street. The proposed composite imperviousness is 100%. The 100-year flow from this basin is 2.93 cfs. Runoff from this basin will flow offsite to the south along Clayton Street.

Basin OS5

Basin OS5 covers 0.11 acres of the northern edge of the site. The proposed composite imperviousness is 2%. The 100-year flow from this basin is 0.45 cfs. Runoff from this basin will flow offsite to the north.

RUNOFF SUMMARY						
BASIN LABEL	DESIGN POINT	AREA	LOCAL (CFS)		ACCUMULATIVE (CFS)	
			Q5	Q100	Q5	Q100
A1	1	0.43	1.00	2.76		
A2	2	0.45	1.12	2.89		
	3				2.05	5.45
A3		0.45	1.22	2.94		
A4		0.40	1.06	2.56		
A5		0.45	1.22	2.94		
A6		0.40	1.06	2.56		
A7	4	0.95	2.29	6.04	4.40	11.09
	5				6.63	16.48
A8		0.34	0.91	2.20		
A9		0.34	0.91	2.20		
	6				8.29	20.48
	7				10.12	25.36
A10	8	1.37	2.94	7.76		
	9				12.74	32.33
A11	10	0.22	0.63	1.48		
	11				12.98	32.84
F1	12	2.26	5.52	13.32	0.10	2.94
B1	13	0.25	0.54	1.55	0.55	4.23
B2	14	0.89	1.97	5.48		
	15				2.09	8.32
B3	16	0.96	2.15	5.74		

B4		0.40	1.06	2.56		
B5		0.40	1.06	2.56		
	17				4.21	10.71
B6		0.34	0.91	2.19		
B7		0.34	0.90	2.18		
	18				5.92	14.81
	19				7.22	21.15
B8	20		2.06	5.00		
	21				8.71	24.67
B9	22		0.68	1.65		
	23				8.92	25.07
B10	24		0.37	0.87		
	25				9.06	25.34
C1			0.91	2.20		
C2			1.07	2.58		
C3			1.22	2.95		
C4			1.07	2.58		
C5			0.91	2.20		
C6		1.46	4.17	10.06		
	26				8.77	21.17
D1	27	0.41	0.89	2.35		
D2	28	0.44	1.28	2.95	2.08	5.10
E1	29	0.27	0.83	1.93		
P1		1.10	0.14	2.95		
OS1		0.02	0.03	0.11		
OS2		0.02	0.06	0.15		
OS3		0.42	0.08	1.71		
OS4		0.42	1.30	2.97		
OS5		0.11	0.02	0.45		

IV. DRAINAGE CRITERIA

A. Hydrologic Criteria

In accordance with Adams County Storm Drainage Design and Stormwater Quality Regulations, the minor storm for the proposed development type is evaluated as the 5-year storm, and the major storm is evaluated as the 100-year storm. The design storms were found using NOAA Precipitation Frequency Data Server and have been evaluated with 1-hour point rainfall depth of 1.11 inches for the 5-year storm and 2.43 inches for the 100-year storm. (See Appendix A)

The peak discharge for the onsite basins were calculated using the following Rational Method formula:

$$Q=CIA$$

Where:

Q = peak discharge (cfs)

C = runoff coefficient from USDCM Volume 1 Table 6-4

I = rainfall intensity (inches/hour) from NOAA Precipitation Frequency Data Server

A = drainage area (acres)

Runoff coefficients, or “C” values, have been calculated for the site in accordance with USDCM Vol. 1, Ch. 6 criteria. Refer to Appendix B for the weighted “C” values used in the included calculations.

B. Hydraulic Criteria

Hydraulic calculations for the anticipated on-site drainage will be performed in accordance with Adams County Regulations and MHFD Criteria. On-site storm conveyance infrastructure will be designed to convey runoff for the 5-year and the 100-year storm events.

StormCAD shall be used to determine pipe capacity for the stormwater system on the site. StormCAD uses Manning’s equation to conclude if the pipe sizing is adequate to prevent unintentional pooling at grade anywhere in the system.

Grate capacity shall be calculated using MHFD-Inlet spreadsheets to determine if the proposed inlets are adequate to handle the 100-year storm event. Detention basins will be sized for the 100-year storm events using the MHFD-Detention Basin spreadsheet.

There are no major drainage ways on-site.

V. SUMMARY

A. Compliance with Standards

This report has been prepared in accordance with Adams County Stormwater Drainage Design and Stormwater Quality Control Regulations and Mile High Flood District Criteria. The proposed drainage facilities shall safely and effectively convey significant storm events to an adequate outfall.

The drainage facilities capture approximately 94.2% of the site's stormwater. The area that is not captured totals 0.99 acres and is approximately 5.8% of the site total. This complies with the standard of excluding up to 20% of the site's flow, not exceeding 1 acre. Refer to the Post-Development Drainage Plan in Appendix D to see the OS Basins depicting the offsite drainage areas. These areas of the site are not practical to capture because they are either along the edges of the site sloping away from the site, or a driveway that drains south into Clayton Street.

B. Summary of Concept

The site is designed so that the industrial and future mixed-use development has an effective stormwater system that conveys flows towards the proposed detention pond, which has been designed to withstand the 5-year and 100-year storm events. Adjacent and surrounding developments will not be negatively impacted by the design as outline within this report.

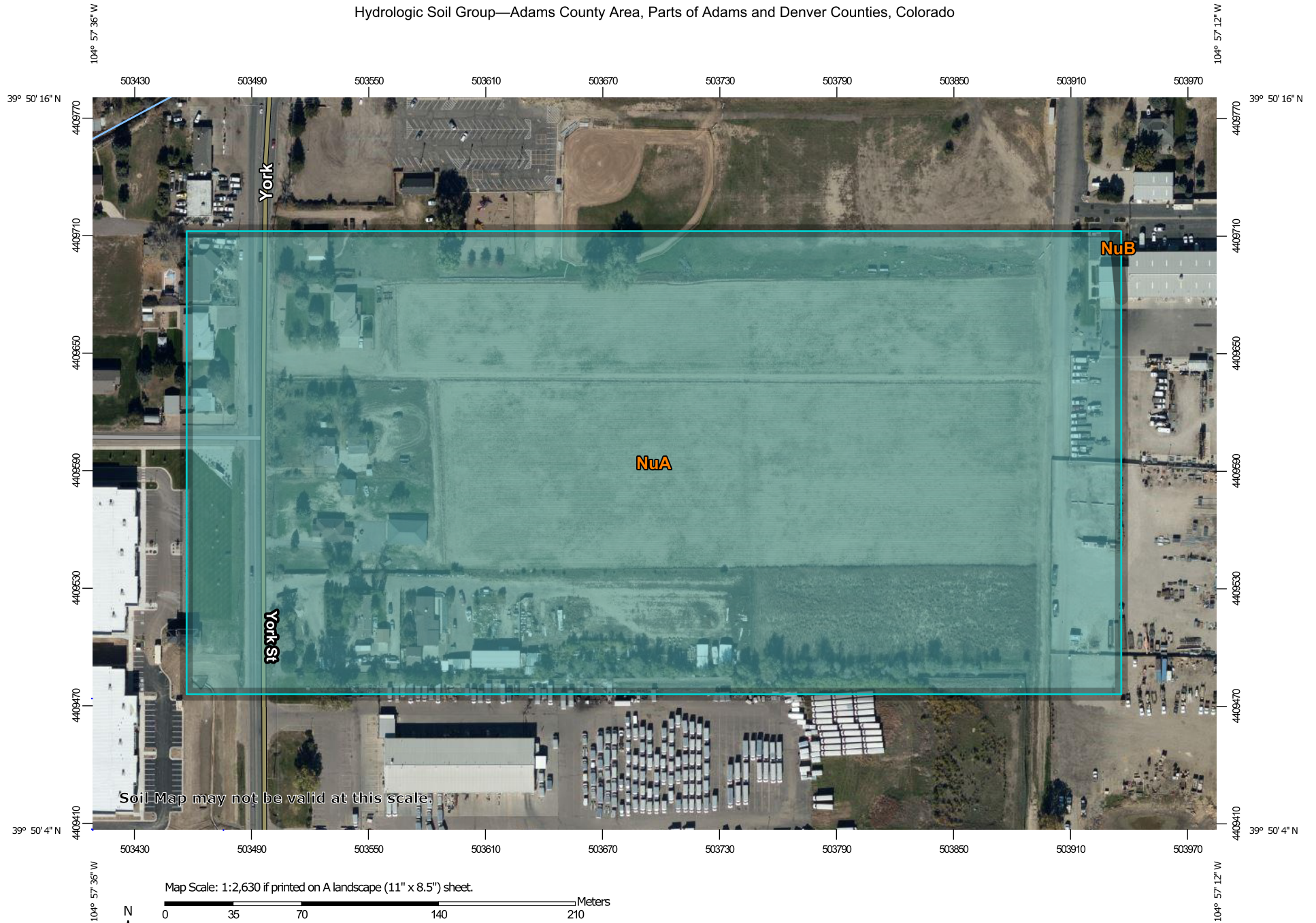
VI. REFERENCES

1. *Adams County Stormwater Drainage Design and Stormwater Quality Control Regulations*, Adams County, CO, December 8, 2020.
2. *Mile High Flood District (MHFD) Drainage Criteria Manual*, Volumes 1, 2, and 3, Latest revisions.
3. *Federal Emergency Management Agency*, National Flood Hazard Layer FIRMette, accessed online in April 2022.
4. *National Oceanic and Atmospheric Administration*, NOAA Atlas 14, Volume 8, Version 2 Point Precipitation Frequency Estimates, accessed online in April 2022.
5. *Natural Resources Conservation Service*, Web Soil Survey, accessed online in April 2022.

Appendix A

NRCS Soil Information
FEMA Flood Insurance Rate Map
NOAA Rainfall Criteria

Hydrologic Soil Group—Adams County Area, Parts of Adams and Denver Counties, Colorado



Map Scale: 1:2,630 if printed on A landscape (11" x 8.5") sheet.

0 35 70 140 210 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

4/29/2022
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the 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.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
 Survey Area Data: Version 18, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 20, 2018—Oct 26, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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	C	28.1	100.0%
NuB	Nunn clay loam, 1 to 3 percent slopes	C	0.0	0.0%
Totals for Area of Interest			28.1	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 Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or Floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRN. Users should be aware that BFEs shown on the FIRN represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRN for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRN should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown in the FIRN.

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

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The horizontal datum was NAD83. GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zone used in the production of FIRNs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRN.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NIMS012
National Geodetic Survey
SSMC-3, #6022
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 (901) 715-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRN was provided by the Adams County and Commerce City GIS departments. The coordinate system used for the production of the digital FIRN is Universal Transverse Mercator, Zone 13N, referenced to North American Datum of 1983 and the GRS 80 spheroid, Western Hemisphere.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRN for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRN may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contain authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

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.

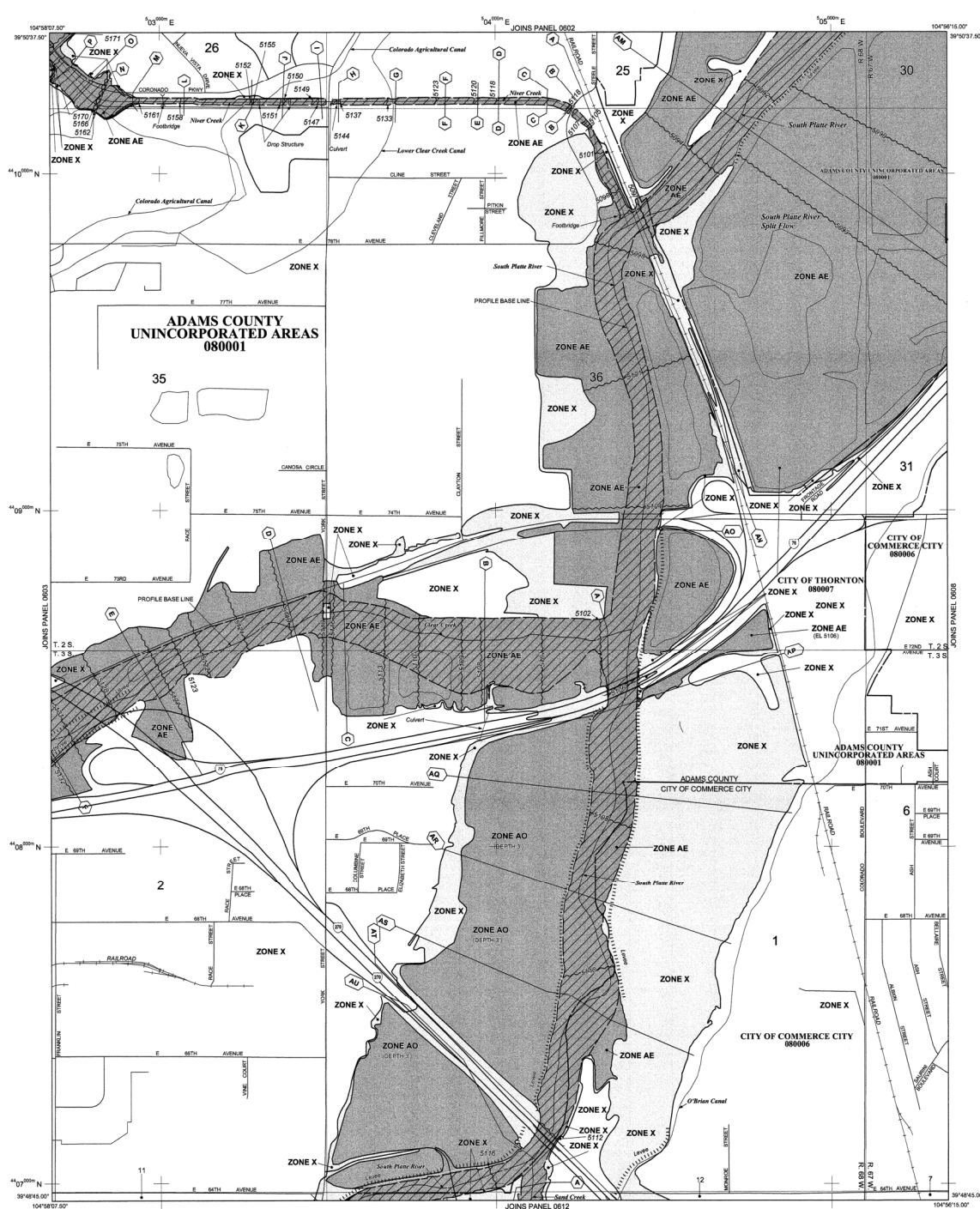
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program details for each community as well as a listing of the panels on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

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRN. Available products may include previously 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 1-800-358-9620 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 (1-877-358-2627) or visit the FEMA website at <http://www.fema.gov/>.

This digital Flood Insurance Rate Map (FIRN) was produced through a cooperative partnership between the State of Colorado Water Conservation Board, the Urban Drainage and Flood Control District, and the Federal Emergency Management Agency (FEMA). The State of Colorado Water Conservation Board and the Urban Drainage and Flood Control District have implemented a long-term approach of floodplain management to reduce the costs associated with flooding. As part of this effort, both the State of Colorado and the Urban Drainage and Flood Control District have joined in Cooperating Technical Partner agreements with FEMA to produce this digital FIRN.

Additional flood hazard information and resources are available from local communities, the Colorado Water Conservation Board, and the Urban Drainage and Flood Control District.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODATION BY THE 1% ANNUAL CHANCE FLOOD**
- The 1% annual chance flood (200-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, ABB, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A**
No Base Flood Elevations determined.
- ZONE AE**
Base Flood Elevations determined.
- ZONE AH**
Flood depths of 1 to 3 feet (usually areas of ponding); base Flood Elevations determined.
- ZONE AO**
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow flow, flood depths are also determined.
- ZONE AR**
Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. The Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.
- ZONE ABB**
Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V**
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE**
Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X**
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X**
Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D**
Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- Floodplain boundary
— Floodway boundary
— Zone D boundary
— CBRS and OPA boundary
— Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
— Base Flood Elevation line and value; elevation in feet
— Base Flood Elevation value where uniform within zone; elevation in feet
- * Referenced to the North American Vertical Datum of 1988 (NAVD 88)
- Cross section line
— Transect line
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
1000-meter Universal Transverse Mercator grid ticks, zone 13
5000-foot grid ticks: Alabama State Plane coordinate system, east zone (FIPSZONE 5011), Transverse Mercator
DMS510' ×
— Bench mark (see explanation in Notes to Users section of this FIRN panel)
— River mile
— MAP REPOSITORIES
Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
August 16, 1989
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
March 5, 2007 - to update map format
- 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 jurisdiction.
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-635-9620.
- MAP SCALE 1" = 500'
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NOAA Atlas 14, Volume 8, Version 2
Location name: Denver, Colorado, USA*
Latitude: 39.8375°, Longitude: -104.9564°
Elevation: m/ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

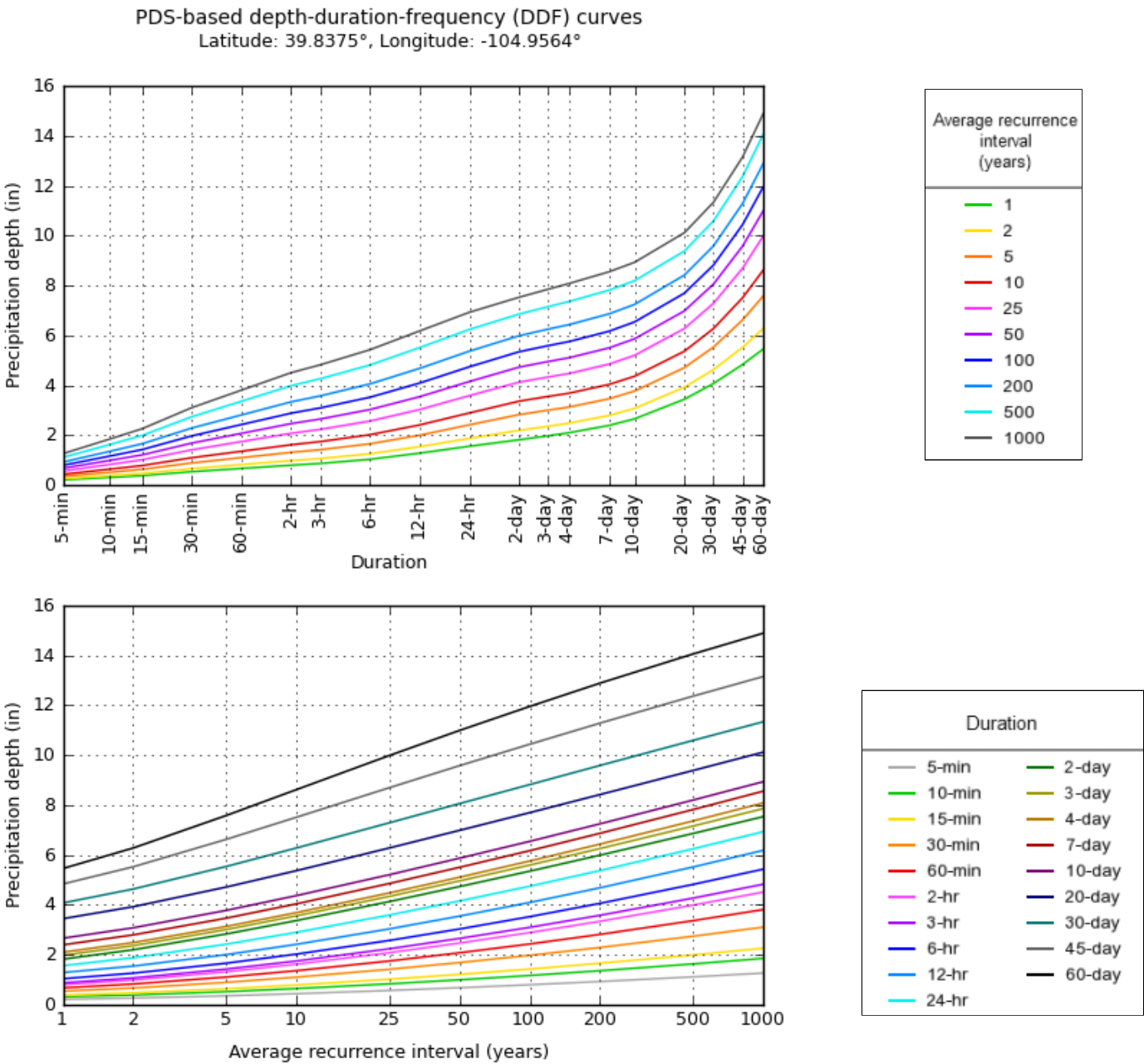
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.217 (0.169-0.279)	0.267 (0.208-0.343)	0.358 (0.279-0.461)	0.443 (0.342-0.572)	0.572 (0.434-0.779)	0.682 (0.503-0.936)	0.801 (0.570-1.12)	0.931 (0.636-1.34)	1.12 (0.734-1.64)	1.27 (0.808-1.87)
10-min	0.318 (0.248-0.408)	0.391 (0.305-0.502)	0.525 (0.408-0.675)	0.649 (0.501-0.838)	0.838 (0.635-1.14)	0.999 (0.736-1.37)	1.17 (0.835-1.64)	1.36 (0.931-1.96)	1.64 (1.07-2.40)	1.86 (1.18-2.74)
15-min	0.388 (0.303-0.497)	0.477 (0.372-0.613)	0.640 (0.497-0.824)	0.791 (0.611-1.02)	1.02 (0.774-1.39)	1.22 (0.897-1.67)	1.43 (1.02-2.01)	1.66 (1.14-2.39)	1.99 (1.31-2.93)	2.26 (1.44-3.35)
30-min	0.547 (0.427-0.701)	0.671 (0.523-0.862)	0.897 (0.697-1.15)	1.11 (0.854-1.43)	1.42 (1.08-1.93)	1.69 (1.24-2.32)	1.98 (1.41-2.77)	2.29 (1.57-3.29)	2.74 (1.80-4.03)	3.11 (1.98-4.59)
60-min	0.677 (0.528-0.868)	0.831 (0.648-1.07)	1.11 (0.862-1.43)	1.36 (1.05-1.76)	1.75 (1.33-2.38)	2.08 (1.53-2.85)	2.43 (1.73-3.41)	2.82 (1.93-4.04)	3.37 (2.21-4.95)	3.81 (2.43-5.63)
2-hr	0.807 (0.637-1.02)	0.991 (0.780-1.26)	1.32 (1.04-1.68)	1.62 (1.27-2.08)	2.08 (1.59-2.80)	2.47 (1.84-3.35)	2.89 (2.08-4.00)	3.34 (2.31-4.74)	3.99 (2.65-5.79)	4.51 (2.91-6.59)
3-hr	0.876 (0.695-1.11)	1.07 (0.850-1.35)	1.43 (1.13-1.81)	1.75 (1.38-2.23)	2.24 (1.72-2.99)	2.66 (1.99-3.57)	3.10 (2.24-4.26)	3.58 (2.49-5.04)	4.27 (2.85-6.16)	4.83 (3.13-7.00)
6-hr	1.04 (0.834-1.30)	1.26 (1.01-1.58)	1.66 (1.33-2.08)	2.03 (1.61-2.55)	2.57 (2.00-3.39)	3.03 (2.29-4.03)	3.53 (2.58-4.79)	4.06 (2.85-5.65)	4.82 (3.25-6.86)	5.43 (3.55-7.78)
12-hr	1.29 (1.04-1.59)	1.55 (1.25-1.91)	2.01 (1.62-2.49)	2.42 (1.94-3.01)	3.04 (2.38-3.95)	3.55 (2.71-4.65)	4.10 (3.02-5.49)	4.68 (3.32-6.43)	5.52 (3.76-7.75)	6.18 (4.09-8.75)
24-hr	1.57 (1.28-1.91)	1.88 (1.54-2.30)	2.42 (1.97-2.97)	2.90 (2.35-3.57)	3.59 (2.83-4.59)	4.16 (3.20-5.37)	4.75 (3.53-6.26)	5.37 (3.84-7.26)	6.24 (4.29-8.65)	6.93 (4.64-9.69)
2-day	1.82 (1.51-2.20)	2.20 (1.82-2.66)	2.83 (2.33-3.43)	3.37 (2.76-4.10)	4.13 (3.28-5.19)	4.73 (3.67-6.02)	5.35 (4.01-6.95)	5.99 (4.32-7.97)	6.86 (4.76-9.36)	7.53 (5.09-10.4)
3-day	1.98 (1.65-2.38)	2.37 (1.97-2.84)	3.01 (2.49-3.62)	3.56 (2.93-4.30)	4.34 (3.47-5.42)	4.96 (3.87-6.26)	5.59 (4.22-7.22)	6.26 (4.54-8.27)	7.16 (5.00-9.69)	7.85 (5.35-10.8)
4-day	2.11 (1.76-2.52)	2.49 (2.08-2.98)	3.13 (2.61-3.76)	3.69 (3.05-4.43)	4.48 (3.60-5.57)	5.11 (4.01-6.42)	5.76 (4.37-7.39)	6.43 (4.69-8.46)	7.36 (5.17-9.92)	8.08 (5.53-11.0)
7-day	2.40 (2.02-2.84)	2.80 (2.36-3.31)	3.47 (2.91-4.12)	4.04 (3.37-4.81)	4.85 (3.93-5.97)	5.50 (4.36-6.85)	6.17 (4.72-7.84)	6.87 (5.05-8.94)	7.81 (5.53-10.4)	8.55 (5.90-11.5)
10-day	2.66 (2.26-3.14)	3.08 (2.61-3.63)	3.78 (3.19-4.46)	4.37 (3.67-5.18)	5.21 (4.24-6.36)	5.87 (4.67-7.25)	6.54 (5.04-8.26)	7.25 (5.36-9.36)	8.20 (5.84-10.9)	8.93 (6.20-12.0)
20-day	3.45 (2.95-4.01)	3.93 (3.36-4.57)	4.71 (4.02-5.50)	5.37 (4.56-6.29)	6.28 (5.16-7.55)	6.98 (5.61-8.50)	7.69 (5.98-9.56)	8.42 (6.29-10.7)	9.38 (6.75-12.2)	10.1 (7.10-13.4)
30-day	4.08 (3.52-4.71)	4.63 (3.99-5.36)	5.54 (4.75-6.41)	6.28 (5.36-7.30)	7.29 (6.01-8.68)	8.06 (6.51-9.71)	8.82 (6.89-10.9)	9.58 (7.20-12.1)	10.6 (7.66-13.7)	11.3 (8.01-14.9)
45-day	4.84 (4.20-5.55)	5.52 (4.79-6.34)	6.62 (5.72-7.62)	7.51 (6.46-8.67)	8.69 (7.21-10.2)	9.57 (7.78-11.4)	10.4 (8.20-12.7)	11.3 (8.52-14.1)	12.4 (8.99-15.8)	13.1 (9.35-17.1)
60-day	5.46 (4.76-6.23)	6.28 (5.47-7.17)	7.58 (6.58-8.68)	8.61 (7.44-9.90)	9.98 (8.30-11.7)	11.0 (8.95-13.0)	11.9 (9.43-14.5)	12.9 (9.76-16.0)	14.0 (10.3-17.9)	14.9 (10.6-19.3)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
 Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
 Please refer to NOAA Atlas 14 document for more information.

