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

CORE SPACE PROPOSES A NEW RESIDENTIAL SUBDIVISION TO PROVIDE NEW SINGLE-FAMILY RENTAL HOMES IN THE WELBY AREA WITHIN ADAMS COUNTY THAT IS IDENTIFIED IN THE FUTURE LAND USE AREA PLAN AND COMPREHENSIVE PLAN AS MIXED-USE NEIGHBORHOOD. THIS PROPERTY IS APPROXIMATELY 26.5 AC ACROS LOCATED GENERALLY NORTHWEST OF THE INTERSECTION OF YORK AND 78TH AVENUE, EAST OF THE ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH IN UNINCORPORATED ADAMS COUNTY. THIS PRODUCES 222 RESIDENTIAL UNITS THAT WILL PROVIDE NEW RENTAL HOMES TO HELP RELIEVE SOME OF THE CURRENT HOUSING DEMAND WITHIN THE COUNTY. THE NEW COMMUNITY IS DESIGNED TO ATTRACT A BROAD SPECTRUM OF RESIDENTS AND PROVIDE AN OPPORTUNITY FOR YOUNG FAMILIES TO LIVE IN SINGLE-FAMILY HOUSING. THE NEIGHBORHOOD WILL HAVE CONVENIENT ACCESS TO MAJOR TRANSPORTATION CORRIDORS AND IS LOCATED WITHIN A MILE OF TWO STATIONS ON RTD'S 5 LINE.

THE SURROUNDING PROPERTIES ARE ZONED R-1, PUD, 1.2 AND A-1. THIS DEVELOPMENT PROVIDES RESIDENTIAL INFILL THE HEART OF THE WELBY COMMUNITY AND AN IMPROVEMENT TO HOUSING OPPORTUNITIES IN AN UNDERFOURTED AREA OF ADAMS COUNTY.

THE COSIM FARMS SITE IS CURRENTLY ZONED A-1. THE APPLICATION WILL PROPOSE TO REZONE THE PROPERTY AS PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW RESIDENTIAL AND TO CREATE STANDARDS TO ALLOW FOR A VARIETY OF HOUSING TYPES. THE PROPOSAL DRAW FROM SEVERAL OTHER NEIGHBORING ZONES TO PROVIDE COMPATIBILITY. THE APPLICANT'S PUD IS REQUESTING A DENSITY OF 8.7 DU/AC, WHICH IS CONSISTENT WITH R-4 ZONING AND HEIGHT RESTRICTION OF 40'.

THE PROPERTY IS LOCATED NEAR SEVERAL KEY TRANSIT AREAS CREATING GREAT OPPORTUNITY ALTERNATIVE COMMUTING OPTIONS FOR RESIDENTS. YORK AND SHERIDAN RD STATION IS APPROXIMATELY 1.5 MILES SOUTH OF THE ORIGINAL YORK AND 78TH STATION AND IS APPROXIMATELY 1.5 MILES NORTH.

B. PROVISIONS FOR PARKING

COSIM FARMS WILL PROVIDE A MINIMUM OF TWO (2) RESIDENT PARKING SPACES PER HOME IN GARAGES. FRONT LOAD HOMES WILL INCLUDE TWO (2) VISITORS PARKING SPACES PER HOME IN DRIVEWAYS. ALLEY LOADED HOME WILL INCLUDE 0.5 GUEST ON STREET PARKING SPACES PER UNIT.

C. CIRCULATION AND ROAD PATTERNS

THE PRIMARY ENTRANCE TO THE SITE WILL BE FROM 78TH AVENUE WITH TWO MORE ACCESS POINT FROM 78TH AVENUE. A SYSTEM OF INTERNAL PUBLIC STREETS AND WALKWAYS WILL PROVIDE ACCESS THROUGH THE NEIGHBORHOOD. 60' OR GREATER WIDTH SHALL HAVE DETACHED WALKWAYS AND TREE LAWNS, ANY RIGHTS-OF-WAY LESS THE 60' SHALL HAVE ATTACHED WALKWAYS AND NO TREE LAWNS. REFER TO THE SITE PLAN ON SHEETS 6-9 OF THIS PUD FOR LOCATIONS. THE PRIVATE STREETS SHALL BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER. INTERNAL WALKWAYS ARE DESIGNED TO PROVIDE PEDESTRIAN ACCESS AROUND THE SITE AND DRAW RESIDENTS INTO THE GREENWAY AMENITY AREAS, THE PARKET, AND THE CLUBHOUSE/AMENITY AREA. A DETAILED CONNECTIVITY GRAPHIC IS SHOWN ON SHEET 5 OF THIS PUD.

