



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:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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:

Date:

Owner's Printed Name

Name:



Owner's Signature

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:

Physical Address: _____

Legal Description: _____

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

_____ 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: _____ Applicant: _____

By: _____

Print Name: _____

Address: _____

STATE OF COLORADO)

)

COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

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.

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

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

Concerning the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

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

_____ 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: _____ Applicant: _____

After Recording Return To:

By: _____
Print Name: _____
Address: _____

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

I, _____ (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address:

Legal Description: _____

Parcel # (s): _____

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a "_____" area as recorded in Reception # _____ on _____.

Date: _____ Applicant: _____
By: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this ____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
Notary Public

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.



CAMP BOW-WOW – TOWER & BROMLEY

INTENT

The intent of this conditional use permit is to allow an 18,000 square foot building with approximately 8,000 square feet of the building to be operated as a doggie day care facility. The remainder of the building is to remain unoccupied, while keeping the existing residential home on-site.

History

The owners of the site purchased this property and a metal shell building in 2021 with the intent of starting the doggie day care business. Initially the project submittal started in Adams County. During that process it was determined that the proximity to Brighton and its services would be beneficial to annex into the City of Brighton. Through the process of annexation and Planned Development submittals it was determined that due to the depths of existing sewer, lack of potential connection points to water, requirements to expand Tower on both sides of the street, and Brighton's limited water right availability that the project was not financially feasible to annex.

Access

The proposed plan is to access the residential site and commercial site off Tower Road at the predetermined location on the north edge of the property. As part of this development the existing access close to the intersection of Tower and Bromley would be removed. The road from Tower down to the parking lot would be asphalt and the connection to the existing building and fire access to the existing hydrant would be an all-weather surface. It is our understanding that we need an access permit from Brighton for Tower Rd; however, they will not allow us to apply until we are in a formal application period with Adams County.

Parking

The proposed plan has 17 parking spaces including 1 ADA space. Operationally there are typically no more than 4-5 employees working at any given time and customers are at the location for very short periods of time. Given other similar business in the area, the 17 spaces seem to be more than adequate.

Utilities

Water service is proposed from an existing well on site. Well documentation has been provided with this application. Sewer will be provided by a leach field shown on the plan. Gas will be propane and electricity by United Power, both of which have existing lines on the property.

Drainage

Stormwater will be captured by an infiltration pond on-site. Currently the site sheet flows onto neighboring properties on storm infrastructure exists in the area.

Landscaping

The proposed site will be revegetated with native grasses in disturbed areas. Trees will be planted between the existing residences to the west and the building for screening purposes. All landscaping will be drought tolerant material requiring minimal water. The only additional fencing on-site will be for the outdoor dog runs along the south side next to the already noisy Bromley Lane. Character photos have been included.

ALTA/NSPS LAND TITLE SURVEY

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

PER LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. K70719842, WITH AN EFFECTIVE DATE OF APRIL 20, 2021 AT 5:00 P.M.

LOT 2, PETERSEN – KNAGO TRACT, COUNTY OF ADAMS, STATE OF COLORADO

TITLE COMMITMENT NOTES

LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. K70719842, WITH AN EFFECTIVE DATE OF APRIL 20, 2021 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

NOTE: THE WORD "AFFECTS" AS USED BELOW, IS HEREBY DEFINED AS: "A DETERMINATION THAT THE PROPERTY OR INTERESTS DESCRIBED, WITHIN THE ITEMS LISTED AMONG THE SCHEDULE B – SECTION 2 PROVIDED, FALLS WITHIN OR TOUCHES THE SURVEYED PROPERTY".

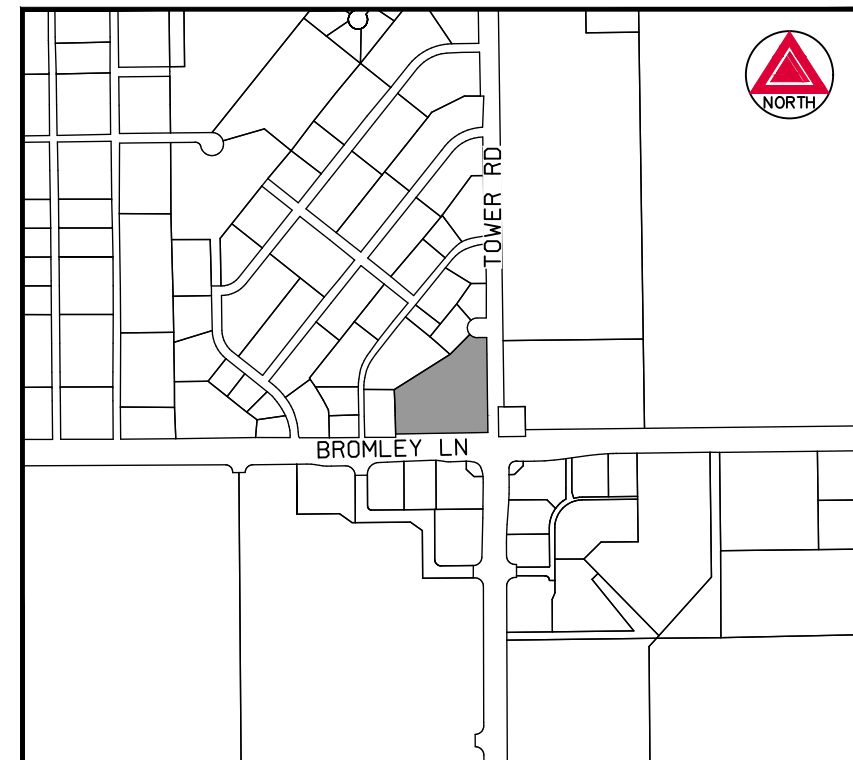
ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B – SECTION 2 OF SAID TITLE COMMITMENT.

ITEM NUMBERS 1–7 ARE STANDARD EXCEPTIONS NOT TO BE ADDRESSED AS A PART OF THIS SURVEY.

8. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF WELCH'S HILLTOP ACRES RECORDED JUNE 12, 1962 IN BOOK F11 AT PAGE 69. **AFFECTS THE SURVEYED PROPERTY, BUT THERE ARE NO PLOTTABLE ITEMS PER THIS PLAT.**
9. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 30, 1962, IN BOOK 1031 AT PAGE 585 AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 31, 1980, IN BOOK 2519 AT PAGE 921 AND AS AMENDED IN INSTRUMENT RECORDED JUNE 10, 1988, IN BOOK 3456 AT PAGE 637. **AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**
10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LING ESTATES RECORDED FEBRUARY 02, 1977 UNDER RECEPTION NO. 59751. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.**
11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PETERSEN – KNAGO TRACT RECORDED APRIL 17, 1979 UNDER RECEPTION NO. 193180. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.**
12. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION ORDINANCE RECORDED NOVEMBER 28, 1984 IN BOOK 2941 AT PAGE 334. **DOES NOT AFFECT THE SURVEYED PROPERTY.**
13. TERMS, CONDITIONS AND PROVISIONS OF NOTICE CONCERNING UNDERGROUND FACILITIES RECORDED JUNE 25, 1986 IN BOOK 3162 AT PAGE 961. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.**
14. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 20, 2002 UNDER RECEPTION NO. C0971711. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.**
15. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY GRANT AND AGREEMENT RECORDED JUNE 04, 2004 AT RECEPTION NO. 20040604000445470. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.**
16. TERMS, CONDITIONS AND PROVISIONS OF BRIGHTON CITY COUNCIL RESOLUTION RECORDED JANUARY 27, 2017 AT RECEPTION NO. 2017000008350. **AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**
17. TERMS, CONDITIONS AND PROVISIONS OF BRIGHTON CITY COUNCIL ORDINANCE, ORDINANCE NO. 2246 RECORDED JANUARY 27, 2017 AT RECEPTION NO. 2017000008351. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.**
18. OIL AND GAS LEASE RECORDED OCTOBER 11, 2019 UNDER RECEPTION NO. 2019000087371 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.**

NOTE: AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASES RECORDED SEPTEMBER 16, 2020 UNDER RECEPTION NO. 2020000092678

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VICINITY MAP
SCALE 1" = 1000'

TITLE COMMITMENT NOTES-CONTINUED

20. OIL AND GAS LEASE RECORDED OCTOBER 11, 2019 UNDER RECEPTION NO. 2019000087442 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.**
- NOTE: AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASES RECORDED SEPTEMBER 16, 2020 UNDER RECEPTION NO. 2020000092678
21. SUPPLEMENTAL DECLARATION OF POOLING RECORDED SEPTEMBER 16, 2020 UNDER RECEPTION NO. 2020000092624 **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.**

GENERAL NOTES

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JULY 15, 2022.
2. PER C.R.S. 38–51–106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. AS TO TABLE A ITEM NO. 2: PER LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. K70719842, WITH AN EFFECTIVE DATE OF APRIL 20, 2021 AT 5:00 P.M., SURVEYED PROPERTY ADDRESS IS 18405 EAST 152ND AVENUE, BRIGHTON, CO 80601.
4. AS TO TABLE A ITEM NO. 4: THE SURVEYED PARCEL CONTAINS A TOTAL OF 4.086 ACRES OR 177,972 SQUARE FEET, MORE OR LESS.
5. AS TO TABLE A ITEM NO. 11: THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY 360' UNDERGROUND ON JULY 8, 2022.
6. AS TO TABLE A ITEM NO. 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
7. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO TOWER ROAD, A DEDICATED PUBLIC STREET.
8. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. K70719842, WITH AN EFFECTIVE DATE OF APRIL 20, 2021 AT 5:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SURVEYED PROPERTY.
9. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SURVEYED PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 89°23'36" WEST, A DISTANCE OF 1323.95 FEET.

BENCHMARK

ADAMS COUNTY CONTROL POINT #95.0150. RECOVERED A 3 1/4" ALUMINUM CAP LOCATED ON THE NORTH SIDE OF EAST 136TH AVE 2600' MORE OR LESS WEST OF BUCKLEY RD.

ELEVATION = 5051.62 (NAVD 88).

FLOOD ZONE

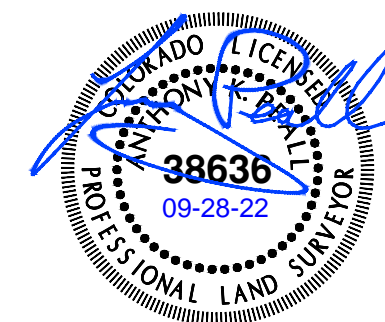
THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN ZONE X – OTHER AREAS, AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0332H, MAP REVISED MARCH 5, 2007.

SURVEYOR'S STATEMENT

TO: CAROLYN INGRAHAM AND MARY C. DEVANEY AND CATHLEEN A. DEVANEY LAWRENCE DEVEREUX AND MARY DEVEREUX AND CHARLOTTE WEST-PIETENPOL LAND TITLE GUARANTEE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–5, 7(a), 8, 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2021.

DATE OF PLAT OR MAP: 07/18/22



ANTHONY K. PEALL, PLS NO. 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

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

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ALTA WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

ADAMS COUNTY AT ____M. ON THE ____ DAY OF _____, 20____.

RECEPTION NO. _____

ADAMS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

SCALE	N.T.S.
DATE	7/20/2022

BY	DATE	COMMENT

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

ALTA/NSPS LAND TITLE SURVEY
SE 1/4, SEC. 9, T1S, R66W, 6TH P.M.
BRIGHTON, COLORADO

PREPARED FOR
TERRACINA DESIGN
10200 E GIRARD AVE, SUITE A-314 DENVER, CO 80231

SHEET
ONE

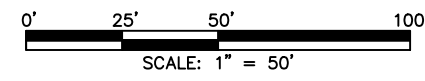
OF 2 SHEETS

JOB NO. 81322-01

ALTA/NSPS LAND TITLE SURVEY

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

E QUARTER CORNER SECTION 9, T1S, R66W, 6TH P.M.
RECOVERED 2 1/2" ALUMINUM CAP
STAMPED "LAT40 2017 LS 38175" IN MONUMENT BOX



TOPOGRAPHIC LEGEND

- AIR CONDITIONER
- SANITARY MANHOLE
- SANITARY UNDERGROUND
- WATER FIRE HYDRANT
- WATER LINE UNDERGROUND
- WATER MANHOLE
- WATER VALVE
- ELECTRIC BREAKER BOX
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC POLE
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUND
- OVERHEAD UTILITY
- GUY WIRE
- LIGHT POLE
- ELECTRIC VAULT
- TELEPHONE LINE UNDERGROUND
- TELEPHONE PEDESTAL
- FIBER OPTIC UNDERGROUND
- FIBER OPTIC MKR
- FIBER OPTIC VAULT
- TRAFFIC CONTROL VAULT
- TRAFFIC SIGNAL
- TRAFFIC LINE UNDERGROUND
- GAS LINE UNDERGROUND
- GAS MKR POST
- IRRIGATION VALVE
- MONITOR WELL
- EX CONT-MJR
- EX CONT-MNR
- LANDSCAPE EDGE
- BUSH EVERGREEN
- BUSH DECIDUOUS
- TREE CONIFER
- TREE DECIDUOUS
- FENCE
- GATE
- HANDICAP RAMP
- MAILBOX
- EDGE ROAD
- SHOULDER
- CURB LIP OF GUTTER
- CURB TOP BACK
- FLOWLINE
- CURB TOP FACE
- LINEMARKING WHITE STRIPE DASHED
- LINEMARKING WHITE STRIPE SOLID
- LINEMARKING YELLOW STRIPE SOLID
- SIGN
- BUILDING
- DECK
- STRUCTURE
- SIDEWALK
- CONCRETE
- ASPHALT PAVEMENT
- WALL

LEGEND

SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"

FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "ALPHA. ENGER. LS 12330"

1" AXLE

1" IRON ROD

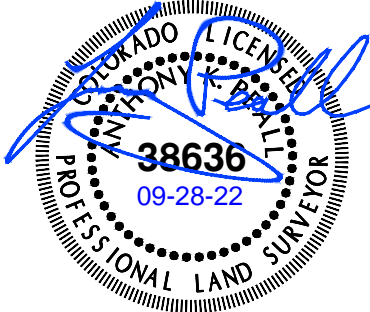
1 1/2" AXLE

FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "BAYER LS 6973"

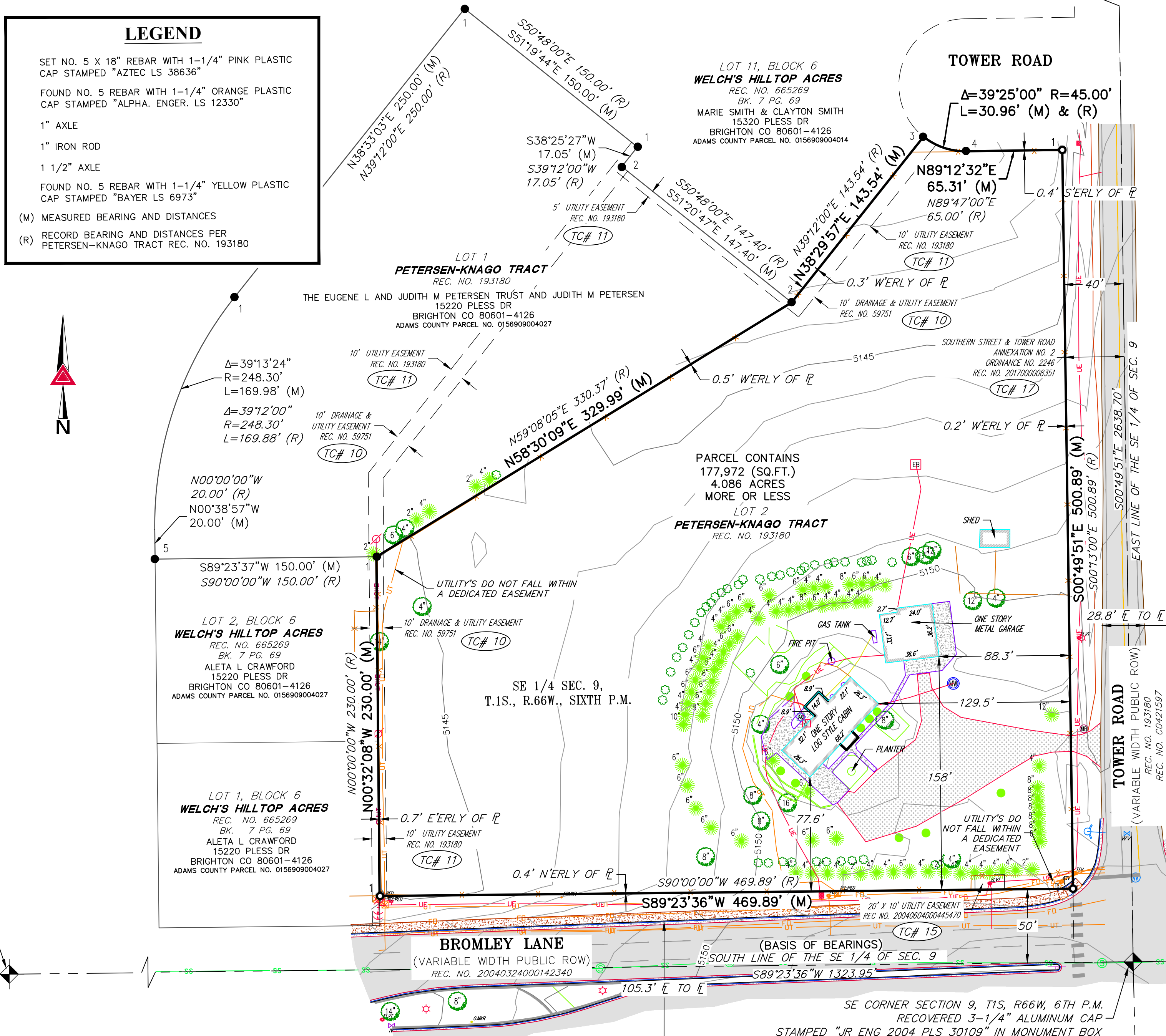
(M) MEASURED BEARING AND DISTANCES

(R) RECORD BEARING AND DISTANCES PER PETERSEN-KNAGO TRACT REC. NO. 193180

E 1/16 CORNER SECTIONS 9 & 16,
T1S, R66W, 6TH P.M.
RECOVERED 3-1/4" ALUMINUM CAP
IN STAMPED "PLS 35585
2008" IN A MONUMENT BOX



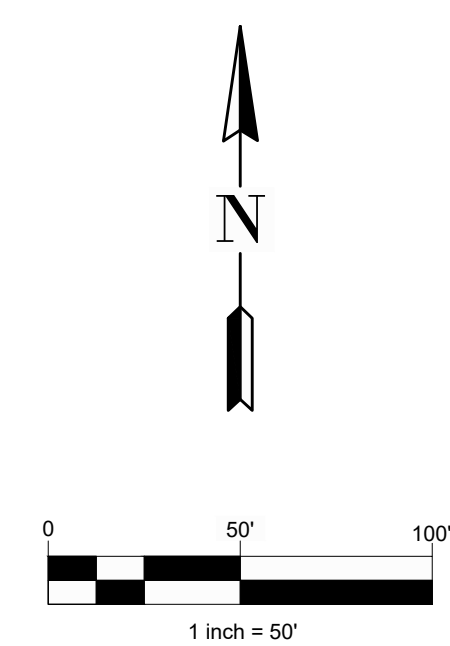
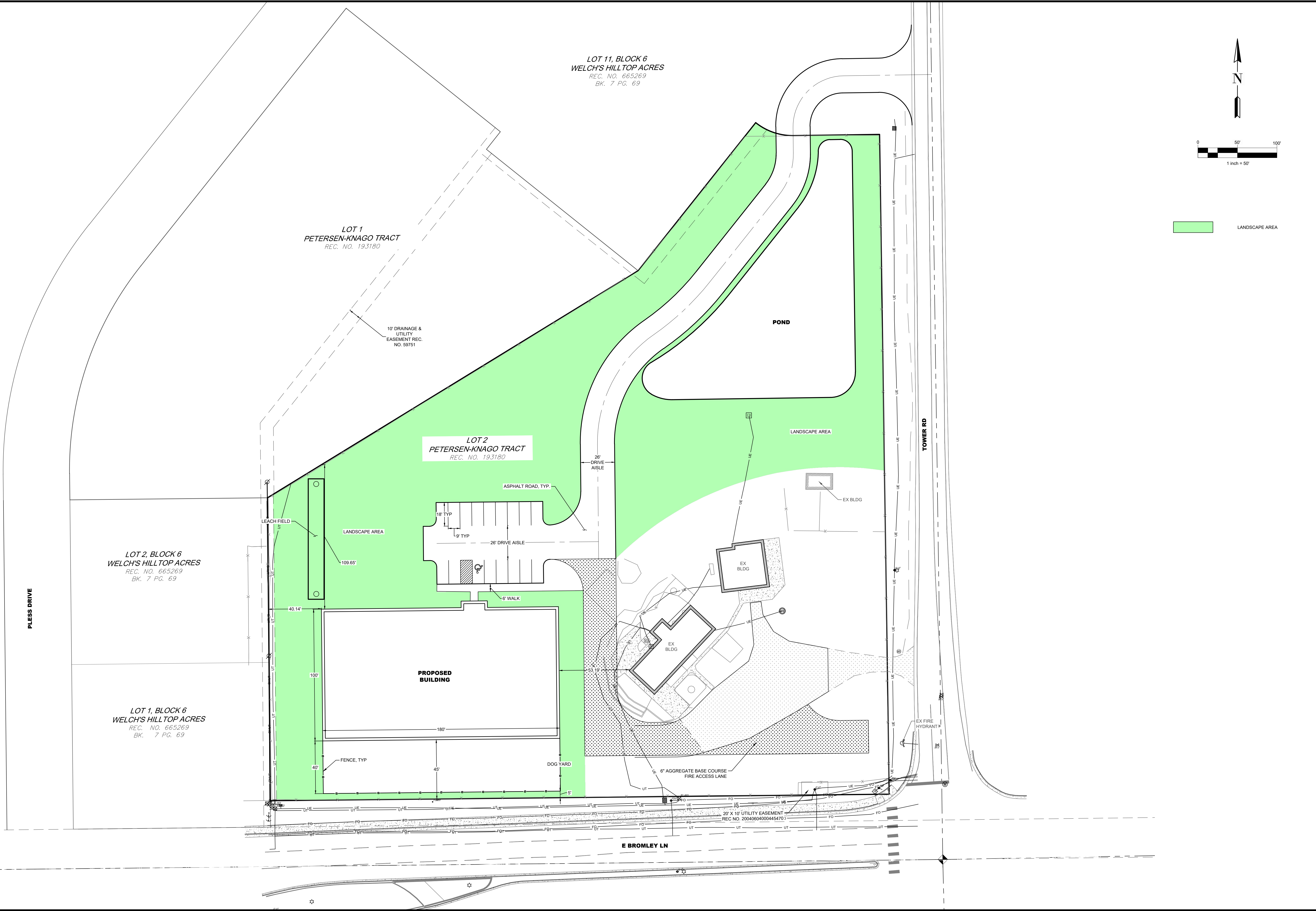
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



SE CORNER SECTION 9, T1S, R66W, 6TH P.M.
RECOVERED 3-1/4" ALUMINUM CAP
STAMPED "JR ENG 2004 PLS 30109" IN MONUMENT BOX

SCALE 1" = 50'	DATE 7/20/2022	BY	COMMENT
AZTEC CONSULTANTS, INC.	AZTEC CONSULTANTS, INC.	AZTEC CONSULTANTS, INC.	AZTEC CONSULTANTS, INC.
ALTA/NSPS LAND TITLE SURVEY SE 1/4, SEC. 9, T1S, R66W, 6TH P.M. BRIGHTON, COLORADO PREPARED FOR TERRACINA DESIGN 10200 E GIRARD AVE, SUITE A-314 DENVER, CO 80231			
SHEET TWO OF 2 SHEETS JOB NO. 81322-01			

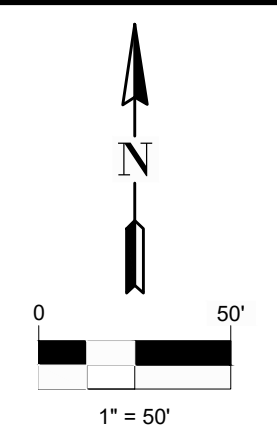
9/31/2021 1:15 PM BOSTON BLAKE X:\CAMP BOW WOW\CAD\EXHIBITS\CLIENT\2024.05.10 - UPDATED SITE PLAN\UPDATED SITE PLAN.DWG



LANDSCAPE AREA

SITE PLAN

CAMP BOW WOW



5/10/2024

1 OF 1

Endorsement
Attached to Policy Number 70719842.8287329OX
Our Order Number 70719842
issued by Land Title Insurance Corporation

The effective Date of Policy is hereby changed from 07/13/2021 AT 5:00 P.M. to 09/21/2022 AT 5:00 P.M..