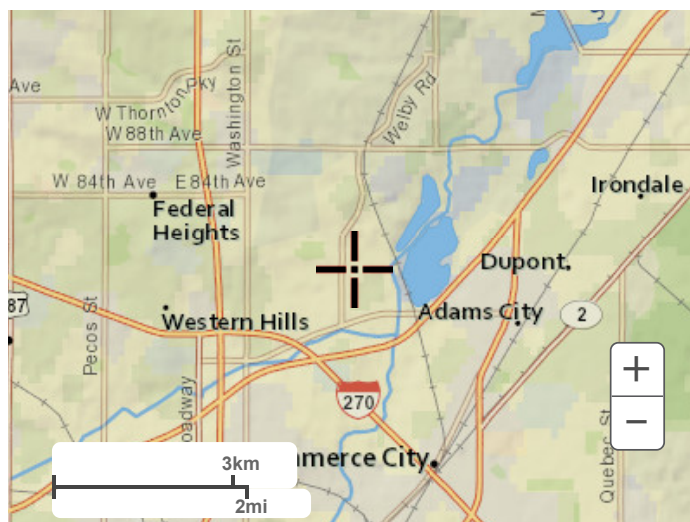
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PF graphical

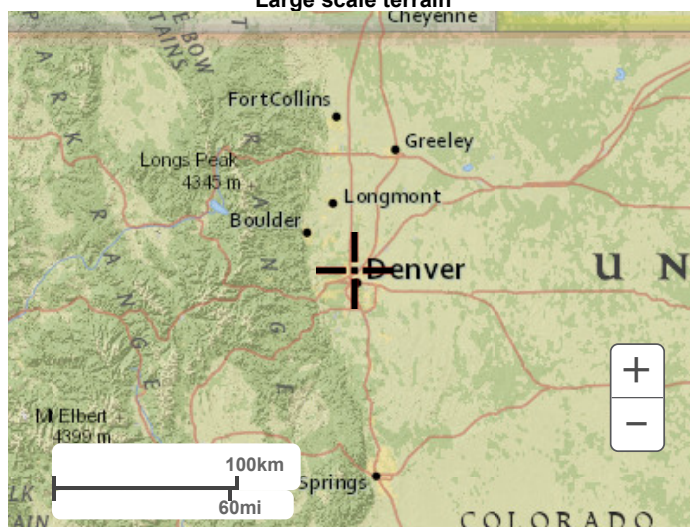


Maps & aerials

Small scale terrain



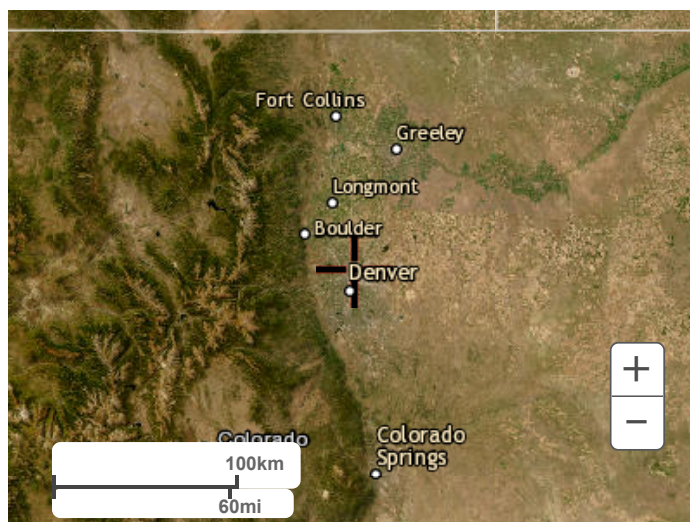
Large scale terrain



Large scale map



Large scale aerial



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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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Appendix B

Impervious Percentages and “C” Valued Concentration
Time of Concentration
SF2 & SF3 Rational Method Calculations
Runoff Summary

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS

BRANDING | CIVIL ENGINEERING

PROJECT: COREPARK DDC

JOB NO.: DEN21-0001

CALC. BY: K. KLIMA

DATE: 4/6/2023

= FORMULA CELLS

= USER INPUT CELLS

Project Location

Project Location ▼

IDF Rainfall Data

T _d Minutes	P ₁ : 1-hour Rainfall Depths (inches)	
	Minor Storm	Major Storm
	5-Year ▼	100-Year ▼
	1.11	2.43
5	3.76	8.24
10	3.00	6.57
20	2.18	4.78
30	1.74	3.81
40	1.46	3.20
50	1.27	2.77
60	1.12	2.46
120	0.69	1.51

Equation 5-1 $I = (28.5 * P_1) / (10 + T_d)^{0.786}$

I = rainfall intensity (inches per hour)

P₁ = 1-hour point rainfall depth (inches)

T_d = storm duration (minutes)

Reference:

- 1) Urban Drainage and Flood Control District - Urban Storm Drainage Criteria Manual Volume 1, 2017
- 2) NOAA Atlas 14, Volume 8, Version 2
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=co

PROJECT: COREPARK DDC
 JOB NO.: DEN21-0001
 CALC. BY: K. KLIMA
 DATE: 4/6/2023

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
 BRANDING | CIVIL ENGINEERING

Impervious Percentages - from Urban Drainage Table 6-3

Asphalt	100%	Future	90%
Concrete	90%	Land Use 6	0%
Roof	90%	Land Use 7	0%
Landscape	2%	Land Use 8	0%

SOIL TYPE: (use equation from Table 6-4)

= FORMULA CELLS
 = USER INPUT CELLS

PROPOSED COMPOSITE IMPERVIOUSNESS

Basin	Area (ac)	Weighted Impervious and C Values					Areas (ac)							
		Imp.	C ₂	C ₅	C ₁₀	C ₁₀₀	Asphalt	Concrete	Roof	Landscape	Future	Land Use 6	Land Use 7	Land Use 8
A1	0.43	70%	0.56	0.61	0.65	0.77	0.30			0.13				
A2	0.45	80%	0.65	0.69	0.72	0.81	0.33	0.03		0.09				
A3	0.45	90%	0.74	0.77	0.80	0.85			0.45					
A4	0.40	90%	0.74	0.77	0.80	0.85			0.40					
A5	0.45	90%	0.74	0.77	0.80	0.85			0.45					
A6	0.40	90%	0.74	0.77	0.80	0.85			0.40					
A7	0.95	77%	0.62	0.66	0.70	0.80	0.30	0.47		0.18				
A8	0.34	90%	0.74	0.77	0.80	0.85			0.34					
A9	0.34	90%	0.74	0.77	0.80	0.85			0.34					
A10	1.37	76%	0.61	0.66	0.70	0.80	1.00	0.05		0.33				
A11	0.22	94%	0.77	0.80	0.82	0.87	0.15	0.06		0.01				
A	5.79	82%	0.67	0.71	0.74	0.82	2.09	0.60	2.38	0.73				
B1	0.25	67%	0.53	0.58	0.62	0.76	0.16			0.08				
B2	0.89	70%	0.55	0.61	0.65	0.77	0.59	0.03		0.27				
B3	0.96	75%	0.60	0.65	0.69	0.79	0.31	0.46		0.20				
B4	0.40	90%	0.74	0.77	0.80	0.85			0.40					
B5	0.40	90%	0.74	0.77	0.80	0.85			0.40					
B6	0.34	90%	0.74	0.77	0.80	0.85			0.34					
B7	0.34	90%	0.74	0.77	0.80	0.85			0.34					
B8	0.77	89%	0.73	0.77	0.79	0.85	0.64	0.05		0.08				
B9	0.24	89%	0.72	0.76	0.79	0.85	0.20	0.01		0.03				
B10	0.12	93%	0.77	0.80	0.82	0.87	0.11			0.01				
B	4.69	82%	0.66	0.71	0.74	0.82	2.02	0.54	1.47	0.67				
C1	0.34	90%	0.74	0.77	0.80	0.85			0.34					
C2	0.40	90%	0.74	0.77	0.80	0.85			0.40					
C3	0.45	90%	0.74	0.77	0.80	0.85			0.45					
C4	0.40	90%	0.74	0.77	0.80	0.85			0.40					
C5	0.34	90%	0.74	0.77	0.80	0.85			0.34					
C6	1.46	90%	0.74	0.78	0.80	0.85	0.88	0.48		0.10				
C	3.38	90%	0.74	0.77	0.80	0.85	0.88	0.48	1.92	0.10				
D1	0.41	76%	0.61	0.66	0.69	0.79	0.31			0.10				
D2	0.44	99%	0.82	0.84	0.86	0.89	0.38	0.06						
D	0.85	88%	0.72	0.75	0.78	0.84	0.69	0.06	0.00	0.10				
E1	0.27	96%	0.80	0.83	0.85	0.88	0.26			0.01				
F1	2.26	90%	0.74	0.77	0.80	0.85				2.26				
P1	1.10	2%	0.01	0.05	0.15	0.49				1.10				
OS1	0.02	51%	0.39	0.45	0.51	0.69	0.01			0.01				
OS2	0.02	100%	0.83	0.86	0.87	0.89	0.02							
OS3	0.42	2%	0.01	0.05	0.15	0.49				0.42				
OS4	0.42	100%	0.83	0.86	0.87	0.89	0.42							
OS5	0.11	2%	0.01	0.05	0.15	0.49				0.11				
TOTAL	17.06	77%	0.62	0.67	0.70	0.80	6.38	1.68	5.76	3.24				
TOTAL ONSITE	16.07	79%	0.64	0.68	0.72	0.81	5.93	1.68	5.76	2.70				

STANDARD FORM SF-2
TIME OF CONCENTRATION SUMMARY

Project: **COREPARK DDC**
Job No.: **DEN21-0001**
Checked By: **XXXXXXXXXX**

SUB-BASIN DATA				INITIAL/OVERLAND TIME (t)			TRAVEL TIME (t)					t _c CHECK (URBANIZED BASINS)				FINAL t _c	REMARKS
Basin	i	C _s	AREA	LENGTH	SLOPE	t _i	LENGTH	Cv	SLOPE	VEL.	t _t	COMP.	TOT. LENGTH	S _o	t _c (Equation 6-5)		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)		(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	
A1	0.70	0.61	0.43	67	4.3	4.46	135	20	4.0	4.00	0.56	5.0	202	1.82	15.4	5.02	
A2	0.80	0.69	0.45	83	2.9	4.73	97	20	0.8	1.8	0.9	5.6	180	1.77	13.5	5.6	
A3	0.90	0.77	0.45	200	2.0	6.64							200	2.00	11.8	6.6	
A4	0.90	0.77	0.40	200	2.0	6.64							200	2.00	11.8	6.6	
A5	0.90	0.77	0.45	200	2.0	6.64							200	2.00	11.8	6.6	
A6	0.90	0.77	0.40	200	2.0	6.64							200	2.00	11.8	6.6	
A7	0.77	0.66	0.95	121	5.8	4.84	85	20	0.9	1.9	0.7	5.6	206	3.78	13.8	5.6	
A8	0.90	0.77	0.34	195	2.0	6.56							195	2.00	11.8	6.6	
A9	0.90	0.77	0.34	195	2.0	6.56							195	2.00	11.8	6.6	
A10	0.76	0.66	1.37	55	5.3	3.39	502	20	0.8	1.8	4.7	8.1	557	1.24	17.3	8.1	
A11	0.94	0.80	0.22	39	5.2	1.95	522	20	1.0	2.0	4.4	6.3	561	1.29	13.8	6.3	
B1	0.67	0.58	0.25	33	4.1	3.38	125	20	0.7	1.7	1.2	4.6	158	1.41	15.9	5.0	
B2	0.70	0.61	0.89	26	2.6	3.32	319	20	1.4	2.4	2.2	5.6	345	1.49	16.7	5.6	
B3	0.75	0.65	0.96	122	2.9	6.30	61	20	0.7	1.7	0.6	6.9	183	2.17	14.3	6.9	
B4	0.90	0.77	0.40	200	2.0	6.64							200	2.00	11.8	6.6	
B5	0.90	0.77	0.40	200	2.0	6.64							200	2.00	11.8	6.6	
B6	0.90	0.77	0.34	200	2.0	6.64							200	2.00	11.8	6.6	
B7	0.90	0.77	0.34	200	2.0	6.64							200	2.00	11.8	6.6	
B8	0.89	0.77	0.77	75	2.5	3.84	277	20	0.8	1.8	2.6	6.4	352	1.16	13.3	6.4	
B9	0.89	0.76	0.24	79	3.2	3.70	108	20	0.7	1.7	1.1	4.8	187	1.76	12.0	5.0	
B10	0.93	0.80	0.12	85	2.1	3.92	50	20	3.8	3.9	0.2	4.1	135	2.73	10.8	5.0	
C1	0.90	0.77	0.34	193	2.0	6.53							193	2.00	11.8	6.5	
C2	0.90	0.77	0.40	193	2.0	6.53							193	2.00	11.8	6.5	
C3	0.90	0.77	0.45	193	2.0	6.53							193	2.00	11.8	6.5	
C4	0.90	0.77	0.40	193	2.0	6.53							193	2.00	11.8	6.5	
C5	0.90	0.77	0.34	193	2.0	6.53							193	2.00	11.8	6.5	
C6	0.90	0.78	1.46	125	1.8	5.40							125	1.80	11.4	5.4	
D1	0.76	0.66	0.41	35	2.6	3.46	441	20	0.7	1.7	4.4	7.9	476	0.84	17.5	7.9	
D2	0.99	0.84	0.44	30	1.4	2.26	441	20	0.7	1.7	4.4	6.7	471	0.74	13.2	6.7	
E1	0.96	0.83	0.27	42	5.0	1.89	349	20	1.0	2.0	2.9	4.8	391	1.43	12.0	5.0	
F1	0.90	0.77	2.26	220	1.0	8.76							220	1.00	12.4	8.8	
P1	0.02	0.05	1.10	300	10.0	15.34							300	10.00	27.4	15.3	
OS1	0.51	0.45	0.02	23	2.3	4.25							23	2.30	17.5	5.0	
OS2	1.00	0.86	0.02	33	2.1	1.99							33	2.10	9.2	5.0	
OS3	0.02	0.05	0.42	6	20.0	1.73							6	20.00	25.7	5.0	
OS4	1.00	0.86	0.42	25	2.5	1.63	421	20	0.7	1.7	4.2	5.8	446	0.80	12.6	5.8	
OS5	0.02	0.05	0.11	9	9.5	2.70							9	9.50	25.7	5.0	

Equation 6-3 $t_i = ((0.395(1.1 - C_s) \sqrt{L}) / (S_o^{0.33}))$
Equation 6-5 $t_c = (26 - 17i) + (L / (60(14i + 9) \sqrt{S_o}))$

= FORMULA CELLS
= USER INPUT CELLS

NRCS Conveyance Factor K Table - Cv Value	
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

Calculated By: K. KLIMA
 Date: 4/6/2023
 Checked By: xxxxxxxxxx
 5-Year
 1-hour rainfall= 1.11

STANDARD FORM SF-3
 STORM DRAINAGE SYSTEM DESIGN
 (RATIONAL METHOD PROCEDURE)

Project: COREPARK DDC
 Job No.: DEN21-0001
 Design Storm: 5-Year

= FORMULA CELLS
 = USER INPUT CELLS

BASIN	DIRECT RUNOFF								TOTAL RUNOFF				STREET		PIPE			LENGTH (FT)	VELOCITY (FPS)	t _r (MIN)	REMARKS
	DESIGN POINT	AREA DESIGN	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A (AC)	I (IN/HR)	Q (CFS)	t _c (MIN)	S(C * A) (CA)	I (IN/HR)	Q (CFS)	SLOPE (%)	STREET FLOW	DESIGN FLOW (CFS)	SLOPE (%)	PIPE DIAM. (IN.)				
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
A1	1		0.43	0.61	5.0	0.27	3.76	1.0							1.0	0.5%	12	202	3.2	1.0	Basin A1
A2	2		0.45	0.69	5.6	0.31	3.64	1.1							1.1	0.5%	18	23	4.2	0.1	Basin A2
	3								6.1	0.6	3.57	2.0			2.0	2.0%	18	160	8.4	0.3	Basin A1 + A2
A3			0.45	0.77	6.6	0.35	3.47	1.2							1.2	1.5%	12	100	5.6	0.3	Basin A3
A4			0.40	0.77	6.6	0.31	3.47	1.1							1.1	3.0%	12	134	7.9	0.3	Basin A4
A5			0.45	0.77	6.6	0.35	3.47	1.2							1.2	1.5%	12	95	5.6	0.3	Basin A5
A6			0.40	0.77	6.6	0.31	3.47	1.1							1.1	1.3%	12	89	5.2	0.3	Basin A6
A7	4		0.95	0.66	5.6	0.63	3.65	2.3	6.9	1.3	3.42	4.4			4.4	0.5%	24	14	5.1	0.0	Basin A7 + A5 + A6
	5								7.0	1.9	3.42	6.6			6.6	0.5%	30	119	5.9	0.3	DP4 + Basin A3 + A4
A8			0.34	0.77	6.6	0.26	3.48	0.9							0.9	7.7%	12	103	12.6	0.1	Basin A8
A9			0.34	0.77	6.6	0.26	3.48	0.9							0.9	6.9%	12	103	11.9	0.1	Basin A9
	6								7.3	2.5	3.36	8.3			8.3	0.5%	30	79	5.9	0.2	DP5 + Basin A8 + A9
	7								7.5	3.0	3.33	10.1			10.1	0.5%	36	272	6.7	0.7	DP6 + DP3
A10	8		1.37	0.66	8.1	0.90	3.25	2.9							2.9	5.0%	18	23	13.3	0.0	Basin A10
	9								8.2	3.9	3.23	12.7			12.7	0.5%	36	239	6.7	0.6	DP7 + DP8 + Basin A10
A11	10		0.22	0.80	6.3	0.18	3.53	0.6							0.6	8.0%	12	23	12.8	0.0	Basin A11
	11								8.8	4.1	3.15	13.0			13.0	0.5%	36	95	6.7	0.2	DP9 + Basin A11
F1	12		2.26	0.77	8.757	1.746	3.16	5.5	8.8	0.03	3.16	0.1			5.5	0.5%	12	20	3.2	0.1	Basin F1. Total runoff Q represents the future pond's release rate into Stormline B.

Calculated By: K. KLIMA
 Date: 4/6/2023
 Checked By: xxxxxxxxxx
 5-Year
 1-hour rainfall= 1.11

STANDARD FORM SF-3
 STORM DRAINAGE SYSTEM DESIGN
 (RATIONAL METHOD PROCEDURE)

Project: COREPARK DDC
 Job No.: DEN21-0001
 Design Storm: 5-Year

= FORMULA CELLS
 = USER INPUT CELLS

BASIN	DIRECT RUNOFF								TOTAL RUNOFF				STREET		PIPE			LENGTH (FT)	VELOCITY (FPS)	t _r (MIN)	REMARKS
	DESIGN POINT	AREA DESIGN	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A (AC)	I (IN/HR)	Q (CFS)	t _c (MIN)	S(C * A) (CA)	I (IN/HR)	Q (CFS)	SLOPE (%)	STREET FLOW	DESIGN FLOW (CFS)	SLOPE (%)	PIPE DIAM. (IN.)				
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
B1	13		0.25	0.58	5.000	0.144	3.76	0.5	8.9	0.2	3.14	0.6			0.6	0.8%	18	554	5.1	1.8	Basin B1 + DP12 (future)
B2	14		0.89	0.61	5.6	0.54	3.66	2.0							2.0	5.4%	18	17	13.8	0.0	Basin B2
	15								10.7	0.7	2.93	2.1			2.1	1.0%	18	41	5.9	0.1	Basin B2 + DP13
B3	16		0.96	0.65	6.9	0.63	3.43	2.2							2.2	0.5%	18	48	4.2	0.2	Basin B3
B4			0.40	0.77	6.6	0.31	3.47	1.1							1.1	4.0%	12	100	9.1	0.2	Basin B4
B5			0.40	0.77	6.6	0.31	3.47	1.1							1.1	1.3%	12	80	5.1	0.3	Basin B5
	17								7.1	1.2	3.40	4.2			4.2	0.5%	24	77	5.1	0.3	Basin B4 + B5 + B3
B6			0.34	0.77	6.6	0.26	3.47	0.9							0.9	6.6%	12	96	11.7	0.1	Basin B6
B7			0.34	0.77	6.6	0.26	3.47	0.9							0.9	4.4%	12	76	9.6	0.1	Basin B7
	18								7.3	1.8	3.36	5.9			5.9	0.5%	24	103	5.1	0.3	DP17 + Basin B6 + B7
	19								10.8	2.5	2.92	7.2			7.2	0.5%	30	241	5.9	0.7	DP15 + DP18
B8	20		0.77	0.77	6.4	0.59	3.51	2.1							2.1	4.0%	18	17	11.9	0.0	Basin B8
	21								11.4	3.1	2.84	8.7			8.7	0.5%	24	284	5.1	0.9	Basin B8 + DP19
B9	22		0.24	0.76	5.0	0.18	3.76	0.7							0.7	2.0%	18	17	8.4	0.0	Basin B9
	23								12.4	3.2	2.75	8.9			8.9	0.5%	24	123	5.1	0.4	DP21 + DP22
B10	24		0.12	0.80	5.0	0.10	3.76	0.4							0.4	0.5%	24	23	5.1	0.1	Basin B10
	25								12.8	3.3	2.71	9.1			9.1	0.5%	24	31	5.1	0.1	DP23 + Basin B10
C1			0.34	0.77	6.5	0.26	3.49	0.9					1.5%	0.9				125	2.4	0.9	Basin C1

Calculated By: K. KLIMA
 Date: 4/6/2023
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 5-Year
 1-hour rainfall= 1.11

STANDARD FORM SF-3
 STORM DRAINAGE SYSTEM DESIGN
 (RATIONAL METHOD PROCEDURE)

Project: COREPARK DDC
 Job No.: DEN21-0001
 Design Storm: 5-Year

= FORMULA CELLS
 = USER INPUT CELLS

BASIN	DIRECT RUNOFF								TOTAL RUNOFF				STREET		PIPE			LENGTH (FT)	VELOCITY (FPS)	t _r (MIN)	REMARKS
	DESIGN POINT	AREA DESIGN	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A (AC)	I (IN/HR)	Q (CFS)	t _c (MIN)	S(C * A) (CA)	I (IN/HR)	Q (CFS)	SLOPE (%)	STREET FLOW	DESIGN FLOW (CFS)	SLOPE (%)	PIPE DIAM. (IN.)				
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
C2			0.40	0.77	6.5	0.31	3.49	1.1					1.5%	1.1				125	2.4	0.9	Basin C2
C3			0.45	0.77	6.5	0.35	3.49	1.2					1.5%	1.2				125	2.4	0.9	Basin C3
C4			0.40	0.77	6.5	0.31	3.49	1.1					1.5%	1.1				125	2.4	0.9	Basin C4
C5			0.34	0.77	6.5	0.26	3.49	0.9					1.5%	0.9				125	2.4	0.9	Basin C5
C6			1.46	0.78	5.4	1.13	3.69	4.2					1.5%	4.2				125	2.4	0.9	Basin C6
	26								7.4	2.6	3.35	8.8	1.5%	8.8				120	2.4	0.8	Basin C1 + C2 + C3 + C4 + C5 + C6
D1	27		0.41	0.66	7.9	0.27	3.28	0.9							0.9	0.5%	18	44	4.2	0.2	Basin D1
D2	28		0.44	0.84	6.7	0.37	3.47	1.3	8.0	0.6	3.26	2.1			2.1	1.4%	18	18	7.0	0.0	Basin D1 + D2
E1	29		0.27	0.83	5.0	0.22	3.76	0.8							0.8	3.5%	18	35	11.1	0.1	Basin E11
P1			1.10	0.05	15.3	0.06	2.49	0.1													Basin P1
OS1			0.02	0.45	5.0	0.01	3.76	0.03													Basin OS1
OS2			0.02	0.86	5.0	0.02	3.76	0.1													Basin OS2
OS3			0.42	0.05	5.0	0.02	3.76	0.1													Basin OS3
OS4			0.42	0.86	5.8	0.36	3.61	1.3													Basin OS4
OS5			0.11	0.05	5.0	0.01	3.76	0.02													Basin OS5

Calculated By: K. KLIMA
 Date: 4/6/2023
 Checked By: xxxxxxxxxx
 100-Year
 1-hour rainfall= 2.43

STANDARD FORM SF-3

STORM DRAINAGE SYSTEM DESIGN
 (RATIONAL METHOD PROCEDURE)

Project: COREPARK DDC
 Job No.: DEN21-0001
 Design Storm: 100-Year

= FORMULA CELLS
 = USER INPUT CELLS

BASIN	DIRECT RUNOFF								TOTAL RUNOFF				STREET		PIPE			LENGTH (FT)	VELOCITY (FPS)	t _t (MIN)	REMARKS
	DESIGN POINT	AREA DESIGN	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A (AC)	I (IN/HR)	Q (CFS)	t _c (MIN)	S (C * A) (CA)	I (IN/HR)	Q (CFS)	SLOPE (%)	STREET FLOW	DESIGN FLOW (CFS)	SLOPE (%)	PIPE DIAM. (IN.)				
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
A1	1		0.43	0.77	5.02	0.34	8.23	2.8							2.8	0.5%	12	202	3.2	1.0	Basin A1
A2	2		0.45	0.81	5.63	0.36	7.98	2.9							2.9	0.5%	18	23	4.2	0.1	Basin A2
	3								6.1	0.7	7.81	5.4			5.4	2.0%	18	160	8.4	0.3	Basin A1 + A2
A3			0.45	0.85	6.64	0.39	7.60	2.9							2.9	1.5%	12	100	5.6	0.3	Basin A3
A4			0.40	0.85	6.64	0.34	7.60	2.6							2.6	3.0%	12	134	7.9	0.3	Basin A4
A5			0.45	0.85	6.64	0.39	7.60	2.9							2.9	1.5%	12	95	5.6	0.3	Basin A5
A6			0.40	0.85	6.64	0.34	7.60	2.6							2.6	1.3%	12	89	5.2	0.3	Basin A6
A7	4		0.95	0.80	5.59	0.76	8.00	6.0	6.9	1.5	7.49	11.1			11.1	0.5%	24	14	5.1	0.0	Basin A7 + A5 + A6
	5								7.0	2.2	7.48	16.5			16.5	0.5%	30	119	5.9	0.3	DP4 + Basin A3 + A4
A8			0.34	0.85	6.56	0.29	7.63	2.2							2.2	7.7%	12	103	12.6	0.1	Basin A8
A9			0.34	0.85	6.56	0.29	7.63	2.2							2.2	6.9%	12	103	11.9	0.1	Basin A9
	6								7.3	2.8	7.36	20.5			20.5	0.5%	30	79	5.9	0.2	DP5 + Basin A8 + A9
	7								7.5	3.5	7.29	25.4			25.4	0.5%	36	272	6.7	0.7	DP6 + DP3
A10	8		1.37	0.80	8.07	1.09	7.12	7.8							7.8	5.0%	18	23	13.3	0.0	Basin A10
	9								8.2	4.6	7.08	32.3			32.3	0.5%	36	239	6.7	0.6	DP7 + DP8 + Basin A10
A11	10		0.22	0.87	6.30	0.19	7.72	1.5							1.5	8.0%	12	23	12.8	0.0	Basin A11
	11								8.8	4.8	6.90	32.8			32.8	0.5%	36	95	6.7	0.2	DP9 + Basin A11
F1	12		2.26	0.85	8.76	1.93	6.91	13.3	8.8	0.43	6.91	2.9			13.3	0.5%	12	20	3.2	0.1	Basin F1. Total runoff Q represents the future pond's release rate into Stormline B.

Calculated By: K. KLIMA
 Date: 4/6/2023
 Checked By: xxxxxxxxxx
 100-Year
 1-hour rainfall= 2.43

STANDARD FORM SF-3

STORM DRAINAGE SYSTEM DESIGN
 (RATIONAL METHOD PROCEDURE)

Project: COREPARK DDC
 Job No.: DEN21-0001
 Design Storm: 100-Year

= FORMULA CELLS
 = USER INPUT CELLS

BASIN	DIRECT RUNOFF								TOTAL RUNOFF				STREET		PIPE			LENGTH (FT)	VELOCITY (FPS)	t _t (MIN)	REMARKS
	DESIGN POINT	AREA DESIGN	AREA (AC)	RUNOFF COEFF	t _e (MIN)	C * A (AC)	I (IN/HR)	Q (CFS)	t _e (MIN)	S (C * A) (CA)	I (IN/HR)	Q (CFS)	SLOPE (%)	STREET FLOW	DESIGN FLOW (CFS)	SLOPE (%)	PIPE DIAM. (IN.)				
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
B1	13		0.25	0.76	5.00	0.19	8.24	1.6	8.9	0.6	6.88	4.2			4.2	0.8%	18	554	5.1	1.8	Basin B1 + DP12 (future)
B2	14		0.89	0.77	5.57	0.68	8.01	5.5							5.5	5.4%	18	17	13.8	0.0	Basin B2
	15								10.7	1.3	6.41	8.3			8.3	1.0%	18	41	5.9	0.1	Basin B2 + DP13
B3	16		0.96	0.79	6.90	0.76	7.50	5.7							5.7	0.5%	18	48	4.2	0.2	Basin B3
B4			0.40	0.85	6.64	0.34	7.60	2.6							2.6	4.0%	12	100	9.1	0.2	Basin B4
B5			0.40	0.85	6.64	0.34	7.60	2.6							2.6	1.3%	12	80	5.1	0.3	Basin B5
	17								7.1	1.4	7.44	10.7			10.7	0.5%	24	77	5.1	0.3	Basin B4 + B5 + B3
B6			0.34	0.85	6.64	0.29	7.60	2.2							2.2	6.6%	12	96	11.7	0.1	Basin B6
B7			0.34	0.85	6.64	0.29	7.60	2.2							2.2	4.4%	12	76	9.6	0.1	Basin B7
	18								7.3	2.0	7.35	14.8			14.8	0.5%	24	103	5.1	0.3	DP17 + Basin B6 + B7
	19								10.8	3.3	6.38	21.1			21.1	0.5%	30	241	5.9	0.7	DP15 + DP18
B8	20		0.77	0.85	6.42	0.65	7.68	5.0							5.0	4.0%	18	17	11.9	0.0	Basin B8
	21								11.4	4.0	6.22	24.7			24.7	0.5%	24	284	5.1	0.9	Basin B8 + DP19
B9	22		0.24	0.85	5.00	0.20	8.24	1.7							1.7	2.0%	18	17	8.4	0.0	Basin B9
	23								12.4	4.2	6.02	25.1			25.1	0.5%	24	123	5.1	0.4	DP21 + DP22
B10	24		0.12	0.87	5.00	0.11	8.24	0.9							0.9	0.5%	24	23	5.1	0.1	Basin B10
	25								12.8	4.3	5.93	25.3			25.3	0.5%	24	31	5.1	0.1	DP23 + Basin B10
C1			0.34	0.85	6.53	0.29	7.64	2.2					1.5%	2.2				125	2.4	0.9	Basin C1
C2			0.40	0.85	6.53	0.34	7.64	2.6					1.5%	2.6				125	2.4	0.9	Basin C2

Calculated By: K. KLIMA
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STANDARD FORM SF-3
 STORM DRAINAGE SYSTEM DESIGN
 (RATIONAL METHOD PROCEDURE)

Project: COREPARK DDC
 Job No.: DEN21-0001
 Design Storm: 100-Year

= FORMULA CELLS
 = USER INPUT CELLS

BASIN	DIRECT RUNOFF								TOTAL RUNOFF				STREET		PIPE			LENGTH (FT)	VELOCITY (FPS)	t _t (MIN)	REMARKS
	DESIGN POINT	AREA DESIGN	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A (AC)	I (IN/HR)	Q (CFS)	t _c (MIN)	S (C * A) (CA)	I (IN/HR)	Q (CFS)	SLOPE (%)	STREET FLOW	DESIGN FLOW (CFS)	SLOPE (%)	PIPE DIAM. (IN.)				
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
C3			0.45	0.85	6.53	0.39	7.64	3.0					1.5%	3.0				125	2.4	0.9	Basin C3
C4			0.40	0.85	6.53	0.34	7.64	2.6					1.5%	2.6				125	2.4	0.9	Basin C4
C5			0.34	0.85	6.53	0.29	7.64	2.2					1.5%	2.2				125	2.4	0.9	Basin C5
C6			1.46	0.85	5.40	1.25	8.07	10.1					1.5%	10.1				125	2.4	0.9	Basin C6
	26								7.4	2.9	7.34	21.2	1.5%	21.2				120	2.4	0.8	Basin C1 + C2 + C3 + C4 + C5 + C6
D1	27		0.41	0.79	7.85	0.33	7.19	2.3							2.3	0.5%	18	44	4.2	0.2	Basin D1
D2	28		0.44	0.89	6.66	0.39	7.59	3.0	8.0	0.7	7.13	5.1			5.1	1.4%	18	18	7.0	0.0	Basin D1 + D2
E1	29		0.27	0.88	5.00	0.23	8.24	1.9							1.9	3.5%	18	35	11.1	0.1	Basin E11
P1			1.10	0.49	15.34	0.54	5.46	2.9													Basin P1
OS1			0.02	0.69	5.00	0.01	8.24	0.1					2.3%	0.1				23	3.0	0.1	Basin OS1
OS2			0.02	0.89	5.00	0.02	8.24	0.1					2.1%	0.1				33	2.9	0.2	Basin OS2
OS3			0.42	0.49	5.00	0.21	8.24	1.7					20.0%	1.7				6	8.9	0.0	Basin OS3
OS4			0.42	0.89	5.83	0.38	7.90	3.0							3.0	0.5%	18	12	4.2	0.0	Basin OS4
OS5			0.11	0.49	5.00	0.05	8.24	0.4					9.5%	0.4				9	6.2	0.0	Basin OS5

PROJECT: COREPARK DDC
 JOB NO.: DEN21-0001
 CALC. BY: K. KLIMA
 DATE: 4/6/2023

WARE MALCOMB
 ARCHITECTURE | PLANNING | INTERIORS
 BRANDING | CIVIL ENGINEERING

RUNOFF SUMMARY						
BASIN LABEL	DESIGN POINT	AREA	LOCAL (CFS)		ACCUMULATIVE (CFS)	
			Q5	Q100	Q5	Q100
A1	1	0.43	1.00	2.76		
A2	2	0.45	1.12	2.89		
	3				2.05	5.45
A3		0.45	1.22	2.94		
A4		0.40	1.06	2.56		
A5		0.45	1.22	2.94		
A6		0.40	1.06	2.56		
A7	4	0.95	2.29	6.04	4.40	11.09
	5				6.63	16.48
A8		0.34	0.91	2.20		
A9		0.34	0.91	2.20		
	6				8.29	20.48
	7				10.12	25.36
A10	8	1.37	2.94	7.76		
	9				12.74	32.33
A11	10	0.22	0.63	1.48		
	11				12.98	32.84
F1	12	2.26	5.52	13.32	0.10	2.94
B1	13	0.25	0.54	1.55	0.55	4.23
B2	14	0.89	1.97	5.48		
	15				2.09	8.32

RUNOFF SUMMARY						
BASIN LABEL	DESIGN POINT	AREA	LOCAL (CFS)		ACCUMULATIVE (CFS)	
			Q5	Q100	Q5	Q100
B3	16	0.96	2.15	5.74		
B4		0.40	1.06	2.56		
B5		0.40	1.06	2.56		
	17				4.21	10.71
B6		0.34	0.91	2.19		
B7		0.34	0.90	2.18		
	18				5.92	14.81
	19				7.22	21.15
B8	20		2.06	5.00		
	21				8.71	24.67
B9	22		0.68	1.65		
	23				8.92	25.07
B10	24		0.37	0.87		
	25				9.06	25.34
C1			0.91	2.20		
C2			1.07	2.58		
C3			1.22	2.95		
C4			1.07	2.58		
C5			0.91	2.20		
C6		1.46	4.17	10.06		
	26				8.77	21.17
D1	27	0.41	0.89	2.35		
D2	28	0.44	1.28	2.95	2.08	5.10
E1	29	0.27	0.83	1.93		
P1		1.10	0.14	2.95		
OS1		0.02	0.03	0.11		
OS2		0.02	0.06	0.15		
OS3		0.42	0.08	1.71		
OS4		0.42	1.30	2.97		
OS5		0.11	0.02	0.45		

Appendix C

MHFD-Detention Calculations

MHFD-Future Pond Detention Calculations



MALE HIGH FLOOD DISTRICT DETENTION BASIN DESIGN WORKBOOK

MHFD-Detention, Version 4.05 (January 2022)
Mile High Flood District
Denver, Colorado
www.mhfd.org

Purpose:

This workbook aids in the estimation of stormwater detention basin sizing and outlet routing based on the modified puls routing method for urban watersheds. Several different BMP types and various outlet configurations can be sized.