D. TYPE, LOCATION, EXAMPLES OF COPY AND MONUMENT SIGNS


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

THIS NEIGHBORHOOD ALLOWS FOR A RANGE OF HOUSING TYPES INCLUDING; SINGLE-FAMILY FRONT LOAD, SINGLE-FAMILY ALLEY LOAD, DUPLLEX (DUPLEX), AND TOWNHOME HOMES. OTHER USES ALLOWED ARE RESIDENT CLUBHOUSE/LEASING CENTER, PUBLIC ROADS, PRIVATE ACCESS DRIVES FOR ALLEY LOADED HOMES, LANDSCAPE AMENITIES, NECESSARY DETENTION FACILITIES, AND ANY OTHER USES THAT MAY BE TYPICAL IN A RESIDENTIAL NEIGHBORHOOD. ITEMS NOT ADDRESSED WILL FOLLOW ADAMS COUNTY ZONE DISTRICT CODE.

F. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

CONCEPTUAL LANDSCAPING LOT TYPICAL DESIGNS ARE INCLUDED WITH THIS PDP/PUD. REFER TO SHEETS 7-8 FOR FENCING DETAILS.

G. BUFFERYARD AND LANDSCAPING REQUIREMENTS

RIGHT-OF-WAY LANDSCAPING, EXCEPT 78TH AND 79TH, SHALL REQUIRE A MINIMUM OF ONE (1) SHADE TREE AND TWO (2) SHRUBS PER ONE THOUSAND (1000) SQUARE FEET OF RIGHT-OF-WAY LANDSCAPE AREA. RIGHT-OF-WAY LESS THAN 60', SHALL BE EXEMPT FROM LANDSCAPE REQUIREMENTS.

BUFFERYARD LANDSCAPING ALONG 78TH AND 79TH AVENUE SHALL HAVE A FIFTEEN (15) FOOT MINIMUM BUFFERYARD WIDTH WITH TWO (2) TREES PER EIGHTY (80) LINEAR FEET OF LOT LINE AND A FOUR (4) FOOT HIGH RAIL FENCE LOCATED ON THE INTERIOR LINE OF THE BUFFERYARD. ALL OTHER BUFFERYARD LANDSCAPING SHALL HAVE A FIVE (5) FOOT MINIMUM BUFFERYARD WIDTH WITH ONE (1) TREE PER EIGHTY (80) LINEAR FEET OF LOT LINE.

FRONT YARD LANDSCAPING SHALL HAVE A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS. OR TWO (2) ORNAMENTAL TREES AND FIVE (5) SHRUBS. SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL. EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW SHALL BE LANDSCAPED BY COMBINING VISIBLE SIDE AND FRONT YARD AREAS AND APPLYING FRONT YARD STANDARDS. INTERNAL SIDE YARDS, NOT EXPOSED TO PUBLIC VIEW. NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY. REAR YARD LANDSCAPING CAN BE COMBINED TO CREATE A CONSISTENT LANDSCAPE DESIGN. PLANT MATERIAL CAN BE SPREAD ACROSS COMMON REAR YARD AREAS. SO LONG AS THE OVERALL REQUIRED PLANT MATERIAL IS PROVIDED. WHERE REAR YARDS ARE PRESENT, USE FRONT YARD LANDSCAPING STANDARDS. MINIMUM PLANT SIZE REQUIRED IN RIGHT-OF-WAY, LANDSCAPE AREAS, AND DETENTION AREAS SHALL BE 3" CALIPER DECIDUOUS OR ORNAMENTAL TREES, IF EVERGREENS, AND 5-GALLON SHRUBS OR BETTER. IN LANDSCAPING AND DETENTION AREAS, TWENTY (20) PERCENT OF TREES SHALL BE 3" CALIPER DECIDUOUS OR ORNAMENTAL TREES AND 8' EVERGREENS OR BETTER. THE CALIPER OF ALL TREES SHALL BE MEASURED AT ONE (1) FOOT ABOVE GRADE LEVEL.

THE PROPERTY OWNER OR ASSIGNED MANAGEMENT ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREA LANDSCAPES INCLUDING AREAS SUCH AS OPEN SPACES, PARDS, AND ALL DETENTION POND LANDSCAPING.

H. FENCING

42" 3-RAIL FENCE IS PROPOSED ON EASTERN AND WESTERN PROPERTY LINE TO PROVIDE SEPARATION BETWEEN ADJACENT PROPERTIES AND NEW RESIDENCES. REFER TO SHEET 1 FOR FENCING DETAILS.

I. UTILITY SERVICE PROVIDERS

XCEL ENERGY WILL PROVIDE GAS AND ELECTRICAL SERVICES. NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT HAS INDICATED THAT THEY HAVE ADEQUATE CAPACITY TO SERVE THIS PROPERTY WITH BOTH WATER AND SEWER SERVICES.

J. ESTIMATED TIMETABLE FOR DEVELOPMENT

DEPENDANT UPON THE FINAL GOVERNMENT APPROVALS, CONSTRUCTION IS ANTICIPATED TO BEGIN IN FALL OF 2023.