The Company hereby insures:

1. That, except as otherwise expressly provided herein, there are no liens, encumbrances or other matters shown by the Public Records, affecting said estate or interest, other than those shown in said policy, except:
NONE
2. That, as shown by the Public Records, the Title to said estate or interest is vested in the vestees shown in Schedule A.
CAROLYN INGRAHAM AND MARY C. DEVANEY AND CATHLEEN A. DEVANEY

Dated: SEPTEMBER 21, 2022

This endorsement is issued as part of the Policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the Policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the Policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the Policy and of any prior endorsements.

Land Title Insurance Corporation

By: LAND TITLE GUARANTEE COMPANY

By: 

Craig B. Rants, Senior Vice President



LAND TITLE GUARANTEE COMPANY

Date: September 28, 2021

Subject: Attached Title Policy CAROLYN INGRAHAM AND MARY C. DEVANEY AND CATHLEEN A. DEVANEY for 18405 EAST 152ND AVENUE, BRIGHTON, CO 80601

Enclosed please find the Owner's Title Insurance Policy for your purchase of the property listed above.

This title policy is the final step in your real estate transaction, and we want to take a moment to remind you of its importance. Please review all information in this document carefully and be sure to safeguard this policy along with your other legal documents.

Your owner's policy insures you as long as you own the property and requires no additional premium payments.

Please feel free to contact any member of our staff if you have questions or concerns regarding your policy, or you may contact Land Title Policy Team at (303) 850-4158 or finals@ltgc.com

As a Colorado-owned and operated title company for over 50 years, with offices throughout the state, we take pride in serving our customers one transaction at a time. We sincerely appreciate your business and welcome the opportunity to assist you with any future real estate needs. Not only will Land Title be able to provide you with the title services quickly and professionally, but you may also be entitled to a discount on title premiums if you sell or refinance the property described in the enclosed policy.

Thank you for giving us the opportunity to work with you on this transaction. We look forward to serving you again in the future.

Sincerely,

Land Title Guarantee Company



OWNER'S POLICY OF TITLE INSURANCE

ANY NOTICE OF CLAIM AND ANY OTHER NOTICE OR STATEMENT IN WRITING REQUIRED TO BE GIVEN TO THE COMPANY UNDER THIS POLICY MUST BE GIVEN TO THE COMPANY AT THE ADDRESS SHOWN IN SECTION 18 OF THE CONDITIONS.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, LAND TITLE INSURANCE CORPORATION, a Colorado corporation, (the "Company"), insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the title; This covered Risk includes but is not limited to insurance against loss from
 - a. A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - b. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection

if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A. The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

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

Craig B. Rants, Senior Vice President



Land Title Insurance Corporation
P.O.Box 5645
Denver, Colorado 80217
(303)331-6296

John E. Freyer, Jr
President

AMERICAN
LAND TITLE
ASSOCIATION



Tracy M. Sickels, Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (1)(a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- (2) Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- (3) Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- (4) Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
- (5) Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b) or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured.
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "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, avenue, 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 insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A. "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligation to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance. To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in the subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

- (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
- (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expensed incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay. Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

- (i) the Amount of Insurance; or
- (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

- (i) the Amount of Insurance shall be increased by 10%, and
- (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons, Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim or loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law; The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum; Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: P.O. Box 5645, Denver, Colorado 80217

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

This anti-fraud statement is affixed to and made a part of this policy.

Applies to policies in excess of \$500,000.00.

This Certificate is attached to and constitutes a part of The Title Insurance Policy of Land Title Insurance Corporation. In consideration of the premium paid under this policy, it is here by understood and agreed that OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY assumes liability under this policy for all loss in excess of \$500,000.00. In the event of any valid claim under this policy by reason of loss or damage insured against in excess of \$500,000.00, such excess loss shall be assumed and paid by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY in the same manner and to the same extent as if such excess loss had been insured by a policy of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. IN WITNESS WHEREOF the OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has caused this certificate to be executed by its duly authorized officers.



Old Republic National Title Insurance Company, a Stock Company
400 Second Avenue South
Minneapolis, Minnesota 55401
(612)371-1111

A handwritten signature in cursive script, appearing to read "Mark Bilbrey".

Mark Bilbrey, President

A handwritten signature in cursive script, appearing to read "Rande Yeager".

Rande Yeager, Secretary

Land Title Insurance Corporation
Schedule A

Order Number: K70719842

Policy No.: 70719842.8287329OX

Amount of Insurance: \$925,000.00

Property Address:

18405 EAST 152ND AVENUE, BRIGHTON, CO 80601

1. Policy Date:

July 13, 2021 at 5:00 P.M.

2. Name of Insured:

CAROLYN INGRAHAM AND MARY C. DEVANEY AND CATHLEEN A. DEVANEY

3. The estate or interest in the Land described in this Schedule and which is covered by this policy is:

A FEE SIMPLE

4. Title to the estate or interest covered by this policy at the date is vested in:

CAROLYN INGRAHAM AND MARY C. DEVANEY AND CATHLEEN A. DEVANEY

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

LOT 2, PETERSEN - KNAGO TRACT, COUNTY OF ADAMS, STATE OF COLORADO.

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Land Title Insurance Corporation
(Schedule B)

Order Number: K70719842

Policy No.: 70719842.82873290X

This policy does not insure against loss or damage by reason of the following:

1. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
2. 2021 TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE.
3. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF WELCH'S HILLTOP ACRES RECORDED JUNE 12, 1962 IN BOOK F11 AT PAGE [69](#).
4. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 30, 1962, IN BOOK 1031 AT PAGE [585](#) AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 31, 1980, IN BOOK 2519 AT PAGE [921](#) AND AS AMENDED IN INSTRUMENT RECORDED JUNE 10, 1988, IN BOOK 3456 AT PAGE [637](#).
5. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LING ESTATES RECORDED FEBRUARY 02, 1977 UNDER RECEPTION NO. [59751](#).
6. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PETERSEN - KNAGO TRACT RECORDED APRIL 17, 1979 UNDER RECEPTION NO. [193180](#).
7. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION ORDINANCE RECORDED NOVEMBER 28, 1984 IN BOOK 2941 AT PAGE [334](#).
8. TERMS, CONDITIONS AND PROVISIONS OF NOTICE CONCERNING UNDERGROUND FACILITIES RECORDED JUNE 25, 1986 IN BOOK 3162 AT PAGE [961](#).
9. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 20, 2002 UNDER RECEPTION NO. [C0971711](#).
10. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY GRANT AND AGREEMENT RECORDED JUNE 04, 2004 AT RECEPTION NO. [20040604000445470](#).
11. TERMS, CONDITIONS AND PROVISIONS OF BRIGHTON CITY COUNCIL RESOLUTION RECORDED JANUARY 27, 2017 UNDER RECEPTION NO. [2017000008350](#).
12. TERMS, CONDITIONS AND PROVISIONS OF BRIGHTON CITY COUNCIL ORDINANCE, ORDINANCE NO. 2246 RECORDED JANUARY 27, 2017 UNDER RECEPTION NO. [2017000008351](#).
13. OIL AND GAS LEASE RECORDED OCTOBER 11, 2019 UNDER RECEPTION NO. [2019000087371](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
NOTE: AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASES RECORDED SEPTEMBER 16, 2020 UNDER RECEPTION NO. [2020000092678](#)
14. OIL AND GAS LEASE RECORDED OCTOBER 11, 2019 UNDER RECEPTION NO. [2019000087372](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
NOTE: AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASES RECORDED SEPTEMBER 16, 2020 UNDER RECEPTION NO. [2020000092678](#)
15. OIL AND GAS LEASE RECORDED OCTOBER 11, 2019 UNDER RECEPTION NO. [2019000087442](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
NOTE: AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASES RECORDED SEPTEMBER 16, 2020 UNDER RECEPTION NO. [2020000092678](#)

Land Title Insurance Corporation
(Schedule B)

Order Number: K70719842

Policy No.: 70719842.82873290X

16. SUPPLEMENTAL DECLARATION OF POOLING RECORDED SEPTEMBER 16, 2020 UNDER RECEPTION NO. [202000092624](#)
17. DEED OF TRUST DATED JULY 12, 2021, FROM CAROLYN INGRAHAM AND MARY C. DEVANEY AND CATHLEEN A. DEVANEY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY, COLORADO FOR THE USE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ELEVATIONS CREDIT UNION TO SECURE THE SUM OF \$740,000.00 RECORDED JULY 13, 2021, UNDER RECEPTION NO. [202100084139](#).

Endorsement

Attached to Policy Number 70719842.8287329OX

Our Order Number 70719842

issued by Land Title Insurance Corporation

The Company hereby modifies the Policy as follows:

If there is a one-to-four family residential structure or condominium unit on the Land at Date of Policy, the Amount of Insurance shown in Schedule A will automatically increase by 10% on each of the first five anniversaries of the Date of Policy.

This endorsement is issued as part of the Policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the Policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the Policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the Policy and of any prior endorsements.

Land Title Insurance Corporation

By: LAND TITLE GUARANTEE COMPANY



By:

Craig B. Rants, Senior Vice President

DISTRICT COURT, WATER DIVISION 1, COLORADO Weld County Courthouse P.O. Box 2038 Greeley, CO 80632	DATE FILED: June 26, 2024 4:28 PM CASE NUMBER: 2023CW3161 ▲ COURT USE ONLY ▲
CONCERNING THE APPLICATION OF CATHLEEN A DEVANEY, MARY C DEVANEY, and CAROLYN INGRAHAM, Applicants, IN ADAMS COUNTY	Case Number: 2023CW3161
FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, AND JUDGMENT AND DECREE	

A claim for underground water rights and a plan for augmentation was filed in this case on November 30, 2023. All matters contained in the application having been reviewed, such testimony having been taken and evidence presented as was necessary, and being otherwise fully advised in the premises, it is hereby the Findings of Fact, Conclusions of Law, Ruling of the Referee, and Judgment and Decree, as follows:

FINDINGS OF FACT

1. Name and address of Applicants:

Cathleen A Devaney, Mary C Devaney, and Carolyn Ingraham
691 McAfee Ct
Erie, CO 80516-8467

2. Statements of Opposition: No statements of opposition were filed and the time for filing such statements has expired.

3. Subject Matter Jurisdiction: Timely and adequate notice of the application was published as required by statute, and the Court has jurisdiction over the subject matter of this proceeding and over the parties affected hereby, whether they have appeared or not.

4. Consultation: The Water Referee consulted with the Division 1 Engineer, as required by C.R.S. § 37-92-302(4), on February 6, 2024, and the Division 1 Engineer filed their summary of consultation on February 29, 2024. The amounts herein are consistent with and conform to the values and amounts referenced in the State Engineer's Determinations of Facts dated February 6, 2024.

GROUNDWATER RIGHTS

5. Aquifers and Location of Groundwater: Applicants are granted a decree for rights to groundwater in the not-nontributary (“NNT”) Lower Arapahoe Aquifer, and the nontributary (“NT”) Upper Arapahoe and Laramie-Fox Hills aquifers underlying 4.04 acres generally located in the SE1/4 of the SE1/4, Section 9, Township 1 South, Range 66 West of the 6th P.M., also known as 18405 E 152nd Ave, Brighton, Adams County, State of Colorado, as shown on **Exhibit A** (“Subject Property”).
6. Well Locations, Pumping Rates, and Annual Amounts: The groundwater may be withdrawn at rates of flow necessary to withdraw the amounts decreed herein. The groundwater will be withdrawn through any number of wells necessary, to be located at any location on the Subject Property. Applicants waive any 600-foot spacing rule for wells located on the Subject Property, but must satisfy C.R.S. § 37-90-137(4), for wells owned by others on adjacent properties. The following average annual amounts are available for withdrawal subject to the Court’s retained jurisdiction in this matter.

Aquifer	Average Specific Yield (%)	Saturated Thickness (feet)	Annual Amount 100 Years (acre-feet)	Total Amount (acre-feet)
Upper Arapahoe (NT)	17	30	0.206	20.6
Lower Arapahoe (NNT)	17	120	0.824	82.4
Laramie-Fox Hills (NT)	15	170	1.03	103

7. Well Permits: There is currently one exempt Lower Arapahoe Aquifer well on the Subject Property under Permit No. 88519, which will be cancelled and re-permitted pursuant to the augmentation plan approved in this decree. Additional well permits will be applied for prior to construction of additional wells.
8. Decreed Uses: Groundwater withdrawn from the not-nontributary and nontributary aquifers underlying the Subject Property will be used, reused, and successively used to extinction for all allowable beneficial uses, including, but not limited to, domestic, including in-house use, commercial, irrigation, stock watering, fire protection, recreational, fish and wildlife, and augmentation purposes, including storage. The water may be immediately used or stored for subsequent use, used for exchange purposes, for direct replacement of depletions, and for other augmentation purposes, including taking credit for all return flows resulting from the use of such water for augmentation of, or as an offset against, any out-of-priority depletions. The water may be leased, sold, or otherwise disposed of for all the above uses both on and off the Subject Property.
9. Estimated Average Pumping Rate and Well Depths: Wells will withdraw the subject groundwater at rates of flow necessary to withdraw the entire decreed annual amounts of groundwater. A site-specific evaluation must be conducted with each well permit to identify the interval due to the varied elevation of the aquifer and surface topography.

10. Final Average Annual Amounts of Withdrawal:

- 10.1 Final determination of the applicable average saturated sand thicknesses and resulting average annual amounts available to Applicants will be made pursuant to the retained jurisdiction of this Court, as described in Paragraph 27 below. The Court shall use the acre-foot amounts in Paragraph 6 in the interim period, until a final determination of water rights is made.
- 10.2 The allowed annual amount of groundwater which may be withdrawn through the wells specified above and any additional wells, pursuant to C.R.S. § 37-90-137(10), may exceed the average annual amount of withdrawal, as long as the total volume of water withdrawn through such wells and any additional wells constructed subsequent to the date of this decree does not exceed the product of the number of years since the date of the issuance of any well permits or the date of this decree, whichever is earliest in time, multiplied by the average annual amount of withdrawal, as specified above or as determined pursuant to the retained jurisdiction of the Court. However, amounts set forth in well permits will not be exceeded.

11. Source of Groundwater and Limitations on Consumption:

- 11.1 The groundwater to be withdrawn from the Upper Arapahoe and Laramie-Fox Hills aquifers is "nontributary groundwater" as defined in C.R.S. § 37-90-103(10.5), and in the Denver Basin Rules, the withdrawal of which will not, within 100 years of continuous withdrawal, deplete the flow of a natural stream, including a natural stream as defined in C.R.S. §§ 37-82-101(2) and 37-92-102(1)(b), at an annual rate greater than 1/10 of 1% of the annual rate of withdrawal. The groundwater to be withdrawn from the Lower Arapahoe Aquifer is "not-nontributary" as defined in C.R.S. §§ 37-90-103(10.7) and 37-90-137(9)(c.5) and will not be withdrawn without a plan for augmentation.
- 11.2 Applicants may not consume more than 98% of the annual quantity of water withdrawn from the nontributary aquifers. The relinquishment of 2% of the annual amount of water withdrawn to the stream system, as required by the Denver Basin Rules effective January 1, 1986, may be satisfied by any method selected by the Applicants and satisfactory to the State Engineer, so long as Applicants can demonstrate that an amount equal to 2% of such withdrawals (by volume) has been relinquished to the stream system.
- 11.3 There is unappropriated groundwater available for withdrawal from the subject aquifers beneath the Subject Property, and the vested water rights of others will not be materially injured by such withdrawals as described herein. Withdrawals hereunder are allowed on the basis of an aquifer life of 100 years, assuming no substantial artificial recharge within 100 years. No material injury to vested water rights of others will result from the issuance of permits for wells which will

withdraw not-nontributary and nontributary groundwater or the exercise of the rights and limitations specified in this decree.

12. Additional Wells and Well Fields:

- 12.1 Applicants may construct additional and replacement wells in order to maintain levels of production, to meet water supply demands or to recover the entire amount of groundwater in the subject aquifers underlying the Subject Property. As additional wells are planned, applications shall be filed in accordance with C.R.S. § 37-90-137(10).
- 12.2 Two or more wells constructed into a given aquifer shall be considered a well field. In effecting production of water from such well field, Applicants may produce the entire amount which may be produced from any given aquifer through any combination of wells within the well field.
- 12.3 In considering applications for permits for wells or additional wells to withdraw the groundwater which is the subject of this decree, the State Engineer shall be bound by this decree and shall issue said permits in accordance with provisions of C.R.S. §§ 37-90-137(4) and (10).
- 12.4 In the event that the allowed average annual amounts decreed herein are adjusted pursuant to the retained jurisdiction of the Court, Applicants shall obtain permits to reflect such adjusted average annual amounts. Subsequent permits for any wells herein shall likewise reflect any such adjustment of the average annual amounts decreed herein.

13. Conditions for Well Operation and Construction:

For each well that is constructed pursuant to this decree, Applicants shall comply with the following conditions:

- 13.1 A totalizing flow meter shall be installed on the well discharge pipe prior to withdrawing any water therefrom and shall be maintained and operational at all times for the life of the well. Applicants shall keep accurate records of all withdrawals by the well, make any calculations necessary, and submit such records to the Water Division 1 Engineer upon request.
- 13.2 The entire length of the open bore hole shall be geophysically surveyed prior to casing and copies of the geophysical log submitted to the Division of Water Resources. Applicants may provide a geophysical log from an adjacent well or test hole, pursuant to Rule 9A of the Statewide Rules and acceptable to the State Engineer, which fully penetrates the aquifer, in satisfaction of the above requirement.

- 13.3 Groundwater production shall be limited to the specific identified aquifer. Plain, unperforated casing must be installed and properly grouted to prevent withdrawal from or intermingling of water from zones other than those for which the well was designed. A site-specific evaluation must be conducted with each well permit to identify the correct aquifer interval due to the varied elevations of the aquifers and surface topography.
- 13.4 Each well shall be permanently identified by its permit number, this Water Court Case Number, and the name of the producing aquifer on the above-ground portion of the well casing or on the pump house.

PLAN FOR AUGMENTATION

14. Plan for Augmentation:

- 14.1 Water to be Augmented: 0.82 acre-feet per year for 100 years of not-nontributary Lower Arapahoe Aquifer groundwater decreed herein.
- 14.2 Water to be Used for Augmentation: Return flows associated with use of the not-nontributary Lower Arapahoe Aquifer groundwater and return flows or direct discharge of nontributary groundwater decreed herein.
- 14.3 The Lower Arapahoe Aquifer groundwater will be used in one, or more, wells on the Subject Property. The well, or wells, will provide in-house use in up to one (1) single-family dwelling (0.3 acre-feet per year), commercial sanitary use, including use in a dog kennel and boarding facility (0.52 acre-feet per year), storage, and fire protection, on the Subject Property. Conservatively, water use in single-family dwellings will equal at least 0.2 acre-feet of water annually for in-house uses, and the use of non-evaporative septic systems typically results in consumption of approximately 10% of such use, resulting in return flows of at least 0.18 acre-feet per year from the single-family residence. Various components of this plan for augmentation are predicated on these estimations, and Applicants shall be required to use a non-evaporative septic system to treat and dispose of water used for in-house use.
- 14.4 Replacement During Pumping: During pumping of the Lower Arapahoe Aquifer groundwater, Applicants will replace an amount equal to 4% of the annual amount withdrawn or 0.0328 acre-feet pursuant to C.R.S. § 37-90-137(9)(c.5). In the 100th year, the total depletion is 0.10% of the amount withdrawn or 0.00082 acre-feet total. Return flow from in-house use of the Lower Arapahoe Aquifer groundwater from the single-family residence is at least 0.18 acre-feet per year at full build-out as described above, and such return flow from use in the residence is sufficient to replace 4% of the annual amount withdrawn for pumping of the entire 0.82 acre-feet per year for 100 years. Return flows accrue to the South Platte River system. Because return flows from all uses are estimated rather than measured, Applicants agree that such return flows shall be used only to replace

depletions under this plan for augmentation and will not be sold, leased, traded, or assigned in whole or in part for any other purpose.

