Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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

COMPREHENSIVE PLAN AMENDMENT

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

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at https://permits.adcogov.org/CitizenAccess/.

- [x] 1. Development Application Form (pg. 3)
- [x] 2. Application Fees (see table)
- [x] 3. Written Explanation of the Proposed Amendment, including:
    - Proposed Text Changes
    - Proposed Map Changes
- [x] 4. Site Plan Showing Proposed Development
- [x] 5. Regional Traffic Study
- [x] 6. Neighborhood Meeting Summary
- [x] 7. Legal Description
- [x] 8. Certificate of Taxes Paid
- [x] 9. Certificate of Notice to Mineral Estate Owners/and Lessees(pg. 5)
- [x] 10. Certificate of Surface Development (pg. 6)

Application Fees	Amount	Due
Comprehensive Plan Amendment	$1,500	After complete application received
Tri-County Health	$150 (TCHD Level 1)	After complete application received

Comprehensive Plan Amendment - Guide to Development Application Submittal

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

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB).

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3. Written Explanation of the Project:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

4. Site Plan Showing Proposed Development:

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

5. Regional Traffic Study:

- Addresses mobility concerns in the region associated with population growth and increased development that will be generated because of the change in the future land use designation

6. 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

7. 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

8. Certificate of Taxes Paid:

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

9-10. 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.

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COLORADO

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Application Type:

☐ Conceptual Review	☐ Preliminary PUD	☐ Temporary Use
☐ Subdivision, Preliminary	☐ Final PUD	☐ Variance
☐ Subdivision, Final	☐ Rezone	☐ Conditional Use
☐ Plat Correction/ Vacation	☐ Special Use	☒ Other: Comprehensive Plan Amendment

PROJECT NAME: CorePark Denver Distribution Center

APPLICANT

Name(s): 7700 York Street Investments, LLC
Phone #: 303-519-2612
Address: 4770 Valhalla Drive
City, State, Zip: Boulder, CO 80301
2nd Phone #:
Email: rsimmering@huntingtonindustrial.com

OWNER

Name(s): 6625 Investments, LLC
Phone #: 303-902-2903
Address: 80 E 62nd Ave
City, State, Zip: Denver, CO 80216
2nd Phone #: 303-429-8893
Email: mike@fioreandsons.com

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

Name: Ted Swan
Phone #: 970-402-6977
Address: 900 S Broadway #320
City, State, Zip: Denver, CO 80209
2nd Phone #:
Email: tswan@waremalcomb.com

DESCRIPTION OF SITE

Address:	77th Ave and York St
City, State, Zip:	Adams County, CO 80229
Area (acres or square feet):	13.9 acres
Tax Assessor Parcel Number	0171936200007 0171936200008 0171936200032
Existing Zoning:	A1
Existing Land Use:	Residential, Farming
Proposed Land Use:	Mixed Use and Light Industrial

Have you attended a Conceptual Review? YES [x] NO [ ]

If Yes, please list PRE#: 2022-00006

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

Name: 6625 Investments LLC
Michael E. Fiore — Date: 5/3/2022

Owner's Printed Name

Name: Michael E Fio

Owner's Signature

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

May 10, 2022

RE: CorePark Denver Distribution Center– Comprehensive Plan Amendment Letter

To Whom It May Concern,

The 13.9 -acre CorePark Denver Distribution Center development by Huntington Industrial Partners consists of a proposed mixed-use parcel that fronts on York Street with two light industrial warehouse/distribution buildings behind and east of the mixed-use parcel. The mixed-use parcel is approximately 1.49 acres with to be defined buildings complimenting that use. The two industrial buildings on the balance of the site (12.3 acres) total 176,435 SF have undefined uses at this time. Access to the site is anticipated to be from both York and Clayton Streets with internal circulation intended to separate car and truck traffic. The remainder of the industrial portion of the site is anticipated to be truck courts, driveways, parking stormwater detention, water quality treatment and landscaped areas.

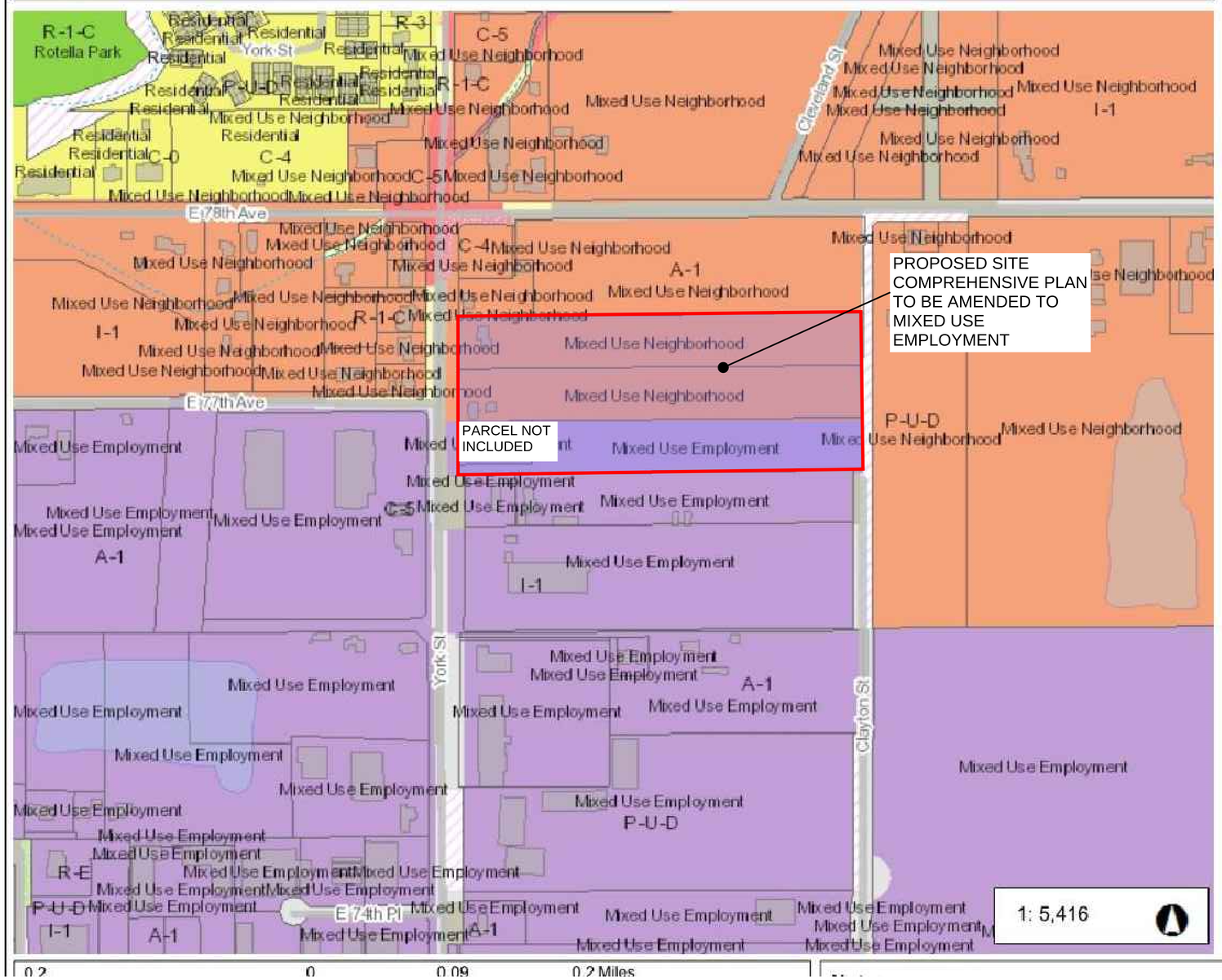
The northern two thirds of the site currently fall within the Mixed Use Neighborhood classification within the County Comprehensive Plan. We are proposing to amend the Comprehensive Plan to Mixed Use Employment. We believe this revision of the Comprehensive Plan will allow for a development that supports the desired goals of the County and Community for a potential retail development fronting York St and light industrial fronting Clayton St. Clayton St is intended to be extended south to connect to the previously constructed roadway leading to Hwy 224. The goal of the development is to establish Clayton St as a primary route for truck traffic. Please see attached maps for clarification.

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

Ted Swan, PE
Ware Malcomb

Adams County Map

ADAMS COUNTY
COLORADO



Legend

- Highways (5,000 - 10,000)
  - Interstate
  - Highway
  - Tollway
- Building
- County Parks and Open Space
- Cities
  - Arvada
  - Aurora
  - Bennett
  - Brighton
  - Commerce City
  - Federal Heights
  - Lochbuie
  - Northglenn
  - Thornton
  - Westminster
- Small Lakes
- Major Lakes
- Rivers
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream
- Parcels
- Comprehensive Plan
  - Urban Residential
  - Estate Residential