Function:

1. Approximates the stage-area-volume relationship for a detention basin based on watershed parameters and basin geometry parameters. Also evaluates existing user-defined basin stage-area relationships.
2. Sizes filtration media orifice, outlet orifices, elliptical slots, weirs, trash racks, and develops stage-discharge relationships. Uses the Modified Puls method to route a series of hydrographs (i.e., 2-, 5-, 10-, 25-, 50-, 100- and 500-year) and calibrates the peak discharge out of the basin to match the pre-development peak discharges for the watershed.

Content:

This workbook consists of the following sheets:

Basin Tabulates stage-area-volume relationship estimates based on watershed parameters

Outlet Structure Tabulates a stage-discharge relationship for the user-defined outlet structure (inlet control).

Reference Provides reference equations and figures.

User Tips and Tools Provides instructions and video links to assist in using this workbook. Includes a stage-area calculator.

BMP Zone Images Provides images of typical BMP zone configurations corresponding with Zone pulldown selections.

Acknowledgements: ***Spreadsheet Development Team:***
Ken MacKenzie, P.E., Holly Piza, P.E.
Mile High Flood District

Derek N. Rapp, P.E.
Peak Stormwater Engineering, LLC

Dr. James C.Y. Guo, Ph.D., P.E.
Professor, Department of Civil Engineering, University of Colorado at Denver

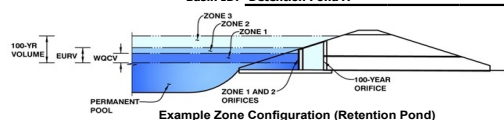
Comments? **Revisions?**

Direct all comments regarding this spreadsheet workbook to:
Check for revised versions of this or any other workbook at:

[MHFD E-Mail](#)
[Downloads](#)

MHFD-Detention, Version 4.05 (January 2022)

Basin ID: Detention Pond A



Example Zone Configuration (Retention Pond)

Selected BMP Type =	EDB	
Watershed Area =	16.07	acres
Watershed Length =	1,225	ft
Watershed Length to Centroid =	440	ft
Watershed Slope =	0.018	ft/ft
Watershed Imperviousness =	80.00%	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 WQCN Drain Time =	40.0	hours
Location for 1-hr Rainfall Depth =	Denver - Capitol Building	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

Optional User Overrides

Water Quality Capture Volume (WQCV) =	0.440	acre-feet	acre-feet
Excess Urban Runoff Volume (EURV) =	1.263	acre-feet	acre-feet
2-yr Runoff Volume (P1 = 0.83 in.) =	0.807	acre-feet	inches
5-yr Runoff Volume (P1 = 1.09 in.) =	1.131	acre-feet	inches
10-yr Runoff Volume (P1 = 1.33 in.) =	1.445	acre-feet	inches
25-yr Runoff Volume (P1 = 1.69 in.) =	1.956	acre-feet	inches
50-yr Runoff Volume (P1 = 1.99 in.) =	2.369	acre-feet	inches
100-yr Runoff Volume (P1 = 2.31 in.) =	2.828	acre-feet	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	3.984	acre-feet	inches
Approximate 2-yr Detention Volume =	0.793	acre-feet	
Approximate 5-yr Detention Volume =	1.131	acre-feet	
Approximate 10-yr Detention Volume =	1.363	acre-feet	
Approximate 25-yr Detention Volume =	1.606	acre-feet	
Approximate 50-yr Detention Volume =	1.721	acre-feet	
Approximate 100-yr Detention Volume =	1.886	acre-feet	

Zone 1 Volume (WQCV) =	0.440	acre-feet
Zone 2 Volume (5-year - Zone 1) =	0.692	acre-feet
Zone 3 Volume (100-year - Zones 1 & 2) =	0.754	acre-feet
Total Detention Basin Volume =	1.886	acre-feet
Initial Surge Volume (ISV) =	user	ft ³
Initial Surge Depth (ISD) =	user	ft
Total Available Detention Depth (H _{total}) =	user	ft
Depth of Trickle Channel (H _{tr}) =	user	ft
Slope of Trickle Channel (S _{tr}) =	user	ft/ft
Slopes of Main Basin Sides (S _{main}) =	user	H:V
Basin Length-to-Width Ratio (R _{L/W}) =	user	

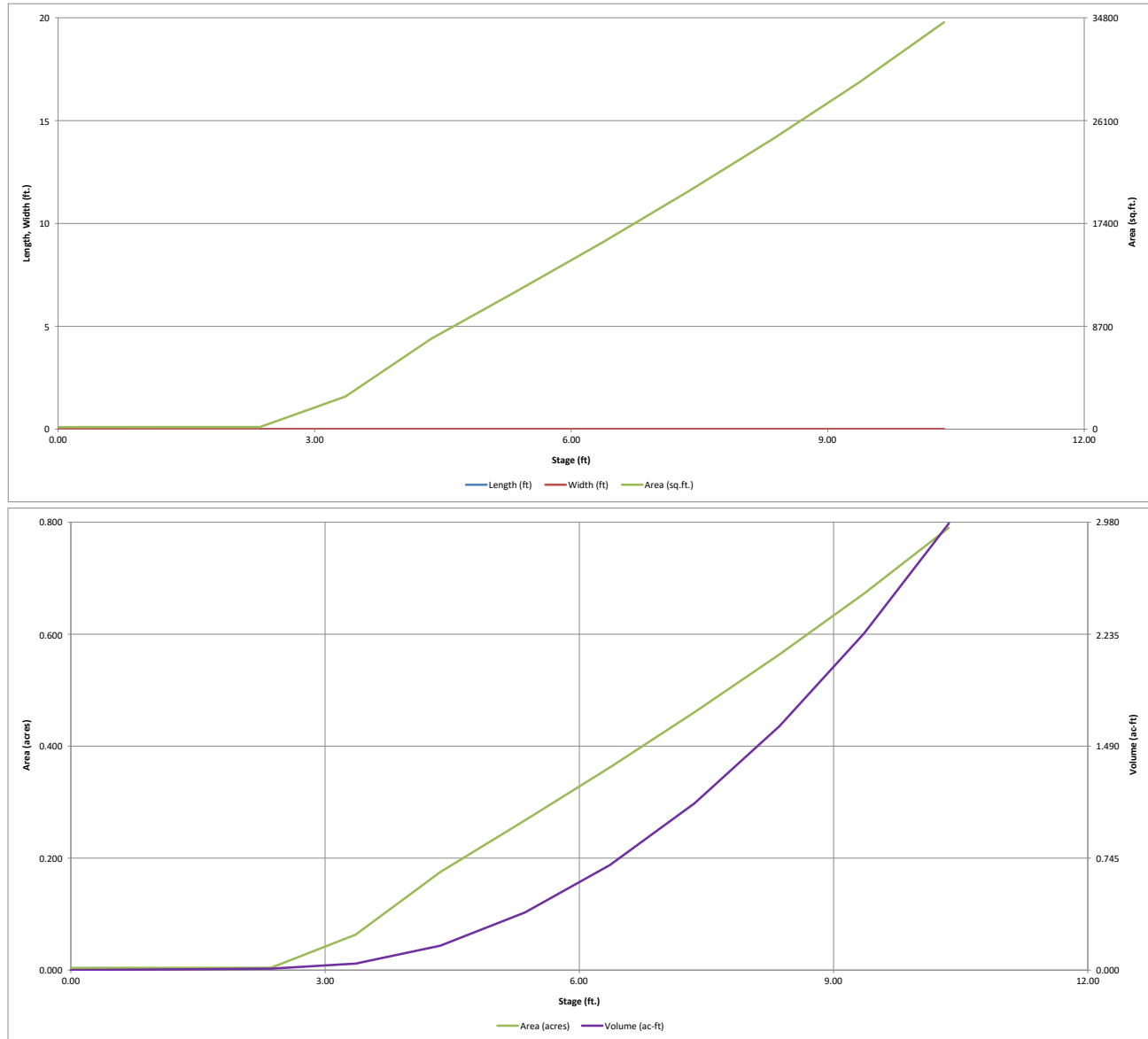
Initial Surcharge Area (A_{ISV})	=	user	ft ²
Surcharge Volume Length (L_{ISV})	=	user	ft
Surcharge Volume Width (W_{ISV})	=	user	ft
Depth of Basin Floor ($H_{t,LOOR}$)	=	user	ft
Length of Basin Floor ($L_{t,LOOR}$)	=	user	ft
Width of Basin Floor ($W_{t,LOOR}$)	=	user	ft
Area of Basin Floor ($A_{t,LOOR}$)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

Depth Increment = 1.00 ft

[illegible]

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-*Detention*, Version 4.05 (January 2022)

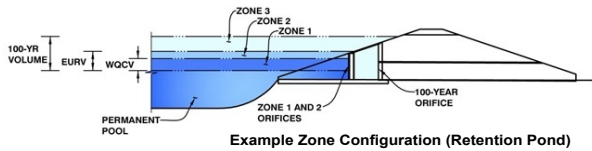


DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.05 (January 2022)

Project: **DEN21-0001**

Basin ID: **Detention Pond A**



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	5.57	0.440	Orifice Plate
Zone 2 (5-year)	7.41	0.692	Circular Orifice
Zone 3 (100-year)	8.81	0.754	Weir&Pipe (Restrict)
Total (all zones)		1.886	

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

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

Calculated Parameters for Underdrain

Underdrain Orifice Area = ft²
Underdrain Orifice Centroid = 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 BMP)

Calculated Parameters for Plate

Centroid of Lowest Orifice = ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Orifice Plate = ft (relative to basin bottom at Stage = 0 ft)
Orifice Plate: Orifice Vertical Spacing = inches
Orifice Plate: Orifice Area per Row = sq. inches (diameter = 1-1/8 inches)

WQ Orifice Area per Row = ft²
Elliptical Half-Width = feet
Elliptical Slot Centroid = feet
Elliptical Slot Area = ft²

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)	0.54	2.34	4.14					
Orifice Area (sq. inches)	0.99	0.99	0.99					

	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)

Calculated Parameters for Vertical Orifice

Invert of Vertical Orifice = ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice = ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Diameter = inches

Vertical Orifice Area = ft²
Vertical Orifice Centroid = feet

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

Calculated Parameters for Overflow Weir

Overflow Weir Front Edge Height, H_o = ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length = feet
Overflow Weir Grate Slope = H:V
Horiz. Length of Weir Sides = feet
Overflow Grate Type =
Debris Clogging % = %

Height of Grate Upper Edge, H_u = feet
Overflow Weir Slope Length = feet
Grate Open Area / 100-yr Orifice Area =
Overflow Grate Open Area w/o Debris = ft²
Overflow Grate Open Area w/ Debris = ft²

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

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate

Depth to Invert of Outlet Pipe = ft (distance below basin bottom at Stage = 0 ft)
Outlet Pipe Diameter = inches
Restrictor Plate Height Above Pipe Invert = inches

Outlet Orifice Area = ft²
Outlet Orifice Centroid = feet
Half-Central Angle of Restrictor Plate on Pipe = radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Calculated Parameters for Spillway

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

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

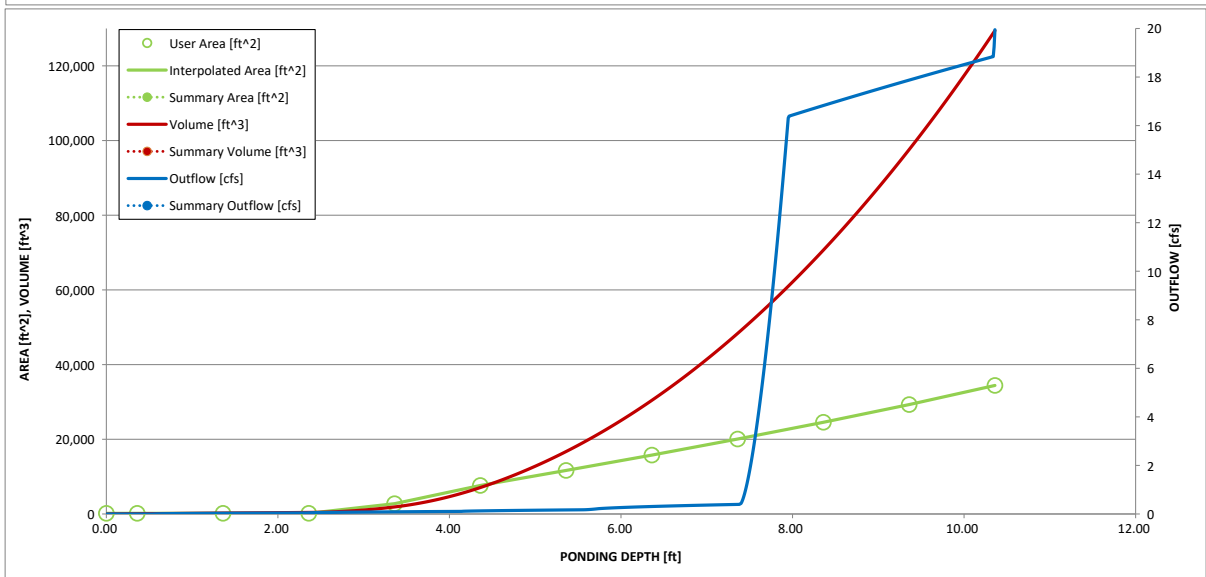
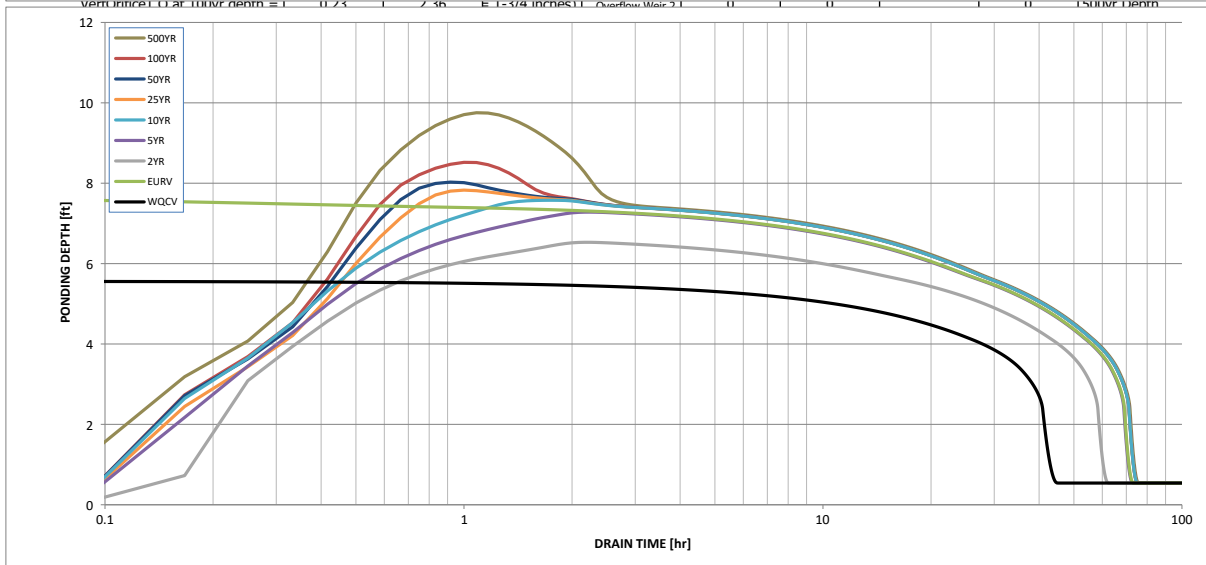
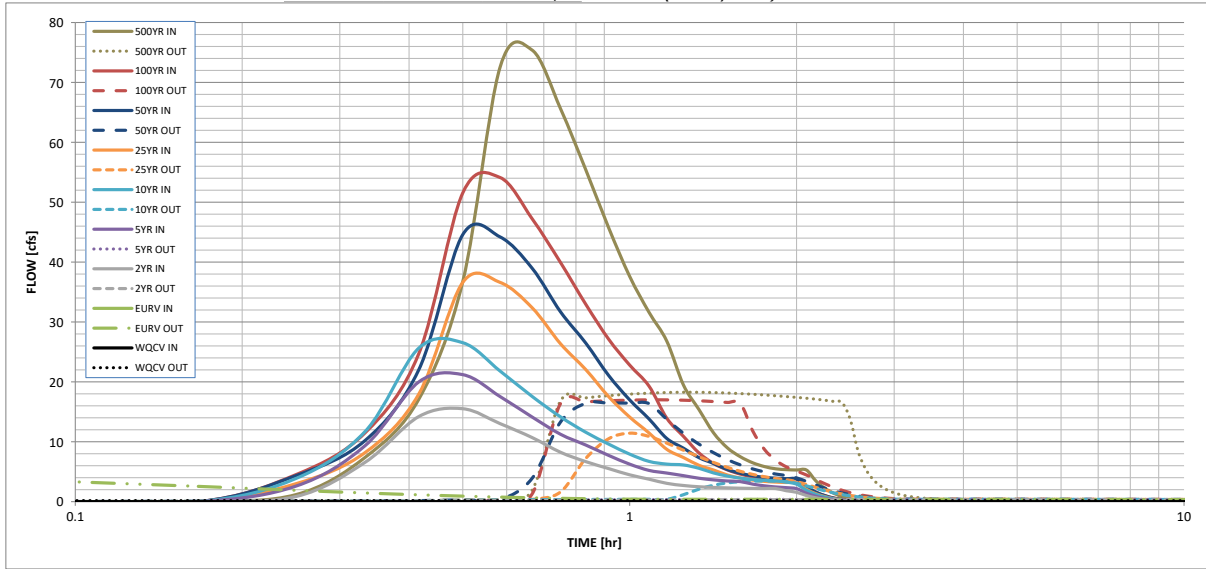
Routed Hydrograph Results

The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =	N/A	N/A	0.83	1.09	1.33	1.69	1.99	2.31	3.14
One-Hour Rainfall Depth (in) =	0.440	1.263	0.807	1.131	1.445	1.956	2.369	2.828	3.984
CUHP Runoff Volume (acre-ft) =	N/A	N/A	0.807	1.131	1.445	1.956	2.369	2.828	3.984
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.2	1.6	4.5	11.5	15.9	21.2	33.5
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.01	0.10	0.28	0.71	0.99	1.32	2.09
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A	15.5	21.2	26.5	36.6	44.6	54.1	75.4
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.3	0.4	3.4	11.4	16.5	17.0	18.3
Peak Inflow Q (cfs) =	0.2	5.3	0.3	0.4	3.4	11.4	16.5	17.0	18.3
Peak Outflow Q (cfs) =	N/A	N/A	0.2	0.2	0.8	1.0	1.0	0.8	0.5
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Structure Controlling Flow =	Vertical Orifice 1	Overflow Weir 1	Vertical Orifice 1	Vertical Orifice 1	Overflow Weir 1	Overflow Weir 1	Outlet Plate 1	Outlet Plate 1	Outlet Plate 1
Max Velocity through Grate 1 (fps) =	N/A	0.29	N/A	N/A	0.1	0.5	0.7	0.8	0.8
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	65	56	65	66	64	62	61	57
Time to Drain 99% of Inflow Volume (hours) =	43	69	59	69	70	70	69	68	67
Maximum Ponding Depth (ft) =	5.57	7.69	6.53	7.28	7.58	7.83	8.03	8.52	9.75
Area at Maximum Ponding Depth (acres) =	0.29	0.49	0.38	0.45	0.48	0.51	0.53	0.58	0.72
Maximum Volume Stored (acre-ft) =	0.442	1.268	0.758	1.074	1.209	1.333	1.437	1.708	2.512
WSEL (ft) =	5114.61	5116.73	5115.57	5116.32	5116.62	5116.87	5117.07	5117.56	5118.79

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.05 (January 2022)



S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			

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	0.00	0.00	1.17
	0:15:00	0.00	0.00	0.85	2.59	3.86	2.99	4.33	4.50	7.40
	0:20:00	0.00	0.00	6.57	9.35	11.72	8.20	10.22	11.50	17.13
	0:25:00	0.00	0.00	14.22	20.00	25.65	17.99	22.06	24.75	36.75
	0:30:00	0.00	0.00	15.52	21.20	26.53	36.61	44.59	51.55	72.44
	0:35:00	0.00	0.00	13.04	17.57	21.83	36.62	44.22	54.13	75.40
	0:40:00	0.00	0.00	10.71	14.14	17.58	32.39	38.99	47.25	65.66
	0:45:00	0.00	0.00	8.25	11.26	14.17	26.38	31.72	39.96	55.41
	0:50:00	0.00	0.00	6.68	9.45	11.58	22.05	26.48	32.95	45.70
	0:55:00	0.00	0.00	5.52	7.72	9.60	17.52	21.05	27.11	37.61
	1:00:00	0.00	0.00	4.48	6.26	7.93	14.12	16.99	22.80	31.64
	1:05:00	0.00	0.00	3.75	5.22	6.72	11.48	13.82	19.31	26.80
	1:10:00	0.00	0.00	3.06	4.77	6.27	8.73	10.55	13.93	19.49
	1:15:00	0.00	0.00	2.70	4.34	6.12	7.37	8.93	10.91	15.38
	1:20:00	0.00	0.00	2.49	3.91	5.57	6.07	7.35	8.14	11.49
	1:25:00	0.00	0.00	2.37	3.63	4.79	5.28	6.38	6.37	9.00
	1:30:00	0.00	0.00	2.30	3.45	4.28	4.46	5.37	5.31	7.50
	1:35:00	0.00	0.00	2.25	3.35	3.93	3.94	4.74	4.60	6.49
	1:40:00	0.00	0.00	2.21	2.93	3.71	3.60	4.33	4.15	5.86
	1:45:00	0.00	0.00	2.19	2.64	3.56	3.38	4.06	3.89	5.48
	1:50:00	0.00	0.00	2.19	2.45	3.45	3.27	3.92	3.79	5.35
	1:55:00	0.00	0.00	1.82	2.34	3.27	3.19	3.83	3.75	5.28
	2:00:00	0.00	0.00	1.56	2.17	2.92	3.16	3.79	3.75	5.28
	2:05:00	0.00	0.00	1.02	1.41	1.91	2.07	2.48	2.46	3.47
	2:10:00	0.00	0.00	0.64	0.89	1.22	1.33	1.60	1.59	2.23
	2:15:00	0.00	0.00	0.40	0.55	0.76	0.84	1.00	1.00	1.40
	2:20:00	0.00	0.00	0.23	0.33	0.45	0.50	0.60	0.60	0.84
	2:25:00	0.00	0.00	0.12	0.19	0.26	0.30	0.36	0.35	0.50
	2:30:00	0.00	0.00	0.05	0.09	0.12	0.15	0.17	0.17	0.24
	2:35:00	0.00	0.00	0.02	0.03	0.03	0.05	0.06	0.05	0.08
	2:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	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	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	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	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



FUTURE POND

MILE HIGH FLOOD DISTRICT DETENTION BASIN DESIGN WORKBOOK

MHFD-Detention, Version 4.05 (January 2022)
Mile High Flood District
Denver, Colorado
www.mhfd.org

Purpose:

This workbook aids in the estimation of stormwater detention basin sizing and outlet routing based on the modified puls routing method for urban watersheds. Several different BMP types and various outlet configurations can be sized.

Function:

1. Approximates the stage-area-volume relationship for a detention basin based on watershed parameters and basin geometry parameters. Also evaluates existing user-defined basin stage-area relationships.
2. Sizes filtration media orifice, outlet orifices, elliptical slots, weirs, trash racks, and develops stage-discharge relationships. Uses the Modified Puls method to route a series of hydrographs (i.e., 2-, 5-, 10-, 25-, 50-, 100- and 500-year) and calibrates the peak discharge out of the basin to match the pre-development peak discharges for the watershed.

Content:

This workbook consists of the following sheets:

Basin Tabulates stage-area-volume relationship estimates based on watershed parameters

Outlet Structure Tabulates a stage-discharge relationship for the user-defined outlet structure (inlet control).

Reference Provides reference equations and figures.

User Tips and Tools Provides instructions and video links to assist in using this workbook. Includes a stage-area calculator.

BMP Zone Images Provides images of typical BMP zone configurations corresponding with Zone pulldown selections.

Acknowledgements: *Spreadsheet Development Team:*
Ken MacKenzie, P.E., Holly Piza, P.E.
Mile High Flood District

Derek N. Rapp, P.E.
Peak Stormwater Engineering, LLC

Dr. James C.Y. Guo, Ph.D., P.E.
Professor, Department of Civil Engineering, University of Colorado at Denver

Comments?
Revisions?