K. FIRE PROTECTION DISTRICT

ADAMS COUNTY FIRE AND RESCUE SHALL SERVE THIS PROPERTY.

L. PHASING

THE PROPERTY WILL BE BUILT IN ONE (1) PHASE.
### Development Standards

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
<th>Maximum Density</th>
<th>Minimum Front Yard Setback for Principal Structure</th>
<th>Minimum Side Yard Setback for All Structures</th>
<th>Rear Setback for Principal Structures</th>
<th>Maximum Building Height</th>
<th>Maximum Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached-Small</td>
<td>3150 SQ. FT</td>
<td>35'</td>
<td>-</td>
<td>20'</td>
<td>5'</td>
<td>20'</td>
<td>40'</td>
<td>50%</td>
</tr>
<tr>
<td>Single Family Detached</td>
<td>3600 SQ.FT</td>
<td>40'</td>
<td>-</td>
<td>20'</td>
<td>5'</td>
<td>20'</td>
<td>40'</td>
<td>45%</td>
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<tr>
<td>Single Family Detached-Alley</td>
<td>2000 SQ.FT</td>
<td>27'</td>
<td>-</td>
<td>10'</td>
<td>5'</td>
<td>6'</td>
<td>40'</td>
<td>50%</td>
</tr>
<tr>
<td>Single Family Attached</td>
<td>2400 SQ.FT</td>
<td>32'</td>
<td>-</td>
<td>10'</td>
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<td>6'</td>
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<td>55%</td>
</tr>
<tr>
<td>Townhomes</td>
<td>1200 SQ.FT</td>
<td>22'</td>
<td>-</td>
<td>10'</td>
<td>5'</td>
<td>6'</td>
<td>40'</td>
<td>85%</td>
</tr>
</tbody>
</table>

**Notes:**

1. Bay windows, cantilevers, chimneys, exterior posts/columns, mechanical equipment, light fixtures, balconies, stairs and other similar architectural features are allowed to extend outward from the principal structure in front, side and rear yards. In no instance may an encroachment cross the property line or be located less than six feet from the finished material of the encroachment to the adjacent property. When an encroachment is less than 5' from the property line, then the current IBC and/or IRC code requirements and amendments within the governing municipality will be enforced with regard to exterior wall fire-resistant rating and minimum fire-separation distance requirements.

2. Roof overhangs are permitted in the building setback and are not included as a part of lot coverage. In no instance may an encroachment cross the property line or be located less than six feet from the building face of the adjacent property. When an encroachment is less than 5’ from the property line, then the current BC and/or IC code requirements and amendments within the governing municipality will be enforced with regard to exterior wall fire-resistance and minimum fire-separation distance requirements. All building components such as roof overhangs, decks, side wall bump-outs / chimneys, that are less than 5’ from a property line must meet all current building code requirements. Roof overhangs shall not exceed 12” into the areas where openings are prohibited as noted in current building code.

3. Lot width is measured from front setback line.

4. Interior side setback for attached units shall be 0’.
COSIMI FARMS
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
SHEET 4: CONTEXT MAP
LAND USE SUMMARY

<table>
<thead>
<tr>
<th>LANDUSE</th>
<th>AREA</th>
<th>% TOTAL</th>
<th>UNITS</th>
<th>DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL LOTS</td>
<td>10.560</td>
<td>40%</td>
<td>222</td>
<td></td>
</tr>
<tr>
<td>AMENITY / CLUB HOUSE</td>
<td>1.600</td>
<td>6%</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>LOT AREA SUBTOTAL</td>
<td>12.150</td>
<td>48%</td>
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</tr>
<tr>
<td>OPEN AREAS</td>
<td>9.282</td>
<td>37%</td>
<td>223</td>
<td>8.397 DU/AC</td>
</tr>
<tr>
<td>ROW</td>
<td>0.931</td>
<td>4%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>POCKET PARK</td>
<td>2.587</td>
<td>10%</td>
<td></td>
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</tr>
<tr>
<td>PRIVATE ACCESS DRIVES</td>
<td>1.679</td>
<td>7%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LANDSCAPE AREAS</td>
<td>3.227</td>
<td>12%</td>
<td></td>
<td></td>
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<tr>
<td>OPEN AREAS SUBTOTAL</td>
<td>14.406</td>
<td>54%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>26.566</td>
<td>100%</td>
<td>223</td>
<td>8.397 DU/AC</td>
</tr>
</tbody>
</table>