NORTH

COMPREHENSIVE PLAN

YORK STREET
ADAMS COUNTY,CO

WARE MALCOMB

DEN21-0001-00
04/18/2022

SHEET
X

NORTH

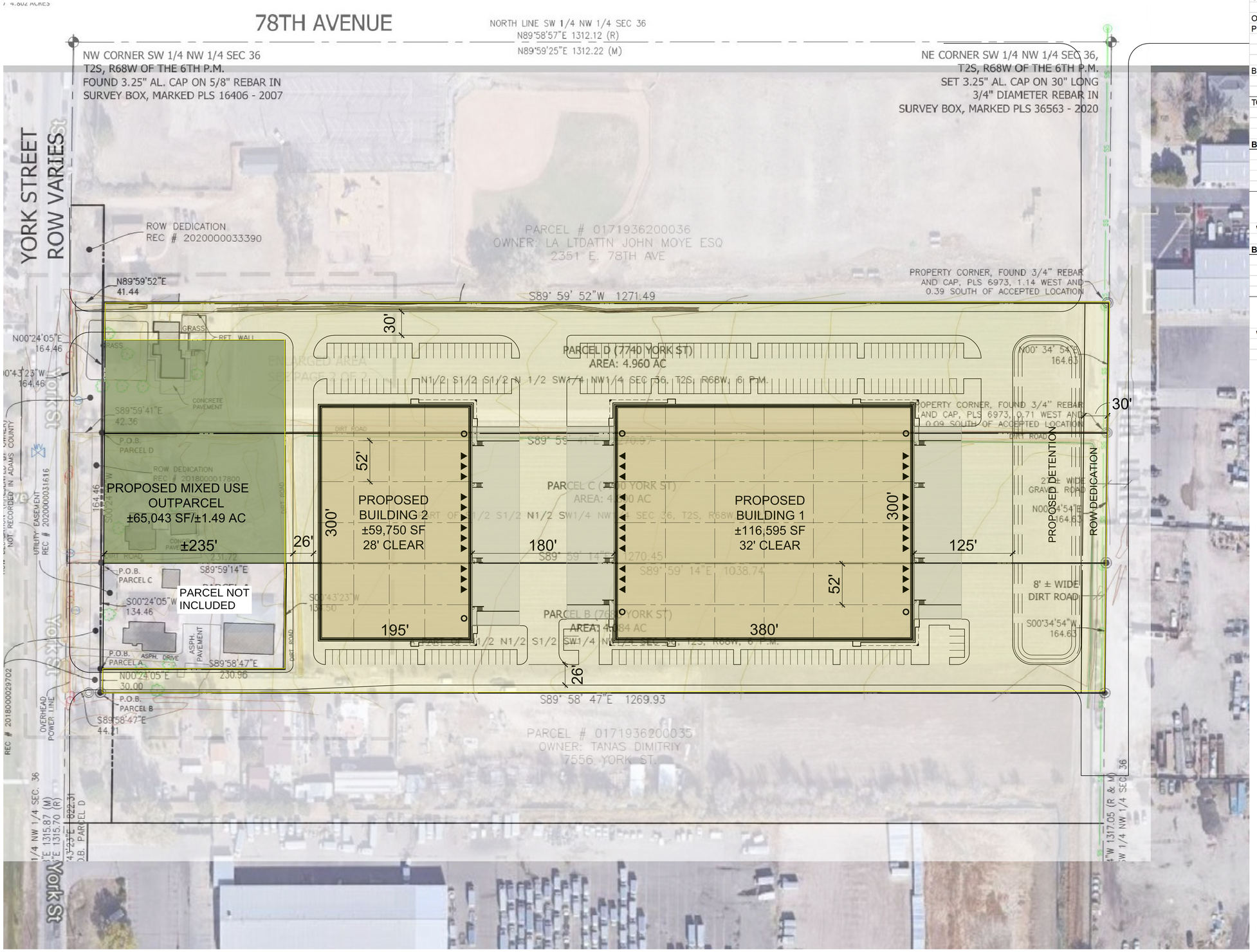
CLAYTON ST ROAD PLAN

YORK STREET
ADAMS COUNTY,CO

WARE MALCOMB

DEN21-0001-00
04/18/2022

SHEET
2



TABULATIONS			
GROSS SITE AREA	+/- 603,372 SF	+/- 13.85 AC	
OUTPARCEL	+/- 65,043 SF	+/- 1.49 AC	
PROPOSED DEVELOPMENT	+/- 538,329 SF	+/- 12.36 AC	
NET COVERAGE	32.8%		
BUILDING AREA			
BUILDING 1	+/- 116,595 SF		
BUILDING 2	+/- 59,750 SF		
TOTAL BUILDING AREA	+/- 176,345 SF		
BUILDING 1			
DOCK DOORS	24 DOORS		
DRIVE IN DOORS	2 DOORS		
AUTO PARKING	REQUIRED	PROVIDED	
			(4 OFFICE PODS @ 2,500 SF EA) =
OFFICE (1/300 SF)	33 STALLS	33 STALLS	10,000 SF
WAREHOUSE/MANUF (1/1000 SF)	107 STALLS	113 STALLS	
BUILDING 2			
DOCK DOORS	12 DOORS		
DRIVE IN DOORS	2 DOORS		
AUTO PARKING	REQUIRED	PROVIDED	
			(2 OFFICE PODS @ 2,500 SF EA) =
OFFICE (1/300 SF)	17 STALLS	17 STALLS	5,000 SF
WAREHOUSE/MANUF (1/1000 SF)	55 STALLS	59 STALLS	

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1" = 10'

0 5 10 20 50

NORTH

HUNTINGTON® INDUSTRIAL PARTNERS

MP14.0 Conceptual Site Plan

YORK STREET
COMMERCE CITY, CO

WARE MALCOMB

DEN21-0001-00
11.04.2021

SHEET
1

ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

Advanced Transportation Planning and Traffic Engineering

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

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

April 13, 2022

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

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

Dear Mr. Swan:

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

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

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

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

Respectfully submitted,
Aldridge Transportation Consultants, LLC

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

BACKGROUND INFORMATION

This traffic impact study provides an analysis of the traffic impact occasioned by the development of warehousing buildings at 7700 York St. in Adams County. The development plan proposes construction of two buildings with a total of 176,345 square feet. Figure 1 shows the location of the site and the adjacent streets and intersections. Access to the site will be from two driveways on York St. approximately 330 feet apart and a back side access to a driveway that connects to 78th Ave. The driveway serves as access to the Steelock construction company.

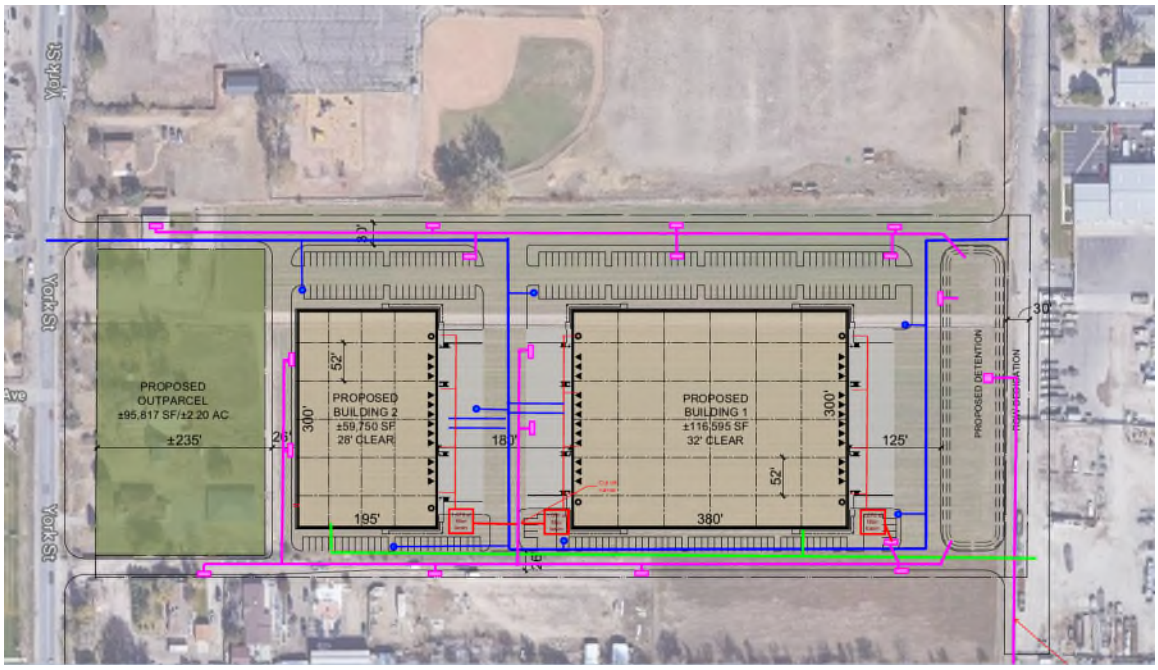


Figure 1 Location and Site Plan

GENERAL EXISTING CONDITIONS

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

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

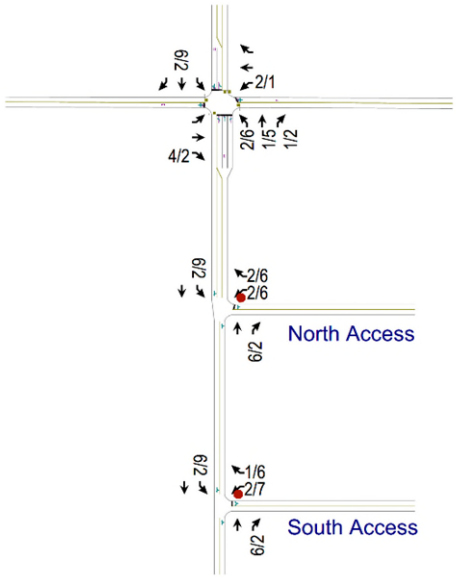
The intersection of York St. and 78th Ave. is signalized with permitted only left turn phasing on all approaches.

DEVELOPMENT SITE CHARACTERISTICS

The total site of approximately 14.5 acres will consist of two buildings for warehousing. The following table presents the estimated trip generation based on the rates and values in the ***11th Edition of the ITE Trip Generation Manual***. The table shows the Average Daily Traffic and the AM and PM peak hour traffic. Note that the trip generation assumes some office space.

Table 1 Trip Generation

Trip Generation Worksheet								
					AM		PM	
ITE Code	Land Use	Unit	Quantity	ADT	In	Out	In	Out
150	Warehousing	KSF	177	*1.74*	*0.13*	*0.04*	*0.05*	*0.14*
				308	**23**	**7**	**9**	**25**
Total Trips				**308**	**23**	**7**	**9**	**25**



CO-7

Figure 3 Trip Distribution and Assignment

OPERATIONS ANALYSIS

ATC uses Synchro v.10 for operations analyses. The Synchro methodology is based on the Highway Capacity Manual, 6th Edition (HCM). The Synchro HCM reports are attached for reference. The chart summarizes the existing and forecast LOS (level of service). LOS is letter rating from A to F. LOS A indicates free-flow traffic conditions and no delay at intersections. LOS F is heavy traffic congestion with significant delay. LOS is provided for the overall operations at signalized intersections. LOS D is generally the benchmark for acceptable signalized intersection operations during the weekday peak hours. The LOS rating for unsignalized intersections is provided by the critical movement - not the overall - which is generally a left turn from the minor approach. Caution must be used when evaluating the LOS at unsignalized intersections particularly when LOS F is shown. Per the HCM, *"LOS is used to translate complex numerical performance*

rating into a simple A-F system representative of the travelers' perception of the quality of service provided by a facility or service. Practitioners and decision makers alike must understand that the LOS letter result hides much of the complexity of facility performance[1]*."* In case of LOS F, the HCM suggests that other evaluation measures should be considered such as the volume over capacity ratio and 95th percentile queue length to make the most effective traffic control decision. LOS F at unsignalized intersections is generally normal for the weekday peak hour when the v/c ratio and the 95th percentile queue length are acceptable. Table 2 shows the AM/PM peak hour LOS and vehicles seconds of delay for the Existing, 5-Year Background and Total and the same for the long-term 20-Year AM/PM peak hours.

Table 2 LOS Summary

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

IMPACT AND QUEUING ANALYSIS

The summary demonstrates that all intersections in the study area will provide acceptable operating conditions. The signalized intersection of York St. and 78th Ave. will operate at no less than LOS B at in the 20-Year peak hour conditions.

The unsignalized intersections at the north and south accesses to the site will operated at LOS B in all conditions excepting the 2042 PM peak hour when a LOS C is reported.

There are no queuing issues at the subject intersections. At the signalized intersection all queues will clear in one cycle. At the unsignalized no queues registered more than 1 vehicle.

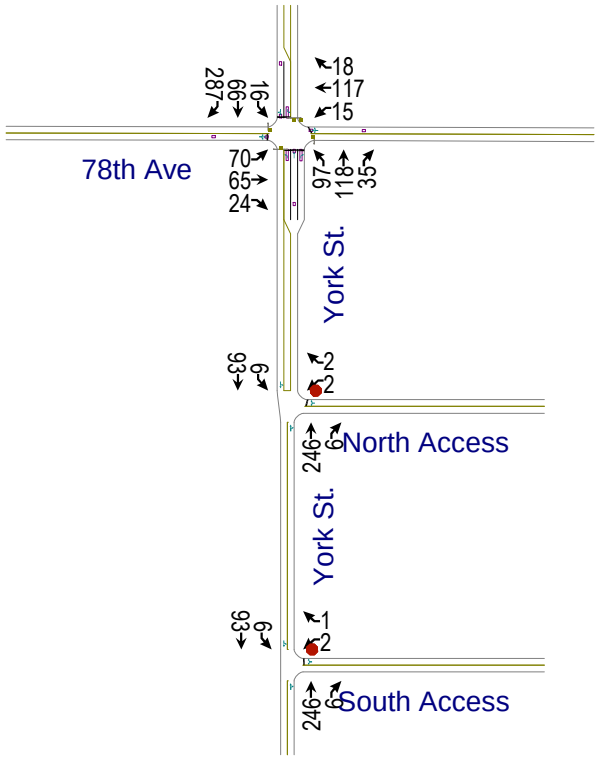
No auxiliary turn lanes are warranted by volume at the access locations. Any future improvements at the signalized intersections are not warranted by the added traffic from this project.