Direct all comments regarding this spreadsheet workbook to:
Check for revised versions of this or any other workbook at:

[MHFD E-Mail](#)
[Downloads](#)

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.05 (January 2022)

Basin ID: FUTURE DETENTION POND

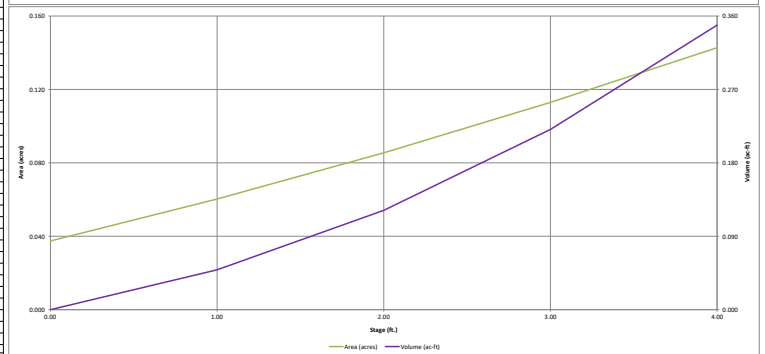
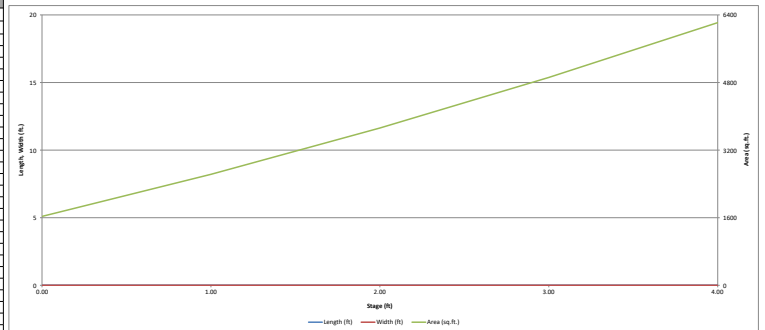
Watershed Information

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

Optional User Overrides	
	acre-foot
	acre-foot
	inches
1.11	inches
	inches
	inches
	inches
2.42	inches
	inches

Define Zones and Basin Geometry

Zone 1 Volume (V_{QW1})	0.076	acre-feet
Zone 1 Volume (V_{QW1})	0.076	acre-feet
Zone 3 Volume (V_{QW3})	0.106	acre-feet
Zone 3 Volume (V_{QW3})	0.106	acre-feet
Total Detention Basin Volume	0.306	acre-feet
Initial Surge Volume (V_{S1})	$\frac{1}{user}$	m^3
Surge Volume Length ($S1$)	$\frac{1}{user}$	m
Initial Detention Depth (H_{d1})	$\frac{1}{user}$	m
Depth of Trickle Channel (H_t)	$\frac{1}{user}$	m
Slope of Trickle Channel (S_t)	$\frac{1}{user}$	m/m
Radius of Main Basin Sides (R_{ms})	$\frac{1}{user}$	m
Basin Length-to-Width Ratio (R_{wL})	$\frac{1}{user}$	m/m
Initial Surge Area (A_{s1})	$\frac{1}{user}$	m^2
Surge Volume Length (L_{s1})	$\frac{1}{user}$	m
Surge Volume Width (W_{s1})	$\frac{1}{user}$	m
Initial Basin Floor (H_{b1})	$\frac{1}{user}$	m
Width of Basin Floor (W_{b1})	$\frac{1}{user}$	m
Area of Basin Floor (A_{b1})	$\frac{1}{user}$	m^2
Volume of Basin Floor (V_{b1})	$\frac{1}{user}$	m^3
Depth of Main Basin (H_{m1})	$\frac{1}{user}$	m
Width of Main Basin (W_{m1})	$\frac{1}{user}$	m
Area of Main Basin (A_{m1})	$\frac{1}{user}$	m^2
Volume of Main Basin (V_{m1})	$\frac{1}{user}$	m^3
Calculated Total Volume (V_{t1})	$\frac{1}{user}$	acre-feet

[illegible]

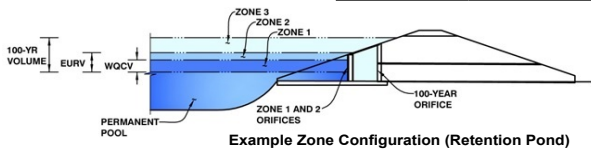
FUTURE POND

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.05 (January 2022)

Project: **DEN21-0001**

Basin ID: **FUTURE DETENTION POND**



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	1.41	0.076	Orifice Plate
Zone 2 (5-year)	2.64	0.106	Circular Orifice
Zone 3 (100-year)	3.69	0.124	Weir&Pipe (Restrict)
Total (all zones)		0.306	

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

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

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 BMP)

Centroid of Lowest Orifice =	0.00	ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Orifice Plate =	1.41	ft (relative to basin bottom at Stage = 0 ft)
Orifice Plate: Orifice Vertical Spacing =	12.00	inches
Orifice Plate: Orifice Area per Row =	0.85	sq. inches (diameter = 1 inch)

WQ Orifice Area per Row =	5.903E-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	1.00	2.00					
Orifice Area (sq. inches)	0.85	0.85	0.85					

	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)

	Zone 2 Circular	Not Selected	
Invert of Vertical Orifice =	2.86	N/A	ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice =	2.64	N/A	ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Diameter =	0.50	N/A	inches

Calculated Parameters for Vertical Orifice		
Zone 2 Circular	Not Selected	
Vertical Orifice Area =	0.00	ft ²
Vertical Orifice Centroid =	0.02	feet

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

	Zone 3 Weir	Not Selected	
Overflow Weir Front Edge Height, Ho =	2.90	N/A	ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length =	3.92	N/A	feet
Overflow Weir Grate Slope =	4.00	N/A	H:V
Horiz. Length of Weir Sides =	3.92	N/A	feet
Overflow Grate Type =	Close Mesh Grate	N/A	
Debris Clogging % =	50%	N/A	%

Calculated Parameters for Overflow Weir		
Zone 3 Weir	Not Selected	
Height of Grate Upper Edge, H _u =	3.88	feet
Overflow Weir Slope Length =	4.04	feet
Grate Open Area / 100-yr Orifice Area =	26.34	
Overflow Grate Open Area w/o Debris =	12.53	ft ²
Overflow Grate Open Area w/ Debris =	6.26	ft ²

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

	Zone 3 Restrictor	Not Selected	
Depth to Invert of Outlet Pipe =	0.00	N/A	ft (distance below basin bottom at Stage = 0 ft)
Outlet Pipe Diameter =	12.00	N/A	inches
Restrictor Plate Height Above Pipe Invert =	7.00	N/A	inches

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate		
Zone 3 Restrictor	Not Selected	
Outlet Orifice Area =	0.48	ft ²
Outlet Orifice Centroid =	0.33	feet
Half-Central Angle of Restrictor Plate on Pipe =	1.74	radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage =	7.46	ft (relative to basin bottom at Stage = 0 ft)
Spillway Crest Length =	50.00	feet
Spillway End Slopes =	10.00	H:V
Freeboard above Max Water Surface =	1.00	feet

Calculated Parameters for Spillway		
Spillway Design Flow Depth=	0.39	feet
Stage at Top of Freeboard =	8.85	feet
Basin Area at Top of Freeboard =	0.14	acres
Basin Volume at Top of Freeboard =	0.35	acre-ft

Routed Hydrograph Results

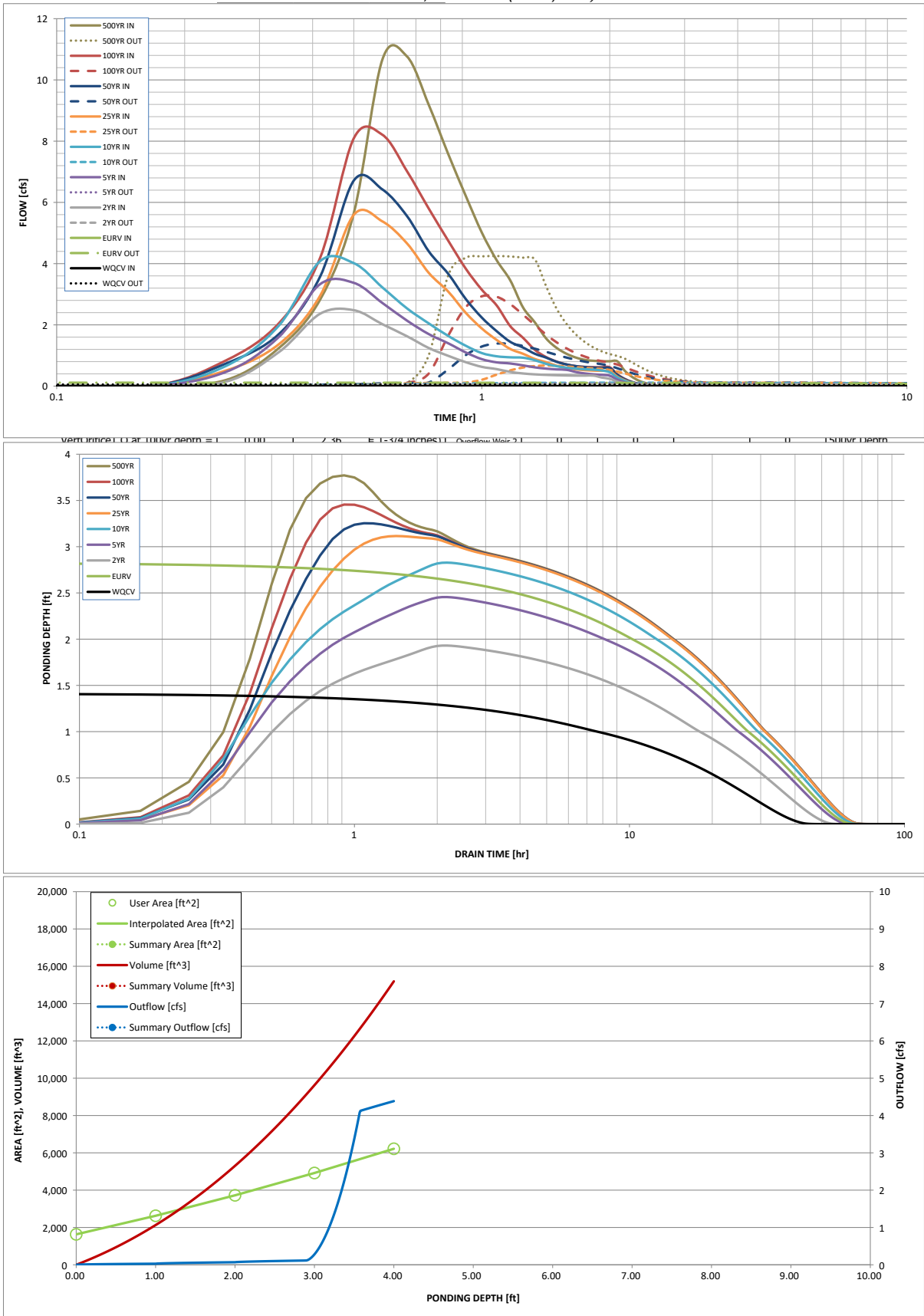
The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =	N/A	N/A	0.83	1.11	1.33	1.69	1.99	2.42	3.14
One-Hour Rainfall Depth (in) =	0.076	0.202	0.125	0.176	0.217	0.286	0.343	0.426	0.563
CUHP Runoff Volume (acre-ft) =	N/A	N/A	0.125	0.176	0.217	0.286	0.343	0.426	0.563
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.0	0.3	0.6	1.6	2.2	3.2	4.7
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.0	0.3	0.6	1.6	2.2	3.2	4.7
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A	0.01	2.44	0.28	0.72	0.99	5.87	2.09
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	2.5	3.4	4.1	5.6	6.7	8.2	10.8
Peak Inflow Q (cfs) =	0.1	0.1	0.1	0.098	0.1	0.7	1.4	2.933	4.2
Peak Outflow Q (cfs) =	N/A	N/A	N/A	0.0178	0.2	0.4	0.6	0.2210	0.9
Ratio Peak Outflow to Predevelopment Q =	Plate	Plate	Plate	Plate	Plate	Overflow Weir 1	Overflow Weir 1	Overflow Weir 1	Outlet Plate 1
Structure Controlling Flow =	N/A	N/A	N/A	N/A	N/A	0.0	0.1	0.2	0.3
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) =	38	53	46	51	54	54	53	51	48
Time to Drain 97% of Inflow Volume (hours) =	42	58	51	56	60	61	60	59	57
Maximum Ponding Depth (ft) =	1.42	2.83	1.93	2.46	2.83	3.12	3.25	3.46	3.77
Area at Maximum Ponding Depth (acres) =	0.07	0.11	0.08	0.10	0.11	0.12	0.12	0.13	0.14
Maximum Volume Stored (acre-ft) =	0.076	0.202	0.116	0.163	0.201	0.234	0.250	0.275	0.317
WSL (ft) =	5112.960	5114.370	5113.471	5113.995	5114.368	5114.655	5114.794	5114.995	5115.311

FUTURE POND

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.05 (January 2022)



S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			

FUTURE POND

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.

Time Interval	SOURCE	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP
	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	0.00	0.00	0.20
	0:15:00	0.00	0.00	0.15	0.46	0.66	0.51	0.74	0.84	1.25
	0:20:00	0.00	0.00	1.11	1.61	1.98	1.37	1.70	2.05	2.83
	0:25:00	0.00	0.00	2.36	3.33	4.08	2.95	3.58	4.19	5.65
	0:30:00	0.00	0.00	2.48	3.37	4.02	5.60	6.71	8.09	10.65
	0:35:00	0.00	0.00	2.02	2.72	3.23	5.38	6.43	8.21	10.77
	0:40:00	0.00	0.00	1.63	2.14	2.54	4.66	5.56	7.02	9.19
	0:45:00	0.00	0.00	1.25	1.70	2.05	3.70	4.41	5.80	7.59
	0:50:00	0.00	0.00	0.99	1.40	1.64	3.09	3.67	4.75	6.22
	0:55:00	0.00	0.00	0.78	1.10	1.32	2.39	2.85	3.84	5.02
	1:00:00	0.00	0.00	0.63	0.88	1.08	1.88	2.24	3.15	4.12
	1:05:00	0.00	0.00	0.56	0.78	0.97	1.51	1.80	2.64	3.46
	1:10:00	0.00	0.00	0.46	0.74	0.94	1.21	1.45	1.96	2.57
	1:15:00	0.00	0.00	0.41	0.68	0.93	1.06	1.26	1.58	2.08
	1:20:00	0.00	0.00	0.38	0.61	0.84	0.88	1.06	1.18	1.56
	1:25:00	0.00	0.00	0.37	0.57	0.73	0.78	0.93	0.95	1.25
	1:30:00	0.00	0.00	0.36	0.55	0.65	0.67	0.79	0.80	1.05
	1:35:00	0.00	0.00	0.35	0.53	0.60	0.59	0.71	0.71	0.93
	1:40:00	0.00	0.00	0.34	0.46	0.57	0.55	0.65	0.65	0.86
	1:45:00	0.00	0.00	0.34	0.41	0.55	0.52	0.62	0.63	0.83
	1:50:00	0.00	0.00	0.34	0.38	0.54	0.51	0.60	0.62	0.81
	1:55:00	0.00	0.00	0.28	0.37	0.51	0.50	0.59	0.62	0.81
	2:00:00	0.00	0.00	0.24	0.34	0.45	0.50	0.59	0.62	0.81
	2:05:00	0.00	0.00	0.15	0.21	0.28	0.31	0.37	0.39	0.51
	2:10:00	0.00	0.00	0.09	0.13	0.17	0.19	0.23	0.24	0.32
	2:15:00	0.00	0.00	0.05	0.08	0.10	0.11	0.14	0.14	0.19
	2:20:00	0.00	0.00	0.03	0.04	0.06	0.07	0.08	0.08	0.11
	2:25:00	0.00	0.00	0.01	0.02	0.03	0.03	0.04	0.04	0.06
	2:30:00	0.00	0.00	0.00	0.01	0.01	0.01	0.02	0.02	0.02
	2:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	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	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	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	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

Appendix D Drainage Plan

WARE MALCOMB

ARCHITECTURE

PLANNING

INTERIORS

CIVIL ENGINEERING

BRANDING

BUILDING MEASUREMENT



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071113
 Parcel 0171936200007
 Assessed To
 6625 INVESTMENTS LLC
 80 E 62ND AVE STE 101
 DENVER, CO 80216-1280

Certificate Number 2022-212607
 Order Number
 Vendor ID Counter

Legal Description					Situs Address
SECT,TWN,RNG:36-2-68 DESC: N2 S2 N2 SW4 NW4 EXC RD (2021000036534) 4/612A					7740 YORK ST
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$2,599.66	\$0.00	\$0.00	(\$2,599.66)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/04/2022					\$0.00

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$97.20	1276	\$363,455	\$25,990
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$439.68	AG FLOOD IRRG LAND	\$1,232	\$360
ADAMS COUNTY	27.0690000	\$713.27	Total	\$364,687	\$26,350
NORTH WASHINGTON WATER & SA	0.7750000	\$20.42			
SD 1	49.4400000	\$1,302.75			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.63			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$23.71			
Taxes Billed 2021	98.6590000	\$2,599.66			

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 TREASURY 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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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, Lisa L. Culpepper,
 J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
 Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071113
Parcel 0171936200007
Assessed To
6625 INVESTMENTS LLC
80 E 62ND AVE STE 101
DENVER, CO 80216-1280

Certificate Number 2022-212916
Order Number
Vendor ID
JOHN SEIPLE - HUNTINGTON INDUSTRIAL PARTNERS
385 INVERNESS PKWY STE 460 GREENWOOD VILLAGE CO 80112

Legal Description				Situs Address	
SECT,TWN,RNG:36-2-68 DESC: N2 S2 N2 SW4 NW4 EXC RD (2021000036534) 4/612A				7740 YORK ST	
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$2,599.66	\$0.00	\$0.00	(\$2,599.66)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/10/2022					\$0.00

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$97.20	1276	\$363,455	\$25,990
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$439.68	AG FLOOD IRRG	\$1,232	\$360
ADAMS COUNTY	27.0690000	\$713.27	LAND		
NORTH WASHINGTON WATER & SA	0.7750000	\$20.42	Total	\$364,687	\$26,350
SD 1	49.4400000	\$1,302.75			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.63			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$23.71			
Taxes Billed 2021	98.6590000	\$2,599.66			

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L.
Culpepper, J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0155086
Parcel 0171936200032
Assessed To
6625 INVESTMENTS LLC
80 E 62ND AVE
DENVER, CO 80216-1280

Certificate Number 2022-212920
Order Number
Vendor ID
JOHN SEIPLE - HUNTINGTON INDUSTRIAL PARTNERS
385 INVERNESS PKWY STE 460 GREENWOOD VILLAGE CO 80112

Legal Description
SECT,TWN,RNG:36-2-68 DESC: N2 N2 S2 SW4 NW4 EXC PARC AND EXC RD (REC NO
2018000029702) 0/7443A

Situs Address
0

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$123.32	\$0.00	\$0.00	(\$123.32)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/10/2022					\$0.00

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$4.61	AG FLOOD IRRG	\$4,318	\$1,250
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$20.86	LAND		
ADAMS COUNTY	27.0690000	\$33.84	Total	\$4,318	\$1,250
NORTH WASHINGTON WATER & SA	0.7750000	\$0.97			
SD 1	49.4400000	\$61.80			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.12			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.12			
Taxes Billed 2021	98.6590000	\$123.32			

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Culpepper, J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071115

Parcel 0171936200009

Assessed To

SIMS FREDRIC M AND
SIMS CAROL A
3032 ALBION ST
DENVER, CO 80207-2607

Certificate Number 2022-212917

Order Number

Vendor ID

JOHN SEIPLE - HUNTINGTON INDUSTRIAL PARTNERS
385 INVERNESS PKWY STE 460 GREENWOOD VILLAGE CO 80112

Legal Description

SECT,TWN,RNG:36-2-68 DESC: N2 N2 S2
SW4 NW4 4/27A

Situs Address

7680 YORK ST #0

Year	Tax	Interest	Fees	Payments	Balance
Grand Total Due as of 05/10/2022					\$0.00

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Culpepper, J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway

Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071114
Parcel 0171936200008
Assessed To
6625 INVESTMENTS LLC
80 E 62ND AVE
DENVER, CO 80216-1280

Certificate Number 2022-212918
Order Number
Vendor ID
JOHN SEIPLE - HUNTINGTON INDUSTRIAL PARTNERS
385 INVERNESS PKWY STE 460 GREENWOOD VILLAGE CO 80112

Legal Description				Situs Address	
SECT,TWN,RNG:36-2-68 DESC: S2 S2 N2 SW4 NW4 EXC RD (REC NO 2018000017800)				4/4717A	7700 YORK ST
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$157.86	\$0.00	\$0.00	(\$157.86)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/10/2022					\$0.00

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$5.90	AG FLOOD IRRG	\$5,507	\$1,600
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$26.70	LAND		
ADAMS COUNTY	27.0690000	\$43.31	Total	\$5,507	\$1,600
NORTH WASHINGTON WATER & SA	0.7750000	\$1.24			
SD 1	49.4400000	\$79.11			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.16			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.44			
Taxes Billed 2021	98.6590000	\$157.86			

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L.
Culpepper, J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601



ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

Advanced Transportation Planning and Traffic Engineering

John M.W. Aldridge, P.E.
Colorado Licensed Professional Engineer

1082 Chimney Rock Road
Highlands Ranch, CO 80126
303-703-9112
Cell: 303-594-4132

April 3, 2023

Ted Swan P.E.
Ware Malcomb
900 S. Broadway #320
Denver, CO 80209

Re: Traffic Impact Study - Revised
York St. Warehousing – Huntington Industrial Partners

Dear Mr. Swan:

Aldridge Transportation Consultants (ATC) is pleased to present this traffic impact study regarding the proposed development of warehousing buildings on York St. in Adams County.

ATC is professional service firm specializing in traffic engineering and transportation planning. ATC's principal, John M.W. Aldridge, is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,200 traffic impact studies, designed over 100 traffic signals, and has provided expert witness testimony on engineering design and access issues on multi-million-dollar interchange and highway projects in Kansas and Colorado.

We acknowledge that Adams County review of this study is only for general performance with submittal requirements, current design criteria, and standard engineering principles and practice.

ATC appreciates the opportunity to be of service. Please call if you have any questions. We can be reached at 303-703-9112.



Respectfully submitted,

Aldridge Transportation Consultants, LLC

John M.W. Aldridge, P.E.
Principal



BACKGROUND INFORMATION

This traffic impact study provides an analysis of the traffic impact occasioned by the development of warehousing buildings at 7700 York St. in Adams County. The development plan proposes construction of two buildings with a total of 252,781 square feet. Figure 1 shows the location of the site and the adjacent streets and intersections. Access to the site will be from two driveways on York St. approximately 330 feet apart and back side accesses to Clayton St. that connects to 78th Ave. on the north end and CO-224 on the south end. The developer has agreed to extend Clayton St. southward to CO-224.

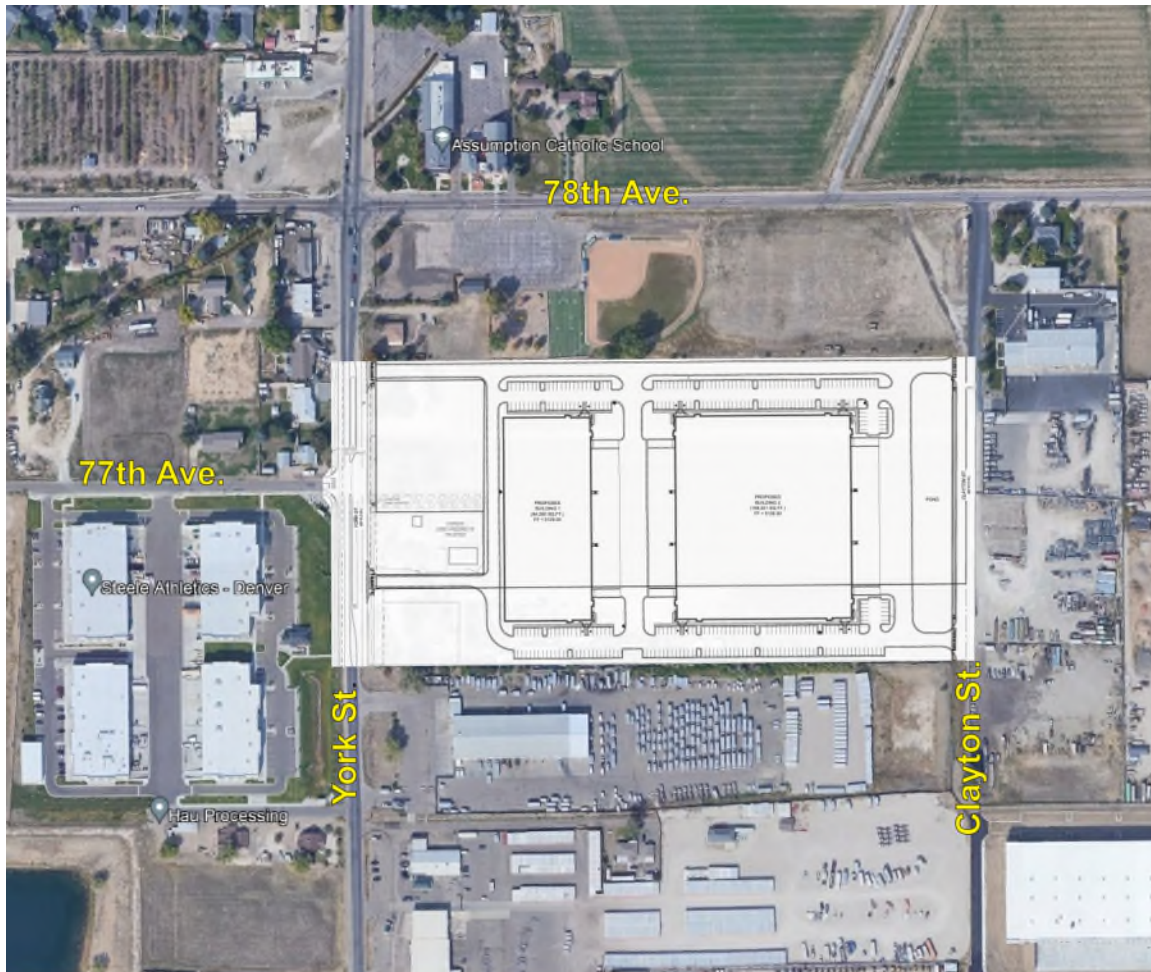


Figure 1 Location and Site Plan

GENERAL EXISTING CONDITIONS

York St. is an undivided two-lane Minor Arterial that currently carries 6,000 ADT. It is posted at 35 mph. There are no sidewalks or bike lanes on this section.

78th Ave. is an undivided two-lane Collector. It carries approximately 7,000 ADT to the west of York St. and 2,500 ADT to the east. It is posted at 35 mph as well.



Clayton St. is an undivided two-lane industrial Collector. It carries less than 500 ADT. There are no sidewalks or bike lanes.

CO-224 is a two-lane state highway categorized as a NR-B. It carries approximately 13,000 AADT and is posted at 45 mph.

The intersection of York St. and 78th Ave. is signalized with permitted only left turn phasing on all approaches. The intersection of Clayton St. and CO-224 is two-way stop sign controlled.

The York St./78th Ave. intersection was counted by All Traffic Data on Wednesday, March 30, 2022. The count worksheets are included in the appendix. The counts at 74th Ave./Clayton St. and CO-224/Clayton St. are taken from the Project Flatirons Traffic Study dated February 2020. These included background and Project Flatirons traffic for the 20-year design horizon. The Flatirons Traffic Study assumed a 1.5% annual growth rate. That equates to a 1.35 20-year growth factor and a 5-year growth factor of 1.08. Note this is conservative as the CDOT 20-year growth factor is 1.16.

ACCESS LOCATIONS and TYPE

The two accesses on York St. will be right in/right out only. Vehicles from the north will have to use the Clayton St./78th Ave. intersection and access the back side of the property. Southbound vehicles from the property will have to use Clayton St. to the intersection with CO-224.

DEVELOPMENT SITE CHARACTERISTICS

The total site of approximately 18 acres will consist of two buildings for warehousing. The following table presents the estimated trip generation based on the rates and values in the *11th Edition of the ITE Trip Generation Manual*. The table shows the Average Daily Traffic and the AM and PM peak hour traffic. Note that the trip generation assumes some office space.

Table 1 Trip Generation

Trip Generation Worksheet								
ITE CODE	LAND USE	UNIT	QUANTITY	ADT	AM		PM	
					IN	OUT	IN	OUT
150	Warehousing	KSF	253	1.74	0.13	0.04	0.05	0.14
				440	33	10	13	35
Total Trips				440	33	10	13	35

Of the 43 AM peak hour trips, 13 percent (6) are truck trips. Of the 48 PM peak hour trips, 18 percent (9) are truck trips. The percents are sourced from the Truck Trip Generation Tables appendices in the 11th Edition of the ITE Trip Generation Manual. Note that in Synchro the Heavy Vehicle Percent only adjusts the Saturated Flow Rate and in terms of impact, the number of truck trips is too small have a discernible impact on the LOS calculations.¹

¹ Per the Synchro v.11 User Manual Page 10-8, "Differences in traffic volumes under 30 vph will have a negligible effect on optimization results. Do not be overly concerned with getting the exact numbers."



The following Figure 3 shows the anticipated trip distribution and assignment. It is expected that 50% will to/from the north and 50% to/from the south. The trips to/from the south are equally split between York St. and Clayton St.

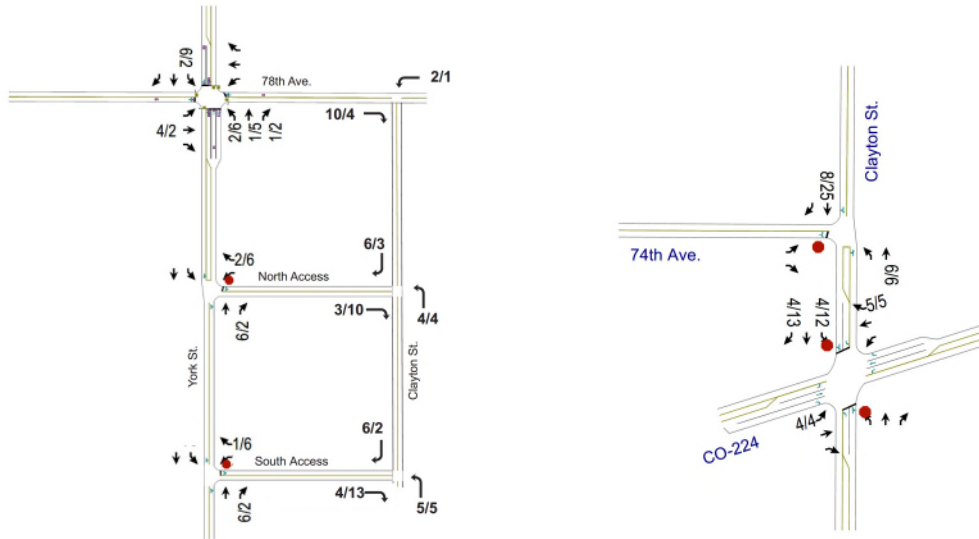


Figure 3 Trip Distribution and Assignment for York St. and Clayton St.

OPERATIONS ANALYSIS

ATC uses Synchro v.11 for operations analyses. The Synchro methodology is based on the Highway Capacity Manual, 6th Edition (HCM). The Synchro HCM reports are attached for reference. The chart summarizes the existing and forecast LOS (level of service). LOS is letter rating from A to F. LOS A indicates free-flow traffic conditions and no delay at intersections. LOS F is heavy traffic congestion with significant delay. LOS is provided for the overall operations at signalized intersections. LOS D is generally the benchmark for acceptable signalized intersection operations during the weekday peak hours. The LOS rating for unsignalized intersections is provided by the critical movement - not the overall - which is generally a left turn from the minor approach. Caution must be used when evaluating the LOS at unsignalized intersections particularly when LOS F is shown. Per the HCM, “LOS is used to translate complex numerical performance rating into a simple A-F system representative of the travelers’ perception of the quality of service provided by a facility or service. Practitioners and decision makers alike must understand that the LOS letter result hides much of the complexity of facility performance².” In case of LOS F, the HCM suggests that other evaluation measures should be considered such as the volume over capacity ratio and 95th percentile queue length to make the most effective traffic control decision. LOS F at unsignalized intersections is generally normal for the weekday peak hour when the v/c

² HCM version 6, Chapter 5, pages 5-3 – 5-6.



ratio and the 95th percentile queue length are acceptable. Table 2 shows the AM/PM peak hour LOS and vehicles seconds of delay for the Existing, 5-Year Background and Total and the same for the long-term 20-Year AM/PM peak hours.

Table 2 LOS Summary

Unsignalized Intersection LOS Summary										
LOS/Control Delay (secs) A=0-10, B=>10-15, C=>15-25, D=>25-35, E=>35-50, F=>50										
Intersection	Existing		5-Year BKG		5-Year TOTAL		20-Year BKG		20-Year TOTAL	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Clayton St./US-224	F	F	F	F	F	F	F	F	F	F
Clayton St./74th Ave.	A	A	A	A	A	A	A	A	A	A
Clayton St./78th Ave.	A	A	A	A	A	A	B	B	B	A
Clayton St. /North Access	n/a	n/a	n/a	n/a	A	A	n/a	n/a	A	A
Clayton St. /South Access	n/a	n/a	n/a	n/a	A	A	n/a	n/a	A	A
York St./North Access	n/a	n/a	n/a	n/a	B	B	n/a	n/a	B	B
York St./South Access	n/a	n/a	n/a	n/a	B	B	n/a	n/a	B	B
Signalized Intersection LOS Summary										
LOS/Control Delay (secs) A=0-10, B=>10-20, C=>20-35, D=>35-55, E=>55-80, F=>80										
Intersection	Existing		5-Year BKG		5-Year TOTAL		20-Year BKG		20-Year TOTAL	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
York/78th	B	B	B	B	B	B	B	B	B	B

IMPACT AND QUEUING ANALYSIS

The summary demonstrates that the York St. intersections in the study area will provide acceptable operating conditions. The signalized intersection of York St. and 78th Ave. will operate at no less than LOS B at in the 20-Year peak hour conditions. The intersection of Clayton St. and 78th Ave. will operate at LOS A in all conditions. The unsignalized intersections at the north and south accesses to the site on York will operated at LOS A in the 5-year conditions and LOS B in the 20-year conditions. The unsignalized intersections at the north and south accesses to Clayton St. will operate at LOS A in all conditions.