- 14.5 Post-pumping Depletion Augmentation: Assuming maximum pumping of 0.82 acre-feet per year for 100 years from the Lower Arapahoe Aquifer, the maximum total depletion to the affected stream systems is approximately 1.22% of the annual amount withdrawn or 0.01 acre-feet in the 460th year. Applicants will reserve all of the 0.82 acre-feet per year, 82 acre-feet total, from the nontributary Laramie-Fox Hills Aquifer decreed herein for use in this plan but reserves the right to substitute the use of other nontributary groundwater, including return flows, either underlying the Subject Property, or from another location which is legally available for such purpose, for replacement of post-pumping depletions at such time that post-pumping depletions may begin. The Applicants must obtain written approval from the Division Engineer prior using a replacement source not identified in this augmentation plan. If necessary, the Applicants, or successors in interest, will apply for the necessary well permit and drill a post-pumping augmentation well. The Court retains continuing jurisdiction in this matter to determine if the supply is adequate.
- 14.6 Applicants will begin making post pumping replacements when (1) the absolute amount of water (82 acre-feet of Lower Arapahoe Aquifer groundwater) allowed to be withdrawn has been withdrawn from the well(s), (2) the Applicants, or successors in interest, have acknowledged in writing that all withdrawals for beneficial use of the Lower Arapahoe Aquifer groundwater has permanently ceased, or (3) for a period of 10 consecutive years that no Lower Arapahoe Aquifer groundwater has been withdrawn. Until such time as the post-pumping depletions begin the Applicants must continue to replace during pumping depletions to the stream using return flows, with return flows as described in Paragraph 14.4 and/or by pumping water directly to the stream to replace such depletions or using another replacement source approved by the Division Engineer. At the time that post-pumping depletions begin as described in this paragraph, Applicants, or successors in interest, will be required to construct a well and pump groundwater to replace post-pumping depletions, subject to the terms and conditions of Paragraph 14.5. This condition constitutes a covenant running with the land.
- 14.7 Applicants will replace post-pumping depletions for the shortest of the following periods: (1) The period provided by C.R.S. § 37-90-137(9)(c.5), or (2) the expressed period specified by the Colorado Legislature, should it specify one and providing the Applicants obtain Water Court approval for such modification, or (3) the period determined by the State Engineer, should they choose to set such a period and have jurisdiction to do so, or (4) the period established through rulings of the Colorado Supreme Court on relevant cases, or (5) until Applicants petition the Water Court and the State Engineer's Office and prove that they have complied with any statutory requirement.

15. Failure of Applicants, or successors in interest, to comply with the terms of the decree may result in an order of the Division Engineer's office to curtail or eliminate pumping of the well. This decree shall be recorded in the real property records of Adams County so that a title examination of the property, or any part thereof, shall reveal to all future purchasers the existence of this decree.
16. Administration of Plan for Augmentation:
 - 16.1 Applicants shall report to the Division Engineer for Water Division 1 upon request, a summary of the amount of water pumped by each Denver Basin well, the annual depletion, the amount of replacement water provided by each replacement source, the net impact on the stream and any other information required by the Division Engineer to properly administer the decree on an accounting form acceptable to the Division Engineer.
 - 16.2 All withdrawals which are the subject of this decree will be metered.
 - 16.3 Pursuant to C.R.S. § 37-92-305(8), the State Engineer shall curtail all out-of-priority diversions, the depletions from which are not so replaced as to prevent injury to vested water rights.
 - 16.4 The Applicants, or successors in interest, at the direction of the Division Engineer shall make post-pumping replacements to the South Platte River, or its tributaries, pursuant to the amounts referenced on the depletion curve attached on **Exhibit B**.
17. Retained Jurisdiction for Plan for Augmentation:
 - 17.1 Pursuant to C.R.S. § 37-92-304(6), the Court retains continuing jurisdiction over the plan for augmentation decreed herein for reconsideration of the question whether the provisions of this decree are necessary and/or sufficient to prevent injury to vested water rights of others. The Court also has jurisdiction for the purposes of determining compliance with the terms of the augmentation plan.
 - 17.2 Any party seeking to invoke the retained jurisdiction of the Court shall file a verified petition with the Court. The petition to invoke retained jurisdiction or to modify this decree shall set forth with particularity the factual basis and the requested decretal language to effect the petition. The party lodging the petition shall have the burden of going forward to establish prima facie facts alleged in the petition. If the Court finds those facts to be established, Applicants shall thereupon have the burden of proof to show: (1) that any modification sought by Applicants will avoid injury to other appropriators, or (2) that any modification sought by opposer is not required to avoid injury to other appropriators, or (3) that any term or condition proposed by Applicants in response to the objector's petition does avoid injury to other appropriators.

- 17.3 The Court retains jurisdiction for the purpose of determining whether the continued reservation of the nontributary water for use on the Subject Property is required. After notice to the State Engineer's Office, if Applicants can demonstrate to the Court that post-pumping depletions need no longer be replaced, the Court may remove the requirement that the nontributary water must be reserved.

CONCLUSIONS OF LAW

18. Full and adequate notice of the application was given, and the Court has jurisdiction over the subject matter and over the parties whether they have appeared or not.
19. Applicants has complied with all requirements and met all standards and burdens of proof, including but not limited to C.R.S. §§ 37-90-137(9)(c.5), 37-92-103(9), 37-92-302, 37-92-304(6), 37-92-305(3), (4), (6), (8), to adjudicate the plan for augmentation and are entitled to a decree confirming and approving the plan for augmentation as described in the Findings of Fact.
20. The Water Court has jurisdiction over this proceeding pursuant to C.R.S. § 37-90-137(6). This Court concludes as a matter of law that the application herein is one contemplated by law pursuant to C.R.S. § 37-90-137(4). The application for a decree confirming Applicants' right to withdraw and use all unappropriated groundwater from the nontributary aquifer beneath the Subject Property as described herein pursuant to C.R.S. § 37-90-137(4), should be granted, subject to the provisions of this decree. The application for a decree confirming Applicants' right to withdraw and use groundwater decreed herein from the Lower Arapahoe Aquifer should be granted pursuant to C.R.S. §§ 37-90-137(4) and (9)(c.5), subject to the provisions of this decree. The withdrawal of up to 0.82 acre-feet per year (82 acre-feet total) of the Lower Arapahoe Aquifer groundwater, and in accordance with the terms of this decree, will not injuriously affect the owner of or persons entitled to use water under a vested water right or a decreed conditional water right. Any remaining amount of Lower Arapahoe Aquifer groundwater decreed herein will not be withdrawn and used until it is included in a separate plan for augmentation.

JUDGMENT AND DECREE

21. The Findings of Fact and Conclusions of Law set forth above are hereby incorporated into the terms of this Ruling and Decree as if the same were fully set forth herein.
22. Applicants and/or successors may withdraw the subject groundwater herein through wells to be permitted by the State Engineer's Office located anywhere on the Subject Property in the average annual amounts and at the estimated average rates of flow specified herein, subject to the limitations herein and the retained jurisdiction by this Court.
23. The groundwater rights described in the Findings of Fact are hereby approved, confirmed, and adjudicated, including and subject to the terms and conditions specified

herein. No owners of or persons entitled to use water under a vested water right or decreed conditional water right will be injured or injuriously affected by the pumping of Applicants' groundwater resources as decreed herein.

24. Pursuant to C.R.S. § 37-92-305(5), the replacement water herein shall be of a quality so as to meet the requirements for which the water of the senior appropriator has normally used.
25. The plan for augmentation as described in the Findings of Fact is hereby approved, confirmed, and adjudicated, including and subject to the terms and conditions specified herein.
26. No owners of or person entitled to use water under a vested water right or decreed conditional water right will be injured or injuriously affected by the operation of the plan for augmentation as decreed herein.
27. Retained Jurisdiction:
 - 27.1 The Court retains jurisdiction as necessary to adjust the average annual amounts of groundwater available under the Subject Property to conform to actual local aquifer characteristics as determined from adequate information obtained from wells, pursuant to C.R.S. § 37-92-305(11). Within 60 days after completion of any well decreed herein or any test hole(s), Applicants, or any successor in interest to these water rights shall serve copies of such log(s) upon the State Engineer.
 - 27.2 At such time as adequate data is available, any person, including the State Engineer, may invoke the Court's retained jurisdiction to make a Final Determination of Water Right. Within four months of notice that the retained jurisdiction for such purpose has been invoked, the State Engineer shall use the information available to him to make a final determination of water rights findings. The State Engineer shall submit such finding to the Water Court and the Applicants.
 - 27.3 If no protest to such finding is made within 60 days, the Final Determination of Water Rights shall be incorporated into the decree by the Water Court. In the event of a protest, or in the event the State Engineer makes no determination within four months, such final determination shall be made by the Water Court after notice and hearing.
 - 27.4 Except as otherwise provided in Paragraphs 27.1-27.3, above, pursuant to C.R.S. § 37-92-304(6), the plan for augmentation decreed herein shall be subject to the reconsideration of this Court on the question of material injury to vested water rights of other, for a period of five (5) years. Any person, within such period, may petition the Court to invoke its retained jurisdiction. Any person seeking to invoke the Court's retained jurisdiction shall file a verified petition with the Court

setting forth with particularity the factual basis for requesting that the Court reconsider injury to petitioner' s vested water rights associated with the operation of this decree, together with proposed decretal language to effect the petition. The party filing the petition shall have the burden of proof of going forward to establish a prima facie case based on the facts alleged in the petition. If the Court finds those facts are established, Applicants shall thereupon have the burden of proof to show: (i) that the petitioner is not injured, or (ii) that any modification sought by the petitioner is not required to avoid injury to the petitioner, or (iii) that any term or condition proposed by Applicants in response to the petition does avoid injury to the petitioner. The Division of Water Resources as a petitioner shall be entitled to assert injury to the vested water rights of others. If no such petition is filed within such period and the retained jurisdiction period is not extended by the Court in accordance with the provisions of the statute, this matter shall become final under its own terms.

28. The groundwater rights decreed herein are vested property rights appurtenant to the Subject Property and shall remain appurtenant unless expressly severed by conveyance to someone other than the property owner. If any deed for the Subject Property is silent to the conveyance of the water rights decreed herein, it is assumed that the water rights have been conveyed as an appurtenance to the Subject Property, unless all or part of the water rights have been previously severed.

Dated May 31, 2024



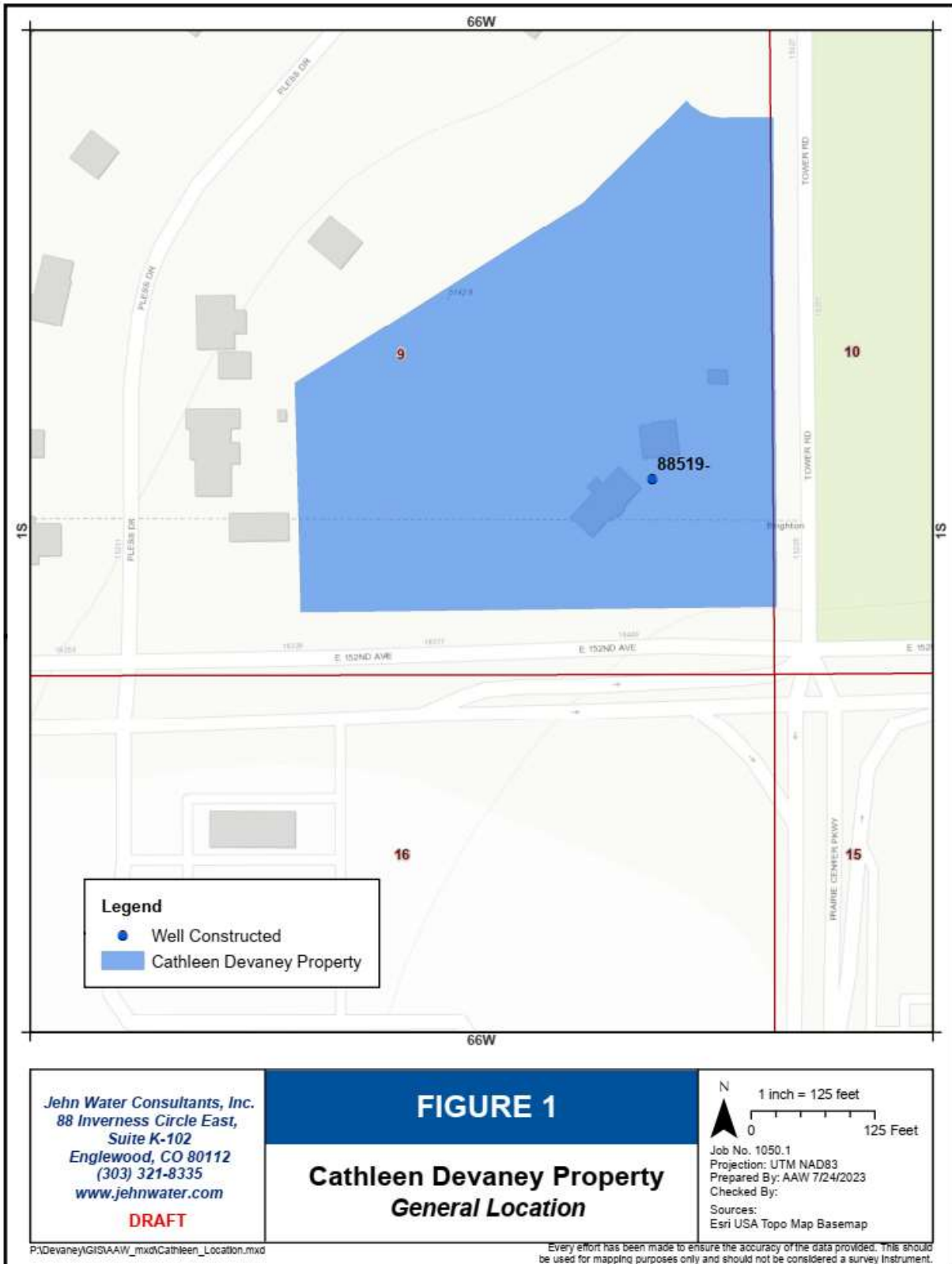
John Cowan
Water Referee
Water Division One

The Court finds that no protest was filed in this matter. The foregoing is confirmed and is made the judgment and decree of this Court.

Date: June 26, 2024



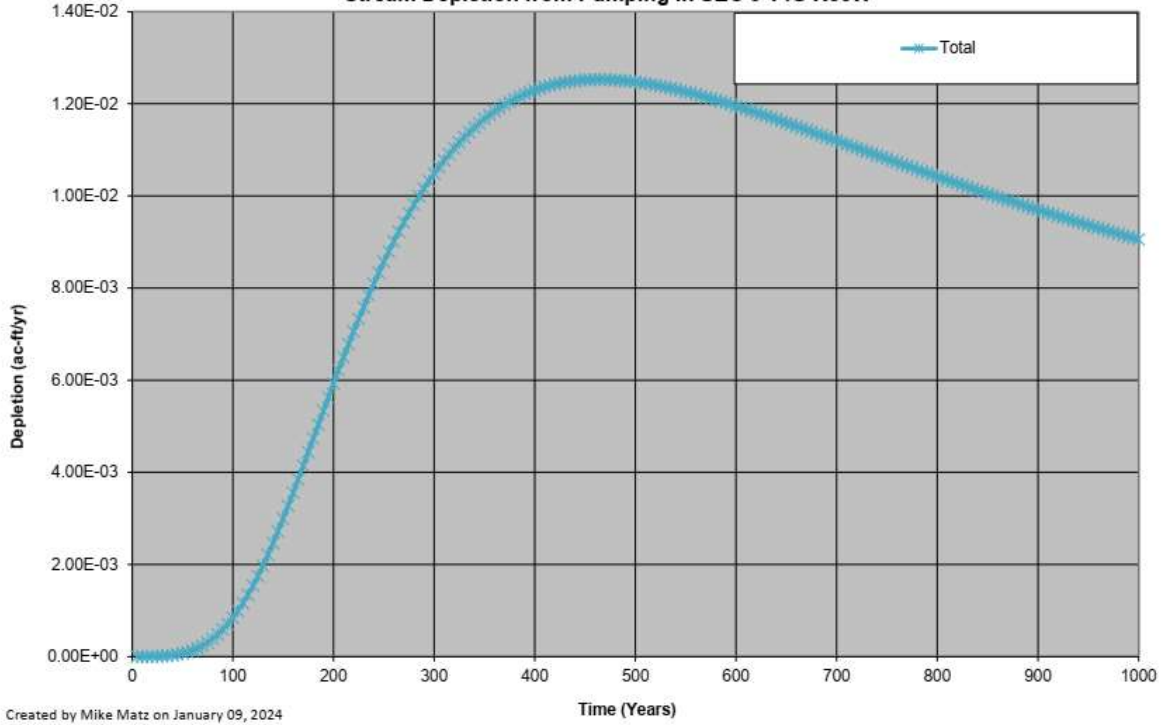
Shannon Lyons
Alternate Water Judge
Water Division One



Devaney, et al
23CW3161

EXHIBIT A

Exhibit B - Depletions Curve - 23CW3161
Stream Depletion from Pumping in SEC 9 T1S R66W





July 19, 2024

Cathleen Devaney
691 McAfee Ct
Erie, CO 80516

Dear Cathleen Devaney, Mary Devaney & Carolyn Ingraham:

United Power is the provider of electric service in the area to the proposed Camp Bow Wow , located at 18405 E 152nd Ave in the Town of Brighton, County of Adams, state of Colorado. There is electrical distribution in the area that may or may not need to be upgraded, depending on the requirements of the site, in order to provide capacity and safe reliable power to the area.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested.

We look forward to this opportunity to provide electric service. If you have any questions, please give me a call at 303-637-1248.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Rodriguez".

Jennifer Rodriguez
Project Coordinator I - East District

JDR:ba

LEGAL DESCRIPTION
THE CORNER COMMONS

LOT 2, PETERSEN - KNAGO TRACT RECORDED UNDER RECEPTION NO. B193180 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO LOCATED WITHIN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

CONTAINING AN AREA OF 4.086 ACRES, (177,972 SQ. FT.), MORE OR LESS

"EXHIBIT A"

LEGAL DESCRIPTION

LOT 2, PETERSEN - KNAGO TRACT RECORDED UNDER RECEPTION NO. B193180 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO LOCATED WITHIN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

CONTAINING AN AREA OF 4.086 ACRES, (177,972 SQ. FT.), MORE OR LESS



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0006565	0156909004024	Feb 23, 2024	Feb 22, 2024	2024-02-22-99-0866

INGRAHAM CAROLYN AND DEVANEY MARY C AND
 691 MCAFEE CT
 ERIE, CO 80516-8467

Situs Address	Payor
18405 E 152ND AVE	DOVENMUEHLE MORTGAGE INC. 95 METHODIST HILL DRIVE ROCHESTER NY 14623

Legal Description
 SUB:PETERSEN-KNAGO TRACT LOT:2

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	350,000	22,100	2023	292	105.413
SINGLE FAMILY RES - 1212	604,829	38,190	2023	292	105.413

Payments Received

Direct Deposit Bank Account 1	Multi-Account Payment
----------------------------------	-----------------------

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$6,355.36	\$0.00	\$3,177.68	\$3,177.68
				\$3,177.68	\$3,177.68
Balance Due as of Feb 22, 2024					\$3,177.68

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adco.gov | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0006565	0156909004024	Jun 11, 2024	Jun 6, 2024	2024-06-11-99-3387

INGRAHAM CAROLYN AND DEVANEY MARY C AND
 691 MCAFEE CT
 ERIE, CO 80516-8467

Situs Address	Payor
18405 E 152ND AVE	DOVENMUEHLE MTG INC. (CLRETS-WIRE-2022-0606-\$177,611,906.31) 95 METHODIST HILL DRIVE ROCHESTER NY 14623

Legal Description
 SUB:PETERSEN-KNAGO TRACT LOT:2

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	350,000	22,100	2023	292	105.413
SINGLE FAMILY RES - 1212	604,829	38,190	2023	292	105.413

Payments Received

Direct Deposit Bank Account 1	Multi-Account Payment
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2023	Tax Charge	\$6,355.36	\$3,177.68	\$3,177.68	\$0.00
				\$3,177.68	\$0.00
Balance Due as of Jun 6, 2024					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adco.gov | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com



CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

1. Development Application Form (pg. 5)
2. Application Fees (see pg. 2)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Proof of Ownership (warranty deed or title policy)
6. Proof of Water and Sewer Services
7. Proof of Utilities (e.g. electric, gas)
8. Legal Description
9. Certificate of Taxes Paid
10. Certificate of Notice to Mineral Estate Owners/and Lessees(pg. 7)
11. Certificate of Surface Development (pg. 8-10)

Supplemental Items (if applicable) *Contact County staff for supplemental forms

1. Traffic Impact Study
2. Neighborhood Meeting Summary
3. Solid waste transfer station*
4. Solid waste composting facility*
5. Scrap tire recycling facility*
6. Inert fill*

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

Application Fees	Amount	Due
Conditional Use Permit	\$1,000 (\$300 per additional residential request/ \$500 per additional non-residential)	With application submittal
Tri-County Health *made payable to Tri-County Health	\$245	With application submittal

Conditional Use-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 or CD) and one (1) hard copy of each document. **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation:

- 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:

- 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. 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.

6. Proof of Water:

- A written statement from the appropriate water district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

Proof of Sewer:

- A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

7. 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.

8. 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.

9. Proof of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or <http://adcogov.org/index.aspx?NID=812>

10. 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

SUPPLEMENTAL:

1. Preliminary Traffic Impact Study:

- This shall include, but not limited to:
 - Trip generation estimates from the development,
 - Current traffic counts,
 - Projected future traffic counts to include background traffic projections and future traffic projections from the development.
 - A description of the traffic impacts that the development will have on the surrounding area.

Final Traffic Study:

- Shall have all of the information contained in a Preliminary Traffic Impact Study and it shall also include recommendations on how to mitigate the traffic impacts that are caused by the development. (See chapter 8 for full description of requirements).

2. Neighborhood Meeting Summary:

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed



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:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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:

Date:

Owner's Printed Name

Name:

Owner's Signature

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:

Physical Address: _____

Legal Description: _____

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

_____ 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: _____ Applicant: _____

By: _____

Print Name: _____

Address: _____

STATE OF COLORADO)

)

COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

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.

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

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

Concerning the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

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

_____ 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: _____ Applicant: _____

After Recording Return To:

By: _____
Print Name: _____
Address: _____

THE CORNER COMMONS

Traffic Impact Analysis

Prepared for:

Mr. Boston Blake, Project Manager
Terracina Design
10200 E. Girard Avenue, Suite A-314
Denver, CO 80231

Prepared by:

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FHU Reference No. 122261-01

November 2022

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- Appendix C. Analysis Worksheets – Existing Conditions
- Appendix D. Analysis Worksheets – Build-Out (2024) Background Conditions
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I. INTRODUCTION

A new retail shopping center is being proposed in the northwest quadrant of the Bromley Lane/Prairie Center Parkway/Tower Road intersection. This project site is located east of the downtown core of the City of Brighton between two major roadway facilities: US 85 to the west and I-76 to the east. It's understood that the land parcel is currently within Adams County but will be proposed for annexation into the City as part of this project. The project is called The Corner Commons (the Commons) and the building size will be 25,000 square feet (sf). An existing single family dwelling unit will remain on the site.