SUMMARY OF STUDY FINDINGS AND RECOMMENDATIONS

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

[1] HCM version 6, Chapter 5, pages 5-3 – 5-6.

APPENDIX


78th Ave
York St.
York St.
North Access
South Access
287
69
19
18
117
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65
24
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118
35
93
9
2
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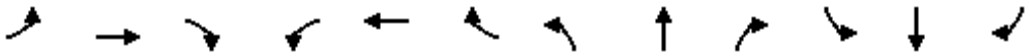
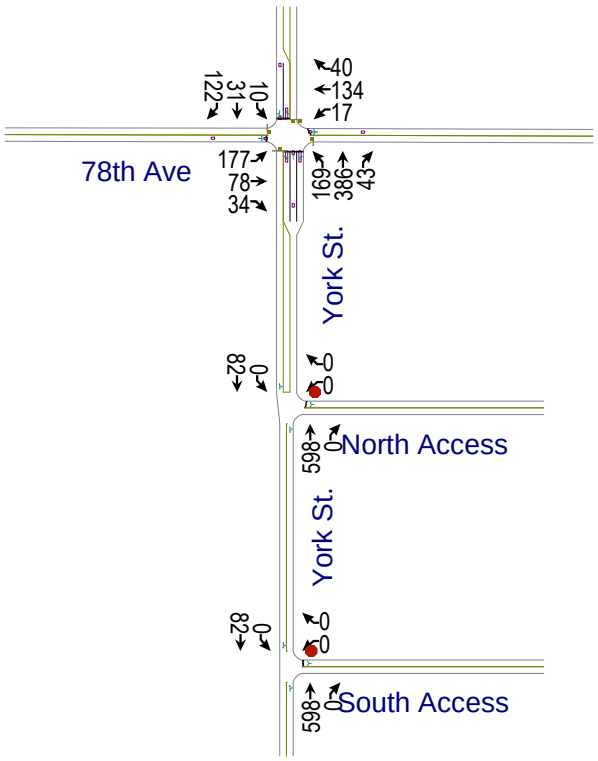
246
6
93
9
1
2
246
6



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	65	20	14	117	18	95	116	35	16	59	287
Future Volume (veh/h)	70	65	20	14	117	18	95	116	35	16	59	287
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	76	71	22	15	127	20	103	126	38	17	64	312
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	166	110	30	71	208	31	756	1359	1152	971	201	981
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.73	0.73	0.73	0.73	0.73	0.73
Sat Flow, veh/h	633	794	214	89	1501	224	1007	1870	1585	1222	277	1350
Grp Volume(v), veh/h	169	0	0	162	0	0	103	126	38	17	0	376
Grp Sat Flow(s),veh/h/ln	1641	0	0	1815	0	0	1007	1870	1585	1222	0	1627
Q Serve(g_s), s	0.7	0.0	0.0	0.0	0.0	0.0	2.7	1.3	0.4	0.3	0.0	5.5
Cycle Q Clear(g_c), s	6.3	0.0	0.0	5.6	0.0	0.0	8.2	1.3	0.4	1.6	0.0	5.5
Prop In Lane	0.45		0.13	0.09		0.12	1.00		1.00	1.00		0.83
Lane Grp Cap(c), veh/h	306	0	0	311	0	0	756	1359	1152	971	0	1182
V/C Ratio(X)	0.55	0.00	0.00	0.52	0.00	0.00	0.14	0.09	0.03	0.02	0.00	0.32
Avail Cap(c_a), veh/h	826	0	0	923	0	0	756	1359	1152	971	0	1182
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	27.4	0.0	0.0	27.2	0.0	0.0	4.7	2.7	2.6	2.9	0.0	3.2
Incr Delay (d2), s/veh	1.6	0.0	0.0	1.4	0.0	0.0	0.4	0.1	0.1	0.0	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	0.0	0.0	2.4	0.0	0.0	0.5	0.3	0.1	0.1	0.0	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.0	0.0	0.0	28.5	0.0	0.0	5.1	2.8	2.6	2.9	0.0	4.0
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		169			162			267			393	
Approach Delay, s/veh		29.0			28.5			3.7			3.9	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		53.0		13.8		53.0		13.8				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		48.5		32.5		48.5		32.5				
Max Q Clear Time (g_c+I1), s		10.2		8.3		7.5		7.6				
Green Ext Time (p_c), s		1.4		1.0		2.9		0.9				

Intersection Summary		
HCM 6th Ctrl Delay		12.1
HCM 6th LOS		B


78th Ave
York St.
North Access
York St.
South Access
122
31
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34
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82
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82
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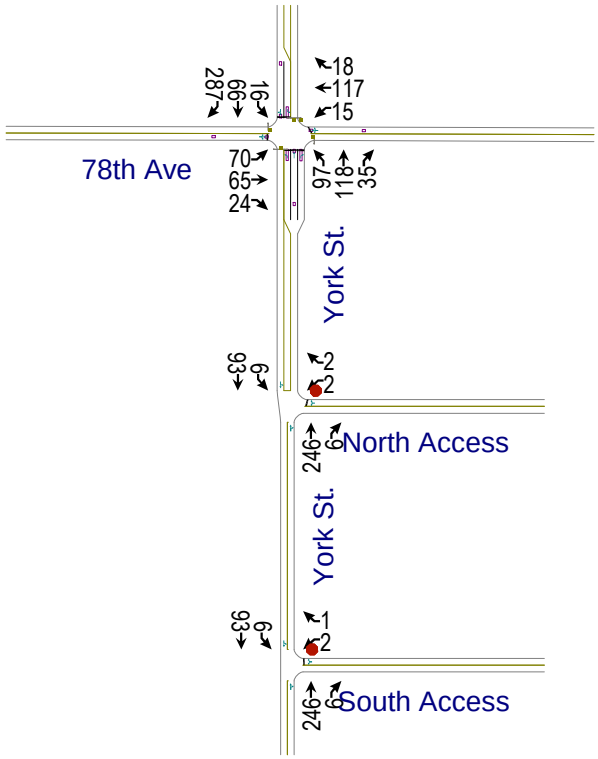
598
0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	177	78	34	17	134	40	169	386	43	10	31	122
Future Volume (veh/h)	177	78	34	17	134	40	169	386	43	10	31	122
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	192	85	37	18	146	43	184	420	47	11	34	133
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	308	114	45	78	367	101	775	1110	941	549	198	773
Arrive On Green	0.27	0.27	0.27	0.27	0.27	0.27	0.59	0.59	0.59	0.59	0.59	0.59
Sat Flow, veh/h	815	421	165	72	1354	374	1218	1870	1585	926	333	1303
Grp Volume(v), veh/h	314	0	0	207	0	0	184	420	47	11	0	167
Grp Sat Flow(s),veh/h/ln	1401	0	0	1799	0	0	1218	1870	1585	926	0	1636
Q Serve(g_s), s	7.6	0.0	0.0	0.0	0.0	0.0	5.4	7.8	0.8	0.4	0.0	3.1
Cycle Q Clear(g_c), s	13.9	0.0	0.0	6.3	0.0	0.0	8.4	7.8	0.8	8.3	0.0	3.1
Prop In Lane	0.61		0.12	0.09		0.21	1.00		1.00	1.00		0.80
Lane Grp Cap(c), veh/h	467	0	0	547	0	0	775	1110	941	549	0	971
V/C Ratio(X)	0.67	0.00	0.00	0.38	0.00	0.00	0.24	0.38	0.05	0.02	0.00	0.17
Avail Cap(c_a), veh/h	949	0	0	1158	0	0	775	1110	941	549	0	971
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.6	0.0	0.0	20.0	0.0	0.0	8.0	7.1	5.7	9.3	0.0	6.1
Incr Delay (d2), s/veh	1.7	0.0	0.0	0.4	0.0	0.0	0.7	1.0	0.1	0.1	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.5	0.0	0.0	2.5	0.0	0.0	1.3	2.8	0.3	0.1	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.3	0.0	0.0	20.4	0.0	0.0	8.8	8.1	5.8	9.3	0.0	6.5
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		314			207			651			178	
Approach Delay, s/veh		24.3			20.4			8.1			6.7	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		44.0		22.5		44.0		22.5				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		39.5		41.5		39.5		41.5				
Max Q Clear Time (g_c+I1), s		10.4		15.9		10.3		8.3				
Green Ext Time (p_c), s		3.7		2.2		1.1		1.3				

Intersection Summary												
HCM 6th Ctrl Delay			13.6									
HCM 6th LOS			B									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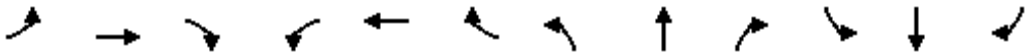


Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	65	24	15	117	18	97	118	35	16	66	287
Future Volume (veh/h)	70	65	24	15	117	18	97	118	35	16	66	287
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	76	71	26	16	127	20	105	128	38	17	72	312
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	164	110	35	73	211	31	747	1355	1148	966	222	960
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.72	0.72	0.72	0.72	0.72	0.72
Sat Flow, veh/h	616	780	247	96	1495	223	999	1870	1585	1220	306	1326
Grp Volume(v), veh/h	173	0	0	163	0	0	105	128	38	17	0	384
Grp Sat Flow(s),veh/h/ln	1643	0	0	1814	0	0	999	1870	1585	1220	0	1632
Q Serve(g_s), s	0.9	0.0	0.0	0.0	0.0	0.0	2.8	1.4	0.5	0.3	0.0	5.7
Cycle Q Clear(g_c), s	6.5	0.0	0.0	5.6	0.0	0.0	8.5	1.4	0.5	1.6	0.0	5.7
Prop In Lane	0.44		0.15	0.10		0.12	1.00		1.00	1.00		0.81
Lane Grp Cap(c), veh/h	309	0	0	315	0	0	747	1355	1148	966	0	1182
V/C Ratio(X)	0.56	0.00	0.00	0.52	0.00	0.00	0.14	0.09	0.03	0.02	0.00	0.32
Avail Cap(c_a), veh/h	824	0	0	920	0	0	747	1355	1148	966	0	1182
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	27.4	0.0	0.0	27.1	0.0	0.0	4.9	2.7	2.6	3.0	0.0	3.3
Incr Delay (d2), s/veh	1.6	0.0	0.0	1.3	0.0	0.0	0.4	0.1	0.1	0.0	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	0.0	0.0	2.5	0.0	0.0	0.5	0.4	0.1	0.1	0.0	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.0	0.0	0.0	28.4	0.0	0.0	5.3	2.9	2.7	3.0	0.0	4.1
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		173			163			271			401	
Approach Delay, s/veh		29.0			28.4			3.8			4.0	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		53.0		13.9		53.0		13.9				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		48.5		32.5		48.5		32.5				
Max Q Clear Time (g_c+I1), s		10.5		8.5		7.7		7.6				
Green Ext Time (p_c), s		1.4		1.0		3.0		0.9				