The intersection of 74th Ave./Clayton St. is not impacted by the additional traffic from this project. It currently operates at LOS A/A in the AM and PM peak hours, respectively and will continue to do so in the 5-year and 20-year background and total conditions.

The intersection of Clayton St. and CO-224 is not impacted significantly by the additional traffic from this project. The assignment of traffic from this project is a maximum of 13 vph on any movement. The impact is measured in hundreds of seconds. It currently operates at LOS F/F in the AM and PM peak hours and will continue to do so in the 5-year and 20-year background conditions. A traffic signal has been proposed but CDOT has not approved it at this time.

There are no queuing issues at the subject intersections. At the signalized intersection all queues will clear in one cycle. At the unsignalized intersections on York St. no queues registered more than 1 vehicle. The maximum 95th percentile queue length at CO-224/Clayton intersection is 12 vehicles on the southbound left turn out. The queue is on a county street and does not impact the mainline flow.

No auxiliary turn lanes are warranted by volume at the access locations. Any future improvements at the signalized intersection are not warranted by the added traffic from this project.

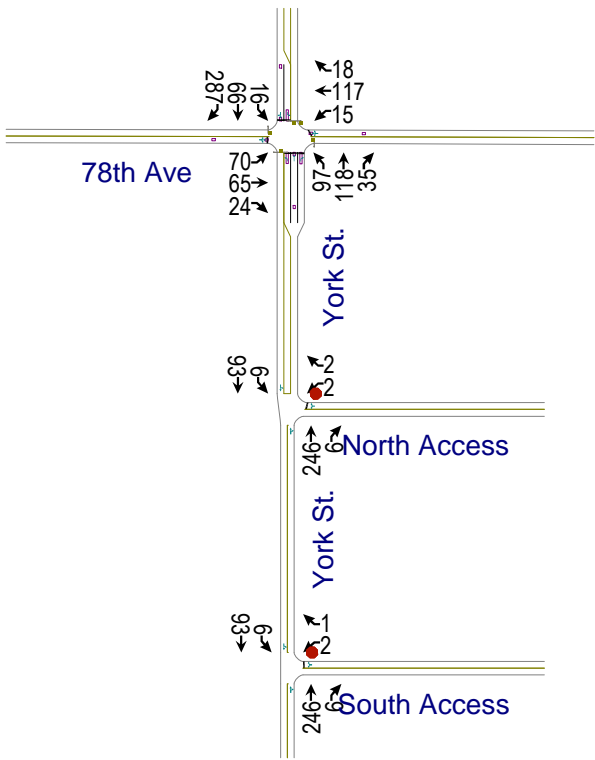


SUMMARY OF STUDY FINDINGS AND RECOMMENDATIONS

The analysis herein demonstrates that the proposed access locations and type will function safely and efficiently and within acceptable traffic engineering parameters. No improvements including auxiliary turn lanes are required. In conclusion, this study finds that the site-generated traffic will blend harmoniously with the existing and future traffic on the adjacent streets and intersection.























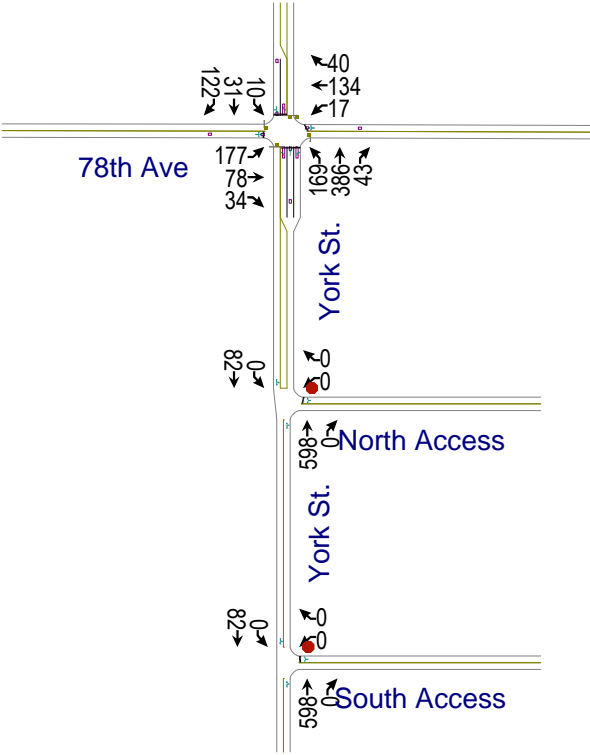
APPENDIX



York St.
3: York St. & 78th Ave





















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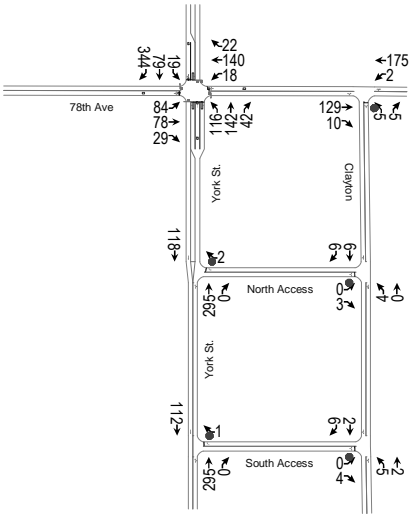
												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	65	20	14	117	18	95	116	35	16	59	287
Future Volume (veh/h)	70	65	20	14	117	18	95	116	35	16	59	287
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		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	76	71	22	15	127	20	103	126	38	17	64	312
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	166	110	30	71	208	31	756	1359	1152	971	201	981
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.73	0.73	0.73	0.73	0.73	0.73
Sat Flow, veh/h	633	794	214	89	1501	224	1007	1870	1585	1222	277	1350
Grp Volume(v), veh/h	169	0	0	162	0	0	103	126	38	17	0	376
Grp Sat Flow(s),veh/h/ln	1641	0	0	1815	0	0	1007	1870	1585	1222	0	1627
Q Serve(g_s), s	0.7	0.0	0.0	0.0	0.0	0.0	2.7	1.3	0.4	0.3	0.0	5.5
Cycle Q Clear(g_c), s	6.3	0.0	0.0	5.6	0.0	0.0	8.2	1.3	0.4	1.6	0.0	5.5
Prop In Lane	0.45		0.13	0.09		0.12	1.00		1.00	1.00		0.83
Lane Grp Cap(c), veh/h	306	0	0	311	0	0	756	1359	1152	971	0	1182
V/C Ratio(X)	0.55	0.00	0.00	0.52	0.00	0.00	0.14	0.09	0.03	0.02	0.00	0.32
Avail Cap(c_a), veh/h	826	0	0	923	0	0	756	1359	1152	971	0	1182
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	27.4	0.0	0.0	27.2	0.0	0.0	4.7	2.7	2.6	2.9	0.0	3.2
Incr Delay (d2), s/veh	1.6	0.0	0.0	1.4	0.0	0.0	0.4	0.1	0.1	0.0	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/ln	2.6	0.0	0.0	2.4	0.0	0.0	0.5	0.3	0.1	0.1	0.0	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.0	0.0	0.0	28.5	0.0	0.0	5.1	2.8	2.6	2.9	0.0	4.0
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		169			162			267			393	
Approach Delay, s/veh		29.0			28.5			3.7			3.9	
Approach LOS		C			C			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		53.0		13.8		53.0		13.8				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		48.5		32.5		48.5		32.5				
Max Q Clear Time (g_c+I1), s		10.2		8.3		7.5		7.6				
Green Ext Time (p_c), s		1.4		1.0		2.9		0.9				
Intersection Summary												
HCM 6th Ctrl Delay				12.1								
HCM 6th LOS				B								



York St.
3: York St. & 78th Ave





















EX PM
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	177	78	34	17	134	40	169	386	43	10	31	122
Future Volume (veh/h)	177	78	34	17	134	40	169	386	43	10	31	122
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	192	85	37	18	146	43	184	420	47	11	34	133
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	308	114	45	78	367	101	775	1110	941	549	198	773
Arrive On Green	0.27	0.27	0.27	0.27	0.27	0.27	0.59	0.59	0.59	0.59	0.59	0.59
Sat Flow, veh/h	815	421	165	72	1354	374	1218	1870	1585	926	333	1303
Grp Volume(v), veh/h	314	0	0	207	0	0	184	420	47	11	0	167
Grp Sat Flow(s),veh/h/ln	1401	0	0	1799	0	0	1218	1870	1585	926	0	1636
Q Serve(g_s), s	7.6	0.0	0.0	0.0	0.0	0.0	5.4	7.8	0.8	0.4	0.0	3.1
Cycle Q Clear(g_c), s	13.9	0.0	0.0	6.3	0.0	0.0	8.4	7.8	0.8	8.3	0.0	3.1
Prop In Lane	0.61		0.12	0.09		0.21	1.00		1.00	1.00		0.80
Lane Grp Cap(c), veh/h	467	0	0	547	0	0	775	1110	941	549	0	971
V/C Ratio(X)	0.67	0.00	0.00	0.38	0.00	0.00	0.24	0.38	0.05	0.02	0.00	0.17
Avail Cap(c_a), veh/h	949	0	0	1158	0	0	775	1110	941	549	0	971
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	22.6	0.0	0.0	20.0	0.0	0.0	8.0	7.1	5.7	9.3	0.0	6.1
Incr Delay (d2), s/veh	1.7	0.0	0.0	0.4	0.0	0.0	0.7	1.0	0.1	0.1	0.0	0.4
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/ln	4.5	0.0	0.0	2.5	0.0	0.0	1.3	2.8	0.3	0.1	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.3	0.0	0.0	20.4	0.0	0.0	8.8	8.1	5.8	9.3	0.0	6.5
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		314			207			651			178	
Approach Delay, s/veh		24.3			20.4			8.1			6.7	
Approach LOS		C			C			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		44.0		22.5		44.0		22.5				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		39.5		41.5		39.5		41.5				
Max Q Clear Time (g_c+I1), s		10.4		15.9		10.3		8.3				
Green Ext Time (p_c), s		3.7		2.2		1.1		1.3				
Intersection Summary												
HCM 6th Ctrl Delay				13.6								
HCM 6th LOS				B								






York St.
3: York St. & 78th Ave




2027 AM
04/03/2023




												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	65	24	15	117	18	97	118	35	16	66	287
Future Volume (veh/h)	70	65	24	15	117	18	97	118	35	16	66	287
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	91	85	31	20	153	23	127	154	46	21	86	374
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	174	126	40	74	257	36	646	1308	1109	899	213	928
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.17	0.70	0.70	0.70	0.70	0.70	0.70
Sat Flow, veh/h	584	739	233	100	1504	213	932	1870	1585	1182	305	1327
Grp Volume(v), veh/h	207	0	0	196	0	0	127	154	46	21	0	460
Grp Sat Flow(s),veh/h/ln	1556	0	0	1818	0	0	932	1870	1585	1182	0	1632
Q Serve(g_s), s	1.8	0.0	0.0	0.0	0.0	0.0	4.6	1.9	0.6	0.4	0.0	8.2
Cycle Q Clear(g_c), s	8.6	0.0	0.0	6.9	0.0	0.0	12.8	1.9	0.6	2.3	0.0	8.2
Prop In Lane	0.44		0.15	0.10		0.12	1.00		1.00	1.00		0.81
Lane Grp Cap(c), veh/h	340	0	0	368	0	0	646	1308	1109	899	0	1141
V/C Ratio(X)	0.61	0.00	0.00	0.53	0.00	0.00	0.20	0.12	0.04	0.02	0.00	0.40
Avail Cap(c_a), veh/h	780	0	0	889	0	0	646	1308	1109	899	0	1141
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	27.3	0.0	0.0	26.7	0.0	0.0	7.0	3.4	3.2	3.8	0.0	4.4
Incr Delay (d2), s/veh	1.8	0.0	0.0	1.2	0.0	0.0	0.7	0.2	0.1	0.0	0.0	1.1
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/ln	3.3	0.0	0.0	3.0	0.0	0.0	0.9	0.6	0.2	0.1	0.0	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.0	0.0	0.0	27.9	0.0	0.0	7.7	3.6	3.3	3.8	0.0	5.4
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		207			196			327			481	
Approach Delay, s/veh		29.0			27.9			5.2			5.4	
Approach LOS		C			C			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		53.0		16.3		53.0		16.3				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		48.5		32.5		48.5		32.5				
Max Q Clear Time (g_c+I1), s		14.8		10.6		10.2		8.9				
Green Ext Time (p_c), s		1.8		1.2		3.7		1.1				
Intersection Summary												
HCM 6th Ctrl Delay				13.0								
HCM 6th LOS				B								

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↖			↑
Traffic Vol, veh/h	0	2	246	0	0	98
Future Vol, veh/h	0	2	246	0	0	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	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	0	3	321	0	0	128
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	-	321	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	720	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	720	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	10	0	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT			
Capacity (veh/h)	-	- 720	-			
HCM Lane V/C Ratio	-	- 0.004	-			
HCM Control Delay (s)	-	- 10	-			
HCM Lane LOS	-	- B	-			
HCM 95th %tile Q(veh)	-	- 0	-			

Intersection						
Int Delay, s/veh	2.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	3	4	0	6	6
Future Vol, veh/h	0	3	4	0	6	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	0	3	4	0	7	7
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	19	11	14	0	-	0
Stage 1	11	-	-	-	-	-
Stage 2	8	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	998	1070	1604	-	-	-
Stage 1	1012	-	-	-	-	-
Stage 2	1015	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	996	1070	1604	-	-	-
Mov Cap-2 Maneuver	996	-	-	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	1015	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.4	7.3		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1604	-	1070	-	-	
HCM Lane V/C Ratio	0.003	-	0.003	-	-	
HCM Control Delay (s)	7.2	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↖			↑
Traffic Vol, veh/h	0	1	246	0	0	93
Future Vol, veh/h	0	1	246	0	0	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	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	0	1	321	0	0	121
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	321	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	720	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	720	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	10	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBT		
Capacity (veh/h)	-	720		-		
HCM Lane V/C Ratio	-	0.002		-		
HCM Control Delay (s)	-	10		-		
HCM Lane LOS	-	B		-		
HCM 95th %tile Q(veh)	-	0		-		

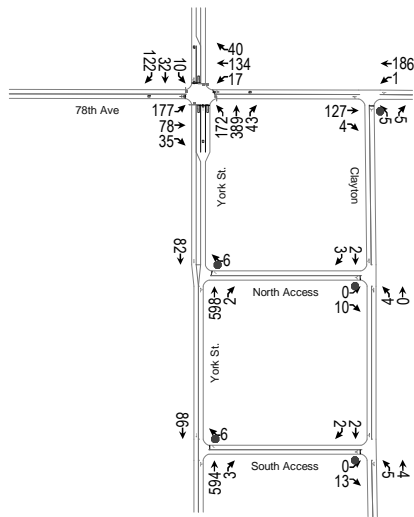
Intersection						
Int Delay, s/veh	3.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	4	5	2	2	6
Future Vol, veh/h	0	4	5	2	2	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	0	4	5	2	2	7
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	18	6	9	0	-	0
Stage 1	6	-	-	-	-	-
Stage 2	12	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	1000	1077	1611	-	-	-
Stage 1	1017	-	-	-	-	-
Stage 2	1011	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	997	1077	1611	-	-	-
Mov Cap-2 Maneuver	997	-	-	-	-	-
Stage 1	1014	-	-	-	-	-
Stage 2	1011	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.4	5.2		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1611	-	1077	-	-	
HCM Lane V/C Ratio	0.003	-	0.004	-	-	
HCM Control Delay (s)	7.2	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection						
Int Delay, s/veh	0.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	129	10	2	175	5	5
Future Vol, veh/h	129	10	2	175	5	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	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	140	11	2	190	5	5

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	151
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1430
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1430
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-





















Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	9.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	759	-	-	1430	-
HCM Lane V/C Ratio	0.014	-	-	0.002	-
HCM Control Delay (s)	9.8	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-






York St.
3: York St. & 78th Ave




2027 PM
04/03/2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	177	78	35	17	134	40	172	389	43	10	32	122
Future Volume (veh/h)	177	78	35	17	134	40	172	389	43	10	32	122
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	192	85	38	18	146	43	187	423	47	11	35	133
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	287	106	44	70	366	101	786	1149	974	554	210	796
Arrive On Green	0.27	0.27	0.27	0.27	0.27	0.27	0.61	0.61	0.61	0.61	0.61	0.61
Sat Flow, veh/h	787	390	161	74	1349	373	1217	1870	1585	923	341	1296
Grp Volume(v), veh/h	315	0	0	207	0	0	187	423	47	11	0	168
Grp Sat Flow(s),veh/h/ln	1338	0	0	1795	0	0	1217	1870	1585	923	0	1637
Q Serve(g_s), s	10.3	0.0	0.0	0.0	0.0	0.0	6.2	8.9	0.9	0.5	0.0	3.5
Cycle Q Clear(g_c), s	17.8	0.0	0.0	7.5	0.0	0.0	9.6	8.9	0.9	9.4	0.0	3.5
Prop In Lane	0.61		0.12	0.09		0.21	1.00		1.00	1.00		0.79
Lane Grp Cap(c), veh/h	437	0	0	537	0	0	786	1149	974	554	0	1006
V/C Ratio(X)	0.72	0.00	0.00	0.39	0.00	0.00	0.24	0.37	0.05	0.02	0.00	0.17
Avail Cap(c_a), veh/h	629	0	0	780	0	0	786	1149	974	554	0	1006
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	27.5	0.0	0.0	23.7	0.0	0.0	8.6	7.6	6.0	9.9	0.0	6.5
Incr Delay (d2), s/veh	2.3	0.0	0.0	0.5	0.0	0.0	0.7	0.9	0.1	0.1	0.0	0.4
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/ln	5.7	0.0	0.0	3.1	0.0	0.0	1.6	3.3	0.3	0.1	0.0	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.8	0.0	0.0	24.1	0.0	0.0	9.3	8.5	6.1	10.0	0.0	6.9
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		315			207			657			179	
Approach Delay, s/veh		29.8			24.1			8.6			7.1	
Approach LOS		C			C			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		53.0		25.9		53.0		25.9				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		48.5		32.5		48.5		32.5				
Max Q Clear Time (g_c+I1), s		11.6		19.8		11.4		9.5				
Green Ext Time (p_c), s		3.8		1.6		1.2		1.2				
Intersection Summary												
HCM 6th Ctrl Delay				15.7								
HCM 6th LOS				B								

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↖			↑
Traffic Vol, veh/h	0	6	598	2	0	82
Future Vol, veh/h	0	6	598	2	0	82
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	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	0	7	650	2	0	89
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	651	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	469	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	469	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	12.8	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBT		
Capacity (veh/h)	-	- 469		-		
HCM Lane V/C Ratio	-	- 0.014		-		
HCM Control Delay (s)	-	- 12.8		-		
HCM Lane LOS	-	- B		-		
HCM 95th %tile Q(veh)	-	- 0		-		




Intersection						
Int Delay, s/veh	5.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	10	4	0	2	3
Future Vol, veh/h	0	10	4	0	2	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	0	11	4	0	2	3
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	12	4	5	0	-	0
Stage 1	4	-	-	-	-	-
Stage 2	8	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	1008	1080	1616	-	-	-
Stage 1	1019	-	-	-	-	-
Stage 2	1015	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1006	1080	1616	-	-	-
Mov Cap-2 Maneuver	1006	-	-	-	-	-
Stage 1	1017	-	-	-	-	-
Stage 2	1015	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.4	7.2		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1616	-	1080	-	-	
HCM Lane V/C Ratio	0.003	-	0.01	-	-	
HCM Control Delay (s)	7.2	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↖			↑
Traffic Vol, veh/h	0	6	594	3	0	86
Future Vol, veh/h	0	6	594	3	0	86
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	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	0	7	646	3	0	93
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	648	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	470	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	470	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	12.8	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBT		
Capacity (veh/h)	-	470		-		
HCM Lane V/C Ratio	-	0.014		-		
HCM Control Delay (s)	-	12.8		-		
HCM Lane LOS	-	B		-		
HCM 95th %tile Q(veh)	-	0		-		

Intersection						
Int Delay, s/veh	5.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	13	5	4	2	2
Future Vol, veh/h	0	13	5	4	2	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	0	14	5	4	2	2
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	17	3	4	0	-	0
Stage 1	3	-	-	-	-	-
Stage 2	14	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	1001	1081	1618	-	-	-
Stage 1	1020	-	-	-	-	-
Stage 2	1009	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	998	1081	1618	-	-	-
Mov Cap-2 Maneuver	998	-	-	-	-	-
Stage 1	1017	-	-	-	-	-
Stage 2	1009	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.4	4		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1618	-	1081	-	-	
HCM Lane V/C Ratio	0.003	-	0.013	-	-	
HCM Control Delay (s)	7.2	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection

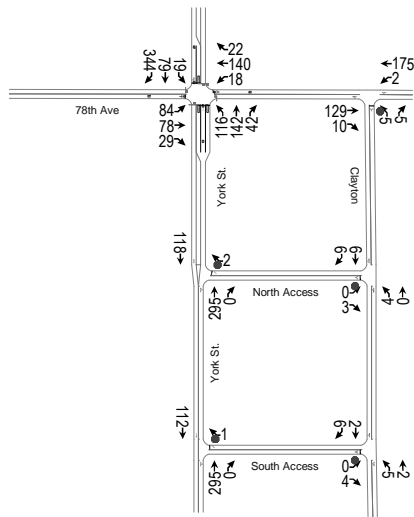
Int Delay, s/veh 0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	127	4	1	186	5	5
Future Vol, veh/h	127	4	1	186	5	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	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	138	4	1	202	5	5

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	142
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1441
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1441
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-




















Approach	EB	WB	NB
HCM Control Delay, s	0	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	758	-	-	1441	-
HCM Lane V/C Ratio	0.014	-	-	0.001	-
HCM Control Delay (s)	9.8	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-






York St.
3: York St. & 78th Ave




2042 AM
04/03/2023




												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	65	24	15	117	18	97	118	35	16	66	287
Future Volume (veh/h)	70	65	24	15	117	18	97	118	35	16	66	287
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	91	85	31	20	153	23	127	154	46	21	86	374
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	174	126	40	74	257	36	646	1308	1109	899	213	928
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.17	0.70	0.70	0.70	0.70	0.70	0.70
Sat Flow, veh/h	584	739	233	100	1504	213	932	1870	1585	1182	305	1327
Grp Volume(v), veh/h	207	0	0	196	0	0	127	154	46	21	0	460
Grp Sat Flow(s),veh/h/ln	1556	0	0	1818	0	0	932	1870	1585	1182	0	1632
Q Serve(g_s), s	1.8	0.0	0.0	0.0	0.0	0.0	4.6	1.9	0.6	0.4	0.0	8.2
Cycle Q Clear(g_c), s	8.6	0.0	0.0	6.9	0.0	0.0	12.8	1.9	0.6	2.3	0.0	8.2
Prop In Lane	0.44		0.15	0.10		0.12	1.00		1.00	1.00		0.81
Lane Grp Cap(c), veh/h	340	0	0	368	0	0	646	1308	1109	899	0	1141
V/C Ratio(X)	0.61	0.00	0.00	0.53	0.00	0.00	0.20	0.12	0.04	0.02	0.00	0.40
Avail Cap(c_a), veh/h	780	0	0	889	0	0	646	1308	1109	899	0	1141
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	27.3	0.0	0.0	26.7	0.0	0.0	7.0	3.4	3.2	3.8	0.0	4.4
Incr Delay (d2), s/veh	1.8	0.0	0.0	1.2	0.0	0.0	0.7	0.2	0.1	0.0	0.0	1.1
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/ln	3.3	0.0	0.0	3.0	0.0	0.0	0.9	0.6	0.2	0.1	0.0	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.0	0.0	0.0	27.9	0.0	0.0	7.7	3.6	3.3	3.8	0.0	5.4
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		207			196			327			481	
Approach Delay, s/veh		29.0			27.9			5.2			5.4	
Approach LOS		C			C			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		53.0		16.3		53.0		16.3				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		48.5		32.5		48.5		32.5				
Max Q Clear Time (g_c+I1), s		14.8		10.6		10.2		8.9				
Green Ext Time (p_c), s		1.8		1.2		3.7		1.1				
Intersection Summary												
HCM 6th Ctrl Delay				13.0								
HCM 6th LOS				B								

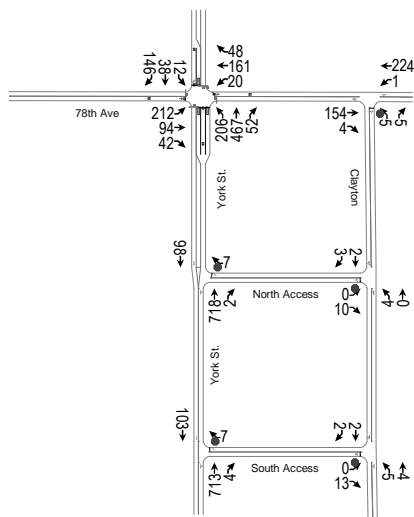
Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↖			↑
Traffic Vol, veh/h	0	2	246	0	0	98
Future Vol, veh/h	0	2	246	0	0	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	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	0	3	321	0	0	128
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	-	321	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	720	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	720	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	10	0	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT			
Capacity (veh/h)	-	- 720	-			
HCM Lane V/C Ratio	-	- 0.004	-			
HCM Control Delay (s)	-	- 10	-			
HCM Lane LOS	-	- B	-			
HCM 95th %tile Q(veh)	-	- 0	-			

Intersection						
Int Delay, s/veh	2.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	3	4	0	6	6
Future Vol, veh/h	0	3	4	0	6	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	0	3	4	0	7	7
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	19	11	14	0	-	0
Stage 1	11	-	-	-	-	-
Stage 2	8	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	998	1070	1604	-	-	-
Stage 1	1012	-	-	-	-	-
Stage 2	1015	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	996	1070	1604	-	-	-
Mov Cap-2 Maneuver	996	-	-	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	1015	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.4	7.3		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1604	-	1070	-	-	
HCM Lane V/C Ratio	0.003	-	0.003	-	-	
HCM Control Delay (s)	7.2	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↖			↑
Traffic Vol, veh/h	0	1	246	0	0	93
Future Vol, veh/h	0	1	246	0	0	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	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	0	1	321	0	0	121
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	321	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	720	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	720	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	10	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBT		
Capacity (veh/h)	-	720		-		
HCM Lane V/C Ratio	-	0.002		-		
HCM Control Delay (s)	-	10		-		
HCM Lane LOS	-	B		-		
HCM 95th %tile Q(veh)	-	0		-		




















Intersection						
Int Delay, s/veh	3.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	4	5	2	2	6
Future Vol, veh/h	0	4	5	2	2	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	0	4	5	2	2	7
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	18	6	9	0	-	0
Stage 1	6	-	-	-	-	-
Stage 2	12	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	1000	1077	1611	-	-	-
Stage 1	1017	-	-	-	-	-
Stage 2	1011	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	997	1077	1611	-	-	-
Mov Cap-2 Maneuver	997	-	-	-	-	-
Stage 1	1014	-	-	-	-	-
Stage 2	1011	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.4	5.2		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1611	-	1077	-	-	
HCM Lane V/C Ratio	0.003	-	0.004	-	-	
HCM Control Delay (s)	7.2	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection						
Int Delay, s/veh	0.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	129	10	2	175	5	5
Future Vol, veh/h	129	10	2	175	5	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	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	140	11	2	190	5	5
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	151	0	340	146
Stage 1	-	-	-	-	146	-
Stage 2	-	-	-	-	194	-
Critical Hdwy	-	-	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 Maneuver	-	-	1430	-	656	901
Stage 1	-	-	-	-	881	-
Stage 2	-	-	-	-	839	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1430	-	655	901
Mov Cap-2 Maneuver	-	-	-	-	655	-
Stage 1	-	-	-	-	881	-
Stage 2	-	-	-	-	837	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.1		9.8	
HCM LOS	A					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	759	-	-	1430	-	
HCM Lane V/C Ratio	0.014	-	-	0.002	-	
HCM Control Delay (s)	9.8	-	-	7.5	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	






York St.
3: York St. & 78th Ave




2042 PM
04/03/2023




												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	177	78	35	17	134	40	172	389	43	10	32	122
Future Volume (veh/h)	177	78	35	17	134	40	172	389	43	10	32	122
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	231	102	46	22	175	52	224	507	56	13	42	159
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	316	115	50	72	443	124	677	1054	894	424	193	730
Arrive On Green	0.33	0.33	0.33	0.33	0.33	0.33	0.56	0.56	0.56	0.56	0.56	0.56
Sat Flow, veh/h	749	347	151	79	1334	373	1181	1870	1585	847	342	1295
Grp Volume(v), veh/h	379	0	0	249	0	0	224	507	56	13	0	201
Grp Sat Flow(s),veh/h/ln	1248	0	0	1787	0	0	1181	1870	1585	847	0	1637
Q Serve(g_s), s	16.2	0.0	0.0	0.0	0.0	0.0	10.0	14.0	1.4	0.8	0.0	5.3
Cycle Q Clear(g_c), s	25.4	0.0	0.0	9.2	0.0	0.0	15.3	14.0	1.4	14.8	0.0	5.3
Prop In Lane	0.61		0.12	0.09		0.21	1.00		1.00	1.00		0.79
Lane Grp Cap(c), veh/h	481	0	0	638	0	0	677	1054	894	424	0	923
V/C Ratio(X)	0.79	0.00	0.00	0.39	0.00	0.00	0.33	0.48	0.06	0.03	0.00	0.22
Avail Cap(c_a), veh/h	543	0	0	718	0	0	677	1054	894	424	0	923
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	28.3	0.0	0.0	22.3	0.0	0.0	13.1	11.2	8.5	15.7	0.0	9.3
Incr Delay (d2), s/veh	6.8	0.0	0.0	0.4	0.0	0.0	1.3	1.6	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/ln	8.1	0.0	0.0	3.9	0.0	0.0	2.7	5.7	0.5	0.2	0.0	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.1	0.0	0.0	22.7	0.0	0.0	14.4	12.8	8.6	15.8	0.0	9.9
LnGrp LOS	D	A	A	C	A	A	B	B	A	B	A	A
Approach Vol, veh/h		379			249			787			214	
Approach Delay, s/veh		35.1			22.7			13.0			10.2	
Approach LOS		D			C			B			B	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		53.0		33.0		53.0		33.0				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		48.5		32.5		48.5		32.5				
Max Q Clear Time (g_c+I1), s		17.3		27.4		16.8		11.2				
Green Ext Time (p_c), s		4.8		1.1		1.4		1.4				
Intersection Summary												
HCM 6th Ctrl Delay				19.3								
HCM 6th LOS				B								