Vehicular access is being proposed at two locations: 1) a full-movement access along Tower Road approximately 600' to the north of Bromley Lane and 2) a right-in/right-out (RIRO) access on Bromley Lane about 325' to the west of Prairie Center Parkway/Tower Road. The existing vehicle access for the single family dwelling unit will be relocated from its existing Tower Road location to the ones planned for the Commons.

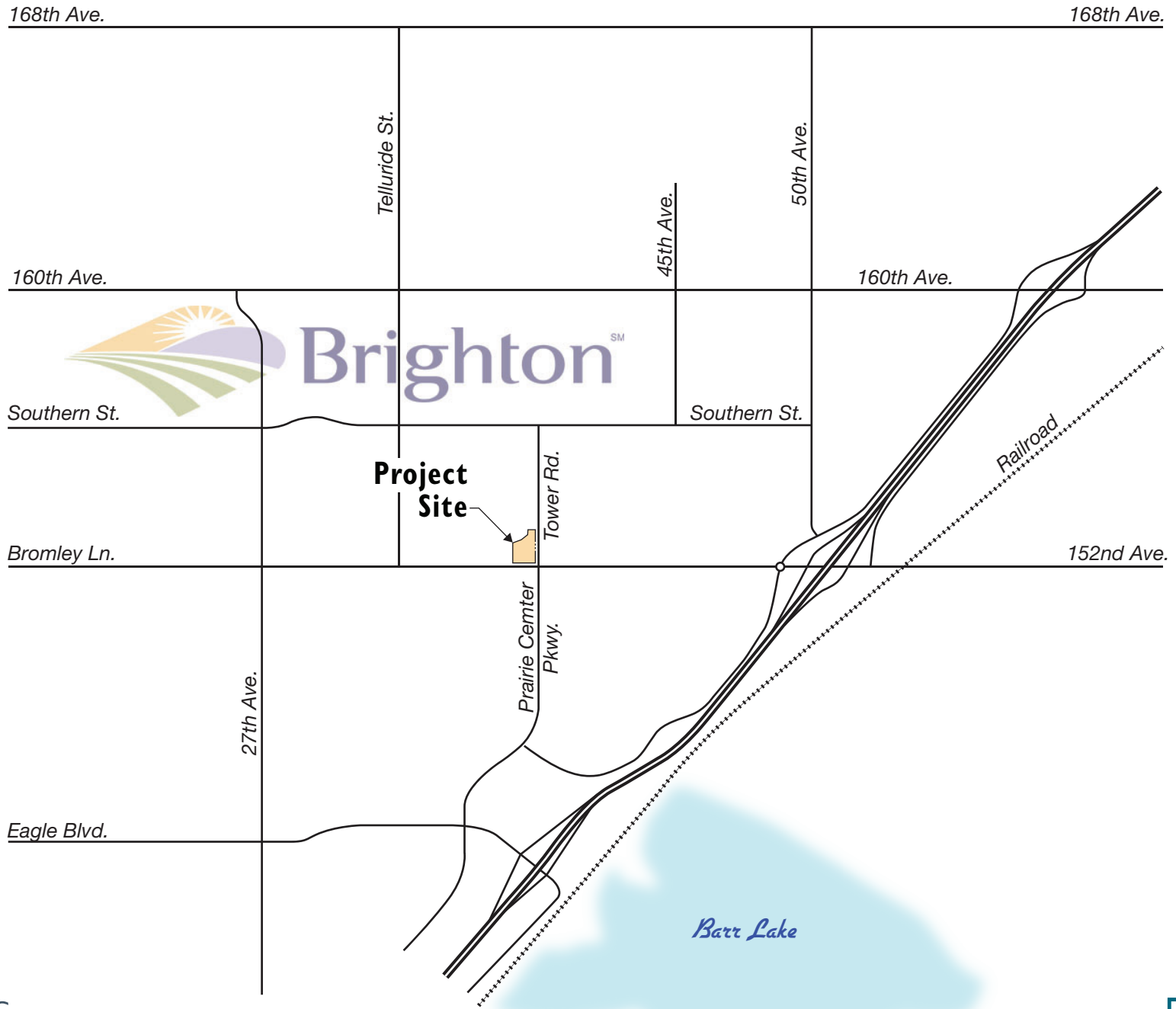
The location of the project site is shown in relation to the surrounding roadway network on **Figure I**.

The purpose of this Traffic Impact Analysis (TIA) is to determine the anticipated traffic volumes associated with the proposed development and the impact it will have to the adjacent roadway network. Per discussions with the City of Brighton, operational analyses will be concentrated at the Bromley Lane/Prairie Center Parkway/Tower Road and Tower Road/Southern Street intersections.

The following specific elements are included in this TIA:

- Daily traffic volume data along Tower Road adjacent the project site
- AM and PM peak hour vehicle turning movements at the two studied intersections
- Evaluation of existing operational conditions
- Estimates of Background traffic volumes for the Build-Out (2024) year
- Evaluation of projected Background operational conditions for the Build-Out (2024) timeframe
- Estimates of trip generation for the proposed land use
- Analysis of project impacts and access evaluation for the Build-Out (2024) timeframe
- Evaluation of potential auxiliary lane requirements
- Recommendations for improvements

The following sections of this report provide specific information on each of these issues.



II. EXISTING CONDITIONS

II.A. Land Use

The Commons is proposing to construct their facility in the northwest corner of the Bromley Lane/Prairie Center Parkway/Tower Road intersection in the City of Brighton, Colorado. Surrounding this parcel are a variety of existing land uses.

Northwest – Directly adjacent the project site are a series of residential streets oriented in a northeast/southwest direction. Somewhat larger private homes are along these streets and they have several public street connections along Bromley Lane and Tower Road.

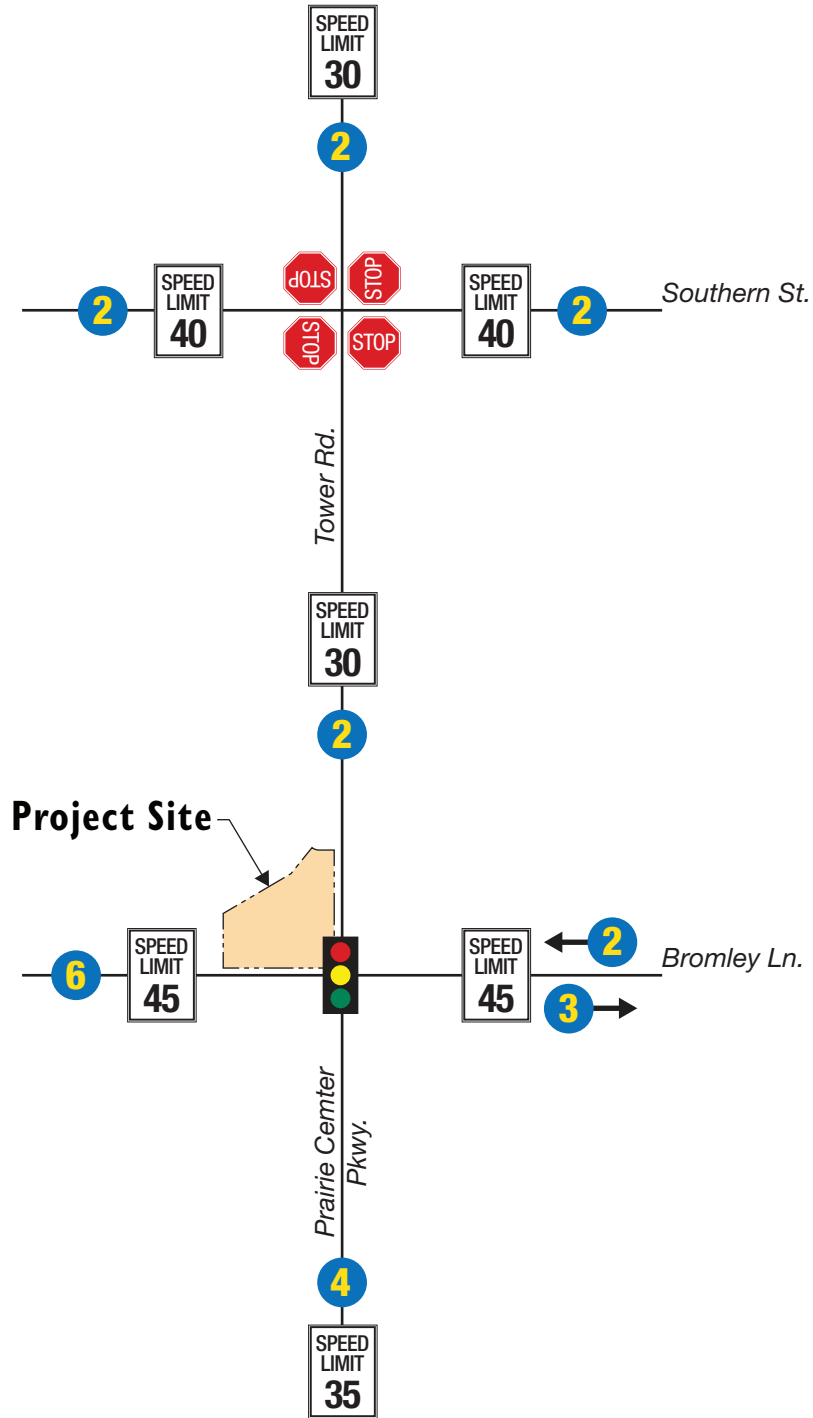
East/Northeast – Directly along the east side of Tower Road is currently vacant property mostly zoned for employment and parks/open space by the City. Farther to the east is a large warehouse situated within a PUD (Planned Unit Development) zoning.

South/Southeast – Most land directly across Bromley Lane is currently vacant except for a small commercial parcel that includes a gas station and an automotive repair shop. To the southeast of the site is more developed land that includes commercial activity, residential homes, an adult care center, the Brighton Sports complex, and the Adams County Justice Center along Justice Center Drive.

II.B. Roadway System

The existing roadway system in the study area includes the following primary facilities (see **Figure 2**):

- The City of Brighton *Transportation Master Plan* (2016) classifies **Bromley Lane** as a Major Arterial. As it passes the Commons property, it has three through lanes in each direction to the west of the Prairie Center Parkway/Tower Road intersection. However, to the east of this intersection, three eastbound through lanes continue toward an I-76 interchange, but there are only two westbound through lanes. The posted speed limit is 45 miles per hour (mph).
- **Prairie Center Parkway** is a Minor Arterial aligned to the south of Bromley Lane. It has four lanes for vehicle through movements with auxiliary lanes at intersecting streets. Prairie Center Parkway extends toward the south to Eagle Boulevard which provides additional east/west access and connection to another I-76 interchange. The posted speed limit along the parkway is 35mph.
- To the north of Bromley Lane is **Tower Road**, a current 2-lane Minor Arterial also. It proceeds toward the north to SH 7 at this time. The posted speed limit is 30mph, and the *Transportation Master Plan* denotes its extension to 168th Avenue. Future development will widen Tower Road to four through lanes with auxiliary lanes at critical intersections.
- **Southern Street** is a 2-lane Collector with a posted speed of 40mph. It extends east/west between downtown Brighton and 50th Avenue and, as such, is a good east/west travel route for City of Brighton residents. As a Collector, this street is anticipated to continue to have two through lanes.
- The **Bromley Lane/Prairie Center Parkway/Tower Road Intersection** has single left turn lanes on each approach; the eastbound approach has physical space for a 2nd left turn lane. Three directions have right turn deceleration lanes with the eastbound (free-flow movement) and northbound (yield condition) right turn lanes separated by channelizing islands. This intersection is controlled by a traffic signal that operates in a “free” mode – it is not coordinated with other traffic signals along Bromley Lane.
- The **Tower Road/Southern Street Intersection** is currently controlled by stop signs on all intersection approaches. As additional development occurs on nearby vacant parcels, traffic control changes may need to be considered.



LEGEND

- = Number of Through Lanes
- = Posted Speed Limit
- = Stop Sign
- = Traffic Signal

II.C. Traffic Volumes

Peak hour traffic volumes were recorded at the Bromley Lane/Prairie Center Parkway/Tower Road and Tower Road/Southern Street intersections, as well as 24-hour traffic data along Tower Road to the north of Bromley Lane. Peak hour traffic volumes are shown on **Figure 3**. Vehicle movements along Tower Road are about 6,300 vehicles per day (vpd), while intersection movements have the following characteristics:

- All vehicle movements were 320 vehicles per hour (vph) or less during either the AM or PM peak hour. Eastbound and westbound through movements along Bromley Lane were typically the highest.
- Movements at the Tower Road/Southern Street intersection were typically quite less than those at the Bromley Lane/Prairie Center Parkway/Tower Road intersection; however, the northbound through movement in the PM peak exceeded 250 vph.
- Left turn and right turn movements only exceeded 100 vph twice, being for the eastbound right turn and northbound left turn at the Bromley Lane/Prairie Center Parkway/Tower Road intersection. These are opposite movements; eastbound right turn during the AM peak hour and northbound left turn during the PM peak hour, which seems to reflect trips to/from downtown Brighton.
- Vehicle turning movements are typically less at the Tower Road/Southern Street intersection.

The recorded traffic data are provided in **Appendix A**.

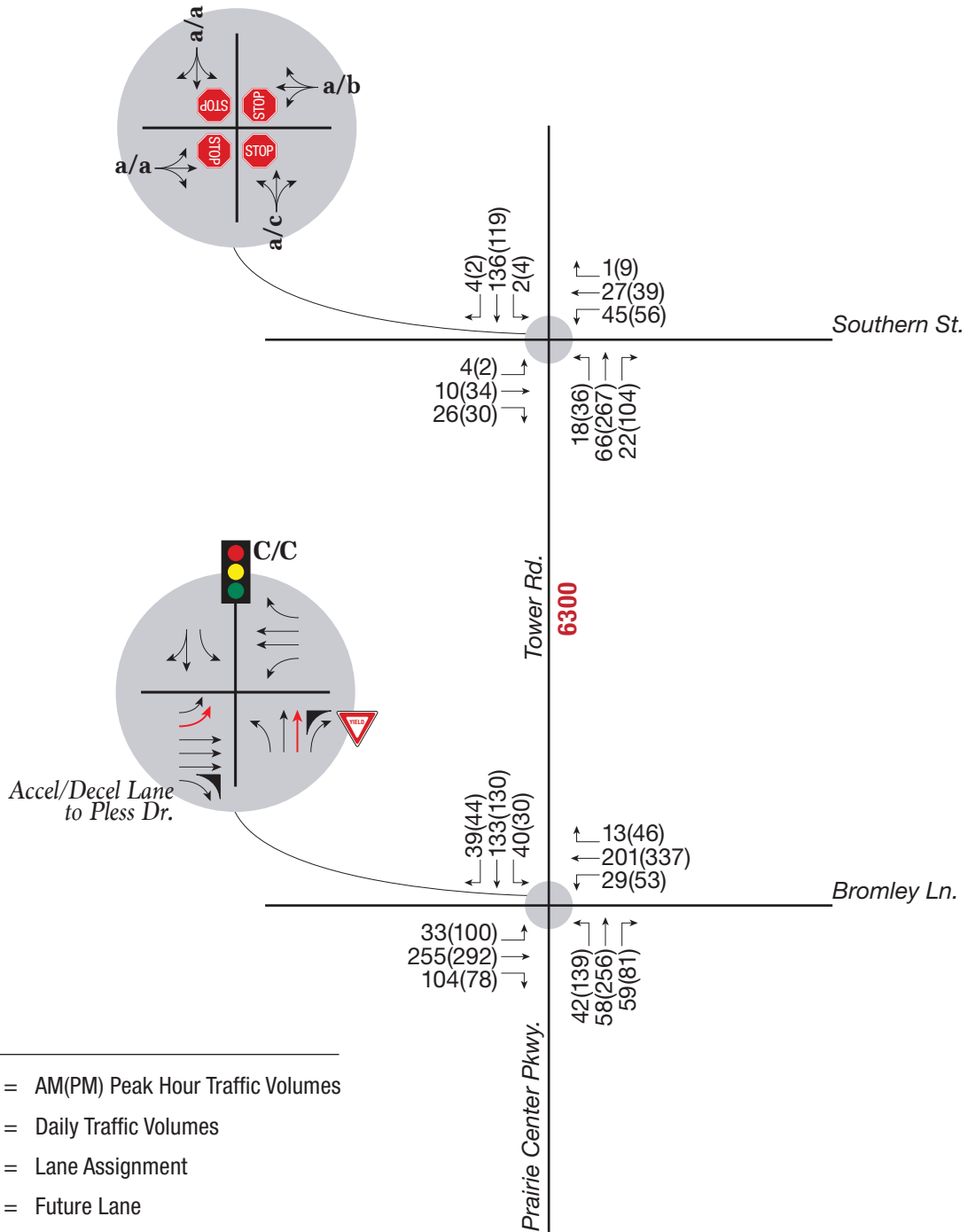
II.D. Traffic Operations

Traffic operational analyses were conducted for the study area intersections using procedures documented in the *Highway Capacity Manual*, HCM 2010. From these analyses, a key measure or “level of service” rating, of the traffic operational conditions is obtained. Level of service (LOS) is a qualitative assessment of traffic operational conditions within a traffic stream in terms of the average stopped delay per vehicle at a controlled intersection.

Levels of service are described by a letter designation ranging from LOS A to F, with LOS A representing essentially uninterrupted flow, while LOS F represents a breakdown of traffic flow with noticeable congestion and delay. Unsignalized, or stop sign-controlled, intersection capacity analyses produce LOS results for each movement that must yield to conflicting traffic at the intersection, while intersections with traffic signals can identify LOS for individual movements, as well as an entire intersection. **Appendix B** summarizes LOS criteria for both unsignalized (stop sign-controlled) and signalized intersections.

The Synchro traffic analysis software program was used to analyze traffic operations at the study intersections. **Figure 3** also shows the lane geometry, traffic control, and LOS results for existing traffic conditions.

Analysis results find that all of the stop sign-controlled movements at the Tower Road/Southern Street intersection operate at LOS C or better during both peak periods. The traffic signal at the Bromley Lane/Prairie Center Parkway/Tower Road intersection operates at LOS C during both peak hours. Capacity analysis worksheets for existing traffic conditions are included in **Appendix C**.



LEGEND

- XXX(XXX) = AM(PM) Peak Hour Traffic Volumes
- XXXX** = Daily Traffic Volumes
- = Lane Assignment
- = Future Lane
- X/X** = AM/PM Peak Hour Signalized Intersection Level of Service
- x/x** = AM/PM Peak Hour Critical Movement Level of Service
- = Stop Sign
- = Yield Sign
- = Traffic Signal

III. BACKGROUND CONDITIONS

III.A. Projected Build-Out Timeframe

The construction of this project is expected to be completed by 2024. This section includes projected traffic volume and operational conditions for the Build-Out (2024) timeframe.

III.B. Roadway Network

A review of the Brighton *Transportation Master Plan (Master Plan)* was conducted to understand if there are any roadway construction projects planned for the near future, i.e., before or near completion of the Commons. The *Master Plan* identifies two projects along the same route – identified as 40th Avenue or Tower Road, as well as one along Southern Street:

- **40th Avenue (Project #31c)** – Construction of a new Minor Arterial from Garcia Street southward to Southern Street. **Timeframe = Immediate (by 2020).**
- **40th Avenue/Tower Road (Project #31d)** – Pave and grade to a Minor Arterial from Southern Street southward to Bromley Lane. **Timeframe = Immediate (by 2020)**
- **Southern Street (Project #8c)** – Construct new Collector Street from Telluride Street east to 45th Avenue. **Timeframe – Immediate (by 2020)**

As can be seen from these timeframes, the completion of these projects were planned in 2016 to have been completed by now. A field review indicates that construction has not yet begun. Regardless, and for the purposes of this analysis, the widening of these streets is considered to be completed by the time the Commons is constructed and ready for occupation.

III.C. Transit Vision

Figure 4.5, Transit Vision Map, in the *Master Plan*, finds that a future regional transit route (express bus/BRT) is planned to travel through the Bromley Lane/Prairie Center Drive/Tower Road intersection. This route will not use Tower Road, however, but would follow Prairie Center Parkway and Bromley Lane to the east of Tower Road. Tower Road, however, is identified as a future local transit route.

III.D. Future Development

Through correspondence with the City of Brighton, it is understood that there is one upcoming development project near the project site. It is a residential development located in the northeast quadrant of the 40th Avenue/Tower Road intersection with a projected total of 263 homes. This project is called Brighton Crossing Filing 6 and it is understood that this project is proceeding through the development review process with the City. As such, traffic volumes related to this development are included in the Background condition assessment.

III.E. Future Traffic Volumes

The Background traffic volumes projected for the Build-Out (2024) timeframe are based on the traffic volumes shown on **Figure 3** as a starting point. Information contained in the City's *Master Plan* does not include traffic volume information sufficient to calculate specific growth rates for the Build-Out of the project, however. As such, the Denver Regional Council of Governments (DRCOG) travel demand models for the years 2020 and 2040 were used to make growth estimates for traffic volume levels along Bromley Lane and Tower Road.

While growth rates around the main project intersection (Bromley Lane/Prairie Center Parkway/Tower Road) varied depending on intersection approach, the average growth rate between 2020 and 2040 was approximately 2.82 percent per year. As a conservative estimate of traffic growth over the two-year period to the Build-Out timeframe, existing traffic volumes were grown by 6 percent. The Build-Out (Year 2024) Background traffic volumes are found on **Figure 4** and they also include the projected traffic volumes from the Brighton Crossing Filing 6 project.