Intersection Summary												
HCM 6th Ctrl Delay			12.2									
HCM 6th LOS			B									

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	2	246	6	6	93
Future Vol, veh/h	2	2	246	6	6	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	2	267	7	7	101

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	386	271	0	0	274	0
Stage 1	271	-	-	-	-	-
Stage 2	115	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	617	768	-	-	1289	-
Stage 1	775	-	-	-	-	-
Stage 2	910	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	613	768	-	-	1289	-
Mov Cap-2 Maneuver	613	-	-	-	-	-
Stage 1	775	-	-	-	-	-
Stage 2	905	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.3	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	682	1289	-
HCM Lane V/C Ratio	-	-	0.006	0.005	-
HCM Control Delay (s)	-	-	10.3	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

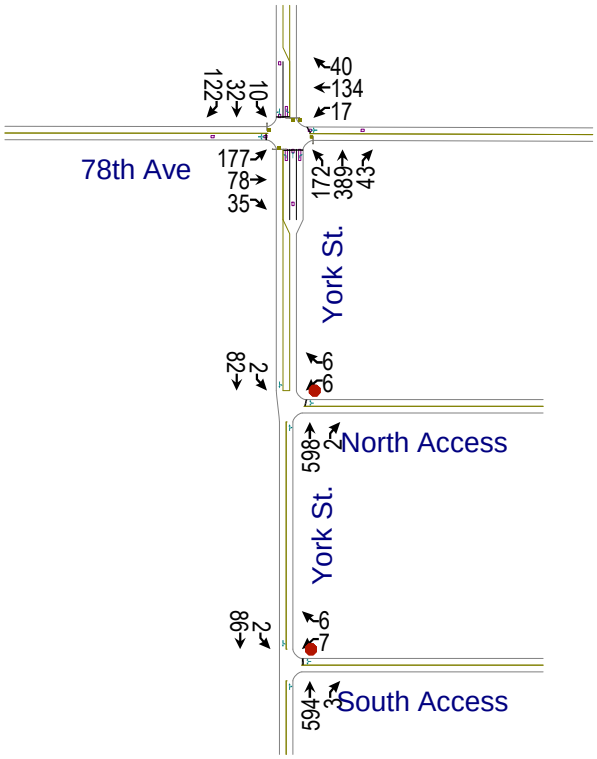
Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	1	246	6	6	93
Future Vol, veh/h	2	1	246	6	6	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	1	267	7	7	101

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	386	271	0	0	274	0
Stage 1	271	-	-	-	-	-
Stage 2	115	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	617	768	-	-	1289	-
Stage 1	775	-	-	-	-	-
Stage 2	910	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	613	768	-	-	1289	-
Mov Cap-2 Maneuver	613	-	-	-	-	-
Stage 1	775	-	-	-	-	-
Stage 2	905	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.5	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	657	1289	-
HCM Lane V/C Ratio	-	-	0.005	0.005	-
HCM Control Delay (s)	-	-	10.5	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	177	78	35	17	134	40	172	389	43	10	32	122
Future Volume (veh/h)	177	78	35	17	134	40	172	389	43	10	32	122
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	192	85	38	18	146	43	187	423	47	11	35	133
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	308	114	46	78	368	102	774	1109	940	546	202	769
Arrive On Green	0.27	0.27	0.27	0.27	0.27	0.27	0.59	0.59	0.59	0.59	0.59	0.59
Sat Flow, veh/h	812	420	169	72	1354	374	1217	1870	1585	923	341	1296
Grp Volume(v), veh/h	315	0	0	207	0	0	187	423	47	11	0	168
Grp Sat Flow(s),veh/h/ln	1402	0	0	1799	0	0	1217	1870	1585	923	0	1637
Q Serve(g_s), s	7.6	0.0	0.0	0.0	0.0	0.0	5.5	7.9	0.8	0.4	0.0	3.1
Cycle Q Clear(g_c), s	13.9	0.0	0.0	6.3	0.0	0.0	8.6	7.9	0.8	8.3	0.0	3.1
Prop In Lane	0.61		0.12	0.09		0.21	1.00		1.00	1.00		0.79
Lane Grp Cap(c), veh/h	468	0	0	548	0	0	774	1109	940	546	0	971
V/C Ratio(X)	0.67	0.00	0.00	0.38	0.00	0.00	0.24	0.38	0.05	0.02	0.00	0.17
Avail Cap(c_a), veh/h	949	0	0	1157	0	0	774	1109	940	546	0	971
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.6	0.0	0.0	20.0	0.0	0.0	8.1	7.1	5.7	9.3	0.0	6.1
Incr Delay (d2), s/veh	1.7	0.0	0.0	0.4	0.0	0.0	0.7	1.0	0.1	0.1	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.5	0.0	0.0	2.5	0.0	0.0	1.4	2.8	0.3	0.1	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.3	0.0	0.0	20.4	0.0	0.0	8.8	8.1	5.8	9.4	0.0	6.5
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		315			207			657			179	
Approach Delay, s/veh		24.3			20.4			8.2			6.7	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		44.0		22.6		44.0		22.6				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		39.5		41.5		39.5		41.5				
Max Q Clear Time (g_c+I1), s		10.6		15.9		10.3		8.3				
Green Ext Time (p_c), s		3.7		2.2		1.1		1.3				

Intersection Summary												
HCM 6th Ctrl Delay			13.6									
HCM 6th LOS			B									

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	6	598	2	2	82
Future Vol, veh/h	6	6	598	2	2	82
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	7	650	2	2	89

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	744	651	0	0	652	0
Stage 1	651	-	-	-	-	-
Stage 2	93	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	382	469	-	-	935	-
Stage 1	519	-	-	-	-	-
Stage 2	931	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	381	469	-	-	935	-
Mov Cap-2 Maneuver	381	-	-	-	-	-
Stage 1	519	-	-	-	-	-
Stage 2	929	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.8	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	420	935	-
HCM Lane V/C Ratio	-	-	0.031	0.002	-
HCM Control Delay (s)	-	-	13.8	8.9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

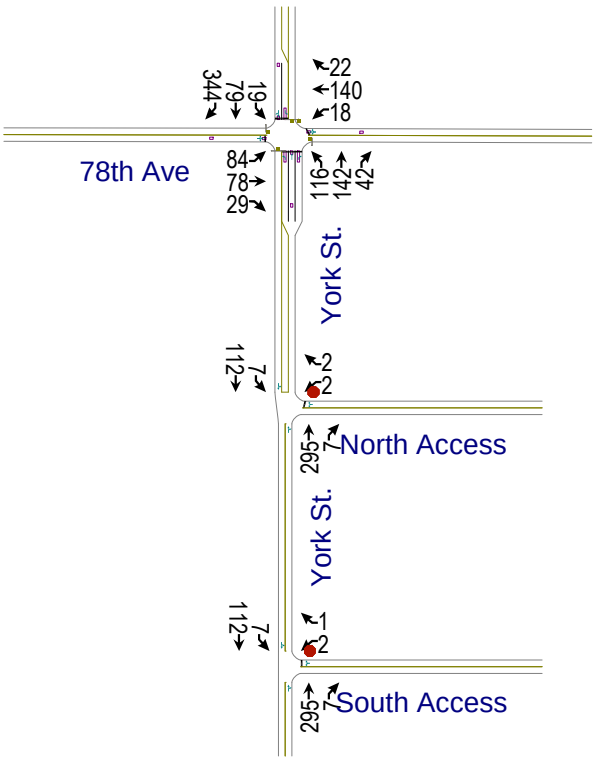
Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	6	594	3	2	86
Future Vol, veh/h	7	6	594	3	2	86
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	7	646	3	2	93

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	745	648	0	0	649	0
Stage 1	648	-	-	-	-	-
Stage 2	97	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	382	470	-	-	937	-
Stage 1	521	-	-	-	-	-
Stage 2	927	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	381	470	-	-	937	-
Mov Cap-2 Maneuver	381	-	-	-	-	-
Stage 1	521	-	-	-	-	-
Stage 2	925	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.9	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	417	937	-
HCM Lane V/C Ratio	-	-	0.034	0.002	-
HCM Control Delay (s)	-	-	13.9	8.9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-


78th Ave
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North Access
South Access
344
79
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140
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84
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116
142
42
112
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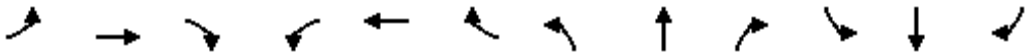
295
7



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	65	24	15	117	18	97	118	35	16	66	287
Future Volume (veh/h)	70	65	24	15	117	18	97	118	35	16	66	287
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	91	85	31	20	153	23	127	154	46	21	86	374
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	174	126	40	74	257	36	646	1308	1109	899	213	928
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.17	0.70	0.70	0.70	0.70	0.70	0.70
Sat Flow, veh/h	584	739	233	100	1504	213	932	1870	1585	1182	305	1327
Grp Volume(v), veh/h	207	0	0	196	0	0	127	154	46	21	0	460
Grp Sat Flow(s),veh/h/ln	1556	0	0	1818	0	0	932	1870	1585	1182	0	1632
Q Serve(g_s), s	1.8	0.0	0.0	0.0	0.0	0.0	4.6	1.9	0.6	0.4	0.0	8.2
Cycle Q Clear(g_c), s	8.6	0.0	0.0	6.9	0.0	0.0	12.8	1.9	0.6	2.3	0.0	8.2
Prop In Lane	0.44		0.15	0.10		0.12	1.00		1.00	1.00		0.81
Lane Grp Cap(c), veh/h	340	0	0	368	0	0	646	1308	1109	899	0	1141
V/C Ratio(X)	0.61	0.00	0.00	0.53	0.00	0.00	0.20	0.12	0.04	0.02	0.00	0.40
Avail Cap(c_a), veh/h	780	0	0	889	0	0	646	1308	1109	899	0	1141
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	27.3	0.0	0.0	26.7	0.0	0.0	7.0	3.4	3.2	3.8	0.0	4.4
Incr Delay (d2), s/veh	1.8	0.0	0.0	1.2	0.0	0.0	0.7	0.2	0.1	0.0	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.3	0.0	0.0	3.0	0.0	0.0	0.9	0.6	0.2	0.1	0.0	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.0	0.0	0.0	27.9	0.0	0.0	7.7	3.6	3.3	3.8	0.0	5.4
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		207			196			327			481	
Approach Delay, s/veh		29.0			27.9			5.2			5.4	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		53.0		16.3		53.0		16.3				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		48.5		32.5		48.5		32.5				
Max Q Clear Time (g_c+I1), s		14.8		10.6		10.2		8.9				
Green Ext Time (p_c), s		1.8		1.2		3.7		1.1				

Intersection Summary												
HCM 6th Ctrl Delay			13.0									
HCM 6th LOS			B									