NOTES:
1. SITE PLAN SHOWN MAY CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
2. ACTIVE LAND USES, LANDSCAPE AREAS, AND AMENITIES ARE SUBJECT TO CHANGE WITH THE FINAL DEVELOPMENT PLAN.
3. SIGNAGE LOCATIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
4. ANY CHANGES TO THE PRELIMINARY DEVELOPMENT PLAN, MUST BE IN CONFORMANCE WITH THE SECTION 2-01-10 AMENDMENTS, OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
5. A MINOR AMENDMENT TO ANY PRELIMINARY PLAT OR PRELIMINARY DEVELOPMENT MAY BE PROCESSED THROUGH THE APPLICATION FOR FINAL PLAT OR FINAL DEVELOPMENT PROCESS AS DETERMINED BY THE CEDD DIRECTOR.
COSIMI FARMS
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
SHEET 9: CONNECTIVITY AND OPEN SPACE PLAN

<table>
<thead>
<tr>
<th>OPEN SPACE SUMMARY</th>
<th>AC</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>PASSIVE OPEN SPACE</td>
<td>5.254</td>
<td>63%</td>
</tr>
<tr>
<td>ACTIVE OPEN SPACE</td>
<td>3.06</td>
<td>37%</td>
</tr>
<tr>
<td>TOTAL OPEN SPACE</td>
<td>8.314</td>
<td>100%</td>
</tr>
</tbody>
</table>

CONNECTIVITY AND OPEN SPACE PLAN

SIDEWALK - ATTACHED
SIDEWALK - DETACHED
TRAILS
AMENITY/SEATING NODE
ACTIVE OPEN SPACE
PASSIVE OPEN SPACE

DETENTION
CLUBHOUSE
POCKET PARK
79TH AVE
78TH AVE

ACTIVE OPEN SPACE 5.254 63%
PASSIVE OPEN SPACE 3.06 37%
TOTAL OPEN SPACE 8.314 100%
## LOT LANDSCAPE TYPICALS

### SINGLE FAMILY DETACHED - SMALL

- Lot Line
- Lot Line
- Patio
- Internal Side Yard
- Building Edge
- Internal Side Yard
- Building Edge

### SINGLE FAMILY DETACHED

- Lot Line
- Patio
- Internal Side Yard
- Building Edge
- Internal Side Yard
- Building Edge

### SINGLE FAMILY DETACHED - ALLEY

- Lot Line
- Alley
- 20' Rear Yard Setback
- 20' Rear Yard Setback

### SINGLE FAMILY ATTACHED - PAIRED

- Lot Line
- Lot Line
- Patio
- Building Edge
- Building Edge

### SINGLE FAMILY ATTACHED - TOWNHOME

- Lot Line
- Lot Line
- Patio
- Building Edge
- Building Edge

---

### ON LOT PLANT LIST

**ORNAMENTAL TREE**
- Autumn Brilliance Serviceberry
- Chanticleer Pear
- Hot Wings Maple
- Japanese Lilac Tree
- Prairie Fire Crabapple
- Spring Snow Crabapple

**EVERGREEN TREE**
- Baby Blue Eyes Spruce
- Bosnian Pine
- Prion Pine
- Vanderwolf's Pyramid Pine

**DECIDUOUS SHRUBS**
- Autumn Amber Sumac
- Dwarf Butterfly Bush
- Blue Mist Spirea
- Darknight Spirea
- Common Purple Lilac
- Miss Kim Lilac

**EVERGREEN SHRUB**
- Blue Chip Juniper
- Buffalo Juniper
- Globe Spruce
- Mops Mugo Pine

**ORNAMENTAL GRASS/PERENNIAL**
- Stella D'oro Daylily
- Ice Plant
- Feather Reed Grass
- Little Bunny Fountain Grass
- Purple Maiden Grass

**NOTE:** On lot plants are subject to change at the time of the FDP.

### FRONT YARD LANDSCAPING

- (1) Tree - Ornamental (2”), Clump (6’-8”), or Evergreen (6’)
- (8) Shrubs - Deciduous or Evergreen (95 Container)

### SIDE YARD LANDSCAPING

- Internal Side Yard, Not Exposed to Public View - No plant materials required but mulches are required for soil stability
- External Side Yards on Corner Lots Exposed to Public View - Shall be landscaped by combining visible side and front yard areas and applying front yard standards

### REAR YARD LANDSCAPING

- Rear Landscape can be combined with other units to create a consistent landscape design. So long as the overall required plant material is provided, plant material can be spread across common rear yard areas.
COSIMI FARMS
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
SHEET 11: FENCING DETAILS

1-RAIL FENCE

ELEVATION  SECTION

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

NOTE: FENCE DETAIL IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF FDP.
COSIMI FARMS
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
SHEET 12: CONCEPT ARCHITECTURE
COSIMI FARMS
IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
SHEET 13: CONCEPT ARCHITECTURE

ARCHITECTURAL ELEVATIONS
SHEET 13: CONCEPT ARCHITECTURE

REAR LOADED SINGLE FAMILY HOME