III.F. Traffic Control and Intersection Operations

Background traffic operational conditions are based on HCM methodologies as outlined in **Section II.D**. Intersection geometry includes a few revisions related to planned City of Brighton improvements along Tower Road. These revisions include:

Tower Road

- Widening to a Minor Arterial cross-section that includes two through lanes in each direction and single left turn lanes at the Bromley Lane and Southern Street intersections

Southern Street

- Widening to Collector cross-section – one lane in each direction with single left turn lanes at Tower Road

Bromley Lane/Prairie Center Parkway/Tower Road Intersection

- 2nd eastbound left turn lane included since there is available space within the existing roadway (currently unused via pavement striping)
- 2nd northbound through lane (currently unused via pavement restriping)
- Conversion of the westbound right turn lane to a combination through/right lane to match through acceptance laneage on the west side of the intersection

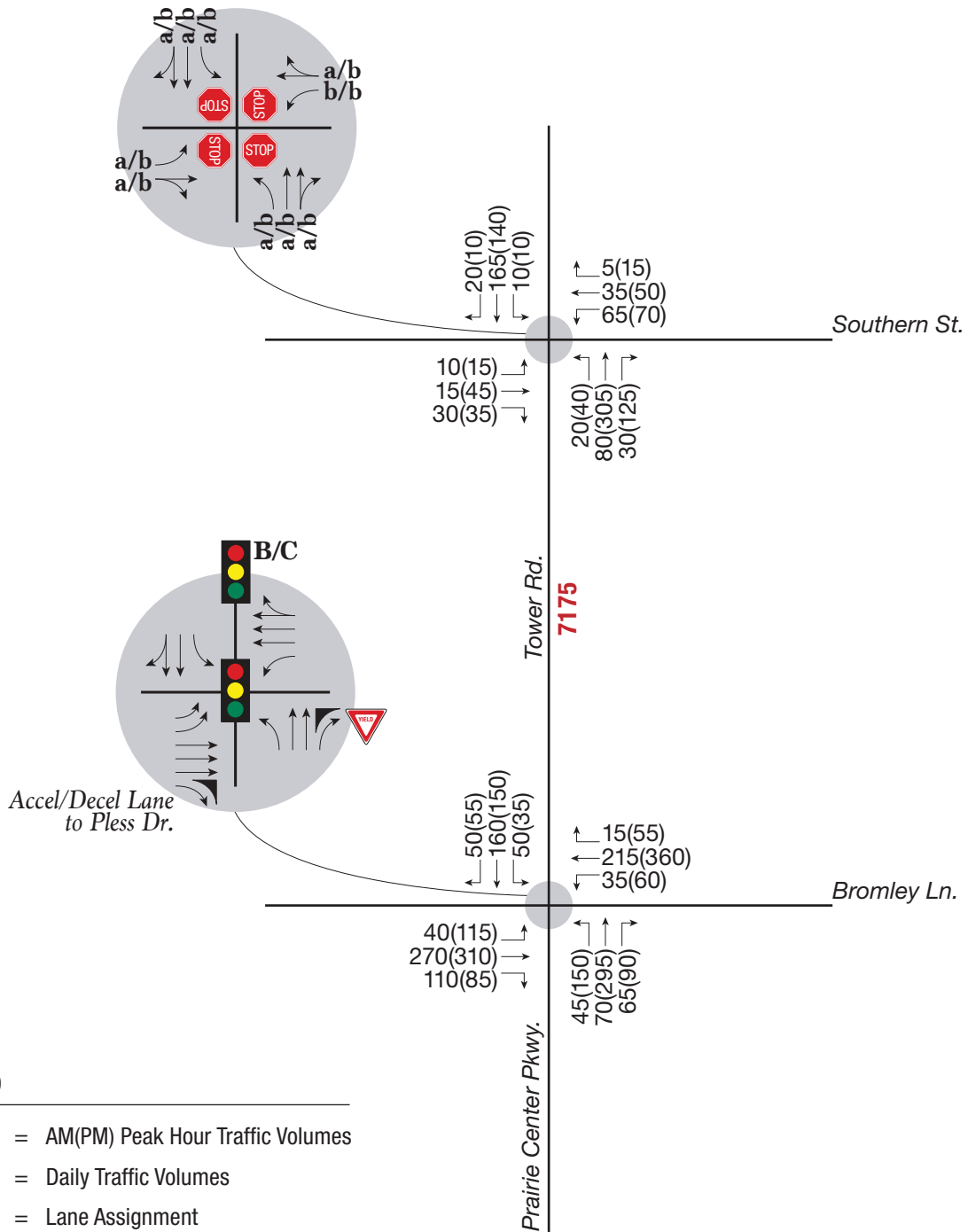
Signal Timing

No revisions to existing signal timing parameters were undertaken.

Analysis Results

Vehicle turning movement at the Bromley Lane/Prairie Center Parkway/Tower Road intersection is projected to continue to operate well in Year 2024. Overall intersection operations are projected to be LOS B and C during the AM and PM peak hours, respectively. All individual intersection movements will operate at LOS D or better during both peak hours. Of note, LOS during the AM peak hour improves from existing conditions due to the projected laneage improvements noted above.

Intersection movements at the Tower Road/Southern Street intersection will continue to operate well also, being LOS B or better during both the AM and PM peak hours. See **Figure 4** also for the LOS results and **Appendix D** for the analysis worksheets.



IV. PROPOSED CONDITIONS

This section summarizes the proposed land use, the daily and peak hour traffic volume projections, the Build-Out (2024) operational analyses, and the recommended infrastructure improvements for completion of the Commons development.

IV.A. Land Use

The Commons is planning to construct a new commercial building of 25,000 sf that can be used for a variety of businesses over time. The property is mostly vacant; however, an existing single family dwelling unit will remain on the site. **Figure 5** represents the proposed site plan.

IV.B. Project Access

Access for the Commons is being proposed at two locations:

1. **Bromley Lane** – This access will provide direct vehicle movement adjacent to the proposed building and to the main parking lot. Vehicle movements will be restricted to only right-in/right-out (RIRO) due to the raised median on Bromley Lane.
2. **Tower Road** – A second access is proposed along Tower Road that would allow all vehicle movements and also serve as an additional emergency access route.

Of note, access to/from the existing home will be through the proposed building parking lot.

IV.C. Trip Generation Estimates and Trip Assignment

Trip Generation – **Table I** includes the trip generation estimates for the construction of the Commons. These estimates are based on information contained in *Trip Generation*, 11th Edition, by the Institute of Transportation Engineers (ITE), 2021.

As shown in **Table I**, the retail building is projected to generate about 1,285 vehicle-trips on a daily basis, with about 53 and 150 trips during the AM and PM peak hours, respectively. The single family home will generate far less, being only about 9 trips on a daily basis.

Table I. The Corner Commons Trip Generation Estimates

Land Use	Unit	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Retail ¹	SF	25,000	1,285	32	21	53	75	75	150
Single Family Residential ²	DU	1	9	0	1	1	1	0	1
TOTALS			1,294	32	22	54	76	75	151
¹ Land Use Code 822 (Strip Retail Plaza (<40k)) ² Land Use Code 210 (Single-Family Detached Housing).									



Trip Assignment – As a general assessment, it is estimated that most patrons of the Commons will be local City of Brighton residents who likely live somewhat nearby. The Commons will not be a regional destination that requires a long travel distance from outside the immediate area.

The assignment of vehicle-trips through the Commons access points is based on the existing travel patterns recorded at the project intersections as well as the access restrictions along Bromley Lane. As can be understood, most of the site traffic is anticipated to be oriented toward eastbound or westbound Bromley Lane, with a similar orientation to/from Prairie Center Parkway. Smaller percentages of site traffic are projected to have origins and destinations to the east, west, or north at the Southern Street intersection. **Figure 6** displays the assessment of vehicle trip distribution, along with the assignment of the site generated traffic volumes.

IV.D. Build-Out (2024) Traffic Volumes

Figure 7 represents the compilation of the site generated traffic volumes (**Figure 6**) and the Build-Out Background traffic volumes (**Figure 4**).

IV.E. Auxiliary Lane Requirements

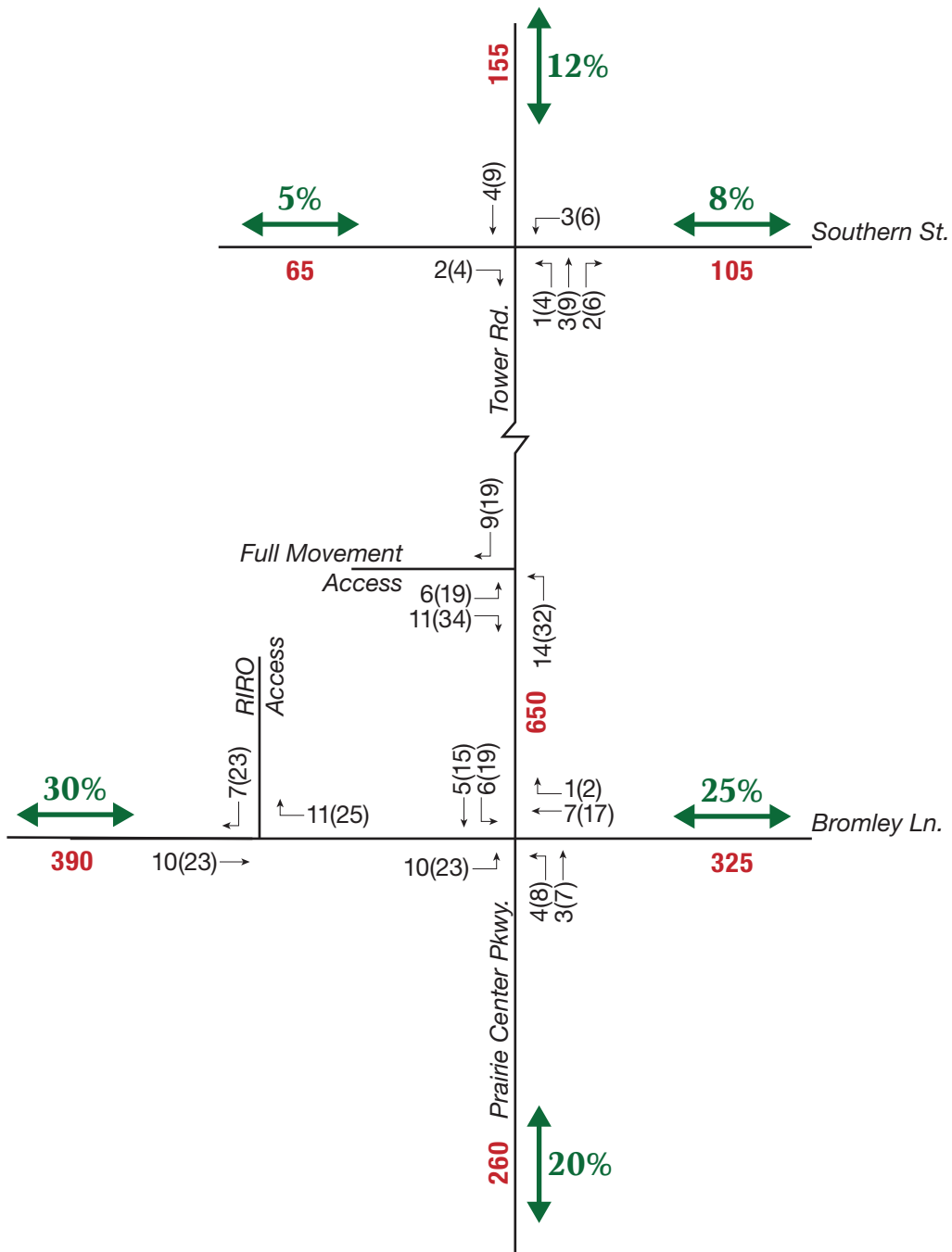
The City of Brighton refers to the use of the Colorado Department of Transportation (CDOT) *Roadway Design Guide* for auxiliary lane criteria. These criteria provide information on deceleration lane and taper lengths for left turn and right turn deceleration lanes, and they also provide vehicle storage recommendations for left turn lanes based on the projected number of vehicle turning movements.

Since roadways that the Commons will access are not state highways, an assessment of the CDOT classification must first be made to understand when an auxiliary lane should be installed. It is estimated that Bromley Lane best matches the criteria of a Non-Rural Principal Highway (NR-A), while Tower Road best matches the criteria of a Non-Rural Arterial (NR-B). As such, auxiliary lanes should be installed when the number of turning vehicles meet the thresholds shown in **Table 2**.

Table 2. Auxiliary Lane Criteria

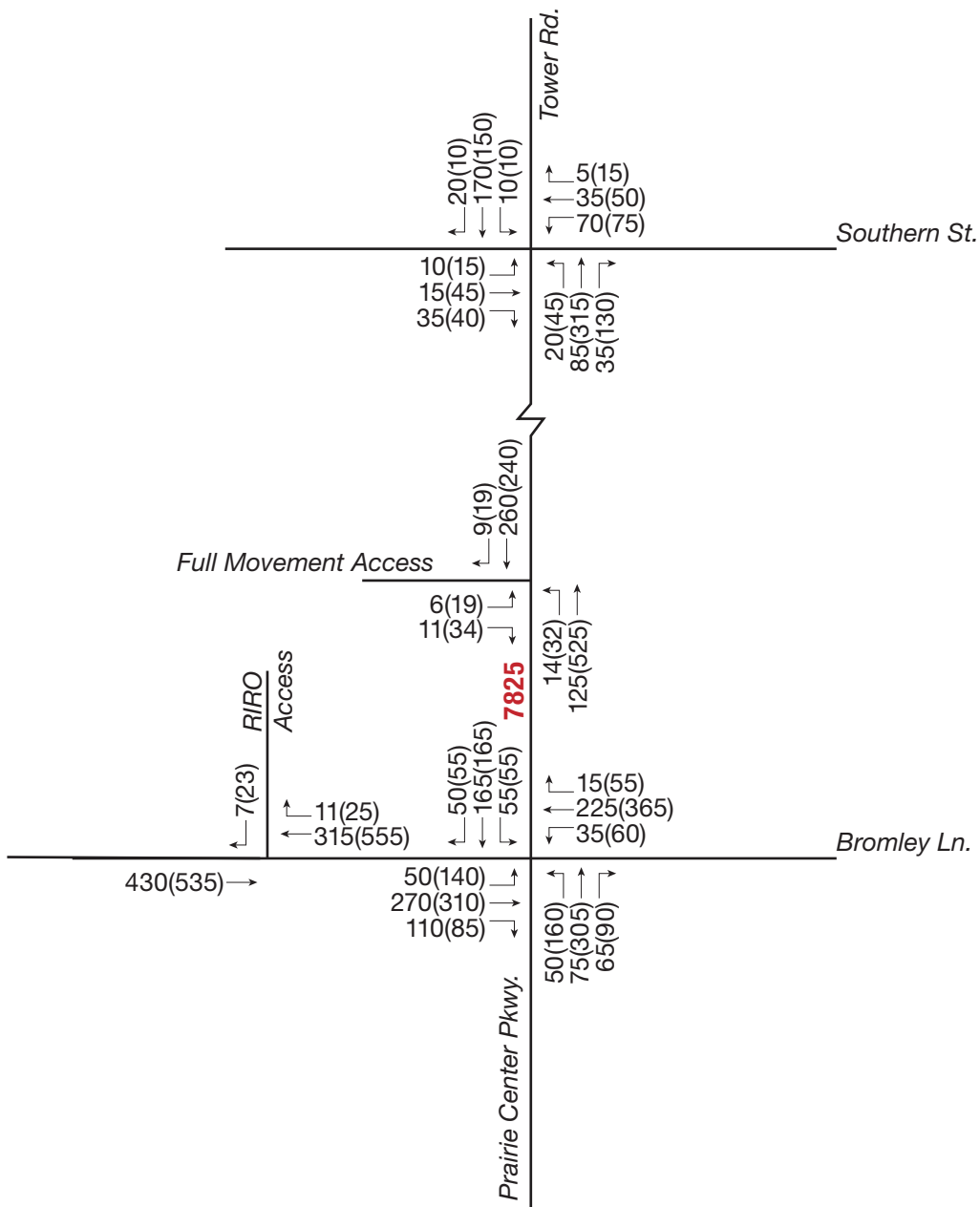
Auxiliary Lane Type	Bromley Lane (NR-A) Posted Speed – 45mph	Tower Road (NR-B) Posted Speed – 30mph
Left Turn Deceleration	NA (Median Restricted)	>25 vph
Right Turn Deceleration	>25 vph	>50 vph
Right Turn Acceleration	>50 vph	Not Required
Left Turn Acceleration	NA (Median Restricted)	Not Required

Using the criteria noted in **Table 2** and the Build-Out traffic volumes contained on **Figure 7**, it is found that left turn and right turn deceleration and /or acceleration lanes are required for only one condition: a northbound left turn deceleration lane on Tower Road at the proposed full movement access. This deceleration lane is an appropriate requirement, specifically, when considering the future construction of Tower Road with a Minor Arterial cross-section. As such, space will be available within the median area for establishment of this deceleration lane. Using the *Roadway Design Guide* criteria and the assumed NR-B classification, the left turn lane can be constructed with only the roadway taper length and the appropriate vehicle storage. For a posted speed limit of 30mph, the taper length should be 160'. Vehicle storage is based on the projected number of turning vehicles which is 32 vph; vehicle storage can be 50'.



LEGEND

- XXX(XXX) = AM(PM) Peak Hour Traffic Volumes
- XXXX** = Daily Traffic Volumes
- XX%** = Directional Distribution



LEGEND

- XXX(XXX) = AM(PM) Peak Hour Traffic Volumes
- XXXX** = Daily Traffic Volumes

IV.F. Traffic Control and Intersection Operations

Traffic Signalization

Given the level of projected traffic along Tower Road and to/from the full movement access, it is not anticipated that this intersection will ever meet the warrant evaluation criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). As such, eastbound vehicle movements should be controlled by a stop sign. Given the restricted movements on Bromley Lane for the RIRO intersection, signalization is not a consideration. Southbound right turn movements should also be controlled by a stop sign.

Build-Out (2025) Operational Analyses

Operational analyses were conducted following the HCM methodologies noted previously in this report. The Bromley Lane/Prairie Center Parkway/Tower Road intersection is expected to continue to operate at LOS B and C during the AM and PM peak hours, respectively, without any changes to existing signal timing. While it is recognized that additional traffic volume will be added to this intersection as a result of the Commons construction, the level of additional traffic is not significant, being less than one vehicle every two minutes (or less) on average during either peak hour. LOS C represents that the average motorist will experience 35 seconds of average vehicle delay (or less) at the traffic signal during these peak hours.

Movements controlled by stop signs at the Tower Road (all movements) and Bromley Lane (RIRO) accesses are projected to operate at LOS B during both peak hours for all conditions. Motorists will experience 15 seconds or less of average vehicle delay during the AM and PM peak hours, with other hours being less. Refer to **Figure 8** for a graphical representation of the LOS results and **Appendix E** for the analysis worksheets for Build-Out conditions.

Alternative Analysis – As noted previously, the City plans on widening Tower Road to a Minor Arterial cross-section, something that had been planned to be completed by now. As a result, it may not be completed by construction of the Commons. As such, an alternative analyses was completed for the Tower Road/Full Movement Access intersection to understand how well it will operate with only two through lanes, one lane in each direction on Tower Road. A northbound left turn lane is included in the intersection geometry.

The results of the operational analyses find that good levels of service will still result with only one northbound and one southbound through lane – LOS B or better during both peak hours for the eastbound movements onto Tower Road and for the northbound left turn lane.

IV.G. Supplemental Design Considerations

Site Circulation and Parking

Reasonable vehicle circulation is being provided on the subject property via access points along Bromley Lane and Tower Road with good circulation around the proposed parking spaces. Acceptable access to the existing single family home is provided. The number of parking spaces provided for the Commons should be verified with City of Brighton parking requirements for a 25,000 sf retail building.

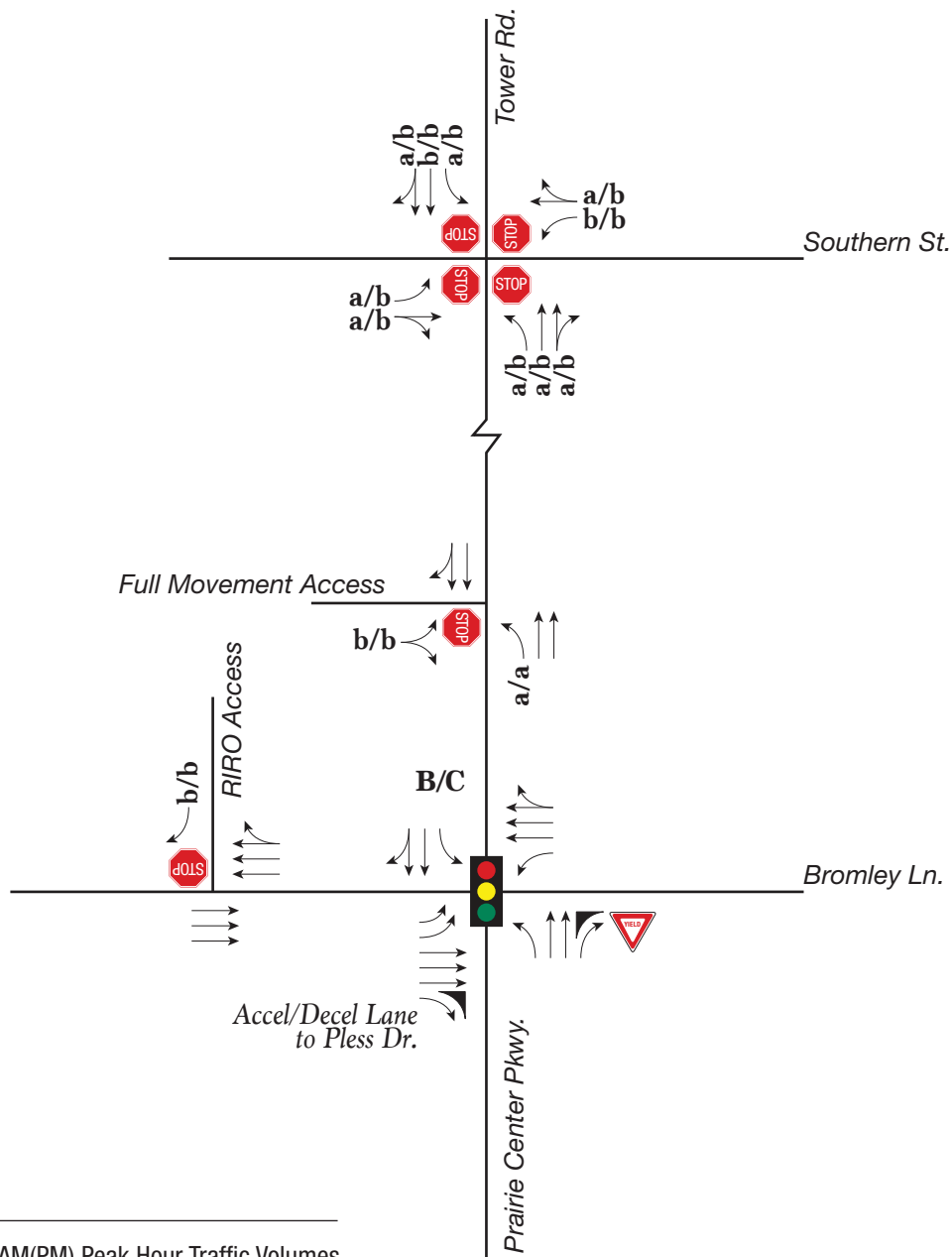
Transit Stops

The City is serviced by the Regional Transportation District (RTD) via the 120, 145X and R routes. Research in the City's *Transportation Master Plan*, RTD's website, and aerial photography does not provide evidence of bus service near the Commons property, however.