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	2	246	6	6	93
Future Vol, veh/h	2	2	246	6	6	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	3	321	8	8	121

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	462	325	0	0	329	0
Stage 1	325	-	-	-	-	-
Stage 2	137	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	558	716	-	-	1231	-
Stage 1	732	-	-	-	-	-
Stage 2	890	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	554	716	-	-	1231	-
Mov Cap-2 Maneuver	554	-	-	-	-	-
Stage 1	732	-	-	-	-	-
Stage 2	884	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.8	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	625	1231	-
HCM Lane V/C Ratio	-	-	0.008	0.006	-
HCM Control Delay (s)	-	-	10.8	7.9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

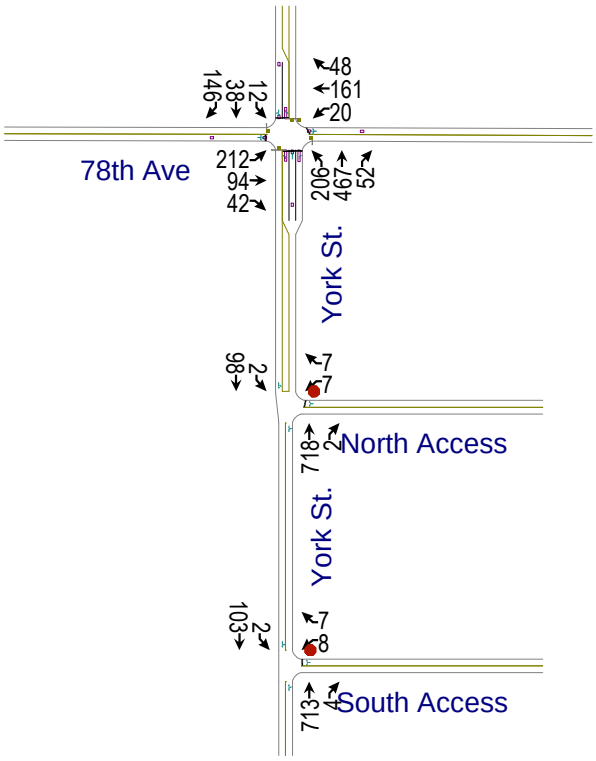
Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	1	246	6	6	93
Future Vol, veh/h	2	1	246	6	6	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	1	321	8	8	121

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	462	325	0	0	329	0
Stage 1	325	-	-	-	-	-
Stage 2	137	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	558	716	-	-	1231	-
Stage 1	732	-	-	-	-	-
Stage 2	890	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	554	716	-	-	1231	-
Mov Cap-2 Maneuver	554	-	-	-	-	-
Stage 1	732	-	-	-	-	-
Stage 2	884	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.1	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	599	1231	-
HCM Lane V/C Ratio	-	-	0.007	0.006	-
HCM Control Delay (s)	-	-	11.1	7.9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-


78th Ave
York St.
York St.
North Access
South Access
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713
4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	177	78	35	17	134	40	172	389	43	10	32	122
Future Volume (veh/h)	177	78	35	17	134	40	172	389	43	10	32	122
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	231	102	46	22	175	52	224	507	56	13	42	159
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	342	128	54	81	450	126	660	1005	852	411	184	696
Arrive On Green	0.34	0.34	0.34	0.34	0.34	0.34	0.54	0.54	0.54	0.54	0.54	0.54
Sat Flow, veh/h	775	380	160	76	1341	374	1181	1870	1585	847	342	1295
Grp Volume(v), veh/h	379	0	0	249	0	0	224	507	56	13	0	201
Grp Sat Flow(s),veh/h/ln	1315	0	0	1791	0	0	1181	1870	1585	847	0	1637
Q Serve(g_s), s	11.6	0.0	0.0	0.0	0.0	0.0	8.8	12.2	1.2	0.7	0.0	4.6
Cycle Q Clear(g_c), s	19.2	0.0	0.0	7.5	0.0	0.0	13.3	12.2	1.2	12.9	0.0	4.6
Prop In Lane	0.61		0.12	0.09		0.21	1.00		1.00	1.00		0.79
Lane Grp Cap(c), veh/h	523	0	0	657	0	0	660	1005	852	411	0	880
V/C Ratio(X)	0.72	0.00	0.00	0.38	0.00	0.00	0.34	0.50	0.07	0.03	0.00	0.23
Avail Cap(c_a), veh/h	883	0	0	1121	0	0	660	1005	852	411	0	880
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.1	0.0	0.0	18.1	0.0	0.0	12.2	10.4	7.9	14.5	0.0	8.7
Incr Delay (d2), s/veh	1.9	0.0	0.0	0.4	0.0	0.0	1.4	1.8	0.1	0.1	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.7	0.0	0.0	3.0	0.0	0.0	2.3	4.8	0.4	0.1	0.0	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.0	0.0	0.0	18.5	0.0	0.0	13.6	12.2	8.0	14.7	0.0	9.3
LnGrp LOS	C	A	A	B	A	A	B	B	A	B	A	A
Approach Vol, veh/h		379			249			787			214	
Approach Delay, s/veh		24.0			18.5			12.3			9.6	
Approach LOS		C			B			B			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		42.6		28.3		42.6		28.3				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		38.1		42.9		38.1		42.9				
Max Q Clear Time (g_c+I1), s		15.3		21.2		14.9		9.5				
Green Ext Time (p_c), s		4.5		2.7		1.3		1.6				

Intersection Summary												
HCM 6th Ctrl Delay			15.6									
HCM 6th LOS			B									

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	6	598	2	2	82
Future Vol, veh/h	6	6	598	2	2	82
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	8	780	3	3	107

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	895	782	0	0	783	0
Stage 1	782	-	-	-	-	-
Stage 2	113	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	311	394	-	-	835	-
Stage 1	451	-	-	-	-	-
Stage 2	912	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	310	394	-	-	835	-
Mov Cap-2 Maneuver	310	-	-	-	-	-
Stage 1	451	-	-	-	-	-
Stage 2	908	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.9	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	347	835	-
HCM Lane V/C Ratio	-	-	0.045	0.003	-
HCM Control Delay (s)	-	-	15.9	9.3	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	6	594	3	2	86
Future Vol, veh/h	7	6	594	3	2	86
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	8	775	4	3	112

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	895	777	0	0	779	0
Stage 1	777	-	-	-	-	-
Stage 2	118	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	311	397	-	-	838	-
Stage 1	453	-	-	-	-	-
Stage 2	907	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	310	397	-	-	838	-
Mov Cap-2 Maneuver	310	-	-	-	-	-
Stage 1	453	-	-	-	-	-
Stage 2	903	-	-	-	-	-

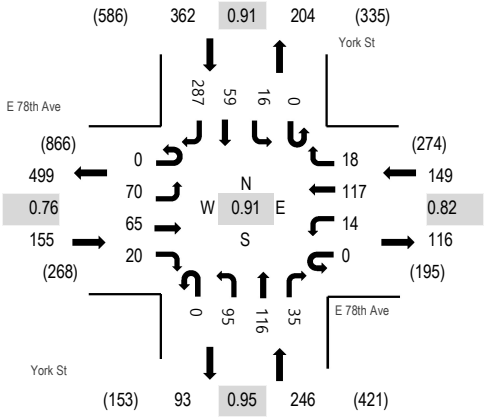
Approach	WB	NB	SB
HCM Control Delay, s	16	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	345	838	-
HCM Lane V/C Ratio	-	-	0.049	0.003	-
HCM Control Delay (s)	-	-	16	9.3	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

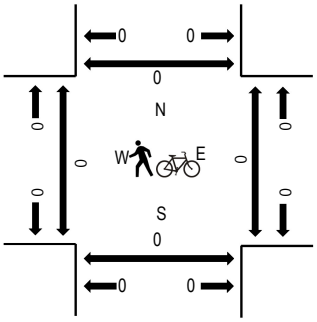
Location: 1 York St & E 78th Ave AM
Date: Wednesday, March 30, 2022
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:30 AM - 07:45 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



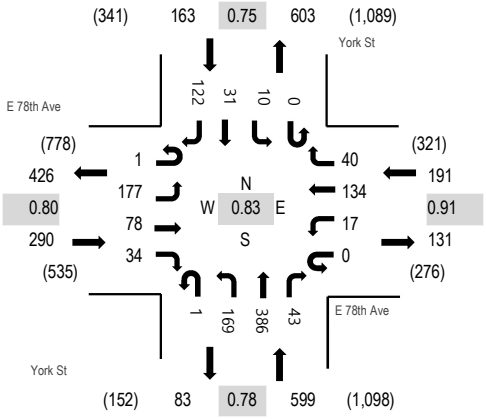
Traffic Counts

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

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

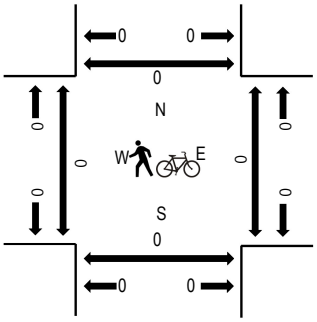
Location: 1 York St & E 78th Ave PM
Date: Wednesday, March 30, 2022
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

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

Neighborhood Meeting Summary

Huntington Industrial Partners
7700 York Street, Adams County

Huntington Industrial Partners hosted a Neighborhood Meeting regarding a comprehensive plan amendment and rezoning of roughly fourteen acres known as 77th Avenue and York Street (7700 York Street) from 5:00 PM to approximately 8:00 PM on April 18, 2022 at Steelock Fencing, 2690 East 78th Avenue, Denver, Colorado, 80229.

Twenty-seven notices of the meeting were timely mailed to owners of property within 500 feet of the subject properties. Attendees included six of the property owners who received notice, Alex Ringsby with Ringsby Realty, and Huntington's principals, Randy Simmering and Jeff Jones, the design team, and legal counsel were also in attendance.

Mr. Ringsby briefly described the proposed project in general, including its proposed use, design, architecture, and landscape.

Four questions were raised, as follows:

1. <u>There is no street at east side of the Property. How will the Industrial building obtain access</u>?

    Answer: As part of the development, Clayton Street, (on the east side of the property) will be improved. Industrial traffic will primarily use Clayton Street for access to and from the site, although traffic may also use the York Street right-in/right-out access. Commercial traffic will primarily use York Street for accessing the commercial land use along York Street.

2. <u>Do you have tenants or a proposed tenant</u>?

    Answer: There will be general manufacturing and light industrial with no outside storage and no use with noxious odors.

3. <u>What is the timing for retail development along York Street</u>?

    Answer: Timing will be market driven.

4. <u>What does the County think of this proposal and this general area now</u>?

    Answer: In order to comply with the Welby/County long-range plans, the Applicant proposes a commercial parcel along York Street to eventually provide the desired walkable commercial space. Together with the first class industrial park to east, the parcel will facilitate good employment opportunities and retail uses.

After the presentation, the applicant invited individuals to view the graphics informally and remained available for questions.

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

May 10, 2022

RE: CorePark Denver Distribution Center – Legal Description

LEGAL DESCRIPTION:

BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN HEREON IS ASSUMED TO BEAR S 89° 57' 25" E, WITH ALL BEARINGS HEREON RELATIVE THERETO.