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↖			↑
Traffic Vol, veh/h	0	6	598	2	0	82
Future Vol, veh/h	0	6	598	2	0	82
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	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	0	8	780	3	0	107
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	782	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	394	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	394	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	14.3	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBT		
Capacity (veh/h)	-	- 394		-		
HCM Lane V/C Ratio	-	- 0.02		-		
HCM Control Delay (s)	-	- 14.3		-		
HCM Lane LOS	-	- B		-		
HCM 95th %tile Q(veh)	-	- 0.1		-		

Intersection						
Int Delay, s/veh	5.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	10	4	0	2	3
Future Vol, veh/h	0	10	4	0	2	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	0	11	4	0	2	3
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	12	4	5	0	-	0
Stage 1	4	-	-	-	-	-
Stage 2	8	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	1008	1080	1616	-	-	-
Stage 1	1019	-	-	-	-	-
Stage 2	1015	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1006	1080	1616	-	-	-
Mov Cap-2 Maneuver	1006	-	-	-	-	-
Stage 1	1017	-	-	-	-	-
Stage 2	1015	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.4	7.2		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1616	-	1080	-	-	
HCM Lane V/C Ratio	0.003	-	0.01	-	-	
HCM Control Delay (s)	7.2	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↖			↑
Traffic Vol, veh/h	0	6	594	3	0	86
Future Vol, veh/h	0	6	594	3	0	86
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	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	0	8	775	4	0	112
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	777	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	397	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	397	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	14.3	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBT		
Capacity (veh/h)	-	397		-		
HCM Lane V/C Ratio	-	0.02		-		
HCM Control Delay (s)	-	14.3		-		
HCM Lane LOS	-	B		-		
HCM 95th %tile Q(veh)	-	0.1		-		

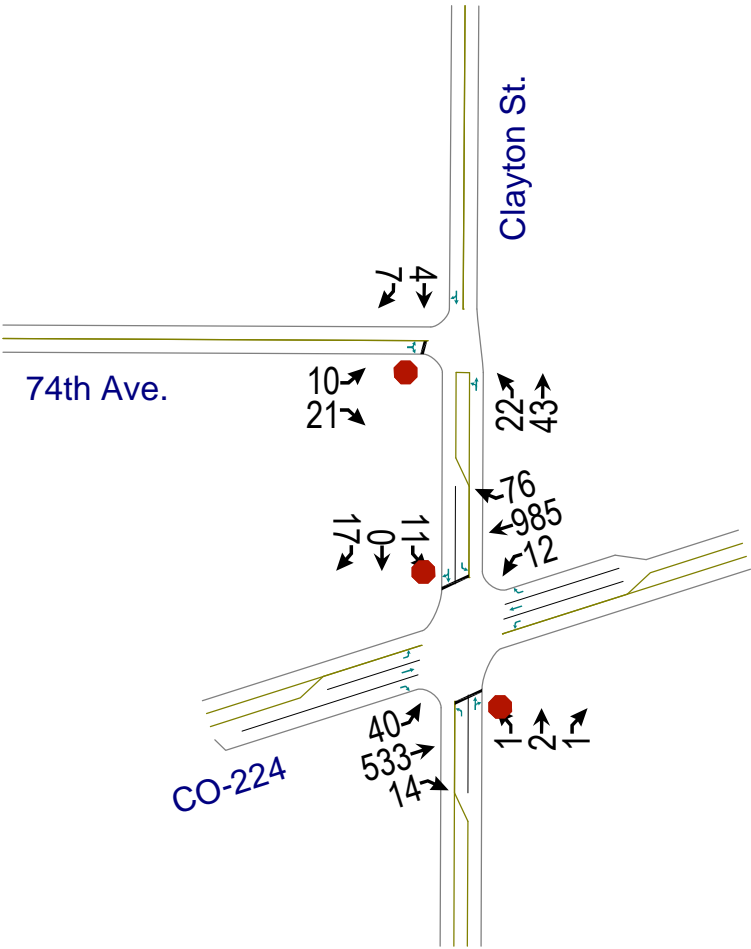
Intersection						
Int Delay, s/veh	5.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	13	5	4	2	2
Future Vol, veh/h	0	13	5	4	2	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	0	14	5	4	2	2
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	17	3	4	0	-	0
Stage 1	3	-	-	-	-	-
Stage 2	14	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	1001	1081	1618	-	-	-
Stage 1	1020	-	-	-	-	-
Stage 2	1009	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	998	1081	1618	-	-	-
Mov Cap-2 Maneuver	998	-	-	-	-	-
Stage 1	1017	-	-	-	-	-
Stage 2	1009	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.4	4		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1618	-	1081	-	-	
HCM Lane V/C Ratio	0.003	-	0.013	-	-	
HCM Control Delay (s)	7.2	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	




Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	154	4	1	224	5	5
Future Vol, veh/h	154	4	1	224	5	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	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	167	4	1	243	5	5











Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	171
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1406
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1406
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	10.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	708	-	-	1406	-
HCM Lane V/C Ratio	0.015	-	-	0.001	-
HCM Control Delay (s)	10.2	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-



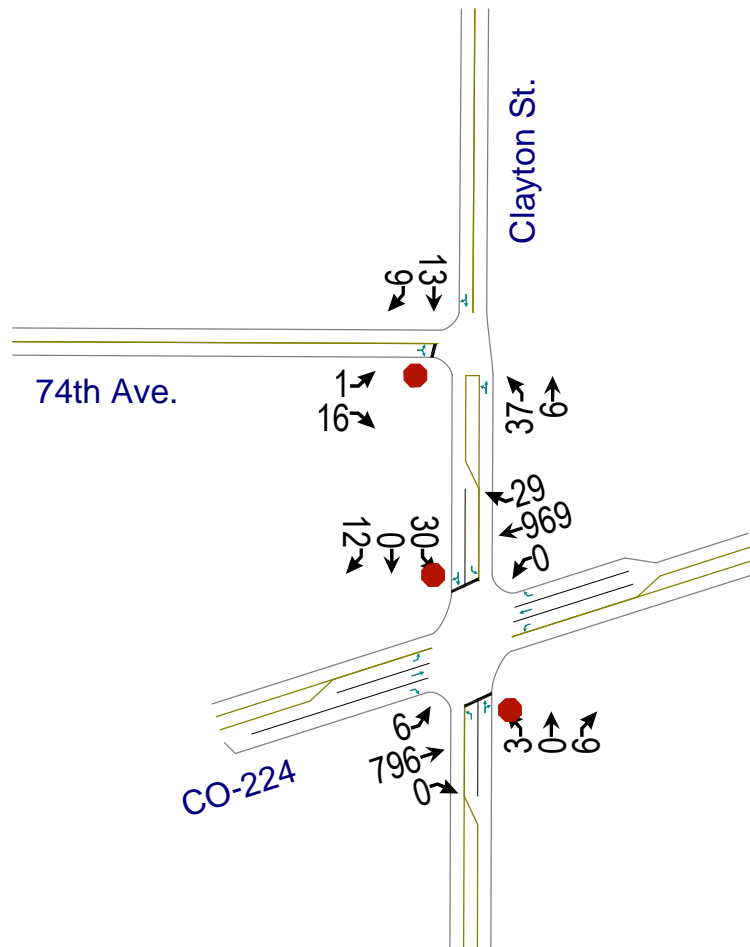
Intersection						
Int Delay, s/veh	4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	21	22	43	4	7
Future Vol, veh/h	10	21	22	43	4	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	11	23	24	47	4	8
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	103	8	12	0	-	0
Stage 1	8	-	-	-	-	-
Stage 2	95	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	895	1074	1607	-	-	-
Stage 1	1015	-	-	-	-	-
Stage 2	929	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	882	1074	1607	-	-	-
Mov Cap-2 Maneuver	882	-	-	-	-	-
Stage 1	1000	-	-	-	-	-
Stage 2	929	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.7	2.5		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1607	-	1004	-	-	
HCM Lane V/C Ratio	0.015	-	0.034	-	-	
HCM Control Delay (s)	7.3	0	8.7	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	40	533	14	12	985	76	1	2	1	11	0	17
Future Vol, veh/h	40	533	14	12	985	76	1	2	1	11	0	17
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	225	100	-	100	75	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	43	579	15	13	1071	83	1	2	1	12	0	18

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1154	0	0	594	0	0	1813	1845	579	1771	1777	1071
Stage 1	-	-	-	-	-	-	665	665	-	1097	1097	-
Stage 2	-	-	-	-	-	-	1148	1180	-	674	680	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	605	-	-	982	-	-	61	75	515	65	82	268
Stage 1	-	-	-	-	-	-	449	458	-	258	289	-
Stage 2	-	-	-	-	-	-	242	264	-	444	451	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	605	-	-	982	-	-	53	69	515	59	75	268
Mov Cap-2 Maneuver	-	-	-	-	-	-	53	69	-	59	75	-
Stage 1	-	-	-	-	-	-	417	425	-	240	285	-
Stage 2	-	-	-	-	-	-	222	261	-	409	419	-




Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.8			0.1			51.1			43.6		
HCM LOS							F			E		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	53	97	605	-	-	982	-	-	59	268
HCM Lane V/C Ratio	0.021	0.034	0.072	-	-	0.013	-	-	0.203	0.069
HCM Control Delay (s)	74.3	43.4	11.4	-	-	8.7	-	-	80.9	19.4
HCM Lane LOS	F	E	B	-	-	A	-	-	F	C
HCM 95th %tile Q(veh)	0.1	0.1	0.2	-	-	0	-	-	0.7	0.2



Intersection











Int Delay, s/veh 5.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	16	37	6	13	9
Future Vol, veh/h	1	16	37	6	13	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	1	17	40	7	14	10

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	106	19	24
Stage 1	19	-	-
Stage 2	87	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	892	1059	1591
Stage 1	1004	-	-
Stage 2	936	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	870	1059	1591
Mov Cap-2 Maneuver	870	-	-
Stage 1	979	-	-
Stage 2	936	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.5	6.3	0
HCM LOS	A		

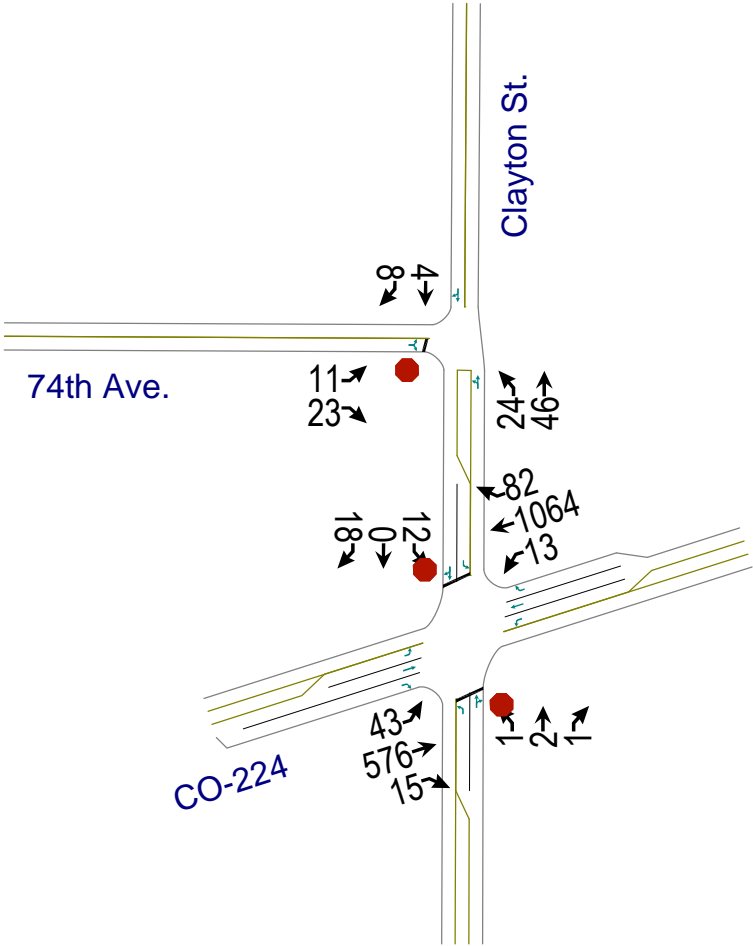
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1591	-	1046	-	-
HCM Lane V/C Ratio	0.025	-	0.018	-	-
HCM Control Delay (s)	7.3	0	8.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-




Intersection												
Int Delay, s/veh	3.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	796	0	0	969	29	3	0	6	30	0	12
Future Vol, veh/h	6	796	0	0	969	29	3	0	6	30	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	225	100	-	100	75	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	865	0	0	1053	32	3	0	7	33	0	13











Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1085	0	0	865	0	0	1955	1964	865	1936	1932	1053
Stage 1	-	-	-	-	-	-	879	879	-	1053	1053	-
Stage 2	-	-	-	-	-	-	1076	1085	-	883	879	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	643	-	-	778	-	-	48	63	353	50	66	275
Stage 1	-	-	-	-	-	-	342	365	-	274	303	-
Stage 2	-	-	-	-	-	-	266	293	-	340	365	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	643	-	-	778	-	-	45	62	353	49	65	275
Mov Cap-2 Maneuver	-	-	-	-	-	-	45	62	-	49	65	-
Stage 1	-	-	-	-	-	-	338	361	-	271	303	-
Stage 2	-	-	-	-	-	-	253	293	-	330	361	-

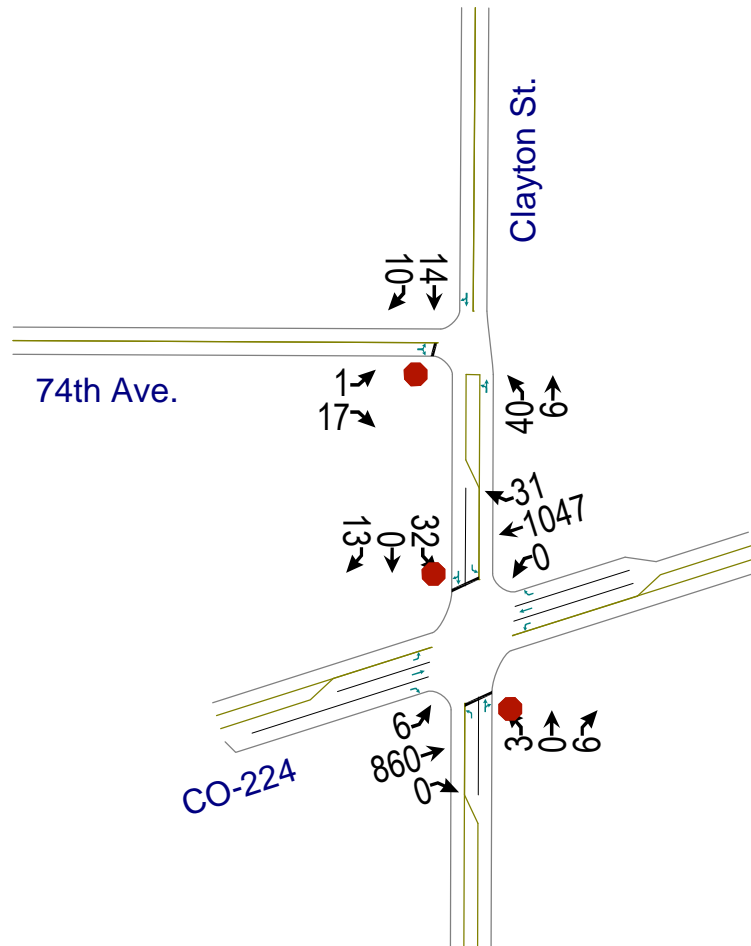
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0			40.7			126.4		
HCM LOS							E			F		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	45	353	643	-	-	778	-	-	49	275
HCM Lane V/C Ratio	0.072	0.018	0.01	-	-	-	-	-	0.665	0.047
HCM Control Delay (s)	91.2	15.4	10.7	-	-	0	-	-	169.5	18.7
HCM Lane LOS	F	C	B	-	-	A	-	-	F	C
HCM 95th %tile Q(veh)	0.2	0.1	0	-	-	0	-	-	2.6	0.1






Intersection						
Int Delay, s/veh	4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	21	22	43	4	7
Future Vol, veh/h	10	21	22	43	4	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	12	25	26	50	5	8
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	111	9	13	0	-	0
Stage 1	9	-	-	-	-	-
Stage 2	102	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	886	1073	1606	-	-	-
Stage 1	1014	-	-	-	-	-
Stage 2	922	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	871	1073	1606	-	-	-
Mov Cap-2 Maneuver	871	-	-	-	-	-
Stage 1	997	-	-	-	-	-
Stage 2	922	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.7	2.5		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1606	-	998	-	-	
HCM Lane V/C Ratio	0.016	-	0.036	-	-	
HCM Control Delay (s)	7.3	0	8.7	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	40	533	14	12	985	76	1	2	1	11	0	17
Future Vol, veh/h	40	533	14	12	985	76	1	2	1	11	0	17
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	225	100	-	100	75	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	47	626	16	14	1156	89	1	2	1	13	0	20
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1245	0	0	642	0	0	1959	1993	626	1914	1920	1156
Stage 1	-	-	-	-	-	-	720	720	-	1184	1184	-
Stage 2	-	-	-	-	-	-	1239	1273	-	730	736	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	559	-	-	943	-	-	48	60	484	51	67	239
Stage 1	-	-	-	-	-	-	419	432	-	231	263	-
Stage 2	-	-	-	-	-	-	215	238	-	414	425	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	559	-	-	943	-	-	41	54	484	46	60	239
Mov Cap-2 Maneuver	-	-	-	-	-	-	41	54	-	46	60	-
Stage 1	-	-	-	-	-	-	384	396	-	212	259	-
Stage 2	-	-	-	-	-	-	194	234	-	376	389	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.8			0.1			64.4			56.8		
HCM LOS							F			F		
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	41	77	559	-	-	943	-	-	46	239		
HCM Lane V/C Ratio	0.029	0.046	0.084	-	-	0.015	-	-	0.281	0.084		
HCM Control Delay (s)	95.4	54	12	-	-	8.9	-	-	111.4	21.4		
HCM Lane LOS	F	F	B	-	-	A	-	-	F	C		
HCM 95th %tile Q(veh)	0.1	0.1	0.3	-	-	0	-	-	1	0.3		



Intersection











Int Delay, s/veh 5.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	16	37	6	13	9
Future Vol, veh/h	1	16	37	6	13	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	1	19	43	7	15	11

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	114	21	26
Stage 1	21	-	-
Stage 2	93	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	882	1056	1588
Stage 1	1002	-	-
Stage 2	931	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	858	1056	1588
Mov Cap-2 Maneuver	858	-	-
Stage 1	975	-	-
Stage 2	931	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.5	6.3	0
HCM LOS	A		

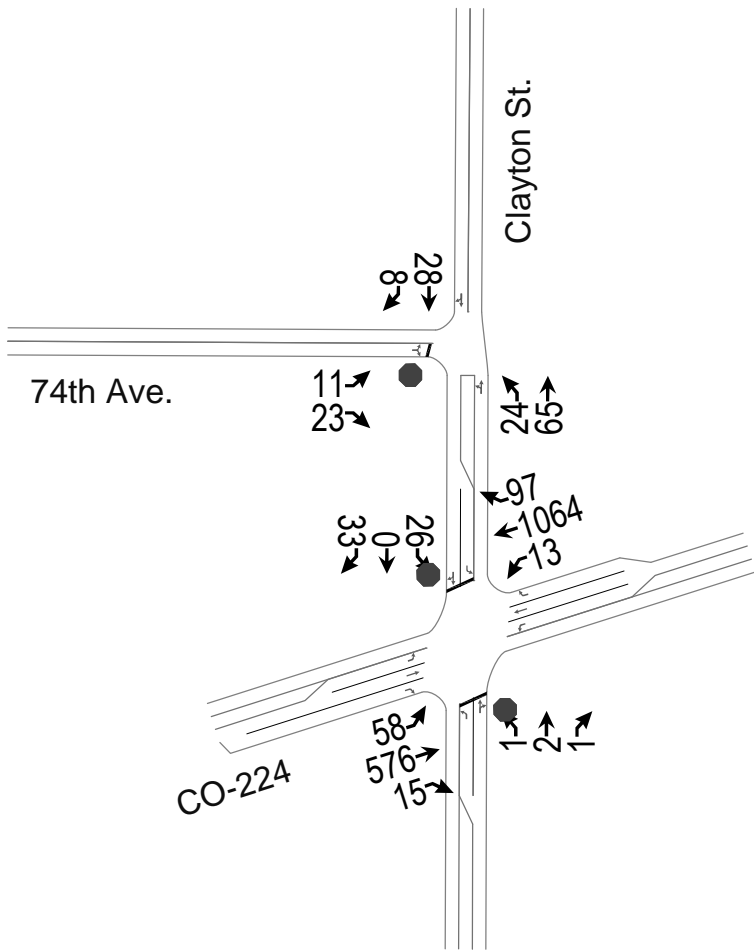
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1588	-	1042	-	-
HCM Lane V/C Ratio	0.027	-	0.019	-	-
HCM Control Delay (s)	7.3	0	8.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection												
Int Delay, s/veh	5.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	796	0	0	969	29	3	0	6	30	0	12
Future Vol, veh/h	6	796	0	0	969	29	3	0	6	30	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	225	100	-	100	75	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	934	0	0	1138	34	4	0	7	35	0	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1172	0	0	934	0	0	2110	2120	934	2090	2086	1138
Stage 1	-	-	-	-	-	-	948	948	-	1138	1138	-
Stage 2	-	-	-	-	-	-	1162	1172	-	952	948	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	596	-	-	733	-	-	37	50	322	38	53	245
Stage 1	-	-	-	-	-	-	313	339	-	245	276	-
Stage 2	-	-	-	-	-	-	237	266	-	312	339	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	596	-	-	733	-	-	35	49	322	37	52	245
Mov Cap-2 Maneuver	-	-	-	-	-	-	35	49	-	37	52	-
Stage 1	-	-	-	-	-	-	309	335	-	242	276	-
Stage 2	-	-	-	-	-	-	223	266	-	302	335	-




Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0			50.6			217.2		
HCM LOS							F			F		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	35	322	596	-	-	733	-	-	37	245
HCM Lane V/C Ratio	0.101	0.022	0.012	-	-	-	-	-	0.952	0.057
HCM Control Delay (s)	119.1	16.4	11.1	-	-	0	-	-	295.9	20.6
HCM Lane LOS	F	C	B	-	-	A	-	-	F	C
HCM 95th %tile Q(veh)	0.3	0.1	0	-	-	0	-	-	3.5	0.2



Intersection











Int Delay, s/veh 3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	21	22	60	26	7
Future Vol, veh/h	10	21	22	60	26	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	12	25	26	70	31	8

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	157	35	39
Stage 1	35	-	-
Stage 2	122	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	834	1038	1571
Stage 1	987	-	-
Stage 2	903	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	820	1038	1571
Mov Cap-2 Maneuver	820	-	-
Stage 1	970	-	-
Stage 2	903	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.9	2	0
HCM LOS	A		

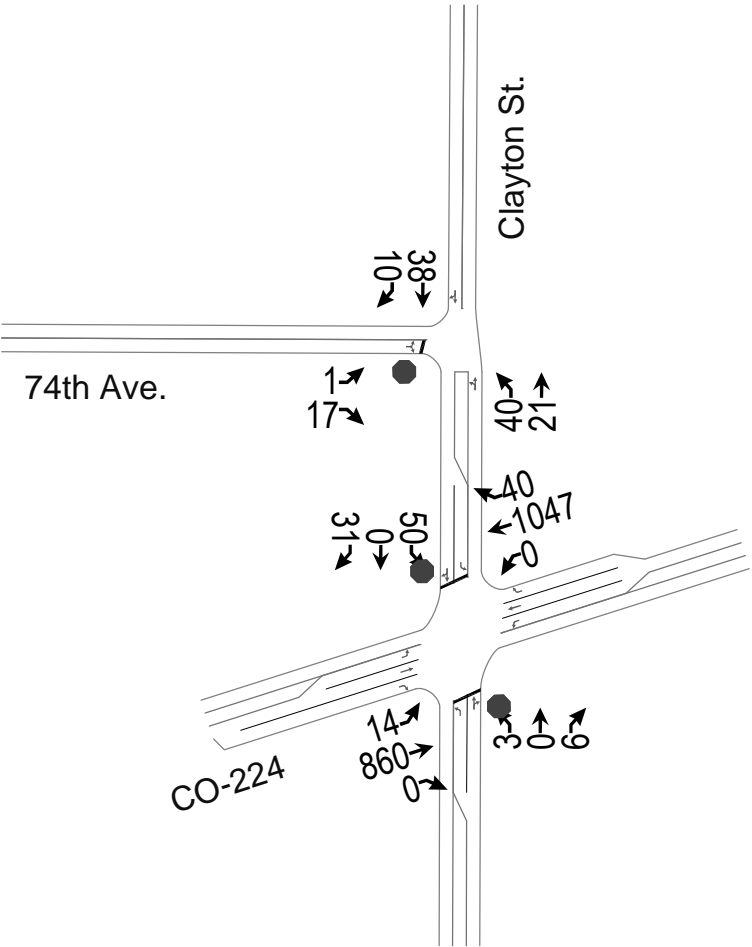
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1571	-	956	-	-
HCM Lane V/C Ratio	0.016	-	0.038	-	-
HCM Control Delay (s)	7.3	0	8.9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-




Intersection												
Int Delay, s/veh	3.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	54	533	14	12	985	90	1	2	1	24	0	31
Future Vol, veh/h	54	533	14	12	985	90	1	2	1	24	0	31
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	225	100	-	100	75	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	63	626	16	14	1156	106	1	2	1	28	0	36











Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1262	0	0	642	0	0	2007	2042	626	1946	1952	1156
Stage 1	-	-	-	-	-	-	752	752	-	1184	1184	-
Stage 2	-	-	-	-	-	-	1255	1290	-	762	768	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	551	-	-	943	-	-	44	56	484	49	64	239
Stage 1	-	-	-	-	-	-	402	418	-	231	263	-
Stage 2	-	-	-	-	-	-	210	234	-	397	411	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	551	-	-	943	-	-	34	49	484	43	56	239
Mov Cap-2 Maneuver	-	-	-	-	-	-	34	49	-	43	56	-
Stage 1	-	-	-	-	-	-	356	370	-	205	259	-
Stage 2	-	-	-	-	-	-	175	230	-	349	364	-

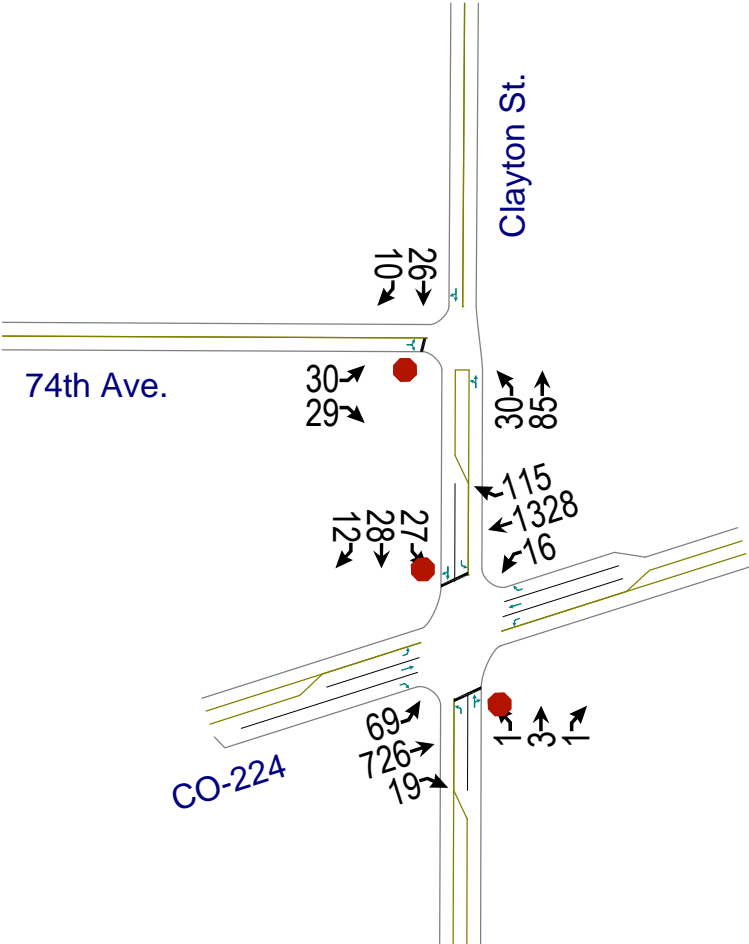
Approach	EB	WB	NB	SB
HCM Control Delay, s	1.1	0.1	73	94.1
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	34	70	551	-	-	943	-	-	43	239
HCM Lane V/C Ratio	0.035	0.05	0.115	-	-	0.015	-	-	0.655	0.152
HCM Control Delay (s)	114.6	59.1	12.4	-	-	8.9	-	-	186.4	22.7
HCM Lane LOS	F	F	B	-	-	A	-	-	F	C
HCM 95th %tile Q(veh)	0.1	0.2	0.4	-	-	0	-	-	2.5	0.5



Intersection						
Int Delay, s/veh	3.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	16	37	19	35	9
Future Vol, veh/h	1	16	37	19	35	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	1	19	43	22	41	11
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	155	47	52	0	-	0
Stage 1	47	-	-	-	-	-
Stage 2	108	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	836	1022	1554	-	-	-
Stage 1	975	-	-	-	-	-
Stage 2	916	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	813	1022	1554	-	-	-
Mov Cap-2 Maneuver	813	-	-	-	-	-
Stage 1	948	-	-	-	-	-
Stage 2	916	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.6	4.9		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1554	-	1007	-	-	
HCM Lane V/C Ratio	0.028	-	0.02	-	-	
HCM Control Delay (s)	7.4	0	8.6	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-	

Intersection												
Int Delay, s/veh	13.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	796	0	0	969	37	3	0	6	46	0	29
Future Vol, veh/h	13	796	0	0	969	37	3	0	6	46	0	29
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	225	100	-	100	75	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	15	934	0	0	1138	43	4	0	7	54	0	34
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1181	0	0	934	0	0	2141	2145	934	2106	2102	1138
Stage 1	-	-	-	-	-	-	964	964	-	1138	1138	-
Stage 2	-	-	-	-	-	-	1177	1181	-	968	964	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	591	-	-	733	-	-	35	49	322	~ 37	52	245
Stage 1	-	-	-	-	-	-	307	334	-	245	276	-
Stage 2	-	-	-	-	-	-	233	264	-	305	334	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	591	-	-	733	-	-	30	48	322	~ 35	51	245
Mov Cap-2 Maneuver	-	-	-	-	-	-	30	48	-	~ 35	51	-
Stage 1	-	-	-	-	-	-	299	326	-	239	276	-
Stage 2	-	-	-	-	-	-	201	264	-	291	326	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0			57.7			\$ 329.8		
HCM LOS							F			F		
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	30	322	591	-	-	733	-	-	35	245		
HCM Lane V/C Ratio	0.117	0.022	0.026	-	-	-	-	-	1.543	0.139		
HCM Control Delay (s)	140.4	16.4	11.3	-	-	0	-	-	\$ 523.8	22.1		
HCM Lane LOS	F	C	B	-	-	A	-	-	F	C		
HCM 95th %tile Q(veh)	0.4	0.1	0.1	-	-	0	-	-	5.8	0.5		
Notes												
~: Volume exceeds capacity		\$: Delay exceeds 300s			+: Computation Not Defined				*: All major volume in platoon			