IV.H. Improvement Recommendations

When considering the increase in traffic volumes and the anticipated roadway improvements for Background conditions, the additional traffic expected to be generated by the construction of the Commons project will not create an undue burden on the surrounding roadway network. The Bromley Lane/Prairie Center Parkway/Tower Road traffic signal is projected to continue to operate with good levels of service during the AM and PM peak hours and the Tower Road/Southern Street intersection will operate well also. New intersections planned for the Commons will operate at LOS B or better during the peak hours with the proposed access restriction along Bromley Lane and with the installation of a northbound left turn lane at the Tower Road access point.

The only improvement required for this project is to install a northbound left turn lane on Tower Road at the proposed access location with vehicle storage of 50' and with a 160' taper. Given the location of the proposed access, there will be approximately 500' between the Tower Road access and Bromley Lane which is sufficient space to provide northbound and southbound left turn lanes at these two intersections; operational analyses indicate that the southbound left turn lane vehicle storage at Bromley Lane can be 100' with the same taper length. Stop signs should be placed on the access approaches to Bromley Lane and Tower Road.



LEGEND


XXX(XXX) = AM(PM) Peak Hour Traffic Volumes


XXXX = Daily Traffic Volumes

↔ = Lane Assignment

X/X = AM/PM Peak Hour Signalized Intersection Level of Service

x/x = AM/PM Peak Hour Critical Movement Level of Service

 = Stop Sign

 = Yield Sign

 = Traffic Signal

V. SUMMARY AND RECOMMENDATIONS

A new retail shopping center is being proposed in the northwest quadrant of the Bromley Lane/Prairie Center Parkway/Tower Road intersection. This project is located east of the downtown core of the City between two major roadway facilities: US 85 to the west and I-76 to the east. The project is called The Corner Commons and the building size will be 25,000 square feet. An existing single family dwelling unit will remain on the site.

Vehicular access is being proposed at two locations: 1) a full-movement access along Tower Road approximately 600' to the north of Bromley Lane and 2) a right-in/right-out (RIRO) access on Bromley Lane about 325' to the west of Prairie Center Parkway/Tower Road. The existing vehicle access for the single family dwelling unit will be relocated from its existing Tower Road location to the ones planned for the Commons.

A review of the Brighton *Transportation Master Plan* was conducted to understand if there are any roadway construction projects planned for the near future, i.e., before or near completion of the Commons. The *Master Plan* identifies two projects along the same route – identified as 40th Avenue or Tower Road, as well as one along Southern Street:

- **40th Avenue (Project #31c)** – Construction of a new Minor Arterial from Garcia Street southward to Southern Street. **Timeframe = Immediate (by 2020).**
- **40th Avenue/Tower Road (Project #31d)** – Pave and grade to a Minor Arterial from Southern Street southward to Bromley Lane. **Timeframe = Immediate (by 2020)**
- **Southern Street (Project #8c)** – Construct new Collector Street from Telluride Street east to 45th Avenue. **Timeframe – Immediate (by 2020)**

As can be seen from these timeframes, the completion of these projects were planned in 2016 to have been completed by now. A field review indicates that construction has not yet begun. Regardless, and for the purposes of this analysis, the widening of these streets is considered to be completed by the time the Commons is constructed and ready for occupation.

Trip generation for both the new retail building and the existing home are projected to be about 1,300 vehicle-trips on a daily basis, with approximately 55 during the AM peak hour and about 150 trips in the PM peak hour.

The Commons will not create an undue burden on the surrounding roadway network or adjacent intersections. The only improvement required for this project is to install a northbound left turn lane on Tower Road at the proposed access location which should include vehicle storage of 50' with a 160' taper. Given the location of the proposed access, there will be approximately 500' between this access and Bromley Lane, which is sufficient space to provide northbound and southbound left turn lanes at these two intersections. Operational analyses indicate that the southbound left turn lane vehicle storage at Bromley Lane can be 100' with the same 160' taper length. Stop signs should be placed on the access approaches to Bromley Lane and Tower Road.

APPENDIX A. RECORDED TRAFFIC VOLUMES

Site Code: 3
Station ID: 3
TOWER RD N.O. BROMLEY LN
Latitude: 0' 0.0000 Undefined

Start Time	28-Jun-22 Tue	SB	NB							Total
12:00 AM		8	17							25
01:00		3	14							17
02:00		9	6							15
03:00		15	6							21
04:00		30	13							43
05:00		136	28							164
06:00		193	48							241
07:00		193	76							269
08:00		196	99							295
09:00		126	123							249
10:00		178	152							330
11:00		171	192							363
12:00 PM		202	221							423
01:00		169	251							420
02:00		140	240							380
03:00		159	271							430
04:00		197	361							558
05:00		191	384							575
06:00		178	284							462
07:00		138	234							372
08:00		94	179							273
09:00		53	142							195
10:00		24	89							113
11:00		10	39							49
Total		2813	3469							6282
Percent		44.8%	55.2%							
AM Peak	-	08:00	11:00	-	-	-	-	-	-	11:00
Vol.	-	196	192	-	-	-	-	-	-	363
PM Peak	-	12:00	17:00	-	-	-	-	-	-	17:00
Vol.	-	202	384	-	-	-	-	-	-	575
Grand Total		2813	3469							6282
Percent		44.8%	55.2%							
ADT		ADT 6,282	AADT 6,282							



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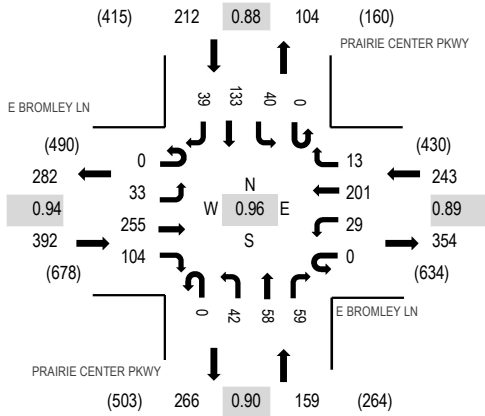
Location: 1 PRAIRIE CENTER PKWY & E BROMLEY LN AM

Date: Tuesday, June 28, 2022

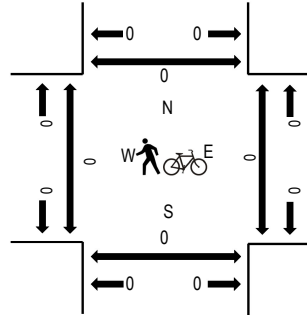
Peak Hour: 07:30 AM - 08:30 AM

Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Peak Hour - Pedestrians/Bicycles on Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts

Interval Start Time	E BROMLEY LN Eastbound				E BROMLEY LN Westbound				PRAIRIE CENTER PKWY Northbound				PRAIRIE CENTER PKWY 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
6:30 AM	0	4	34	16	0	5	46	4	0	6	4	6	0	7	31	11	174	781	0	0	0	1
6:45 AM	0	5	53	26	0	12	36	0	0	8	12	12	0	6	45	6	221	837	0	0	0	0
7:00 AM	0	4	51	16	0	1	38	3	0	7	8	15	0	9	28	4	184	879	0	0	0	0
7:15 AM	0	2	63	12	0	6	33	3	1	4	7	15	0	9	38	9	202	948	0	0	0	0
7:30 AM	0	6	60	30	0	8	56	4	0	10	13	9	0	7	20	7	230	1,006	0	0	0	0
7:45 AM	0	9	76	19	0	4	49	3	0	9	14	21	0	11	42	6	263		0	0	0	0
8:00 AM	0	6	62	25	0	8	51	3	0	13	14	12	0	11	38	10	253		0	0	0	0
8:15 AM	0	12	57	30	0	9	45	3	0	10	17	17	0	11	33	16	260		0	0	0	0
Count Total	0	48	456	174	0	53	354	23	1	67	89	107	0	71	275	69	1,787		0	0	0	1
Peak Hour	0	33	255	104	0	29	201	13	0	42	58	59	0	40	133	39	1,006		0	0	0	0



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Location: 2 TOWER RD & E 156TH ST AM

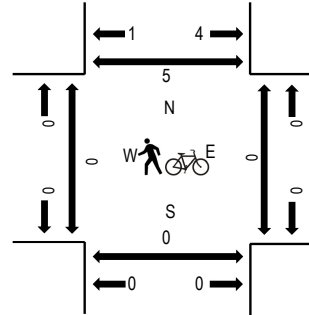
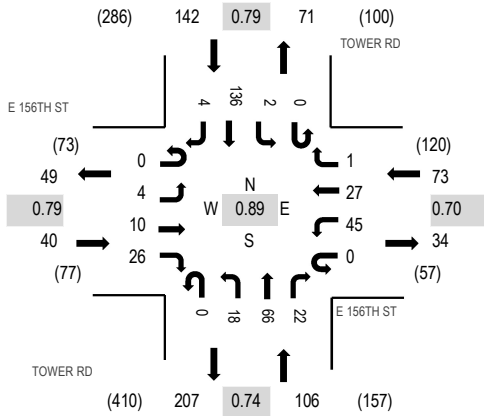
Date: Tuesday, June 28, 2022

Peak Hour: 07:30 AM - 08:30 AM

Peak 15-Minutes: 08:00 AM - 08:15 AM

Peak Hour - All Vehicles

Peak Hour - Pedestrians/Bicycles on Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts

Interval Start Time	E 156TH ST Eastbound				E 156TH ST Westbound				TOWER RD Northbound			TOWER RD 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
6:30 AM	0	0	1	9	0	12	3	0	0	1	6	2	0	1	34	1	70	279	0	0	0	0
6:45 AM	0	0	3	3	0	9	5	0	0	1	9	6	0	0	38	0	74	272	0	0	0	2
7:00 AM	0	1	0	7	0	6	4	0	0	5	6	5	0	0	27	0	61	295	0	0	0	1
7:15 AM	0	1	1	11	0	4	4	0	0	0	6	4	0	0	43	0	74	335	0	0	0	3
7:30 AM	0	1	2	6	0	7	4	0	0	6	13	5	0	0	19	0	63	361	0	0	0	0
7:45 AM	0	0	1	7	0	16	9	1	0	3	15	7	0	2	35	1	97		0	0	0	2
8:00 AM	0	2	5	7	0	12	8	0	0	1	16	4	0	0	45	1	101		0	0	0	0
8:15 AM	0	1	2	6	0	10	6	0	0	8	22	6	0	0	37	2	100		0	0	0	2
Count Total	0	6	15	56	0	76	43	1	0	25	93	39	0	3	278	5	640		0	0	0	10
Peak Hour	0	4	10	26	0	45	27	1	0	18	66	22	0	2	136	4	361		0	0	0	4



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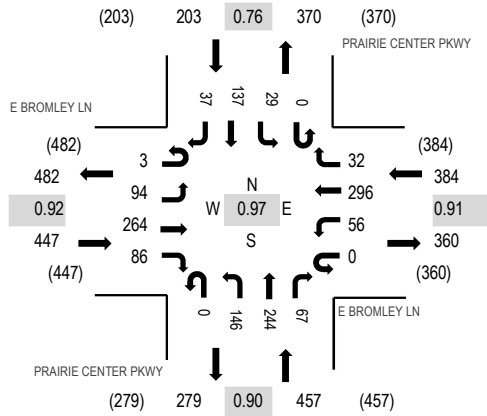
Location: 1 PRAIRIE CENTER PKWY & E BROMLEY LN PM

Date: Thursday, July 14, 2022

Peak Hour: 04:00 PM - 05:00 PM

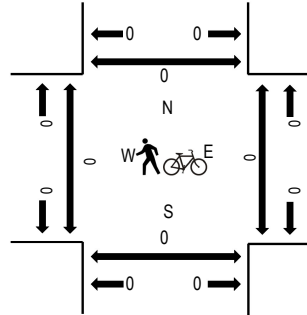
Peak 15-Minutes: 04:00 PM - 04:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	E BROMLEY LN Eastbound				E BROMLEY LN Westbound				PRAIRIE CENTER PKWY Northbound				PRAIRIE CENTER PKWY 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	2	19	68	23	0	15	80	10	0	46	63	18	0	7	26	8	385	1,491	0	0	0	0
4:15 PM	1	28	65	24	0	14	66	7	0	28	67	16	0	6	30	4	356		0	0	0	0
4:30 PM	0	26	76	19	0	17	68	8	0	29	61	16	0	6	38	11	375		0	0	0	0
4:45 PM	0	21	55	20	0	10	82	7	0	43	53	17	0	10	43	14	375		0	0	0	0
Count Total	3	94	264	86	0	56	296	32	0	146	244	67	0	29	137	37	1,491		0	0	0	0
Peak Hour	3	94	264	86	0	56	296	32	0	146	244	67	0	29	137	37	1,491		0	0	0	0



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Location: 1 PRAIRIE CENTER PKWY & E BROMLEY LN PM

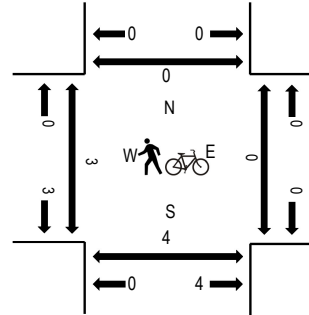
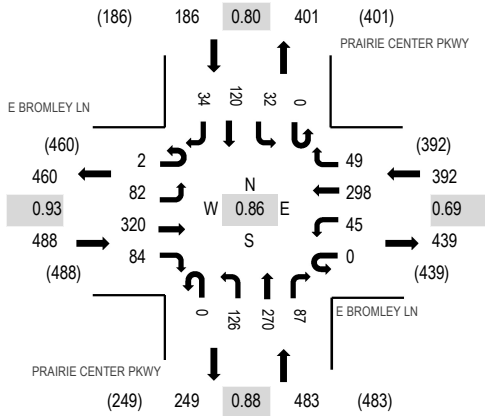
Date: Tuesday, June 28, 2022

Peak Hour: 05:00 PM - 06:00 PM

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

Peak Hour - All Vehicles

Peak Hour - Pedestrians/Bicycles on Crosswalk

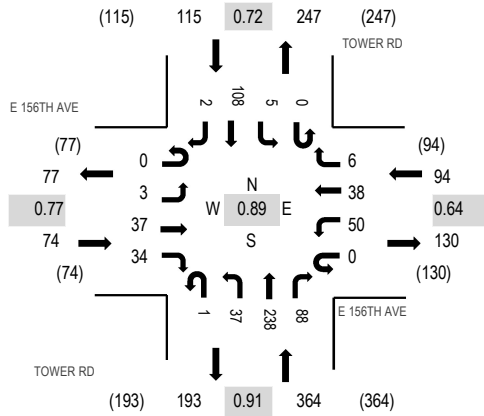


Note: Total study counts contained in parentheses.

Traffic Counts

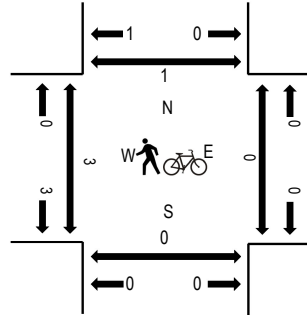
Interval Start Time	E BROMLEY LN Eastbound				E BROMLEY LN Westbound				PRAIRIE CENTER PKWY Northbound				PRAIRIE CENTER PKWY Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
5:00 PM	1	26	80	24	0	17	106	19	0	40	73	24	0	9	20	13	452	1,549	0	0	0	0
5:15 PM	0	26	81	15	0	9	81	12	0	27	69	24	0	5	29	6	384		0	0	0	0
5:30 PM	0	19	79	23	0	10	54	8	0	33	70	15	0	7	35	4	357		0	0	2	0
5:45 PM	1	11	80	22	0	9	57	10	0	26	58	24	0	11	36	11	356		0	0	0	0
Count Total	2	82	320	84	0	45	298	49	0	126	270	87	0	32	120	34	1,549		0	0	2	0
Peak Hour	2	82	320	84	0	45	298	49	0	126	270	87	0	32	120	34	1,549		0	0	2	0

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	E 156TH AVE Eastbound				E 156TH AVE Westbound				TOWER RD Northbound			TOWER RD 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	1	11	5	0	9	5	1	1	14	64	11	0	1	18	1	142	647	0	0	0	0
4:15 PM	0	1	10	13	0	8	11	0	0	9	57	29	0	2	18	0	158		0	0	0	0
4:30 PM	0	1	9	9	0	12	10	1	0	4	65	31	0	2	37	1	182		0	0	0	0
4:45 PM	0	0	7	7	0	21	12	4	0	10	52	17	0	0	35	0	165		3	0	0	0
Count Total	0	3	37	34	0	50	38	6	1	37	238	88	0	5	108	2	647		3	0	0	0
Peak Hour	0	3	37	34	0	50	38	6	1	37	238	88	0	5	108	2	647		3	0	0	0



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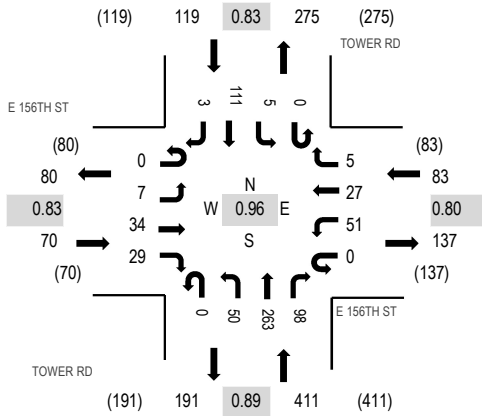
Location: 2 TOWER RD & E 156TH ST PM

Date: Tuesday, June 28, 2022

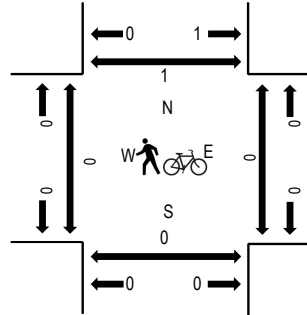
Peak Hour: 05:00 PM - 06:00 PM

Peak 15-Minutes: 05:15 PM - 05:30 PM

Peak Hour - All Vehicles



Peak Hour - Pedestrians/Bicycles on Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts

Interval Start Time	E 156TH ST Eastbound				E 156TH ST Westbound				TOWER RD Northbound			TOWER RD 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
5:00 PM	0	1	11	8	0	10	7	1	0	13	76	24	0	1	25	0	177	683	0	0	0	0
5:15 PM	0	0	7	6	0	13	10	3	0	9	74	32	0	1	22	1	178		0	0	0	1
5:30 PM	0	4	11	6	0	11	4	0	0	16	53	23	0	2	30	1	161		0	0	0	0
5:45 PM	0	2	5	9	0	17	6	1	0	12	60	19	0	1	34	1	167		0	0	0	0
Count Total	0	7	34	29	0	51	27	5	0	50	263	98	0	5	111	3	683		0	0	0	1
Peak Hour	0	7	34	29	0	51	27	5	0	50	263	98	0	5	111	3	683		0	0	0	1

APPENDIX B. LEVEL OF SERVICE CRITERIA

TABLE B1
LEVEL OF SERVICE CRITERIA FOR
TWO-WAY STOP CONTROLLED (TWSC) INTERSECTIONS

Level of Service	Delay Range (sec/veh)
A	0.0 - 10.0
B	>10.0 - 15.0
C	>15.0 - 25.0
D	>25.0 - 35.0
E	>35.0 - 50.0
F	> 50.0

Adapted from: *Highway Capacity Manual*, Transportation Research Board, 2016.

TABLE B2
LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Level of Service	Control Delay (sec/veh)	Qualitative Description
A	≤ 10.0	Good progression, short cycles, very few vehicle-stops.
B	>10.0 - 20.0	Good progression, and/or short cycle lengths, more vehicle-stops.
C	>20.0 - 35.0	Fair progression and/or longer cycle lengths, some individual cycle failures, many vehicle-stops
D	>35.0 - 55.0	Noticeable congestion and cycle failures, unfavorable progression, high v/c ratios, several stops.
E	>55.0 - 80.0	Limit of acceptable delay, poor progression, long cycles, high v/c ratios, frequent cycle failures.
F	> 80.0	Delay is unacceptable to most drivers, volume exceeds capacity, breakdown of traffic flow.

Adapted from: *Highway Capacity Manual*, Transportation Research Board, 2016.