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

PARCEL TWO:

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

NO. 20040908000877940;
THENCE S89°30'23"W, ALONG THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940, DISTANCE OF 42.37 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 36, SAID
LINE BEING COINCIDENT WITH THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940;
THENCE N00°12'30"W, ALONG SAID WEST LINE, A DISTANCE OF 164.66 FEET TO THE POINT OF BEGINNING. OF BEGINNING. COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL FOUR:

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

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

Account Number R0071113
Parcel 0171936200007
Assessed To

6625 INVESTMENTS LLC
80 E 62ND AVE STE 101
DENVER, CO 80216-1280

Certificate Number 2022-212607
Order Number
Vendor ID Counter

Legal Description
SECT,TWN,RNG:36-2-68 DESC: N2 S2 N2 SW4 NW4 EXC RD (2021000036534) 4/612A

Situs Address
7740 YORK ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	$2,599.66	$0.00	$0.00	($2,599.66)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 05/04/2022					**$0.00**

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount
RANGEVIEW LIBRARY DISTRICT	3.6890000	$97.20
ADAMS COUNTY FIRE PROTECTIO	16.6860000	$439.68
ADAMS COUNTY	27.0690000	$713.27
NORTH WASHINGTON WATER & SA	0.7750000	$20.42
SD 1	49.4400000	$1,302.75
URBAN DRAINAGE SOUTH PLATTE	0.1000000	$2.63
URBAN DRAINAGE & FLOOD CONT	0.9000000	$23.71
Taxes Billed 2021	98.6590000	$2,599.66

Values	Actual	Assessed
1276	$363,455	$25,990
AG FLOOD IRRG LAND	$1,232	$360
Total	$364,687	$26,350

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.
SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.
This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.
I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

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

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

4430 S. Adams County Parkway
Brighton, CO 80601

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

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

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

Legal Description
SECT,TWN,RNG:36-2-68 DESC: N2 S2 N2 SW4 NW4 EXC RD (2021000036534) 4/612A

Situs Address
7740 YORK ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	$2,599.66	$0.00	$0.00	($2,599.66)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 05/10/2022					**$0.00**

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount
RANGEVIEW LIBRARY DISTRICT	3.6890000	$97.20
ADAMS COUNTY FIRE PROTECTIO	16.6860000	$439.68
ADAMS COUNTY	27.0690000	$713.27
NORTH WASHINGTON WATER & SA	0.7750000	$20.42
SD 1	49.4400000	$1,302.75
URBAN DRAINAGE SOUTH PLATTE	0.1000000	$2.63
URBAN DRAINAGE & FLOOD CONT	0.9000000	$23.71
Taxes Billed 2021	98.6590000	$2,599.66

Values	Actual	Assessed
1276	$363,455	$25,990
AG FLOOD IRRG LAND	$1,232	$360
Total	$364,687	$26,350

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

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

4430 S. Adams County Parkway
Brighton, CO 80601

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

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

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

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

Situs Address
0

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

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount
RANGEVIEW LIBRARY DISTRICT	3.6890000	$4.61
ADAMS COUNTY FIRE PROTECTIO	16.6860000	$20.86
ADAMS COUNTY	27.0690000	$33.84
NORTH WASHINGTON WATER & SA	0.7750000	$0.97
SD 1	49.4400000	$61.80
URBAN DRAINAGE SOUTH PLATTE	0.1000000	$0.12
URBAN DRAINAGE & FLOOD CONT	0.9000000	$1.12
Taxes Billed 2021	98.6590000	$123.32

Values	Actual	Assessed
AG FLOOD IRRG LAND	$4,318	$1,250
Total	$4,318	$1,250

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

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

4430 S. Adams County Parkway
Brighton, CO 80601

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

Account Number R0071115
Parcel 0171936200009
Assessed To
SIMS FREDRIC M AND
SIMS CAROL A
3032 ALBION ST
DENVER, CO 80207-2607

Certificate Number 2022-212917
Order Number
Vendor ID
JOHN SEIPLE - HUNTINGTON INDUSTRIAL PARTNERS
385 INVERNESS PKWY STE 460 GREENWOOD VILLAGE CO 80112

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

Situs Address
7680 YORK ST #0

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

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

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

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

4430 S. Adams County Parkway
Brighton, CO 80601

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

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

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

Legal Description
SECT,TWN,RNG:36-2-68 DESC: S2 S2 N2 SW4 NW4 EXC RD (REC NO 2018000017800) 4/4717A

Situs Address
7700 YORK ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	$157.86	$0.00	$0.00	($157.86)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 05/10/2022					**$0.00**

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount
RANGEVIEW LIBRARY DISTRICT	3.6890000	$5.90
ADAMS COUNTY FIRE PROTECTIO	16.6860000	$26.70
ADAMS COUNTY	27.0690000	$43.31
NORTH WASHINGTON WATER & SA	0.7750000	$1.24
SD 1	49.4400000	$79.11
URBAN DRAINAGE SOUTH PLATTE	0.1000000	$0.16
URBAN DRAINAGE & FLOOD CONT	0.9000000	$1.44
Taxes Billed 2021	98.6590000	$157.86

Values	Actual	Assessed
AG FLOOD IRRG LAND	$5,507	$1,600
Total	$5,507	$1,600

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

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

4430 S. Adams County Parkway
Brighton, CO 80601

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, 6625 INvestments LLC
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:
Physical Address: _____
Legal Description: _____

Parcel #(s): 0171936200007, 0171936200008, 0171936200032

(PLEASE CHECK ONE):

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

or

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

Date: 5/3/2022 Applicant: 6625 Investments LLC

By: Michael E Fio
Print Name: Michael E. Fiore
Address: 80 E. 62nd Avenue
Denver, CO 80216

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 3 day of May, 2022, by MichaelEFiore.

Witness my hand and official seal.

DANA CREGO
Notary Public
State of Colorado
Notary ID # 20074030923
My Commission Expires 08-13-2023

My Commission expires: 08-13-2023

Dana Crego
Notary Public

DC 05.03.22

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, 6625 Investments LLC, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: _____

Legal Description: _____

_____

Parcel #(s): 0171936200007, 0171936200008, 0171936200032

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

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

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

_____ The application for development provides:

(i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;

(ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and

(iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 5/3/2022 Applicant: 6625 Investments LLC

After Recording Return To:

By: _____

Print Name: Michael E Fiore

Address: 80 E. 62nd Avenue

_____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 3 day of May, 2022 by Michael E Fiore.

Witness my hand and official seal.

DANA CREGO
Notary Public
State of Colorado
Notary ID # 20074030923
My Commission Expires 08-13-2023

My Commission expires: 08-13-2023

DC 05.03.22

Dana Crego
Notary Public

Name and Address of Person Preparing Legal Description:

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

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.

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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

REZONING (Zoning Map Amendment)

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

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at https://permits.adcogov.org/CitizenAccess/.

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

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

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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

Application Type:

☐ Conceptual Review	☐ Preliminary PUD	☐ Temporary Use
☐ Subdivision, Preliminary	☐ Final PUD	☐ Variance
☐ Subdivision, Final	☒ Rezone	☐ Conditional Use
☐ Plat Correction/ Vacation	☐ Special Use	☐ Other: _____

PROJECT NAME: CorePark Denver Distribution Center

APPLICANT

Name(s): 7700 York Street Investments, LLC Phone #: 303-519-2612

Address: 4770 Valhalla Drive

City, State, Zip: Boulder, CO 80301

2nd Phone #: Email: rsimmering@huntingtonindustrial.com

OWNER

Name(s): 6625 Investments, LLC Phone #: 303-902-2903

Address: 60 E 62nd Ave

City, State, Zip: Denver, CO 80216

2nd Phone #: 303-429-8893 Email: mike@fioreandsons.com

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

Name: Ted Swan Phone #: 970-402-6977

Address: 900 S Broadway #320

City, State, Zip: Denver, CO 80209

2nd Phone #: Email: tswan@waremalcomb.com

DESCRIPTION OF SITE

Address:	77th Ave and York St
City, State, Zip:	Adams County, CO 80229
Area (acres or square feet):	13.9 acres
Tax Assessor Parcel Number	0171936200007 0171936200008 0171936200032
Existing Zoning:	A1
Existing Land Use:	Residential, Farming
Proposed Land Use:	Mixed Use and Light Industrial

Have you attended a Conceptual Review? YES [x] NO [ ]

If Yes, please list PRE#: 2022-00006

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

Name: 6625 Investments, LLC Michael E. Fiore Date: 5/3/2022

Owner's Printed Name

Name: Michael E. Fiore

Owner's Signature

Rezoning Guide to Development Application Submittal

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

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3. Written Explanation of the Project:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

4. Site Plan Showing Proposed Development:

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

5. Trip Generation Letter:

- Shall be determined based upon the methodologies of the most current, Institute of Transportation Engineers (ITE) Trip Generation Manual for the weekday AM peak hour and weekday PM peak hour

6. Preliminary Drainage Analysis:

- A general narrative discussing the pertinent drainage characteristics and problems, and proposed drainage characteristics if the subdivision is approved

7. 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

8. 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

9. Proof of Water:

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

Proof of Sewer:

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

10. 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

11. Certificate 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

12. and 13. 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.