Intersection

Int Delay, s/veh 3.7

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations 

Traffic Vol, veh/h 30 29 30 85 26 10

Future Vol, veh/h 30 29 30 85 26 10

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length 0 - - - - -

Veh in Median Storage, # 0 - - 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 33 32 33 92 28 11

Major/Minor Minor2 Major1 Major2

Conflicting Flow All 192 34 39 0 - 0

Stage 1 34 - - - - -

Stage 2 158 - - - - -

Critical Hdwy 6.42 6.22 4.12 - - -

Critical Hdwy Stg 1 5.42 - - - - -

Critical Hdwy Stg 2 5.42 - - - - -

Follow-up Hdwy 3.518 3.318 2.218 - - -

Pot Cap-1 Maneuver 797 1039 1571 - - -

Stage 1 988 - - - - -

Stage 2 871 - - - - -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 779 1039 1571 - - -

Mov Cap-2 Maneuver 779 - - - - -

Stage 1 966 - - - - -

Stage 2 871 - - - - -

Approach EB NB SB

HCM Control Delay, s 9.4 1.9 0

HCM LOS A

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR











Capacity (veh/h) 1571 - 888 - -

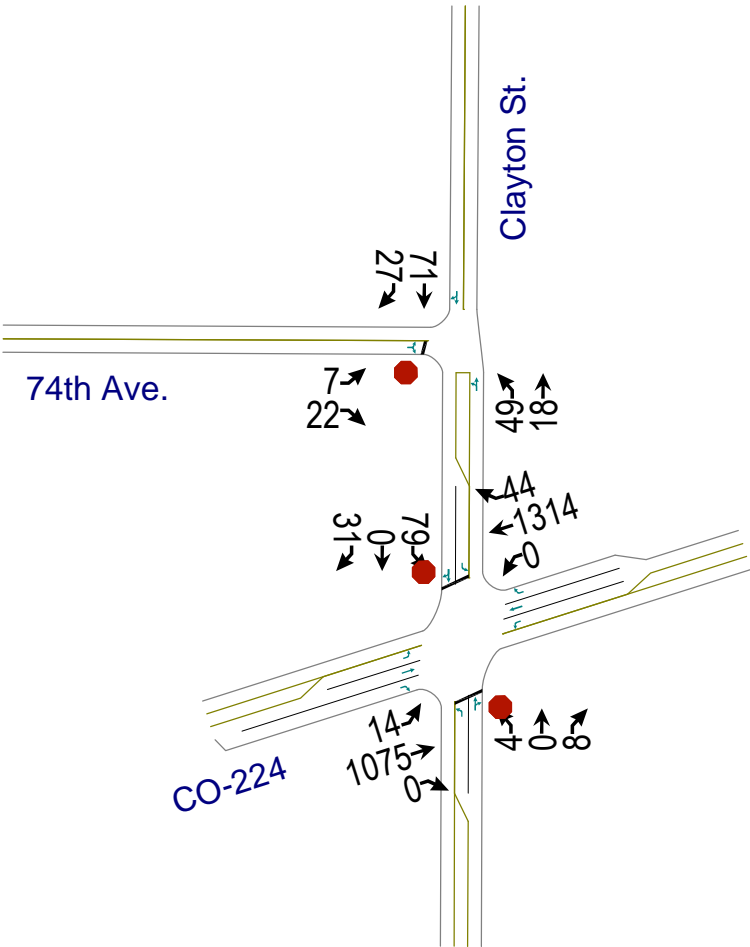
HCM Lane V/C Ratio 0.021 - 0.072 - -

HCM Control Delay (s) 7.3 0 9.4 - -

HCM Lane LOS A A A - -

HCM 95th %tile Q(veh) 0.1 - 0.2 - -

Intersection												
Int Delay, s/veh	16.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	69	726	19	16	1328	115	1	3	1	27	28	12
Future Vol, veh/h	69	726	19	16	1328	115	1	3	1	27	28	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	225	100	-	100	75	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	75	789	21	17	1443	125	1	3	1	29	30	13
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1568	0	0	810	0	0	2500	2541	789	2429	2437	1443
Stage 1	-	-	-	-	-	-	939	939	-	1477	1477	-
Stage 2	-	-	-	-	-	-	1561	1602	-	952	960	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	421	-	-	816	-	-	20	27	391	~ 22	32	162
Stage 1	-	-	-	-	-	-	317	343	-	157	190	-
Stage 2	-	-	-	-	-	-	140	165	-	312	335	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	421	-	-	816	-	-	-	22	391	~ 17	~ 26	162
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	22	-	~ 17	~ 26	-
Stage 1	-	-	-	-	-	-	261	282	-	129	186	-
Stage 2	-	-	-	-	-	-	105	162	-	253	275	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.3			0.1						\$ 573.2		
HCM LOS							-			F		
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	-	29	421	-	-	816	-	-	-	17	35	
HCM Lane V/C Ratio	-	0.15	0.178	-	-	0.021	-	-	-	1.726	1.242	
HCM Control Delay (s)	-	149.9	15.4	-	-	9.5	-	-	-	\$ 817.5	\$ 408.3	
HCM Lane LOS	-	F	C	-	-	A	-	-	-	F	F	
HCM 95th %tile Q(veh)	-	0.5	0.6	-	-	0.1	-	-	-	4.2	4.6	
Notes												
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon												



Intersection

Int Delay, s/veh 3.3

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations 

Traffic Vol, veh/h 7 22 49 18 71 27

Future Vol, veh/h 7 22 49 18 71 27

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length 0 - - - - -

Veh in Median Storage, # 0 - - 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 8 24 53 20 77 29

Major/Minor Minor2 Major1 Major2

Conflicting Flow All 218 92 106 0 - 0

Stage 1 92 - - - - -

Stage 2 126 - - - - -

Critical Hdwy 6.42 6.22 4.12 - - -

Critical Hdwy Stg 1 5.42 - - - - -

Critical Hdwy Stg 2 5.42 - - - - -

Follow-up Hdwy 3.518 3.318 2.218 - - -

Pot Cap-1 Maneuver 770 965 1485 - - -

Stage 1 932 - - - - -

Stage 2 900 - - - - -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 742 965 1485 - - -

Mov Cap-2 Maneuver 742 - - - - -

Stage 1 898 - - - - -

Stage 2 900 - - - - -

Approach EB NB SB

HCM Control Delay, s 9.1 5.5 0

HCM LOS A

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR











Capacity (veh/h) 1485 - 900 - -

HCM Lane V/C Ratio 0.036 - 0.035 - -

HCM Control Delay (s) 7.5 0 9.1 - -

HCM Lane LOS A A A - -

HCM 95th %tile Q(veh) 0.1 - 0.1 - -

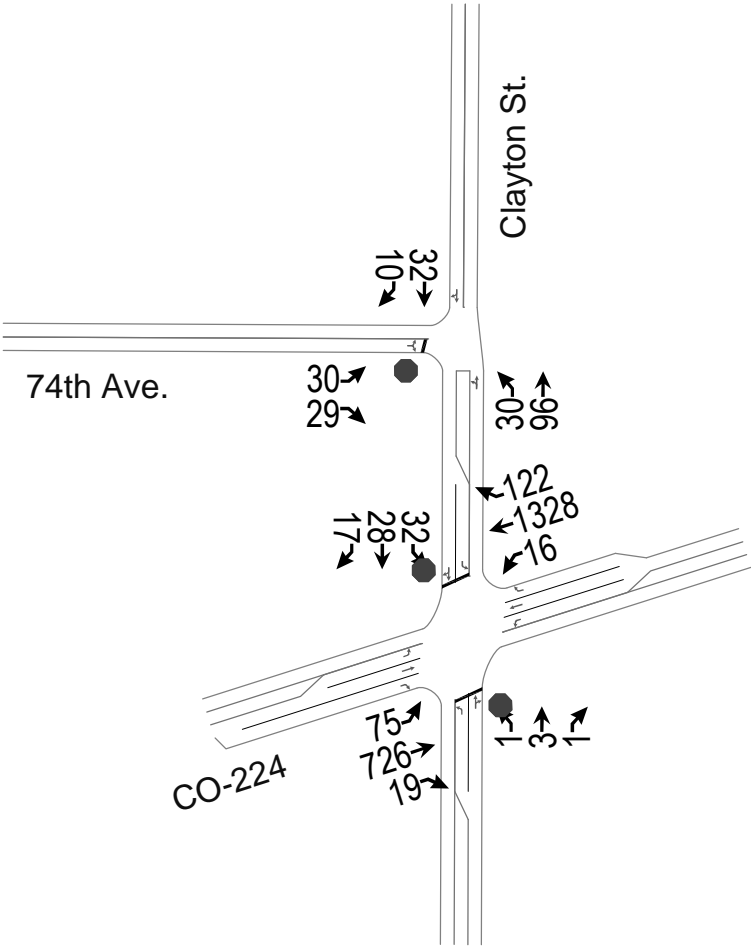
Intersection												
Int Delay, s/veh	82.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	1075	0	0	1314	44	4	0	8	79	0	31
Future Vol, veh/h	14	1075	0	0	1314	44	4	0	8	79	0	31
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	225	100	-	100	75	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	15	1168	0	0	1428	48	4	0	9	86	0	34




Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1476	0	0	1168	0	0	2667	2674	1168	2631	2626	1428
Stage 1	-	-	-	-	-	-	1198	1198	-	1428	1428	-
Stage 2	-	-	-	-	-	-	1469	1476	-	1203	1198	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	456	-	-	598	-	-	15	22	235	~ 16	24	165
Stage 1	-	-	-	-	-	-	227	259	-	168	201	-
Stage 2	-	-	-	-	-	-	159	190	-	225	259	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	456	-	-	598	-	-	12	21	235	~ 15	23	165
Mov Cap-2 Maneuver	-	-	-	-	-	-	12	21	-	~ 15	23	-
Stage 1	-	-	-	-	-	-	220	250	-	162	201	-
Stage 2	-	-	-	-	-	-	127	190	-	210	250	-











Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0	155.6	\$ 1898.1
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	12	235	456	-	-	598	-	-	15	165
HCM Lane V/C Ratio	0.362	0.037	0.033	-	-	-	-	-	5.725	0.204
HCM Control Delay (s)	\$ 425.1	20.9	13.2	-	-	0	-	-	\$ 2630.3	32.3
HCM Lane LOS	F	C	B	-	-	A	-	-	F	D
HCM 95th %tile Q(veh)	0.9	0.1	0.1	-	-	0	-	-	11.6	0.7

Notes			
~: Volume exceeds capacity	\$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Intersection						
Int Delay, s/veh	3.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	30	29	30	96	32	10
Future Vol, veh/h	30	29	30	96	32	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	33	32	33	104	35	11
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	211	41	46	0	-	0
Stage 1	41	-	-	-	-	-
Stage 2	170	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	777	1030	1562	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	860	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	760	1030	1562	-	-	-
Mov Cap-2 Maneuver	760	-	-	-	-	-
Stage 1	959	-	-	-	-	-
Stage 2	860	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.5	1.8		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1562	-	872	-	-	
HCM Lane V/C Ratio	0.021	-	0.074	-	-	
HCM Control Delay (s)	7.4	0	9.5	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-	

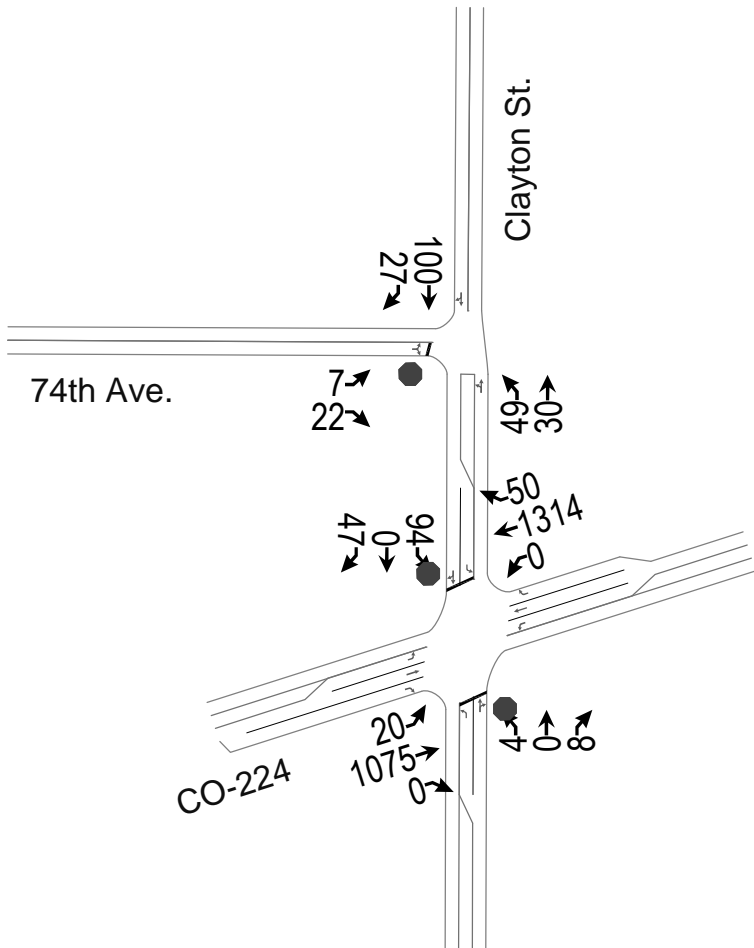
Intersection												
Int Delay, s/veh	24.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	75	726	19	16	1328	122	1	3	1	32	28	17
Future Vol, veh/h	75	726	19	16	1328	122	1	3	1	32	28	17
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	225	100	-	100	75	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	82	789	21	17	1443	133	1	3	1	35	30	18




Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1576	0	0	810	0	0	2521	2563	789	2443	2451	1443
Stage 1	-	-	-	-	-	-	953	953	-	1477	1477	-
Stage 2	-	-	-	-	-	-	1568	1610	-	966	974	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	418	-	-	816	-	-	19	26	391	~ 21	31	162
Stage 1	-	-	-	-	-	-	311	338	-	157	190	-
Stage 2	-	-	-	-	-	-	139	163	-	306	330	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	418	-	-	816	-	-	-	20	391	~ 15	~ 24	162
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	20	-	~ 15	~ 24	-
Stage 1	-	-	-	-	-	-	250	272	-	126	186	-
Stage 2	-	-	-	-	-	-	101	160	-	242	265	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.4	0.1		\$ 739.8
HCM LOS			-	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	26	418	-	-	816	-	-	15	35
HCM Lane V/C Ratio	-	0.167	0.195	-	-	0.021	-	-	2.319	1.398
HCM Control Delay (s)	-	169.5	15.7	-	-	9.5	-	-	\$ 1123.5	\$ 466.9
HCM Lane LOS	-	F	C	-	-	A	-	-	F	F
HCM 95th %tile Q(veh)	-	0.5	0.7	-	-	0.1	-	-	5.1	5.2

Notes			
~: Volume exceeds capacity	\$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	22	49	30	100	27
Future Vol, veh/h	7	22	49	30	100	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	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	8	24	53	33	109	29
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	263	124	138	0	-	0
Stage 1	124	-	-	-	-	-
Stage 2	139	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	726	927	1446	-	-	-
Stage 1	902	-	-	-	-	-
Stage 2	888	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	699	927	1446	-	-	-
Mov Cap-2 Maneuver	699	-	-	-	-	-
Stage 1	869	-	-	-	-	-
Stage 2	888	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.4	4.7		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1446	-	859	-	-	
HCM Lane V/C Ratio	0.037	-	0.037	-	-	
HCM Control Delay (s)	7.6	0	9.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-	

Intersection												
Int Delay, s/veh	122.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↑	↱	↰	↑	↱	↰	↱		↰	↱	
Traffic Vol, veh/h	20	1075	0	0	1314	50	4	0	8	94	0	47
Future Vol, veh/h	20	1075	0	0	1314	50	4	0	8	94	0	47
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	225	100	-	100	75	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	1168	0	0	1428	54	4	0	9	102	0	51

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1482	0	0	1168	0	0	2693	2694	1168	2645	2640	1428
Stage 1	-	-	-	-	-	-	1212	1212	-	1428	1428	-
Stage 2	-	-	-	-	-	-	1481	1482	-	1217	1212	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	454	-	-	598	-	-	14	22	235	~ 15	23	165
Stage 1	-	-	-	-	-	-	222	255	-	168	201	-
Stage 2	-	-	-	-	-	-	156	189	-	221	255	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	454	-	-	598	-	-	9	21	235	~ 14	22	165
Mov Cap-2 Maneuver	-	-	-	-	-	-	9	21	-	~ 14	22	-
Stage 1	-	-	-	-	-	-	211	243	-	160	201	-
Stage 2	-	-	-	-	-	-	108	189	-	203	243	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0	215.8	\$ 2257.6
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	9	235	454	-	-	598	-	-	14	165
HCM Lane V/C Ratio	0.483	0.037	0.048	-	-	-	-	-	7.298	0.31
HCM Control Delay (s)	\$ 605.7	20.9	13.3	-	-	0	-	-	\$ 3368.2	36.3
HCM Lane LOS	F	C	B	-	-	A	-	-	F	E
HCM 95th %tile Q(veh)	1	0.1	0.1	-	-	0	-	-	13.8	1.2

Notes												
~: Volume exceeds capacity			\$: Delay exceeds 300s			+: Computation Not Defined			*: All major volume in platoon			



ALL TRAFFIC DATA SERVICES

(303) 216-2439

www.alltrafficdata.net

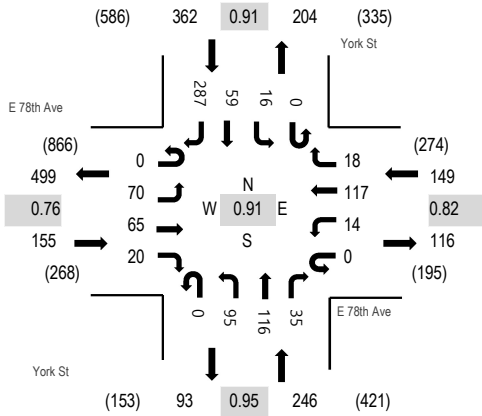
Location: 1 York St & E 78th Ave AM

Date: Wednesday, March 30, 2022

Peak Hour: 07:00 AM - 08:00 AM

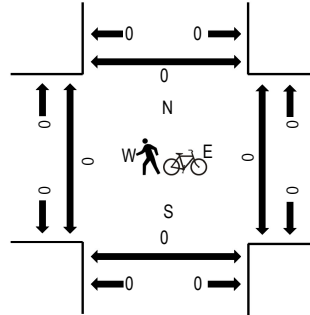
Peak 15-Minutes: 07:30 AM - 07:45 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	E 78th Ave Eastbound				E 78th Ave Westbound				York St Northbound				York St Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	8	11	11	0	5	23	4	0	17	32	11	0	2	21	51	196	912	0	0	0	0
7:15 AM	0	9	14	7	0	3	23	3	0	23	28	10	0	8	17	75	220	903	0	0	0	0
7:30 AM	0	30	22	1	0	2	33	3	0	27	24	9	0	4	13	83	251	879	0	0	0	0
7:45 AM	0	23	18	1	0	4	38	8	0	28	32	5	0	2	8	78	245	757	0	0	0	0
8:00 AM	0	17	10	9	0	2	22	9	0	21	26	5	0	3	3	60	187	637	0	0	0	0
8:15 AM	0	17	7	7	0	3	41	9	0	13	20	6	0	8	7	58	196		0	0	0	0
8:30 AM	0	9	13	8	0	3	15	1	0	25	10	10	0	1	2	32	129		0	0	0	0
8:45 AM	0	5	6	5	0	4	16	0	0	22	8	9	0	1	7	42	125		0	0	0	0
Count Total	0	118	101	49	0	26	211	37	0	176	180	65	0	29	78	479	1,549		0	0	0	0
Peak Hour	0	70	65	20	0	14	117	18	0	95	116	35	0	16	59	287	912		0	0	0	0



ALL TRAFFIC DATA SERVICES

(303) 216-2439

www.alltrafficdata.net

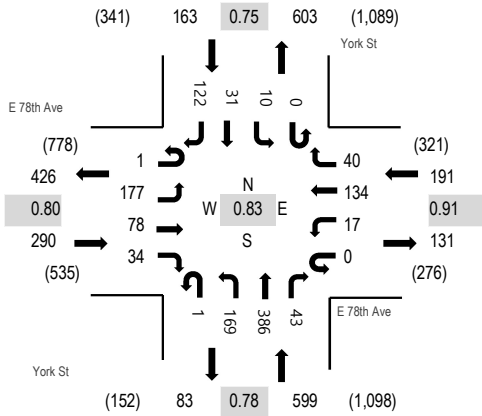
Location: 1 York St & E 78th Ave PM

Date: Wednesday, March 30, 2022

Peak Hour: 04:30 PM - 05:30 PM

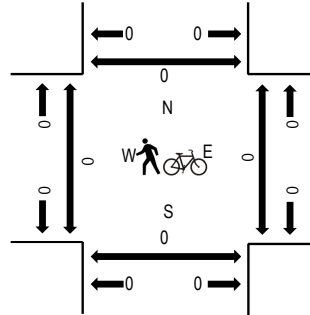
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	E 78th Ave Eastbound				E 78th Ave Westbound				York St Northbound				York St Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	43	25	2	1	3	24	11	0	30	66	19	0	4	7	29	264	1,114	0	0	0	0
4:15 PM	1	38	19	2	0	7	32	8	0	39	76	15	0	1	7	17	262	1,225	0	0	0	0
4:30 PM	1	45	23	11	0	6	35	12	0	47	79	12	0	1	10	32	314	1,243	0	0	0	0
4:45 PM	0	31	19	9	0	4	44	8	0	42	76	7	0	2	4	28	274	1,232	0	0	0	0
5:00 PM	0	61	20	10	0	5	30	13	1	45	136	11	0	3	10	30	375	1,181	0	0	0	0
5:15 PM	0	40	16	4	0	2	25	7	0	35	95	13	0	4	7	32	280		0	0	0	0
5:30 PM	0	40	26	2	0	1	17	6	0	44	92	9	0	5	21	40	303		0	0	0	0
5:45 PM	0	34	12	1	0	1	15	4	0	37	68	4	0	5	15	27	223		0	0	0	0
Count Total	2	332	160	41	1	29	222	69	1	319	688	90	0	25	81	235	2,295		0	0	0	0
Peak Hour	1	177	78	34	0	17	134	40	1	169	386	43	0	10	31	122	1,243		0	0	0	0

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 April 6, 2023 related to the property located at 7700 York ST. ("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

COREPARK SUBDIVISION

A PORTION 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 3



VICINITY MAP
(SCALE 1" = 2000')

PURPOSE STATEMENT:

THIS **COREPARK SUBDIVISION** IS INTENDED TO PLAT 17.701 ACRES INTO A BLOCK, 2 LOTS, DEDICATE RIGHT-OF-WAY AND GRANT AN EASEMENT.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT 7700 YORK STREET INVESTMENTS, LLC, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL ONE:
THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO;
EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO, BY WARRANTY DEED RECORDED MARCH 2, 2018 UNDER RECEPTION NO. 2018000017800.

PARCEL TWO:
THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 36, FROM WHICH THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 36 BEARS S00°12'30" W, A DISTANCE OF 1316.24 FEET;
THENCE S00°12'30"W, ALONG THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 36, A DISTANCE OF 329.15 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940 AND **THE POINT OF BEGINNING**:
THENCE N89°30'41"E, ALONG THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940, A DISTANCE OF 41.44 FEET;
THENCE S00°06'45"E, A DISTANCE OF 164.65 FEET TO THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940;
THENCE S89°30'23"W, ALONG THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940, DISTANCE OF 42.37 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 36, SAID LINE BEING COINCIDENT WITH THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940;
THENCE N00°12'30"W, ALONG SAID WEST LINE, A DISTANCE OF 164.66 FEET TO THE **POINT OF BEGINNING**.

PARCEL FOUR:
THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, EXCEPT THOSE PORTIONS DESCRIBED IN DEEDS RECORDED JULY 24, 2007 AT RECEPTION NO. 2007000070528 AND APRIL 12, 2018 AT RECEPTION NO. 2018000029702 AND ANY PORTION LYING IN THE RIGHT OF WAY FOR YORK STREET.

PARCEL FIVE:
PARCEL B AS SHOWN ON THE DE TULLIO EXEMPTION FROM SUBDIVISION AMENDED, CASE NUMBER PLT 2005-00047 RECORDED DECEMBER 12, 2005 AT RECEPTION NO. 20051212001358460, COUNTY OF ADAMS, STATE OF COLORADO.

SAID PARCEL CONTAINS AN AREA OF 771,093 SQUARE FEET, OR 17.701 ACRES, MORE OR LESS.

DEDICATION STATEMENT:

THE UNDERSIGNED OWNERS HAS BY THESE PRESENTS LAID OUT, PLATTED, INTO A BLOCK, 2 LOTS, RIGHT-OF-WAY, AND AN EASEMENT, AS SHOWN ON THIS PLAT UNDER THE NAME **COREPARK SUBDIVISION**. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND / OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

OWNER:

7700 YORK STREET INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE
BY MICHAEL E. FIORE AS MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF COLORADO)
)SS
COUNTY OF _____)

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE

THIS _____ DAY OF _____, 20 _____

BY MICHAEL E. FIORE AS MANAGING MEMBER OF 7700 YORK STREET INVESTMENTS, LLC., A COLORADO LIMITED LIABILITY COMPANY

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

SURVEYOR'S CERTIFICATE:

I, JUSTIN C. SCHEITLER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, 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 HEREIN. I FURTHER CERTIFY THAT THIS PLAT IS BASED ON MY KNOWLEDGE INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

JUSTIN C. SCHEITLER
COLORADO P.L.S. NO. 38430
FOR & ON BEHALF OF:
WARE MALCOMB
900 SOUTH BROADWAY, SUITE 320
DENVER, CO 80209
303.561.3333

PLANNING COMMISSION APPROVAL:

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING OF COMMISSION THIS _____ DAY OF _____, 20 _____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 20 _____.

CHAIR

ADAMS COUNTY ATTORNEY OFFICE:

APPROVED AS TO FORM

CERTIFICATE OF CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____:_____.M. ON THE _____ DAY OF _____, A.D., 20 _____.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

W:\DEN\210001\0001\Survey\CAD\Plat\DEN21-0001_Plat.dwg

900 south broadway suite 320 denver, co 80209 p. 303.561.3333 waremalcomb.com	<div>WARE MALCOMB</div> <div>CIVIL ENGINEERING & SURVEYING</div>	NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO.	DEN21-0001		SHEET 1
		1	06/17/2022	LOT UPDATES				PA/PM:	JCS		
		2	08/16/2022	COUNTY COMMENTS				DRAWN:	AJ		
		3	04/21/2023	EASEMENT UPDATES				DATE:	06/03/2022		
								SCALE:	NA		
										Sheet 1 of 3	

COREPARK SUBDIVISION

A PORTION 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 3

NOTES:

1. **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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB. RELIED UPON THE FOLLOWING FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES COMMITMENT. NO. 100-N0037509-020-LM1, AMENDMENT NO. 2, EFFECTIVE DATE APRIL 5, 2023.
4. ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
5. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, WITH AN ASSUMED BEARING OF SOUTH 00°04'20" WEST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO, AND IS MONUMENTED AS SHOWN HEREON.
6. BASED ON A REVIEW OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08001C0604H DATED MARCH 5, 2007 THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
7. MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-51-105).
8. INGRESS AND EGRESS FROM CLAYTON STREET SHALL NOT IMPACT OR INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITIES WITHIN THE DRAINAGE EASEMENT SHOWN ON SHEET 3.