APPENDIX C. ANALYSIS WORKSHEETS –
EXISTING CONDITIONS

The Corner Commons
Bromley Lane/Prairie Center Pkwy./Tower Road

Existing Conditions - AM Peak Hour

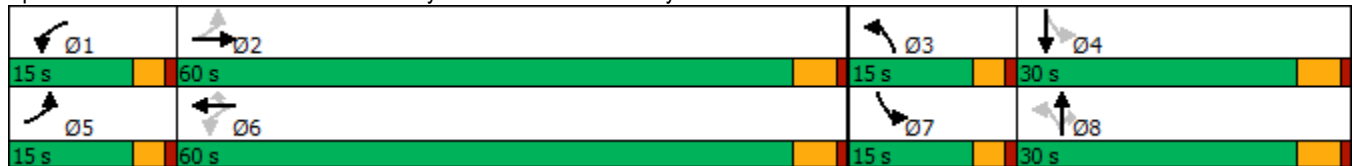
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	33	255	104	29	201	13	42	58	59	40	133	39
Future Volume (vph)	33	255	104	29	201	13	42	58	59	40	133	39
Satd. Flow (prot)	1770	5085	1583	1770	3539	1583	1770	1863	1583	1770	1786	0
Flt Permitted	0.597			0.563			0.323			0.713		
Satd. Flow (perm)	1112	5085	1583	1049	3539	1583	602	1863	1583	1328	1786	0
Satd. Flow (RTOR)			136			91			91		14	
Lane Group Flow (vph)	48	297	120	36	223	16	52	68	83	44	232	0
Turn Type	pm+pt	NA	Free	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		Free	6		6	8		8	4		
Total Split (s)	15.0	60.0		15.0	60.0	60.0	15.0	30.0	30.0	15.0	30.0	
Total Lost Time (s)	4.0	5.0		4.0	5.0	5.0	4.0	5.0	5.0	4.0	5.0	
Act Effct Green (s)	64.0	58.9	102.0	62.6	56.6	56.6	25.9	20.0	20.0	24.5	17.5	
Actuated g/C Ratio	0.63	0.58	1.00	0.61	0.55	0.55	0.25	0.20	0.20	0.24	0.17	
v/c Ratio	0.06	0.10	0.08	0.05	0.11	0.02	0.22	0.19	0.22	0.13	0.73	
Control Delay	9.1	12.5	0.1	9.1	13.9	0.0	29.0	37.6	8.3	27.5	52.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	9.1	12.5	0.1	9.1	13.9	0.0	29.0	37.6	8.3	27.5	52.4	
LOS	A	B	A	A	B	A	C	D	A	C	D	
Approach Delay		9.0			12.4			23.4			48.5	
Approach LOS		A			B			C			D	
Queue Length 50th (ft)	11	35	0	8	38	0	26	40	0	21	141	
Queue Length 95th (ft)	24	58	0	23	72	0	50	77	16	49	197	
Internal Link Dist (ft)		811			896			806			2582	
Turn Bay Length (ft)	260		130	300		205	335			60		
Base Capacity (vph)	790	2937	1583	755	1964	919	288	471	468	398	457	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.06	0.10	0.08	0.05	0.11	0.02	0.18	0.14	0.18	0.11	0.51	

Intersection Summary

Cycle Length: 120
 Actuated Cycle Length: 102
 Control Type: Semi Act-Uncoord
 Maximum v/c Ratio: 0.73
 Intersection Signal Delay: 21.1
 Intersection Capacity Utilization 38.3%
 Analysis Period (min) 15

Intersection LOS: C
 ICU Level of Service A

Splits and Phases: 2: Prairie Center Pkwy./Tower Road & Bromley Lane



The Corner Commons
Tower Road at Southern Street

Existing Conditions - AM Peak Hour

Intersection	
Intersection Delay, s/veh	8.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	10	26	45	27	1	18	66	22	2	136	4
Future Vol, veh/h	4	10	26	45	27	1	18	66	22	2	136	4
Peak Hour Factor	0.79	0.79	0.79	0.70	0.70	0.70	0.74	0.74	0.74	0.79	0.79	0.79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	13	33	64	39	1	24	89	30	3	172	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.8	8.7	8.4	8.7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	17%	10%	62%	1%
Vol Thru, %	62%	25%	37%	96%
Vol Right, %	21%	65%	1%	3%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	106	40	73	142
LT Vol	18	4	45	2
Through Vol	66	10	27	136
RT Vol	22	26	1	4
Lane Flow Rate	143	51	104	180
Geometry Grp	1	1	1	1
Degree of Util (X)	0.176	0.062	0.14	0.222
Departure Headway (Hd)	4.415	4.428	4.839	4.449
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	814	808	741	807
Service Time	2.439	2.46	2.868	2.473
HCM Lane V/C Ratio	0.176	0.063	0.14	0.223
HCM Control Delay	8.4	7.8	8.7	8.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.6	0.2	0.5	0.8

The Corner Commons
Bromley Lane/Prairie Center Pkwy./Tower Road

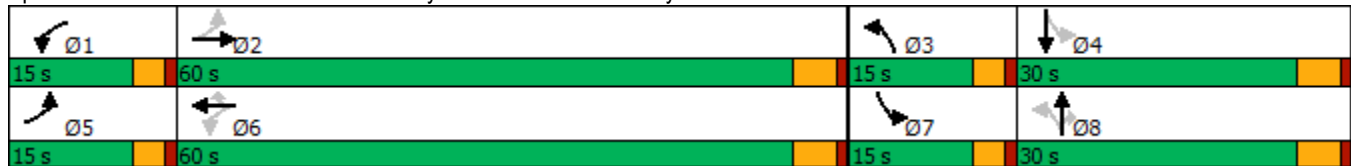
Existing Conditions - PM Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	100	292	78	53	337	46	139	256	81	30	130	44
Future Volume (vph)	100	292	78	53	337	46	139	256	81	30	130	44
Satd. Flow (prot)	1770	5085	1583	1770	3539	1583	1770	1863	1583	1770	1779	0
Flt Permitted	0.420			0.564			0.298			0.434		
Satd. Flow (perm)	782	5085	1583	1051	3539	1583	555	1863	1583	808	1779	0
Satd. Flow (RTOR)			136				91		91		16	
Lane Group Flow (vph)	127	295	89	80	481	72	176	278	89	41	225	0
Turn Type	pm+pt	NA	Free	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		Free	6		6	8		8	4		
Total Split (s)	15.0	60.0		15.0	60.0	60.0	15.0	30.0	30.0	15.0	30.0	
Total Lost Time (s)	4.0	5.0		4.0	5.0	5.0	4.0	5.0	5.0	4.0	5.0	
Act Effct Green (s)	67.0	58.7	110.9	63.8	55.2	55.2	33.0	25.7	25.7	26.5	18.2	
Actuated g/C Ratio	0.60	0.53	1.00	0.58	0.50	0.50	0.30	0.23	0.23	0.24	0.16	
v/c Ratio	0.23	0.11	0.06	0.12	0.27	0.09	0.63	0.64	0.20	0.16	0.74	
Control Delay	10.6	14.9	0.1	10.0	17.7	2.6	40.5	47.9	8.8	28.8	56.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	10.6	14.9	0.1	10.0	17.7	2.6	40.5	47.9	8.8	28.8	56.0	
LOS	B	B	A	A	B	A	D	D	A	C	E	
Approach Delay		11.2			15.0			39.1			51.8	
Approach LOS		B			B			D			D	
Queue Length 50th (ft)	35	38	0	21	102	0	96	189	0	21	144	
Queue Length 95th (ft)	60	64	0	34	118	2	137	295	42	38	209	
Internal Link Dist (ft)		811			896			806			2582	
Turn Bay Length (ft)	260		130	300		205	335			60		
Base Capacity (vph)	579	2689	1583	708	1761	833	286	444	447	315	414	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.22	0.11	0.06	0.11	0.27	0.09	0.62	0.63	0.20	0.13	0.54	

Intersection Summary

Cycle Length: 120
 Actuated Cycle Length: 110.9
 Control Type: Semi Act-Uncoord
 Maximum v/c Ratio: 0.74
 Intersection Signal Delay: 25.7
 Intersection LOS: C
 Intersection Capacity Utilization 47.5%
 ICU Level of Service A
 Analysis Period (min) 15

Splits and Phases: 2: Prairie Center Pkwy./Tower Road & Bromley Lane



The Corner Commons
Tower Road at Southern Street

Existing Conditions - PM Peak Hour

Intersection	
Intersection Delay, s/veh	13.1
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	34	30	56	39	9	36	267	104	4	119	2
Future Vol, veh/h	2	34	30	56	39	9	36	267	104	4	119	2
Peak Hour Factor	0.44	0.77	0.81	0.75	0.68	0.42	0.78	0.87	0.77	0.63	0.82	0.75
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	44	37	75	57	21	46	307	135	6	145	3
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.4	10.6	15.5	9.8
HCM LOS	A	B	C	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	9%	3%	54%	3%
Vol Thru, %	66%	52%	38%	95%
Vol Right, %	26%	45%	9%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	407	66	104	125
LT Vol	36	2	56	4
Through Vol	267	34	39	119
RT Vol	104	30	9	2
Lane Flow Rate	488	86	153	154
Geometry Grp	1	1	1	1
Degree of Util (X)	0.63	0.132	0.244	0.226
Departure Headway (Hd)	4.644	5.555	5.736	5.276
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	766	647	629	683
Service Time	2.744	3.57	3.748	3.293
HCM Lane V/C Ratio	0.637	0.133	0.243	0.225
HCM Control Delay	15.5	9.4	10.6	9.8
HCM Lane LOS	C	A	B	A
HCM 95th-tile Q	4.5	0.5	1	0.9

APPENDIX D. ANALYSIS WORKSHEETS – BUILD-OUT (2024) BACKGROUND CONDITIONS

The Corner Commons
Bromley Lane/Prairie Center Pkwy./Tower Road

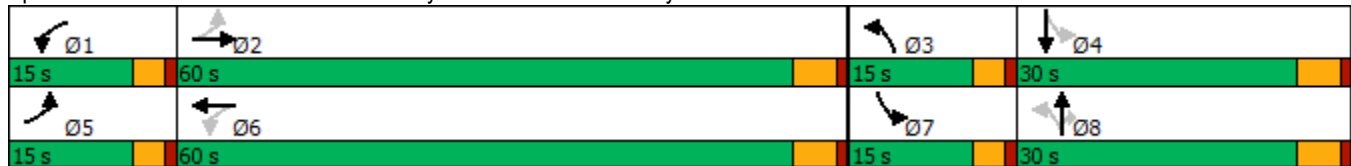
Build-Out (2024) Background Conditions
AM Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	40	270	110	35	215	15	45	70	65	50	160	50
Future Volume (vph)	40	270	110	35	215	15	45	70	65	50	160	50
Satd. Flow (prot)	3433	5085	1583	1770	5029	0	1770	3539	1583	1770	3387	0
Flt Permitted	0.577			0.554			0.444			0.701		
Satd. Flow (perm)	2085	5085	1583	1032	5029	0	827	3539	1583	1306	3387	0
Satd. Flow (RTOR)			136		14				92		46	
Lane Group Flow (vph)	58	314	126	43	258	0	56	82	92	55	285	0
Turn Type	pm+pt	NA	Free	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		Free	6			8		8	4		
Total Split (s)	15.0	60.0		15.0	60.0		15.0	30.0	30.0	15.0	30.0	
Total Lost Time (s)	4.0	5.0		4.0	5.0		4.0	5.0	5.0	4.0	5.0	
Act Effct Green (s)	62.5	58.0	95.9	62.3	56.3		19.7	12.3	12.3	19.6	12.2	
Actuated g/C Ratio	0.65	0.60	1.00	0.65	0.59		0.21	0.13	0.13	0.20	0.13	
v/c Ratio	0.04	0.10	0.08	0.06	0.09		0.23	0.18	0.33	0.18	0.60	
Control Delay	6.8	10.3	0.1	7.0	10.2		30.7	40.4	12.1	29.8	39.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	6.8	10.3	0.1	7.0	10.2		30.7	40.4	12.1	29.8	39.8	
LOS	A	B	A	A	B		C	D	B	C	D	
Approach Delay		7.3			9.7			26.7			38.2	
Approach LOS		A			A			C			D	
Queue Length 50th (ft)	5	32	0	8	24		27	24	0	27	76	
Queue Length 95th (ft)	11	53	0	21	44		53	46	23	58	104	
Internal Link Dist (ft)		811			896			806			2582	
Turn Bay Length (ft)	260		130	300			335			60		
Base Capacity (vph)	1569	3074	1583	786	2958		300	939	487	354	933	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.04	0.10	0.08	0.05	0.09		0.19	0.09	0.19	0.16	0.31	

Intersection Summary

Cycle Length: 120
 Actuated Cycle Length: 95.9
 Control Type: Semi Act-Uncoord
 Maximum v/c Ratio: 0.60
 Intersection Signal Delay: 18.8
 Intersection Capacity Utilization 34.6%
 Analysis Period (min) 15
 Intersection LOS: B
 ICU Level of Service A

Splits and Phases: 2: Prairie Center Pkwy./Tower Road & Bromley Lane



Intersection	
Intersection Delay, s/veh	9.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↵	↵		↵	↵		↵	↕↕		↵	↕↕	
Traffic Vol, veh/h	10	15	30	65	35	5	20	80	30	10	165	20
Future Vol, veh/h	10	15	30	65	35	5	20	80	30	10	165	20
Peak Hour Factor	0.79	0.79	0.79	0.70	0.70	0.70	0.74	0.74	0.74	0.79	0.79	0.79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	19	38	93	50	7	27	108	41	13	209	25
Number of Lanes	1	1	0	1	1	0	1	2	0	1	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	3	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	3	2	2
HCM Control Delay	9	9.9	9.1	9.6
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2	SBLn3
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%	0%
Vol Thru, %	0%	100%	47%	0%	33%	0%	88%	0%	100%	73%
Vol Right, %	0%	0%	53%	0%	67%	0%	12%	0%	0%	27%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	20	53	57	10	45	65	40	10	110	75
LT Vol	20	0	0	10	0	65	0	10	0	0
Through Vol	0	53	27	0	15	0	35	0	110	55
RT Vol	0	0	30	0	30	0	5	0	0	20
Lane Flow Rate	27	72	77	13	57	93	57	13	139	95
Geometry Grp	8	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.047	0.115	0.114	0.023	0.089	0.165	0.092	0.021	0.216	0.142
Departure Headway (Hd)	6.341	5.837	5.463	6.607	5.638	6.397	5.809	6.196	5.692	5.504
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	568	618	660	545	639	565	621	581	635	655
Service Time	4.041	3.537	3.163	4.312	3.344	4.097	3.509	3.896	3.392	3.204
HCM Lane V/C Ratio	0.048	0.117	0.117	0.024	0.089	0.165	0.092	0.022	0.219	0.145
HCM Control Delay	9.4	9.3	8.9	9.5	8.9	10.4	9.1	9	10	9.1
HCM Lane LOS	A	A	A	A	A	B	A	A	A	A
HCM 95th-tile Q	0.1	0.4	0.4	0.1	0.3	0.6	0.3	0.1	0.8	0.5

The Corner Commons
Bromley Lane/Prairie Center Pkwy./Tower Road

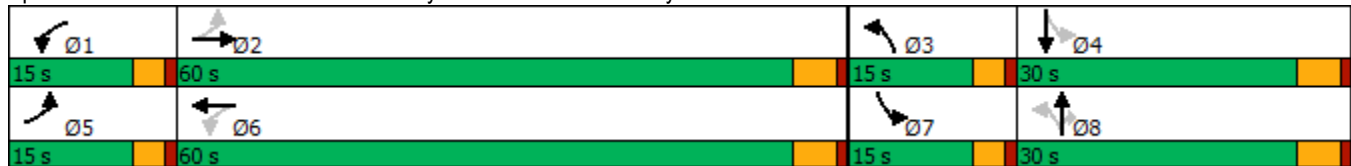
Build-Out (2024) Background Conditions
PM Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	115	310	85	60	360	55	150	295	90	35	150	55
Future Volume (vph)	115	310	85	60	360	55	150	295	90	35	150	55
Satd. Flow (prot)	3433	5085	1583	1770	4973	0	1770	3539	1583	1770	3369	0
Flt Permitted	0.394			0.554			0.360			0.557		
Satd. Flow (perm)	1424	5085	1583	1032	4973	0	671	3539	1583	1038	3369	0
Satd. Flow (RTOR)			136		36				99		59	
Lane Group Flow (vph)	146	313	97	91	600	0	190	321	99	48	266	0
Turn Type	pm+pt	NA	Free	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		Free	6			8		8	4		
Total Split (s)	15.0	60.0		15.0	60.0		15.0	30.0	30.0	15.0	30.0	
Total Lost Time (s)	4.0	5.0		4.0	5.0		4.0	5.0	5.0	4.0	5.0	
Act Effct Green (s)	64.2	57.4	104.1	64.1	55.6		27.3	17.7	17.7	21.2	12.6	
Actuated g/C Ratio	0.62	0.55	1.00	0.62	0.53		0.26	0.17	0.17	0.20	0.12	
v/c Ratio	0.14	0.11	0.06	0.13	0.22		0.66	0.54	0.28	0.18	0.58	
Control Delay	7.7	12.7	0.1	8.0	12.8		43.0	44.2	10.3	30.0	38.7	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	7.7	12.7	0.1	8.0	12.8		43.0	44.2	10.3	30.0	38.7	
LOS	A	B	A	A	B		D	D	B	C	D	
Approach Delay		9.2			12.2			38.3			37.3	
Approach LOS		A			B			D			D	
Queue Length 50th (ft)	16	35	0	20	67		103	105	0	24	68	
Queue Length 95th (ft)	28	62	0	33	79		146	158	46	43	101	
Internal Link Dist (ft)		811			896			806			2582	
Turn Bay Length (ft)	260		130	300			335			60		
Base Capacity (vph)	1128	2801	1583	745	2671		292	852	456	322	856	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.13	0.11	0.06	0.12	0.22		0.65	0.38	0.22	0.15	0.31	

Intersection Summary

Cycle Length: 120
 Actuated Cycle Length: 104.1
 Control Type: Semi Act-Uncoord
 Maximum v/c Ratio: 0.66
 Intersection Signal Delay: 22.4
 Intersection LOS: C
 Intersection Capacity Utilization 41.6%
 ICU Level of Service A
 Analysis Period (min) 15

Splits and Phases: 2: Prairie Center Pkwy./Tower Road & Bromley Lane



Intersection	
Intersection Delay, s/veh	12.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↵	↵		↵	↵		↵	↕↕		↵	↕↕	
Traffic Vol, veh/h	15	45	35	70	50	15	40	305	125	10	140	10
Future Vol, veh/h	15	45	35	70	50	15	40	305	125	10	140	10
Peak Hour Factor	0.44	0.77	0.81	0.75	0.68	0.42	0.78	0.87	0.77	0.63	0.82	0.75
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	58	43	93	74	36	51	351	162	16	171	13
Number of Lanes	1	1	0	1	1	0	1	2	0	1	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	3	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	3	2	2
HCM Control Delay	11.4	11.9	13.5	11.4
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2	SBLn3
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%	0%
Vol Thru, %	0%	100%	45%	0%	56%	0%	77%	0%	100%	82%
Vol Right, %	0%	0%	55%	0%	44%	0%	23%	0%	0%	18%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	40	203	227	15	80	70	65	10	93	57
LT Vol	40	0	0	15	0	70	0	10	0	0
Through Vol	0	203	102	0	45	0	50	0	93	47
RT Vol	0	0	125	0	35	0	15	0	0	10
Lane Flow Rate	51	234	279	34	102	93	109	16	114	70
Geometry Grp	8	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.098	0.414	0.464	0.074	0.197	0.197	0.211	0.033	0.224	0.136
Departure Headway (Hd)	6.879	6.373	5.981	7.8	6.989	7.604	6.94	7.594	7.085	6.96
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	518	561	600	456	509	469	513	469	503	511
Service Time	4.652	4.145	3.753	5.596	4.785	5.392	4.728	5.387	4.878	4.753
HCM Lane V/C Ratio	0.098	0.417	0.465	0.075	0.2	0.198	0.212	0.034	0.227	0.137
HCM Control Delay	10.4	13.6	13.9	11.2	11.5	12.3	11.6	10.6	11.9	10.9
HCM Lane LOS	B	B	B	B	B	B	B	B	B	B
HCM 95th-tile Q	0.3	2	2.4	0.2	0.7	0.7	0.8	0.1	0.9	0.5

**APPENDIX E. ANALYSIS WORKSHEETS –
BUILD-OUT (2024) CONDITIONS**

The Corner Commons
Bromley Lane/Prairie Center Pkwy./Tower Road

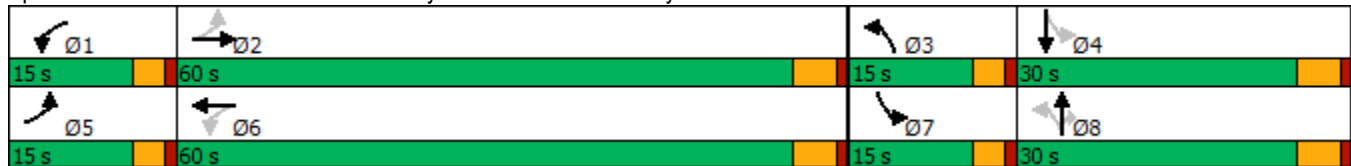
Build-Out (2024) Conditions
AM Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	50	270	110	35	225	15	50	75	65	55	165	50
Future Volume (vph)	50	270	110	35	225	15	50	75	65	55	165	50
Satd. Flow (prot)	3433	5085	1583	1770	5029	0	1770	3539	1583	1770	3391	0
Flt Permitted	0.568			0.554			0.434			0.697		
Satd. Flow (perm)	2053	5085	1583	1032	5029	0	808	3539	1583	1298	3391	0
Satd. Flow (RTOR)			136		13				92		44	
Lane Group Flow (vph)	72	314	126	43	269	0	62	88	92	60	291	0
Turn Type	pm+pt	NA	Free	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		Free	6			8		8	4		
Total Split (s)	15.0	60.0		15.0	60.0		15.0	30.0	30.0	15.0	30.0	
Total Lost Time (s)	4.0	5.0		4.0	5.0		4.0	5.0	5.0	4.0	5.0	
Act Effct Green (s)	62.7	58.0	96.4	62.2	56.2		20.2	12.5	12.5	20.1	12.5	
Actuated g/C Ratio	0.65	0.60	1.00	0.65	0.58		0.21	0.13	0.13	0.21	0.13	
v/c Ratio	0.05	0.10	0.08	0.06	0.09		0.25	0.19	0.32	0.19	0.61	
Control Delay	7.0	10.5	0.1	7.2	10.6		30.9	40.4	12.0	29.9	40.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	7.0	10.5	0.1	7.2	10.6		30.9	40.4	12.0	29.9	40.4	
LOS	A	B	A	A	B		C	D	B	C	D	
Approach Delay		7.5			10.1			27.2			38.6	
Approach LOS		A			B			C			D	
Queue Length 50th (ft)	7	33	0	9	26		30	26	0	30	79	
Queue Length 95th (ft)	13	54	0	22	47		57	48	23	62	108	
Internal Link Dist (ft)		593			896			806			586	
Turn Bay Length (ft)	260		130	300			335			60		
Base Capacity (vph)	1544	3060	1583	782	2938		299	935	485	355	928	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.05	0.10	0.08	0.05	0.09		0.21	0.09	0.19	0.17	0.31	

Intersection Summary

Cycle Length: 120
 Actuated Cycle Length: 96.4
 Control Type: Semi Act-Uncoord
 Maximum v/c Ratio: 0.61
 Intersection Signal Delay: 19.1
 Intersection Capacity Utilization 34.7%
 Analysis Period (min) 15
 Intersection LOS: B
 ICU Level of Service A

Splits and Phases: 2: Prairie Center Pkwy./Tower Road & Bromley Lane



Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑			↑
Traffic Vol, veh/h	0	430	315	11	0	7
Future Vol, veh/h	0	430	315	11	0	7
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	0	467	342	12	0	8

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	-	0	-	0	177
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-
Critical Hdwy	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	-	711
Stage 1	0	-	-	-	0
Stage 2	0	-	-	-	0
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	-	711
Mov Cap-2 Maneuver	-	-	-	-	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.1
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	711
HCM Lane V/C Ratio	-	-	-	0.011
HCM Control Delay (s)	-	-	-	10.1
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0