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

May 10, 2022

RE: CorePark Denver Distribution Center – Rezone Review Letter

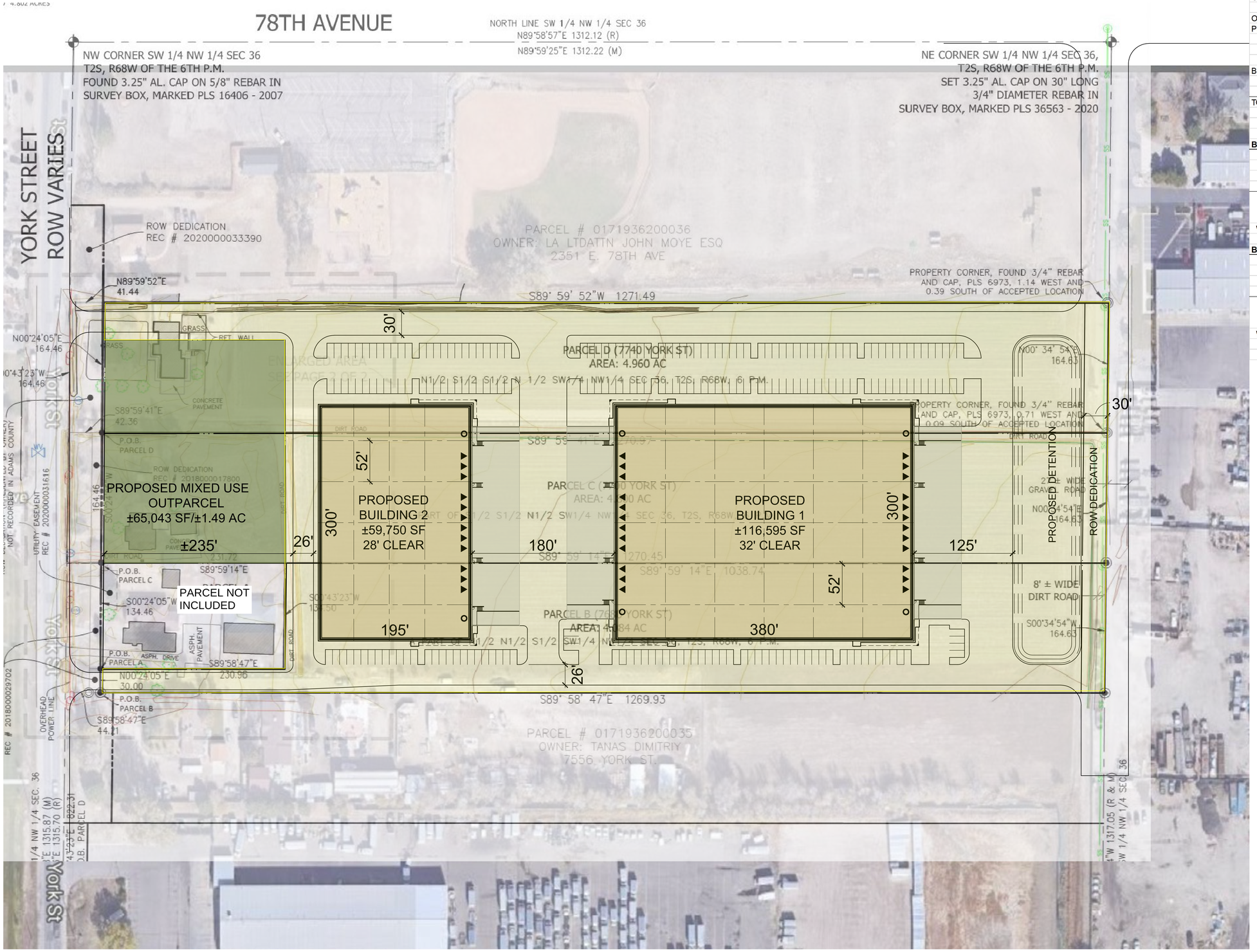
To Whom It May Concern,

The 13.9-acre CorePark Denver Distribution Center development by Huntington Industrial Partners consists of a proposed mixed-use parcel that fronts on York Street with two light industrial warehouse/distribution buildings behind and east of the mixed-use parcel. The mixed-use parcel is approximately 1.49 acres with to be defined buildings complimenting that use. The two industrial buildings on the balance of the site (12.3 acres) total 176,435 SF with undefined uses at this time. Access to the site is anticipated to be from both York and Clayton Streets with internal circulation intended to separate car and truck traffic. The remainder of the industrial portion of the site is anticipated to be truck courts, driveways, parking stormwater detention, water quality treatment and landscaped areas.

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

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

Ted Swan, PE
Ware Malcomb



TABULATIONS			
GROSS SITE AREA	+/- 603,372 SF	+/- 13.85 AC	
OUTPARCEL	+/- 65,043 SF	+/- 1.49 AC	
PROPOSED DEVELOPMENT	+/- 538,329 SF	+/- 12.36 AC	
NET COVERAGE	32.8%		
BUILDING AREA			
BUILDING 1	+/- 116,595 SF		
BUILDING 2	+/- 59,750 SF		
TOTAL BUILDING AREA	+/- 176,345 SF		
BUILDING 1			
DOCK DOORS	24 DOORS		
DRIVE IN DOORS	2 DOORS		
AUTO PARKING	REQUIRED	PROVIDED	
			(4 OFFICE PODS @ 2,500 SF EA) =
OFFICE (1/300 SF)	33 STALLS	33 STALLS	10,000 SF
WAREHOUSE/MANUF (1/1000 SF)	107 STALLS	113 STALLS	
BUILDING 2			
DOCK DOORS	12 DOORS		
DRIVE IN DOORS	2 DOORS		
AUTO PARKING	REQUIRED	PROVIDED	
			(2 OFFICE PODS @ 2,500 SF EA) =
OFFICE (1/300 SF)	17 STALLS	17 STALLS	5,000 SF
WAREHOUSE/MANUF (1/1000 SF)	55 STALLS	59 STALLS	

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1" = 10'

0 5 10 20 50

NORTH

HUNTINGTON® INDUSTRIAL PARTNERS

MP14.0 Conceptual Site Plan

YORK STREET
COMMERCE CITY, CO

WARE MALCOMB

DEN21-0001-00
11.04.2021

SHEET
1

ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

Advanced Transportation Planning and Traffic Engineering

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

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

April 13, 2022

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

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

Dear Mr. Swan:

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

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

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

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

Respectfully submitted,
Aldridge Transportation Consultants, LLC

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

BACKGROUND INFORMATION

This traffic impact study provides an analysis of the traffic impact occasioned by the development of warehousing buildings at 7700 York St. in Adams County. The development plan proposes construction of two buildings with a total of 176,345 square feet. Figure 1 shows the location of the site and the adjacent streets and intersections. Access to the site will be from two driveways on York St. approximately 330 feet apart and a back side access to a driveway that connects to 78th Ave. The driveway serves as access to the Steelock construction company.

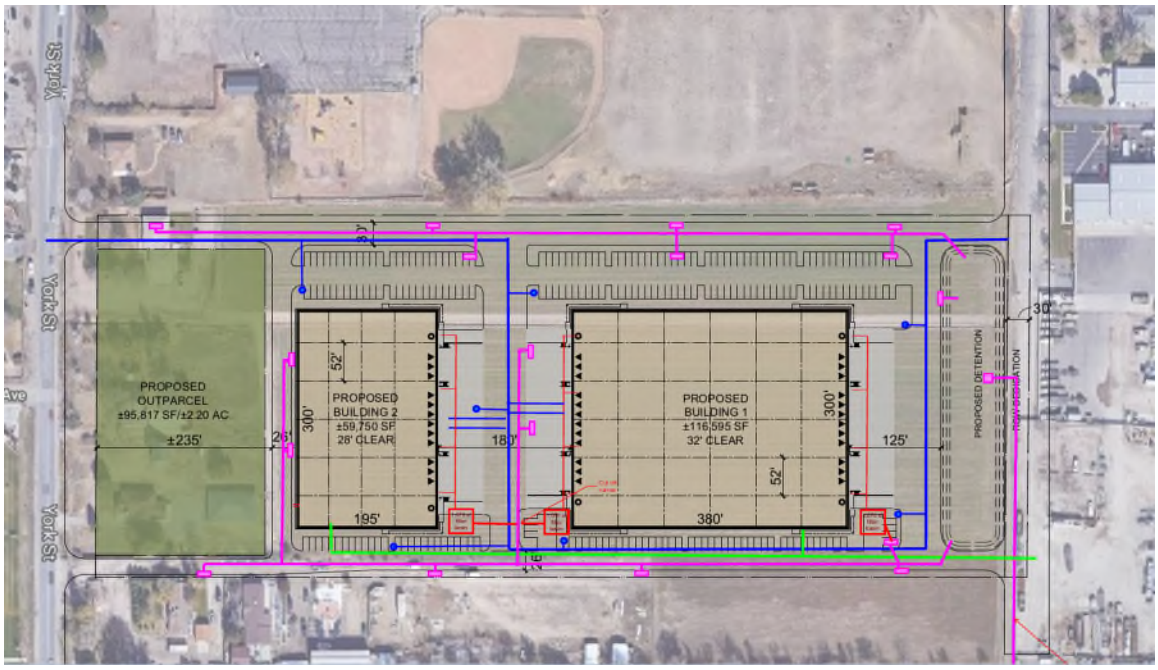


Figure 1 Location and Site Plan

GENERAL EXISTING CONDITIONS

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

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

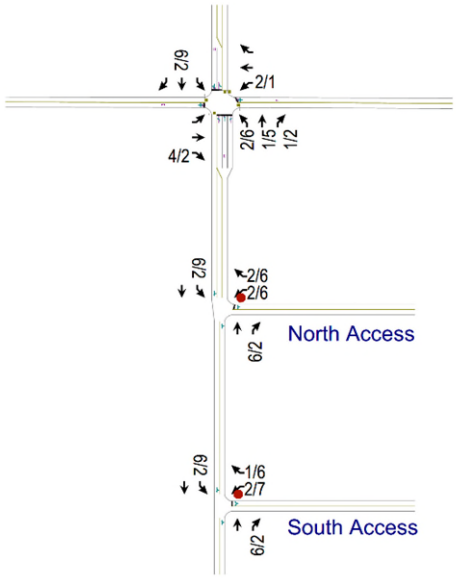
The intersection of York St. and 78th Ave. is signalized with permitted only left turn phasing on all approaches.

DEVELOPMENT SITE CHARACTERISTICS

The total site of approximately 14.5 acres will consist of two buildings for warehousing. The following table presents the estimated trip generation based on the rates and values in the ***11th Edition of the ITE Trip Generation Manual***. The table shows the Average Daily Traffic and the AM and PM peak hour traffic. Note that the trip generation assumes some office space.

Table 1 Trip Generation

Trip Generation Worksheet								
					AM		PM	
ITE Code	Land Use	Unit	Quantity	ADT	In	Out	In	Out
150	Warehousing	KSF	177	*1.74*	*0.13*	*0.04*	*0.05*	*0.14*
				308	**23**	**7**	**9**	**25**
Total Trips				**308**	**23**	**7**	**9**	**25**



CO-7

Figure 3 Trip Distribution and Assignment

OPERATIONS ANALYSIS

ATC uses Synchro v.10 for operations analyses. The Synchro methodology is based on the Highway Capacity Manual, 6th Edition (HCM). The Synchro HCM reports are attached for reference. The chart summarizes the existing and forecast LOS (level of service). LOS is letter rating from A to F. LOS A indicates free-flow traffic conditions and no delay at intersections. LOS F is heavy traffic congestion with significant delay. LOS is provided for the overall operations at signalized intersections. LOS D is generally the benchmark for acceptable signalized intersection operations during the weekday peak hours. The LOS rating for unsignalized intersections is provided by the critical movement - not the overall - which is generally a left turn from the minor approach. Caution must be used when evaluating the LOS at unsignalized intersections particularly when LOS F is shown. Per the HCM, *"LOS is used to translate complex numerical performance*

rating into a simple A-F system representative of the travelers' perception of the quality of service provided by a facility or service. Practitioners and decision makers alike must understand that the LOS letter result hides much of the complexity of facility performance[1]*."* In case of LOS F, the HCM suggests that other evaluation measures should be considered such as the volume over capacity ratio and 95th percentile queue length to make the most effective traffic control decision. LOS F at unsignalized intersections is generally normal for the weekday peak hour when the v/c ratio and the 95th percentile queue length are acceptable. Table 2 shows the AM/PM peak hour LOS and vehicles seconds of delay for the Existing, 5-Year Background and Total and the same for the long-term 20-Year AM/PM peak hours.

Table 2 LOS Summary

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

IMPACT AND QUEUING ANALYSIS

The summary demonstrates that all intersections in the study area will provide acceptable operating conditions. The signalized intersection of York St. and 78th Ave. will operate at no less than LOS B at in the 20-Year peak hour conditions.

The unsignalized intersections at the north and south accesses to the site will operated at LOS B in all conditions excepting the 2042 PM peak hour when a LOS C is reported.

There are no queuing issues at the subject intersections. At the signalized intersection all queues will clear in one cycle. At the unsignalized no queues registered more than 1 vehicle.