STORM DRAINAGE FACILITIES STATEMENT:

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 DEVELOPMENT 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 COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

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900 south broadway
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

WARE MALCOMB

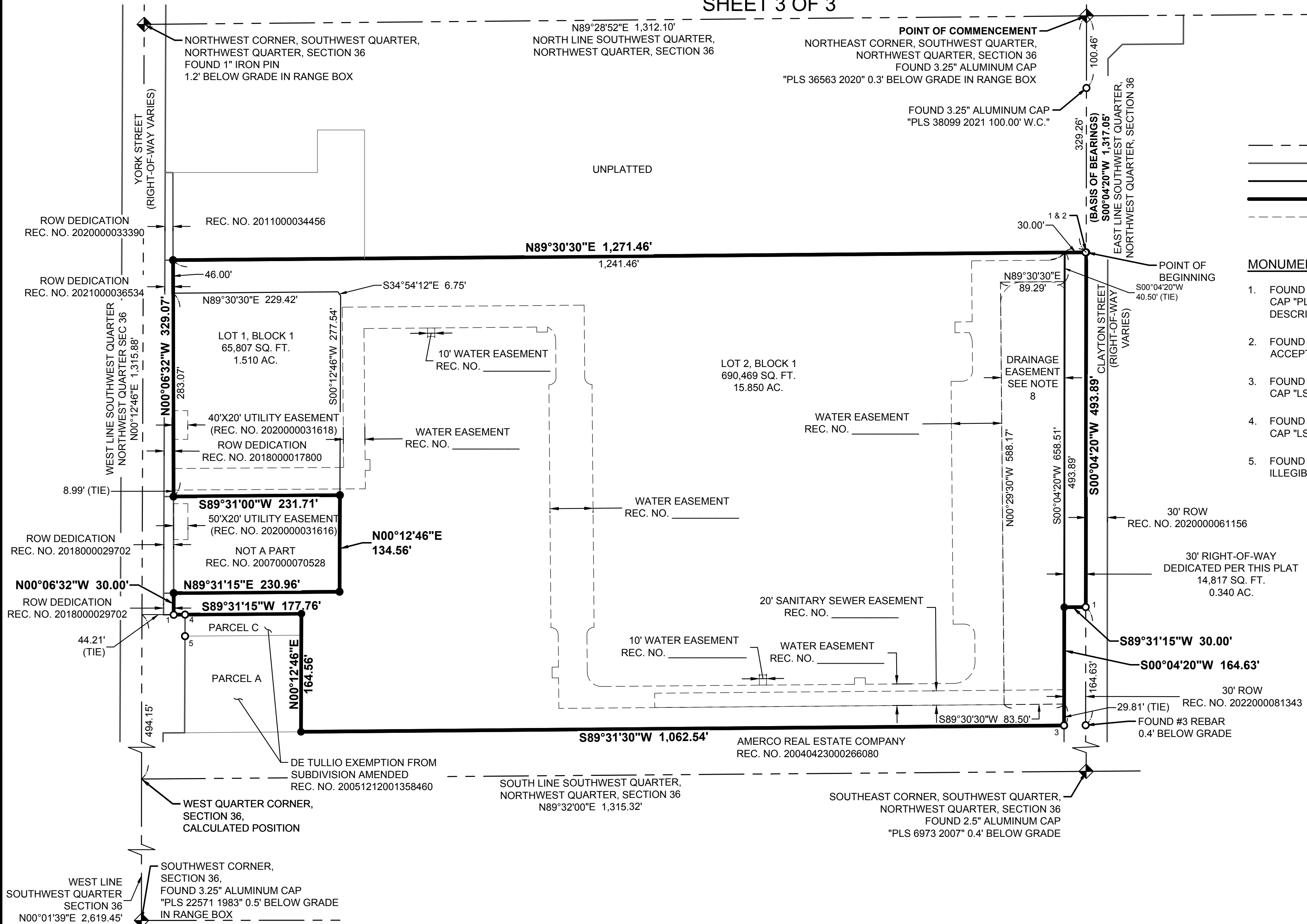
CIVIL ENGINEERING & SURVEYING









NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	06/17/2022	LOT UPDATES			
2	08/16/2022	COUNTY COMMENTS			
3	04/21/2023	EASEMENT UPDATES			

JOB NO.	DEN21-0001
PA/PM:	JCS
DRAWN:	AJ
DATE:	06/03/2022
SCALE:	NA

SHEET	2
Sheet	2 of 3

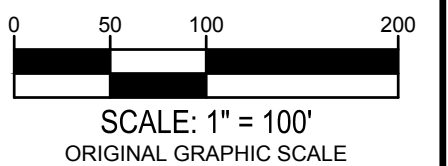
COREPARK SUBDIVISION
A PORTION OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 3



- | <u>LEGEND</u> | |
|---|--|
|  | SECTION CORNER AS DESCRIBED |
|  | FOUND MONUMENT AS DESCRIBED |
|  | SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430" |
|  | SECTION LINE |
|  | EXISTING RIGHT-OF-WAY |
|  | PROPOSED RIGHT-OF-WAY |
|  | SITE BOUNDARY |
|  | EASEMENT |

MONUMENT TABLE:

1. FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP "PLS 36563" AT GRADE UNLESS OTHERWISE DESCRIBED
2. FOUND NO. 3 REBAR 0.3' BELOW GRADE (NOT ACCEPTED)
3. FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP "LS 6973" 0.2' BELOW GRADE
4. FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP "LS 6973 RW BAYER" 0.1' BELOW GRADE
5. FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP ILLEGIBLE 0.1' BELOW GRADE



NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO.	DEN21-0001
1	06/17/2022	LOT UPDATES				PA/PM:	JCS
2	08/16/2022	COUNTY COMMENTS				DRAWN:	AJ
						DATE:	06/03/2022
3	04/21/2023	EASEMENT UPDATES				SCALE:	1" = 100'

Fidelity National Title



NATIONAL COMMERCIAL SERVICES

8055 E Tufts Ave, Suite 900
Denver, CO 80237
Phone: (303) 291-9977

DATE: April 12, 2023

FILE NUMBER: 100-N0037509-020-LM1, Amendment No. 2

PROPERTY ADDRESS: 7700 York Street, Denver, CO 80229, 7740 York Street, Denver, CO 80229, 7680 York Street, Denver, CO 80229, 7656 York Street, Denver, CO 80229, Vacant Land

BUYER/BORROWER: 7700 York Street Investments, LLC, a Colorado limited liability company

OWNER(S): 6625 Investments, LLC, a Colorado limited liability company and Dmitriy Tanas

YOUR REFERENCE NUMBER:

ASSESSOR PARCEL NUMBER: R0071114, R0155086, R0071113, R0167193, R0167194

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

TO: Escrow Officer

ATTN: Lindsey Mann
PHONE: (720) 200-1227
FAX: (303) 633-7624
E-MAIL: lindsey.mann@fnf.com

Escrow Assistant

ATTN: Emily Tucker
PHONE: (303) 291-9923
E-MAIL: emily.tucker@fnf.com

Title Officer

ATTN: Darrin Kunselman
PHONE: (720) 200-1233
E-MAIL: darrin.kunselman@fnf.com

Sales Executive

ATTN: Robert Masten
E-MAIL: robert.masten@fnf.com

**TO: 7700 York Street Investments, LLC, a
Colorado limited liability company**

ATTN:
PHONE:
FAX:
E-MAIL:

TO: Franklin Law Firm

ATTN: David Franklin
PHONE:
FAX:
E-MAIL: david@franklinfirm.org

**TO: Huntington Industrial Partners
385 Inverness Pkwy.
Suite 450
Englewood, CO 80112**

ATTN: Jeff Jones
PHONE: (720) 233-6966
FAX: (000) 000-0000
E-MAIL: jjones@huntingtonindustrial.com

**TO: National Commercial Services Main
8055 E Tufts Ave
Suite 900
Denver, CO 80237**

ATTN: Lindsey Mann
PHONE: (303) 291-9977
FAX: (303) 633-7720
E-MAIL: lindsey.mann@fnf.com

**Commitment Transmittal
(Continued)**

END OF TRANSMITTAL



COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National 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 EXTRA CONTRACTUAL 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, **Fidelity National Title Insurance Company**, a Florida 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 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned

By: 
John Miller
Authorized Signature

Fidelity National Title Insurance Company

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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.



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, this 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;
- (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 good faith reliance to:
 - (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.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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.

- (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>.

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Transaction Identification Data for reference only:

Issuing Agent: Fidelity National Title, National Commercial Services
 Issuing Office: 8055 E Tufts Ave, Suite 900, Denver, CO 80237
 Loan ID Number:
 Issuing Office File Number: 100-N0037509-020-LM1, Amendment No. 2
 Property Address: 7700 York Street, Denver, CO 80229
 Revision Number: Amendment No. 2, Amendment Date: April 12, 2023

SCHEDULE A**AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

1. Commitment Date: **April 5, 2023**
2. Policy to be issued:
 - (a) ALTA Owners Policy 6-17-06
 Proposed Insured: **7700 York Street Investments, LLC, a Colorado limited liability company**
 Proposed Policy Amount: **\$100,000.00**
 - (b) None
 Proposed Insured:
 Proposed Policy Amount: **\$0.00**
 - (c) None
 Proposed Insured:
 Proposed Policy Amount: **\$0.00**
3. The estate or interest in the Land described or referred to in this Commitment is:
A Fee Simple
4. The Title is, at the Commitment Date, [vested in](#):
**6625 Investments, LLC, a Colorado limited liability company, as to Parcels One, Two and Four
 Dmitriy Tanas as to Parcel Five**
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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.

SCHEDULE A

(Continued)

PREMIUMS:

Owners Policy	579.00
ALTA 39-06 - Policy Authentication	0.00
Deletion of 1 - 4 upon requirements met and provided there is no recent, ongoing or anticipated construction on the land	75.00
Tax Certificate ⁵	90.00

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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.

EXHIBIT A

LEGAL DESCRIPTION

Parcel One:

The South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 36, Township 2 South, Range 68 West of the 6th P.M., County of Adams, State of Colorado;

EXCEPT that portion conveyed to the County of Adams, State of Colorado, by Warranty Deed recorded March 2, 2018 under [Reception No. 2018000017800](#).

For Informational Purposes Only
7700 York Street, Denver, Colorado
Tax ID No.: 0171936200008 / R0071114

Parcel Two:

The North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian,
County of Adams, State of Colorado

EXCEPT that portion described as follows:

Commencing at the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 36, from which the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 36 bears S00°12'30" W, a distance of 1316.24 feet; thence S00°12'30"W, along the West line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 36, a distance of 329.15 feet to the Northwest corner of the parcel of land described in said [Reception No. 20040908000877940](#) and the Point of Beginning;

Thence N89°30'41"E, along the North line of the parcel of land described in said [Reception No. 20040908000877940](#), a distance of 41.44 feet;

Thence S00°06'45"E, a distance of 164.65 feet to the South line of the parcel of land described in said [Reception No. 20040908000877940](#);

Thence S89°30'23"W, along the South line of the parcel of land described in said Reception No. 20040908000877940, distance of 42.37 feet to the West line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 36, said line being coincident with the West line of the parcel of land described in said [Reception No. 20040908000877940](#);

Thence N00°12'30"W, along said West line, a distance of 164.66 feet to the Point of Beginning.

For Informational Purposes Only:
7740 York Street, Denver, Colorado
Tax ID No.: 0171936200007 / R0071113

Parcel Three:

Intentionally deleted.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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.

EXHIBIT A
(Continued)

Parcel Four:

The North ½ of the North ½ of the South ¼ of the Southwest ¼ of the Northwest ¼ of Section 36, Township 2 South, Range 68 West of the 6th P.M., County of Adams, State of Colorado, EXCEPT those portions described in deeds recorded July 24, 2007 at [Reception No. 2007000070528](#) and April 12, 2018 at [Reception No. 2018000029702](#) and any portion lying in the right of way for York Street.

For Informational Purposes Only:

Vacant Land, Denver, Colorado

Tax ID No.: 0171936200032 / R0155086

Parcel Five:

Parcels B and C as shown on the DeTullio Exemption from Subdivision Amended, Case Number PLT 2005-00047 recorded December 12, 2005 at [Reception No. 20051212001358460](#), County of Adams, State of Colorado

For Informational Purposes Only:

7656 York Street, Denver, Colorado

Tax ID No(s).:

Parcel B: 0171936200035 / R0167193

Parcel C: 0171936200033 / R0167194

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SCHEDULE B

PART I – REQUIREMENTS

All of the following Requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.

Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

- d. Intentionally deleted.
- e. Furnish for recordation a full release of deed of trust:

Amount:	\$256,000.00
Dated:	April 6, 2006
Trustor/Grantor:	Dmitriy Tanas
Trustee:	Public Trustee of Adams County, Colorado
Beneficiary:	CIT Group/Consumer Finance, Inc.
Recording Date:	May 16, 2006
Recording No:	Reception No. 504080

(Affects Parcel Five)

- f. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: 6625 Investments, LLC, a Colorado limited liability company

a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member

b) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

c) Recordation of a Statement of Authority

d) Copies of resolution(s), agreements and/or other documentation necessary to establish the authority of parties executing on behalf of entities disclosed as part of an organizational structure managing said Limited Liability Company.

(Affects Parcels One, Two and Four)

- g. Intentionally deleted.

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SCHEDULE B

PART I – Requirements

(Continued)

- h. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
- i. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent thereto subsequent to the survey presented to the Company.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- j. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created as to 7700 York Street Investments, LLC, a Colorado limited liability company.
- k. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): 6625 Investments, LLC, a Colorado limited liability company

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

(Affects Parcels One, Two and Four)

- l. Intentionally deleted.
- m. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Dmitriy Tanas

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

(Affects Parcel Five)

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SCHEDULE B
PART I – Requirements
(Continued)

Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

END OF REQUIREMENTS

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SCHEDULE B

PART II – EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which 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.
3. Any encroachments, encumbrances, 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 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.
5. 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 the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

NOTE: The above exception will not appear on policies where closing and settlement has been performed by the Company.

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Any existing leases or tenancies, and any and all parties claiming by, through or under said leases.

THE FOLLOWING MATTERS AFFECT PARCEL ONE:

9. Any taxes or assessments by reason of the inclusion of the Land in the North Washington Street Water and Sanitation District:

Recording Date: May 28, 1954
Recording No.: [Book 499 Page 334](#)

Order (in regards thereto):

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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.



SCHEDULE B
PART II – Exceptions
(Continued)

Recording Date: August 16, 1967
Recording No.: [Book 1382 Page 201](#)

10. The effect of North Washington Street Water and Sanitation District Water and Sewer Utilities Base Map – Index:

Recording Date: May 8, 2017
Recording No.: [Reception No. 2017000039956](#)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Adams
Purpose: Utility Easement
Recording Date: April 6, 2020
Recording No.: [Reception No. 2020000031618](#)

THE FOLLOWING MATTERS AFFECT PARCEL TWO:

12. Any taxes or assessments by reason of the inclusion of the Land in the North Washington Street Water and Sanitation District:

Recording Date: May 28, 1954
Recording No.: [Book 499 Page 334](#)

Order (in regards thereto):
Recording Date: August 16, 1967
Recording No.: [Book 1382 Page 201](#)

THE FOLLOWING MATTERS AFFECT PARCEL FOUR:

13. Any taxes or assessments by reason of the inclusion of the Land in the North Washington Street Water and Sanitation District:

Recording Date: May 28, 1954
Recording No.: [Book 499 Page 334](#)

Order (in regards thereto):
Recording Date: August 16, 1967
Recording No.: [Book 1382 Page 201](#)

14. Terms, conditions, provisions, agreements and obligations contained in the Deed of Right-of-Way Dedication as set forth below:

Recording Date: April 12, 2018
Recording No.: [Reception No. 29702](#)

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SCHEDULE B
PART II – Exceptions
(Continued)

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Adams
Purpose: utilities
Recording Date: April 6, 2020
Recording No: [Reception No. 31616](#)

THE FOLLOWING MATTERS AFFECT PARCEL FIVE:

16. Any taxes or assessments by reason of the inclusion of the Land in the North Washington Street Water and Sanitation District:

Recording Date: May 28, 1954
Recording No.: [Book 499 Page 334](#)

Order (in regards thereto):

Recording Date: August 16, 1967
Recording No.: [Book 1382 Page 201](#)

17. Terms, conditions, provisions, agreements and obligations contained in the Zoning Hearing Decision as set forth below:

Recording Date: October 2, 1997
Recording No.: [Reception No. 322920](#)

Resolution (in regards thereto):

Recording Date: October 2, 1997
Recording No.: [Reception No. 322919](#)

18. Terms, conditions, provisions, agreements and obligations contained in the DeTullio Exemption from Subdivision as set forth below:

Recording Date: June 25, 2003
Recording No.: [Reception No. 1164052](#) and recorded May 18, 2022 at Reception No. [2022000044530](#)

Amendment (in regards thereto):

Recording Date: December 12, 2005
Recording No.: [Reception No. 1358460](#)

19. Terms, conditions, provisions, agreements and obligations contained in the Easement Deed and Agreement as set forth below:

Recording Date: May 16, 2006
Recording No.: [Reception No. 504040](#)

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SCHEDULE B
PART II – Exceptions
(Continued)

20. Terms, conditions, provisions, agreements and obligations contained in the Zoning Hearing Decision as set forth below:

Recording Date: January 26, 2009
Recording No.: [Reception No. 5292](#)

21. Terms, conditions, provisions, agreements and obligations contained in the Resolution as set forth below:

Recording Date: September 1, 2009
Recording No.: [Reception No. 65567](#)

END OF EXCEPTIONS

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance 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 owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title, National Commercial Services conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes 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.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that 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 may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - 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.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: 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 that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 36 AND CONSIDERING THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36 TO BEAR SOUTH 00°04'20" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°04'20" WEST ALONG SAID EAST LINE A DISTANCE OF 329.26 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°04'20" WEST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 493.89 FEET TO THE NORTHEAST CORNER OF THE 30 FOOT RIGHT-OF-WAY PARCEL RECORDED AT RECEPTION NO. 2022000081343 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID RIGHT-OF-WAY PARCEL THE FOLLOWING TWO (2) COURSES:

- 1.) SOUTH 89°31'15" WEST A DISTANCE OF 30.00 FEET;
- 2.) SOUTH 00°04'20" WEST A DISTANCE OF 164.63 FEET TO THE SOUTHEAST CORNER OF PARCEL B DE TULLIO EXEMPTION FROM SUBDIVISION AMENDED RECORDED AT RECEPTION NO. 20051212001358460 IN SAID RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING TWO (2) COURSES:

- 1.) SOUTH 89°31'30" WEST A DISTANCE OF 1,062.54 FEET;
- 2.) NORTH 00°12'46" EAST A DISTANCE OF 164.56 FEET TO THE NORTH LINE OF SAID DE TULLIO EXEMPTION FROM SUBDIVISION AMENDED;

THENCE SOUTH 89°31'15" WEST ALONG SAID NORTH LINE A DISTANCE OF 177.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF YORK STREET;

THENCE NORTH 00°06'32" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007000070528 IN SAID RECORDS;


<div>900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com</div> <div>CIVIL ENGINEERING & SURVEYING</div>		PROJECT NAME: COREPARK ZONING LEGAL			SHEET 1 OF 3
		JOB NO.: DEN21-0001		DATE : 04/06/2023	
		DRAWN: KDW	PA/PM: JCS	SCALE: N/A	

EXHIBIT A

LEGAL DESCRIPTION (CONT.):

THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

- 1.) NORTH 89°31'15" EAST A DISTANCE OF 230.96 FEET;
- 2.) NORTH 00°12'46" EAST A DISTANCE OF 134.56 FEET;
- 3.) SOUTH 89°31'00" WEST A DISTANCE OF 231.71 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF YORK STREET;

THENCE NORTH 00°06'32" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 329.07 FEET;

THENCE NORTH 89°30'30" EAST A DISTANCE OF 1,271.46 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 771,093 SQUARE FEET, OR 17.701 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, JUSTIN C. SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



JUSTIN C. SCHEITLER, P.L.S. 38430
FOR AND ON BEHALF OF
WARE MALCOMB
900 SOUTH BROADWAY
SUITE 320
DENVER, COLORADO 80209
P 303.561.3333


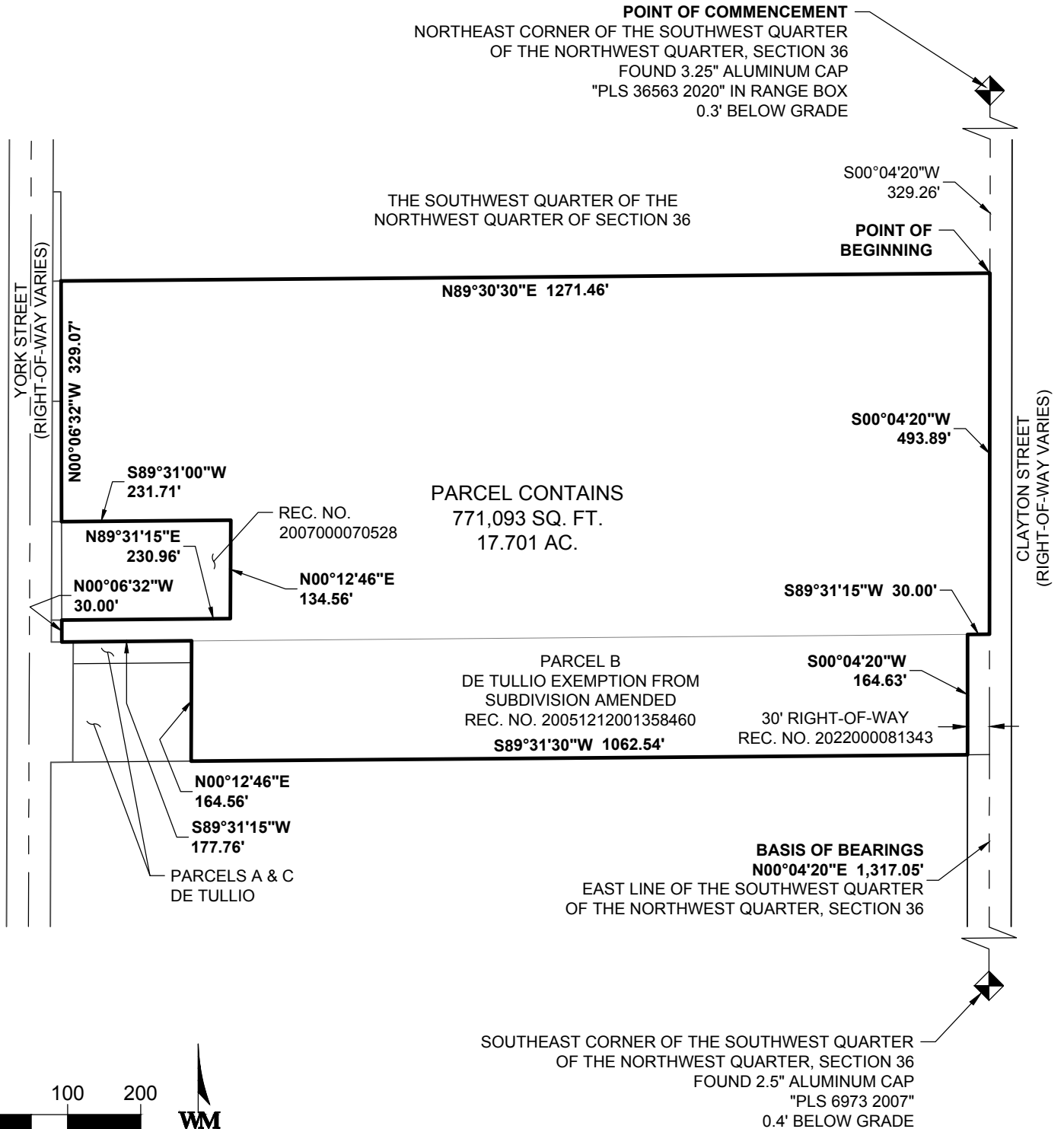

900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com CIVIL ENGINEERING & SURVEYING		PROJECT NAME: COREPARK ZONING LEGAL			SHEET 2 OF 3
		JOB NO.: DEN21-0001		DATE : 04/06/2023	
		DRAWN: KDW	PA/PM: JCS	SCALE: N/A	

EXHIBIT A



<div>900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com</div> <div><div>WARE MALCOMB</div></div> <div>CIVIL ENGINEERING & SURVEYING</div>	PROJECT NAME: COREPARK ZONING LEGAL			SHEET 3 OF 3
	JOB NO.: DEN21-0001		DATE : 04/06/2023	
	DRAWN: KDW	PA/PM: JCS	SCALE: 1" = 200'	



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0167194

Parcel 0171936200033

Assessed To

TANAS DMITRIY
7656 YORK STREET UNIT B
DENVER, CO 80229

Certificate Number 2023-227766

Order Number

Vendor ID 35

BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

SECT.TWN.RNG:36-2-68 DESC: PARCEL C PT OF THE S2 N2 S2 SW4 NW4 OF SEC 36 DESC AS FOLS BEG AT THE SW COR OF SW4 NW4 SD SEC 36 TH N 493/39 FT TH E 60 FT TO THE POB TH CONT E 161/97 FT TH S 30 FT TH W 161/97 FT TH N 30 FT TO THE POB 0/112A

Situs Address

0

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$1.08	\$0.00	\$5.00	\$0.00	\$6.08
Total Tax Charge					\$6.08
Grand Total Due as of 03/17/2023					\$6.08

Tax Billed at 2022 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$0.04	0800	\$30	\$10
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$0.18	Total	\$30	\$10
ADAMS COUNTY	26.9670000	\$0.26			
NORTH WASHINGTON WATER & SA	0.7750000	\$0.01			
SD 1	57.8890000	\$0.58			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.00			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.01			
Taxes Billed 2022	107.8000000	\$1.08			
* Credit Levy					

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY 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, Lisa L. Culpepper,
J.D.

4430 S. Adams County Parkway
Brighton, CO 80601

Lisa L. Culpepper





TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0167193

Parcel 0171936200035

Assessed To

TANAS DMITRIY
7656 YORK STREET UNIT B
DENVER, CO 80229

Certificate Number 2023-227771

Order Number

Vendor ID 35

BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

SECT.TWN.RNG:36-2-68 DESC: PARCEL B PT OF THE S2 N2 S2 SW4 NW4 OF SEC 36 DESC AS FOLS BEG AT THE SW COR OF SW4 NW4 SD SEC 36 TH N 493/39 FT TH E 60 FT TO THE POB TH CONT E 1254/14 FT TH S 164/63 FT TH W 1092/57 FT TH N 134/49 FT TH W 161/97 FT TH N 30 FT TO THE POB 4/124A

Situs Address

7656 YORK ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$5,165.78	\$0.00	\$0.00	(\$2,582.89)	\$2,582.89
Total Tax Charge					\$2,582.89

First Half Due as of 03/17/2023

\$0.00

Second Half Due as of 03/17/2023

\$2,582.89

Tax Billed at 2022 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$173.23	RES IMPRV LAND	\$144,000	\$10,010
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$841.19	SINGLE FAMILY RES	\$545,536	\$37,910
ADAMS COUNTY	26.9670000	\$1,292.26	Total	\$689,536	\$47,920
NORTH WASHINGTON WATER & SA	0.7750000	\$37.14			
SD 1	57.8890000	\$2,774.04			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$4.79			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$43.13			
Taxes Billed 2022	107.8000000	\$5,165.78			
* 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 TREASURY 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, Lisa L. Culpepper,
J.D.

4430 S. Adams County Parkway
Brighton, CO 80601

Lisa L. Culpepper





TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071113
 Parcel 0171936200007
 Assessed To
 6625 INVESTMENTS LLC
 80 E 62ND AVE STE 101
 DENVER, CO 80216-1280

Certificate Number 2022-212607
 Order Number
 Vendor ID Counter

Legal Description					Situs Address
SECT,TWN,RNG:36-2-68 DESC: N2 S2 N2 SW4 NW4 EXC RD (2021000036534) 4/612A					7740 YORK ST
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$2,599.66	\$0.00	\$0.00	(\$2,599.66)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/04/2022					\$0.00

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$97.20	1276	\$363,455	\$25,990
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$439.68	AG FLOOD IRRG LAND	\$1,232	\$360
ADAMS COUNTY	27.0690000	\$713.27	Total	\$364,687	\$26,350
NORTH WASHINGTON WATER & SA	0.7750000	\$20.42			
SD 1	49.4400000	\$1,302.75			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.63			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$23.71			
Taxes Billed 2021	98.6590000	\$2,599.66			

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
 J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
 Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071113
Parcel 0171936200007
Assessed To
6625 INVESTMENTS LLC
80 E 62ND AVE STE 101
DENVER, CO 80216-1280

Certificate Number 2022-212916
Order Number
Vendor ID
JOHN SEIPLE - HUNTINGTON INDUSTRIAL PARTNERS
385 INVERNESS PKWY STE 460 GREENWOOD VILLAGE CO 80112

Legal Description				Situs Address	
SECT,TWN,RNG:36-2-68 DESC: N2 S2 N2 SW4 NW4 EXC RD (2021000036534) 4/612A				7740 YORK ST	
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$2,599.66	\$0.00	\$0.00	(\$2,599.66)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/10/2022					\$0.00

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$97.20	1276	\$363,455	\$25,990
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$439.68	AG FLOOD IRRG	\$1,232	\$360
ADAMS COUNTY	27.0690000	\$713.27	LAND		
NORTH WASHINGTON WATER & SA	0.7750000	\$20.42	Total	\$364,687	\$26,350
SD 1	49.4400000	\$1,302.75			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.63			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$23.71			
Taxes Billed 2021	98.6590000	\$2,599.66			

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L.
Culpepper, J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0155086
Parcel 0171936200032
Assessed To
6625 INVESTMENTS LLC
80 E 62ND AVE
DENVER, CO 80216-1280

Certificate Number 2022-212920
Order Number
Vendor ID
JOHN SEIPLE - HUNTINGTON INDUSTRIAL PARTNERS
385 INVERNESS PKWY STE 460 GREENWOOD VILLAGE CO 80112

Legal Description
SECT,TWN,RNG:36-2-68 DESC: N2 N2 S2 SW4 NW4 EXC PARC AND EXC RD (REC NO
2018000029702) 0/7443A

Situs Address
0

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$123.32	\$0.00	\$0.00	(\$123.32)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/10/2022					\$0.00

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$4.61	AG FLOOD IRRG	\$4,318	\$1,250
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$20.86	LAND		
ADAMS COUNTY	27.0690000	\$33.84	Total	\$4,318	\$1,250
NORTH WASHINGTON WATER & SA	0.7750000	\$0.97			
SD 1	49.4400000	\$61.80			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.12			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.12			
Taxes Billed 2021	98.6590000	\$123.32			

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L.
Culpepper, J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071115
 Parcel 0171936200009
 Assessed To
 SIMS FREDRIC M AND
 SIMS CAROL A
 3032 ALBION ST
 DENVER, CO 80207-2607

Certificate Number 2022-212917
 Order Number
 Vendor ID
 JOHN SEIPLE - HUNTINGTON INDUSTRIAL PARTNERS
 385 INVERNESS PKWY STE 460 GREENWOOD VILLAGE CO 80112

Legal Description
 SECT,TWN,RNG:36-2-68 DESC: N2 N2 S2
 SW4 NW4 4/27A

Situs Address
 7680 YORK ST #0

Year	Tax	Interest	Fees	Payments	Balance
Grand Total Due as of 05/10/2022					\$0.00

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 TREASURY 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, Lisa L.
 Culpepper, J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
 Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0071114
Parcel 0171936200008
Assessed To
6625 INVESTMENTS LLC
80 E 62ND AVE
DENVER, CO 80216-1280

Certificate Number 2022-212918
Order Number
Vendor ID
JOHN SEIPLE - HUNTINGTON INDUSTRIAL PARTNERS
385 INVERNESS PKWY STE 460 GREENWOOD VILLAGE CO 80112

Legal Description				Situs Address	
SECT,TWN,RNG:36-2-68 DESC: S2 S2 N2 SW4 NW4 EXC RD (REC NO 2018000017800)				4/4717A	7700 YORK ST
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$157.86	\$0.00	\$0.00	(\$157.86)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/10/2022					\$0.00

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$5.90	AG FLOOD IRRG	\$5,507	\$1,600
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$26.70	LAND		
ADAMS COUNTY	27.0690000	\$43.31	Total	\$5,507	\$1,600
NORTH WASHINGTON WATER & SA	0.7750000	\$1.24			
SD 1	49.4400000	\$79.11			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.16			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.44			
Taxes Billed 2021	98.6590000	\$157.86			

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L.
Culpepper, J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601

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 April 6, 2023 related to the property located at 7700 York ST. ("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

May 31, 2022

7700 York Street Investments, LLC
990 S. Broadway Suite 230
Denver, CO 80203

Re: 77th Ave and York St, Welbey CO

Dear Mr. Swan,

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 77th Ave and York St, Welbey CO 80229. 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](https://www.xcelenergy.com/ConstructionAndInspection).

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](https://www.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,

Cheriese Marczyk
Xcel Energy Builder and Developer Representative

Mailing address: Public Service Company of Colorado
1123 W 3rd Ave
Denver, CO 80231