The Corner Commons
Tower Road/Full Movement Access

Build-Out (2024) Conditions
AM Peak Hour

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	11	14	125	260	9
Future Vol, veh/h	6	11	14	125	260	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	-	50	-	-	-
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	7	12	15	136	283	10

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	386	147	293	0	-	0
Stage 1	288	-	-	-	-	-
Stage 2	98	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	590	873	1265	-	-	-
Stage 1	735	-	-	-	-	-
Stage 2	915	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	583	873	1265	-	-	-
Mov Cap-2 Maneuver	583	-	-	-	-	-
Stage 1	726	-	-	-	-	-
Stage 2	915	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10	0.8	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1265	-	743	-	-
HCM Lane V/C Ratio	0.012	-	0.025	-	-
HCM Control Delay (s)	7.9	-	10	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Intersection Delay, s/veh	9.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↵	↶		↵	↶		↵	↶↷		↵	↶↷	
Traffic Vol, veh/h	10	15	35	70	35	5	20	85	35	10	170	20
Future Vol, veh/h	10	15	35	70	35	5	20	85	35	10	170	20
Peak Hour Factor	0.79	0.79	0.79	0.70	0.70	0.70	0.74	0.74	0.74	0.79	0.79	0.79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	19	44	100	50	7	27	115	47	13	215	25
Number of Lanes	1	1	0	1	1	0	1	2	0	1	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	3	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	3	2	2
HCM Control Delay	9.2	10.1	9.3	9.8
HCM LOS	A	B	A	A

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2	SBLn3
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%	0%
Vol Thru, %	0%	100%	45%	0%	30%	0%	88%	0%	100%	74%
Vol Right, %	0%	0%	55%	0%	70%	0%	12%	0%	0%	26%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	20	57	63	10	50	70	40	10	113	77
LT Vol	20	0	0	10	0	70	0	10	0	0
Through Vol	0	57	28	0	15	0	35	0	113	57
RT Vol	0	0	35	0	35	0	5	0	0	20
Lane Flow Rate	27	77	86	13	63	100	57	13	143	97
Geometry Grp	8	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.048	0.126	0.131	0.024	0.1	0.18	0.093	0.022	0.23	0.15
Departure Headway (Hd)	6.407	5.902	5.512	6.696	5.704	6.475	5.888	6.269	5.765	5.581
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	560	609	652	536	629	555	610	572	624	643
Service Time	4.129	3.625	3.234	4.423	3.431	4.201	3.614	3.992	3.488	3.304
HCM Lane V/C Ratio	0.048	0.126	0.132	0.024	0.1	0.18	0.093	0.023	0.229	0.151
HCM Control Delay	9.5	9.5	9.1	9.6	9.1	10.6	9.2	9.1	10.2	9.3
HCM Lane LOS	A	A	A	A	A	B	A	A	B	A
HCM 95th-tile Q	0.2	0.4	0.4	0.1	0.3	0.7	0.3	0.1	0.9	0.5

The Corner Commons
Bromley Lane/Prairie Center Pkwy./Tower Road

Build-Out (2024) Conditions
PM Peak Hour

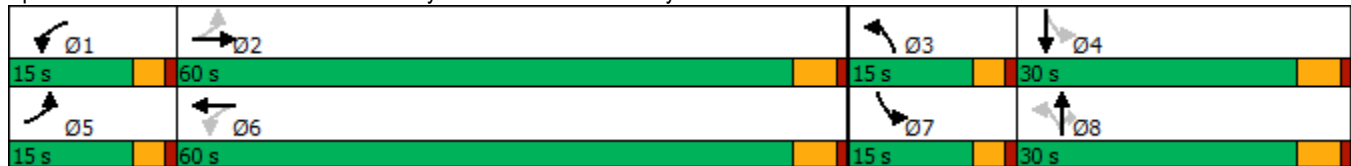
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	140	310	85	60	365	55	160	305	90	55	165	55
Future Volume (vph)	140	310	85	60	365	55	160	305	90	55	165	55
Satd. Flow (prot)	3433	5085	1583	1770	4979	0	1770	3539	1583	1770	3380	0
Flt Permitted	0.386			0.554			0.363			0.507		
Satd. Flow (perm)	1395	5085	1583	1032	4979	0	676	3539	1583	944	3380	0
Satd. Flow (RTOR)			136		35				99		50	
Lane Group Flow (vph)	177	313	97	91	607	0	203	332	99	75	284	0
Turn Type	pm+pt	NA	Free	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		Free	6			8		8	4		
Total Split (s)	15.0	60.0		15.0	60.0		15.0	30.0	30.0	15.0	30.0	
Total Lost Time (s)	4.0	5.0		4.0	5.0		4.0	5.0	5.0	4.0	5.0	
Act Effct Green (s)	64.7	57.5	105.8	63.9	55.3		27.9	18.3	18.3	23.6	13.9	
Actuated g/C Ratio	0.61	0.54	1.00	0.60	0.52		0.26	0.17	0.17	0.22	0.13	
v/c Ratio	0.18	0.11	0.06	0.13	0.23		0.70	0.54	0.28	0.27	0.58	
Control Delay	8.3	13.4	0.1	8.6	13.8		45.4	44.8	10.2	31.0	40.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	8.3	13.4	0.1	8.6	13.8		45.4	44.8	10.2	31.0	40.2	
LOS	A	B	A	A	B		D	D	B	C	D	
Approach Delay		9.6			13.1			39.6			38.3	
Approach LOS		A			B			D			D	
Queue Length 50th (ft)	20	36	0	21	71		111	111	0	38	78	
Queue Length 95th (ft)	35	64	0	34	83		155	165	47	60	111	
Internal Link Dist (ft)		613			896			806			716	
Turn Bay Length (ft)	260		130	300			335			60		
Base Capacity (vph)	1097	2761	1583	732	2618		292	838	450	317	839	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.16	0.11	0.06	0.12	0.23		0.70	0.40	0.22	0.24	0.34	

Intersection Summary

Cycle Length: 120
 Actuated Cycle Length: 105.8
 Control Type: Semi Act-Uncoord
 Maximum v/c Ratio: 0.70
 Intersection Signal Delay: 23.6
 Intersection Capacity Utilization 42.6%
 Analysis Period (min) 15

Intersection LOS: C
 ICU Level of Service A

Splits and Phases: 2: Prairie Center Pkwy./Tower Road & Bromley Lane



Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑			↑
Traffic Vol, veh/h	0	535	555	25	0	23
Future Vol, veh/h	0	535	555	25	0	23
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	0	582	603	27	0	25

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	-	0	-	0	- 315
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-
Critical Hdwy	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	-	0 581
Stage 1	0	-	-	-	0 -
Stage 2	0	-	-	-	0 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	-	- 581
Mov Cap-2 Maneuver	-	-	-	-	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	11.5
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	581
HCM Lane V/C Ratio	-	-	-	0.043
HCM Control Delay (s)	-	-	-	11.5
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0.1

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	19	34	32	525	240	19
Future Vol, veh/h	19	34	32	525	240	19
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	-	50	-	-	-
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	21	37	35	571	261	21

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	628	141	282	0	-	0
Stage 1	272	-	-	-	-	-
Stage 2	356	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	415	881	1277	-	-	-
Stage 1	749	-	-	-	-	-
Stage 2	680	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	404	881	1277	-	-	-
Mov Cap-2 Maneuver	404	-	-	-	-	-
Stage 1	729	-	-	-	-	-
Stage 2	680	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.4	0.5	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1277	-	619	-	-
HCM Lane V/C Ratio	0.027	-	0.093	-	-
HCM Control Delay (s)	7.9	-	11.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-

Intersection	
Intersection Delay, s/veh	13.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↵	↵		↵	↵		↵	↕↕		↵	↕↕	
Traffic Vol, veh/h	15	45	40	75	50	15	45	315	130	10	150	10
Future Vol, veh/h	15	45	40	75	50	15	45	315	130	10	150	10
Peak Hour Factor	0.44	0.77	0.81	0.75	0.68	0.42	0.78	0.87	0.77	0.63	0.82	0.75
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	58	49	100	74	36	58	362	169	16	183	13
Number of Lanes	1	1	0	1	1	0	1	2	0	1	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	3	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	3	2	2
HCM Control Delay	11.8	12.3	14.3	11.9
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2	SBLn3
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%	0%
Vol Thru, %	0%	100%	45%	0%	53%	0%	77%	0%	100%	83%
Vol Right, %	0%	0%	55%	0%	47%	0%	23%	0%	0%	17%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	45	210	235	15	85	75	65	10	100	60
LT Vol	45	0	0	15	0	75	0	10	0	0
Through Vol	0	210	105	0	45	0	50	0	100	50
RT Vol	0	0	130	0	40	0	15	0	0	10
Lane Flow Rate	58	241	290	34	108	100	109	16	122	74
Geometry Grp	8	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.114	0.441	0.497	0.076	0.216	0.218	0.218	0.035	0.248	0.149
Departure Headway (Hd)	7.086	6.578	6.185	8.051	7.216	7.858	7.194	7.828	7.319	7.2
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	508	550	585	445	497	458	500	458	491	499
Service Time	4.796	4.289	3.896	5.794	4.959	5.579	4.915	5.567	5.057	4.938
HCM Lane V/C Ratio	0.114	0.438	0.496	0.076	0.217	0.218	0.218	0.035	0.248	0.148
HCM Control Delay	10.7	14.4	14.9	11.5	11.9	12.8	11.9	10.9	12.5	11.2
HCM Lane LOS	B	B	B	B	B	B	B	B	B	B
HCM 95th-tile Q	0.4	2.2	2.8	0.2	0.8	0.8	0.8	0.1	1	0.5



YOU ARE INVITED TO A NEIGHBORHOOD MEETING!

Topic of Discussion: Annexation & Planned Development
Northwest corner of E Bromley Lane & Tower Road
Brighton, CO

Hosted By: Terracina Design

Date & Time: Monday, November 7th, 2022
5:30 PM

Location: Virtual Meeting

Meeting Link: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting?rtc=1>
Meeting ID: 253 633 545 921
Passcode: 4BsLyW

Description: Terracina Design is hosting a neighborhood meeting to discuss the annexation and planned development of the 4-acre property located on the northwest corner of E Bromley Lane and Tower Road. The proposal is to annex the property into the City of Brighton and zone to allow C-3 (Commercial) uses, while retaining the existing single-family home on the property.

If you are interested in speaking to project representatives, please attend the virtual meeting being held on the date and time specified above. We would like to discuss the design team's vision and solicit feedback before we make a formal submittal.

We look forward to speaking with you!

www.tdco.com



VICINITY MAP

#



City of Brighton
Summer McCann
500 S 4th Avenue
Brighton, CO 80601

RE: Neighborhood Meeting Summary from November 7, 2022

Dear Ms. McCann,

On Monday November 7, 2022 The Corner Commons team held a neighborhood meeting Via Microsoft Teams. Below is a list of many of the questions and concerns that were raised during the meeting and our responses.

Summary Neighborhood Meeting Comments: (Response in Blue)

Note: Comments and Responses are summarized and are not intended as a dictation of the meeting many questions were similar or repeat questions. A brief presentation about the process, PD, annexation occurred prior to opening up for questions.

- What are the thick lines shown on the PD plan? – referencing access arrow.
Response: (Jeff)The arrows are referencing potential access locations. The access to the north is proposed as a full-movement access. The access off Bromley would be a right in/ right out.
- What is the impact to the county roads serving the existing residential.
Response: (Jeff)There was some confusion on where the arrows were on the plan. Clarification was provided that no access will be provided off county roads, only Bromley and Tower.
- When was the access location off Tower annexed into the City and why was nobody notified.
Response: (Summer/Mike) The access (half-moon) was annexed into the City in 2016 and notifications were provided. Mike clarified notifications were send in Nov 2016.
- What are the improvements to Tower Road (dangerous currently)
Response: (Martin/Jeff) The edge adjacent to the property along Tower will be improved to include some additional pavement, potential turn lane improvements, curb and gutter, and a sidewalk. Streetscape will also be included.

- What will be included in the 30' buffer?
Response: (Jeff) The 30' buffer will follow the criteria provided in the code per the Type 3 buffer – Type 3 criteria requirements were presented.
- Why can't the buffer be all evergreens – screen all year round?
Response: (Jeff) The code requires a variety of tree types. If all trees are a similar or same species there is a high risk of disease or overall kill off at some point in time. Variety is highly suggested.
- Who will maintain the buffer?
Response: (Jeff) Typically the businesses will hire an outside landscaping company to maintain.
- What lights will there be on-site?
Response: (Jeff) There will be lights – a photometrics study will be required as we move further into the process that proves that no light will be shed on neighboring properties.
- Overall, some general site plan/questions.
Response: (Jeff) The site plan process will have an additional neighborhood meeting. Details of the site plan are not known yet.
- What is happening with water rights
Response: (Jeff) The property currently has water rights. There is a process that the applicant must go through to turn over those rights or acquire additional rights. The property will ultimately be served from Brighton water and sewer.
- Can we get Brighton Water
Response: (Jeff) Not unless you annex.
- What is the timing?
Response: (Summer) Annexation typically takes 6-8 months.

Also attached is the list of attendants to the meeting.

Sincerely,

Jeff Marck

Associate Principal

Terracina Design

- Jeff Marck and Martin Metsker were invited to the meeting.
 - Friday, October 28
- TNutley (External) was invited to the meeting.

TNutley (External) was invited to the meeting.

- Today
- Boston Blake was invited to the meeting.

Boston Blake was invited to the meeting.

- Meeting started

5:21 PM Meeting started

- Petersen, Jodie (External) was invited to the meeting.

Petersen, Jodie (External) was invited to the meeting.

- Meeting ended: at 5:25 PM after 3 minutes 52 seconds

5:25 PM Meeting ended: 3m 52s

- Meeting started

5:26 PM Meeting started

- Todd Gilchrist was invited to the meeting.

Todd Gilchrist was invited to the meeting.

- Martin (Guest) was invited to the meeting.

Martin (Guest) was invited to the meeting.

- Del Pomerinke was invited to the meeting.

Del Pomerinke was invited to the meeting.

- Caitlyn Harrison was invited to the meeting.

Caitlyn Harrison was invited to the meeting.

- Devaney, Cathleen A. was invited to the meeting.

Devaney, Cathleen A. was invited to the meeting.

- Jetson Swayze was invited to the meeting.

Jetson Swayze was invited to the meeting.

- Summer McCann (Guest) was invited to the meeting.

Summer McCann (Guest) was invited to the meeting.

- Carol Ingraham (Guest) was invited to the meeting.

Carol Ingraham (Guest) was invited to the meeting.

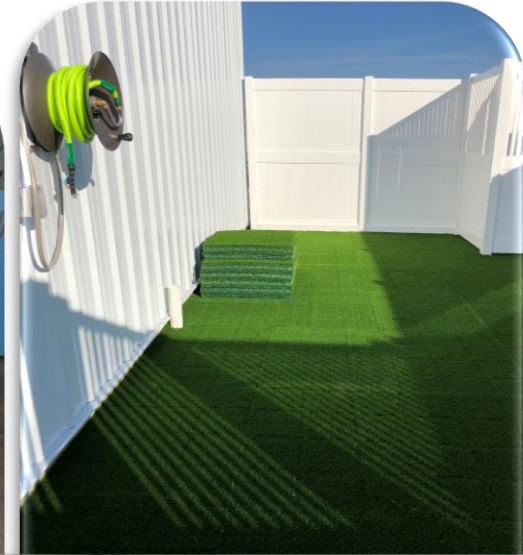
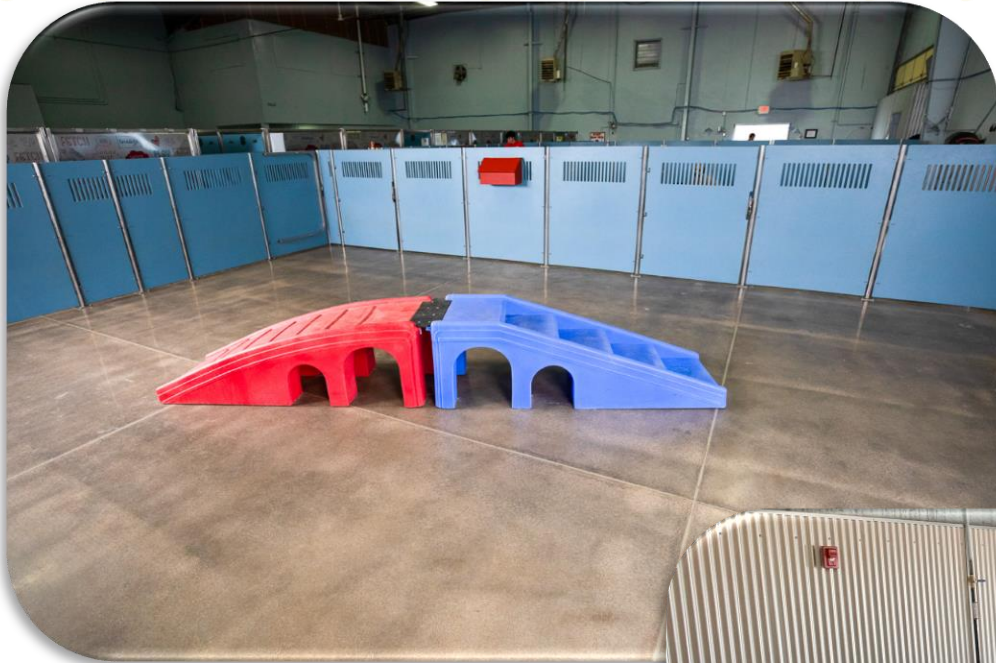
- Mike Tylka (Guest) was invited to the meeting.

Mike Tylka (Guest) was invited to the meeting.

- Chad Cione was invited to the meeting.

Chad Cione was invited to the meeting.

Indoor and Outdoor Play Yards



Adams County Residential Property Profile

Parcel Number: 0156909004024

Owners Name and Address:	Property Address:
INGRAHAM CAROLYN AND DEVANEY MARY C AND DEVANEY CATHLEEN A 691 MCAFEE CT ERIE CO 80516-8467	18405 E 152ND AVE

Account Summary

Legal Description

SUB:PETERSEN-KNAGO TRACT LOT:2

Subdivision Plat

PETERSEN-KNAGO TRACT

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0006565	On or Before 01/01/1996	292	105.413

Permits

Permit Cases

[1974-208-A](#)
[BDC24-00031](#)
[HST2010-00133](#)
[HST2010-01023](#)
[PRE2021-00040](#)
[PRE2023-00032](#)
[VIO2005-45659](#)
[VIO2005-45660](#)
[VIO2005-45897](#)
[VIO2005-45898](#)
[VIO2006-46998](#)
[VIO2006-46999](#)
[VIO2008-58629](#)
[VIO2008-58630](#)
[VIO2009-62536](#)
[VIO2010-00060](#)
[VIO2010-01251](#)
[VIO2011-00376](#)
[VIO2016-01916](#)
[VIO2017-02376](#)
[VIO2022-00053](#)
[VIO2023-03259](#)
[VIO2023-03260](#)

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
10/19/2000	\$10.00	QC	C0722943	6294	730	WIDES AARON NATHAN AND	WIDES AARON NATHAN	\$0	10/19/2000
08/08/2003	\$365,000.00	WD	C1194156			WIDES AARON NATHAN	PIETENPOL DAVID J 50% AND	\$36.5	08/15/2003
03/25/2016	\$0	QC	2016000024462			PIETENPOL DAVID J 50% AND, DEVEREUX LAWRENCE F/MARY P 50%	TUCAJO CAPITAL LLC 50% INT AND, A N BRANCH OF PROPERTIES LLC 50% INT	\$0	04/01/2016
02/12/2021	\$0	QC	2021000026413			TUCAJO CAPITAL LLC 50% INT AND, A N BRANCH OF PROPERTIES LLC 50% INT	A N BRANCH OF PROPERTIES LLC 50% INT, DEVEREUX LAWRENCE AND DEVEREUX MARY et al.	\$0	03/03/2021
03/01/2021	\$0	QC	2021000025394			A N BRANCH PROPERTIES LLC	WEST-PIETENPOL CHARLOTTE	\$0	03/02/2021
07/12/2021	\$0	QC	2021000084136			DEVEREUX LAWRENCE AND DEVEREUX MARY	TUCAJO CAPITAL LLC	\$0	07/13/2021
07/12/2021	\$0	QC	2021000084137			A N BRANCH PROPERTIES LLC	WEST-PIETENPOL CHARLOTTE	\$0	07/13/2021
07/12/2021	\$925,000.00	WD	2021000084138			A N BRANCH OF PROPERTIES LLC 50% INT, DEVEREUX LAWRENCE AND DEVEREUX MARY et al.	INGRAHAM CAROLYN AND DEVANEY MARY C AND, DEVANEY CATHLEEN A	\$92.5	07/13/2021

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0006565	Residential	Acres	4.0400	GREATER BRIGHTON FIRE PROTECTION DISTRICT 6	School District 273-Brighton	I	\$350,000.00	\$23,680.00
Land Subtotal:							\$350,000.00	\$23,680.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0006565	\$604,829.00	\$40,920.00
Improvements Subtotal:	\$604,829.00	\$40,920.00

Total Property Value	\$954,829.00	\$64,600.00
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Building Summary

Building Number: 1.00

Individual Built As Detail

Built As:	Ranch 1 Story
Year Built:	1978
Building Type:	Residential
Construction Type:	Frame Rustic Log
Built As SQ Ft:	1378
Number of Rooms:	4
Number of Baths:	3.00
Number of Bedrooms:	4
Attached Garage SQ Ft:	390
Detached Garage Square Ft:	
Basement SQ Ft:	1378
Finished Basement SQ Ft:	1378

Building Number: 2.00

Individual Built As Detail

Built As:	Farm Utility Building
Year Built:	1986
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	1296
Number of Rooms:	0
Number of Baths:	
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 3.00

Individual Built As Detail

Built As:	Shed - Cattle
Year Built:	1981
Building Type:	Out Building
Construction Type:	Pole Frame Metal Siding
Built As SQ Ft:	288
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Tax Summary

Click [here](#) to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

185

Commissioner Representative

Commissioner District	Link to Representative
5	Click Here

State House Representative

House District	Link to Representative
48	Click Here

State Senate Representative

Senate District	Link to Representative
13	Click Here

US Congress Representative

Congressional District	Link to Representative
8	Click Here

Zoning Summary

Zoning Summary

Zoning Authority	Zoning
Adams County	A-1

Note: Data is updated daily. Above data was updated as of: 06/06/24

Legal Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data