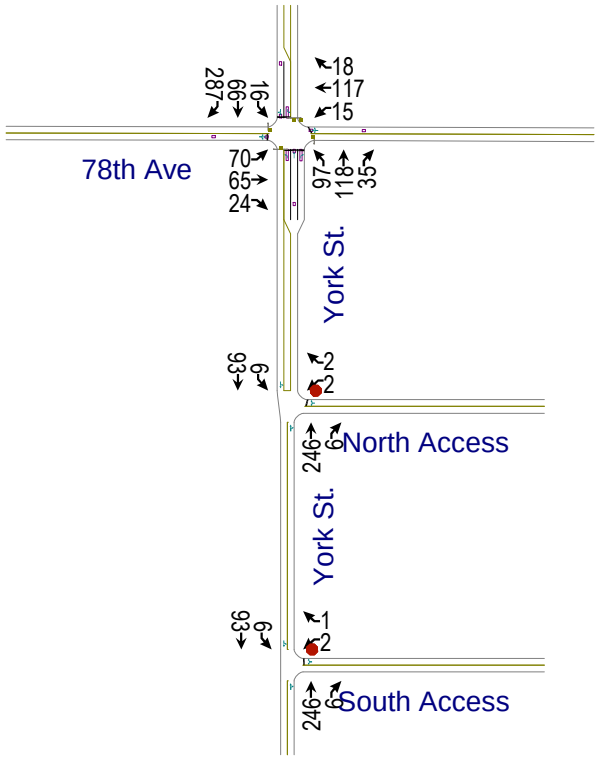
No auxiliary turn lanes are warranted by volume at the access locations. Any future improvements at the signalized intersections are not warranted by the added traffic from this project.

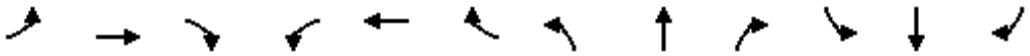
SUMMARY OF STUDY FINDINGS AND RECOMMENDATIONS

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

[1] HCM version 6, Chapter 5, pages 5-3 – 5-6.

APPENDIX

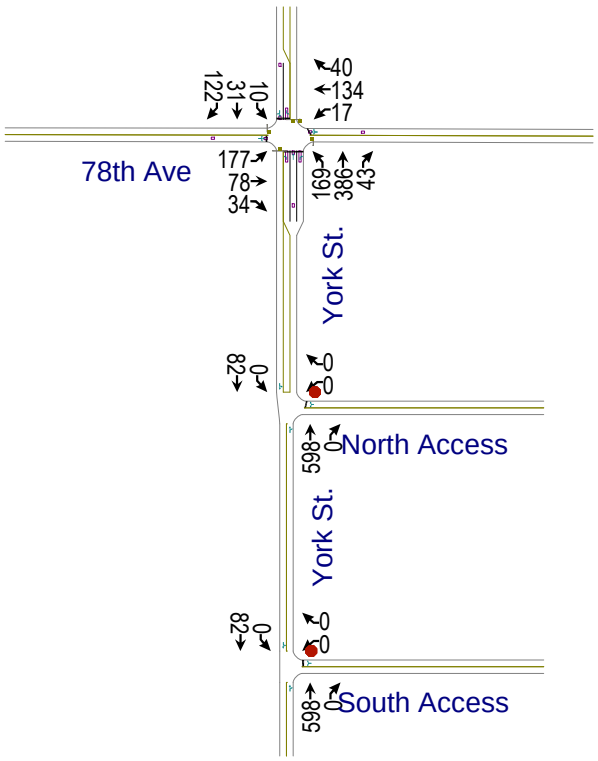

78th Ave
York St.
York St.
North Access
South Access
287
69
19
18
117
15
70
65
24
97
118
35
93
9
2
2
246
6
93
9
1
2
246
6



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	65	20	14	117	18	95	116	35	16	59	287
Future Volume (veh/h)	70	65	20	14	117	18	95	116	35	16	59	287
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	76	71	22	15	127	20	103	126	38	17	64	312
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	166	110	30	71	208	31	756	1359	1152	971	201	981
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.73	0.73	0.73	0.73	0.73	0.73
Sat Flow, veh/h	633	794	214	89	1501	224	1007	1870	1585	1222	277	1350
Grp Volume(v), veh/h	169	0	0	162	0	0	103	126	38	17	0	376
Grp Sat Flow(s),veh/h/ln	1641	0	0	1815	0	0	1007	1870	1585	1222	0	1627
Q Serve(g_s), s	0.7	0.0	0.0	0.0	0.0	0.0	2.7	1.3	0.4	0.3	0.0	5.5
Cycle Q Clear(g_c), s	6.3	0.0	0.0	5.6	0.0	0.0	8.2	1.3	0.4	1.6	0.0	5.5
Prop In Lane	0.45		0.13	0.09		0.12	1.00		1.00	1.00		0.83
Lane Grp Cap(c), veh/h	306	0	0	311	0	0	756	1359	1152	971	0	1182
V/C Ratio(X)	0.55	0.00	0.00	0.52	0.00	0.00	0.14	0.09	0.03	0.02	0.00	0.32
Avail Cap(c_a), veh/h	826	0	0	923	0	0	756	1359	1152	971	0	1182
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	27.4	0.0	0.0	27.2	0.0	0.0	4.7	2.7	2.6	2.9	0.0	3.2
Incr Delay (d2), s/veh	1.6	0.0	0.0	1.4	0.0	0.0	0.4	0.1	0.1	0.0	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	0.0	0.0	2.4	0.0	0.0	0.5	0.3	0.1	0.1	0.0	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.0	0.0	0.0	28.5	0.0	0.0	5.1	2.8	2.6	2.9	0.0	4.0
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		169			162			267			393	
Approach Delay, s/veh		29.0			28.5			3.7			3.9	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		53.0		13.8		53.0		13.8				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		48.5		32.5		48.5		32.5				
Max Q Clear Time (g_c+I1), s		10.2		8.3		7.5		7.6				
Green Ext Time (p_c), s		1.4		1.0		2.9		0.9				

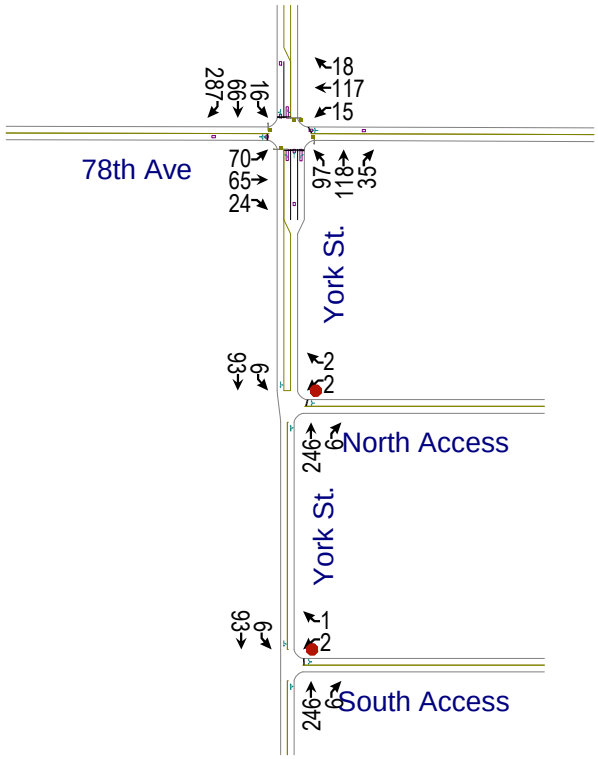
Intersection Summary		
HCM 6th Ctrl Delay		12.1
HCM 6th LOS		B


78th Ave
York St.
North Access
York St.
South Access
122
31
10
40
134
17
177
78
34
169
386
43
82
0
0
598
0
82
0
0
598
0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	177	78	34	17	134	40	169	386	43	10	31	122
Future Volume (veh/h)	177	78	34	17	134	40	169	386	43	10	31	122
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	192	85	37	18	146	43	184	420	47	11	34	133
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	308	114	45	78	367	101	775	1110	941	549	198	773
Arrive On Green	0.27	0.27	0.27	0.27	0.27	0.27	0.59	0.59	0.59	0.59	0.59	0.59
Sat Flow, veh/h	815	421	165	72	1354	374	1218	1870	1585	926	333	1303
Grp Volume(v), veh/h	314	0	0	207	0	0	184	420	47	11	0	167
Grp Sat Flow(s),veh/h/ln	1401	0	0	1799	0	0	1218	1870	1585	926	0	1636
Q Serve(g_s), s	7.6	0.0	0.0	0.0	0.0	0.0	5.4	7.8	0.8	0.4	0.0	3.1
Cycle Q Clear(g_c), s	13.9	0.0	0.0	6.3	0.0	0.0	8.4	7.8	0.8	8.3	0.0	3.1
Prop In Lane	0.61		0.12	0.09		0.21	1.00		1.00	1.00		0.80
Lane Grp Cap(c), veh/h	467	0	0	547	0	0	775	1110	941	549	0	971
V/C Ratio(X)	0.67	0.00	0.00	0.38	0.00	0.00	0.24	0.38	0.05	0.02	0.00	0.17
Avail Cap(c_a), veh/h	949	0	0	1158	0	0	775	1110	941	549	0	971
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.6	0.0	0.0	20.0	0.0	0.0	8.0	7.1	5.7	9.3	0.0	6.1
Incr Delay (d2), s/veh	1.7	0.0	0.0	0.4	0.0	0.0	0.7	1.0	0.1	0.1	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.5	0.0	0.0	2.5	0.0	0.0	1.3	2.8	0.3	0.1	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.3	0.0	0.0	20.4	0.0	0.0	8.8	8.1	5.8	9.3	0.0	6.5
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		314			207			651			178	
Approach Delay, s/veh		24.3			20.4			8.1			6.7	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		44.0		22.5		44.0		22.5				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		39.5		41.5		39.5		41.5				
Max Q Clear Time (g_c+I1), s		10.4		15.9		10.3		8.3				
Green Ext Time (p_c), s		3.7		2.2		1.1		1.3				

Intersection Summary												
HCM 6th Ctrl Delay			13.6									
HCM 6th LOS			B									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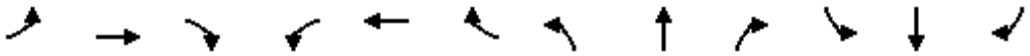


Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	65	24	15	117	18	97	118	35	16	66	287
Future Volume (veh/h)	70	65	24	15	117	18	97	118	35	16	66	287
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	76	71	26	16	127	20	105	128	38	17	72	312
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	164	110	35	73	211	31	747	1355	1148	966	222	960
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.72	0.72	0.72	0.72	0.72	0.72
Sat Flow, veh/h	616	780	247	96	1495	223	999	1870	1585	1220	306	1326
Grp Volume(v), veh/h	173	0	0	163	0	0	105	128	38	17	0	384
Grp Sat Flow(s),veh/h/ln	1643	0	0	1814	0	0	999	1870	1585	1220	0	1632
Q Serve(g_s), s	0.9	0.0	0.0	0.0	0.0	0.0	2.8	1.4	0.5	0.3	0.0	5.7
Cycle Q Clear(g_c), s	6.5	0.0	0.0	5.6	0.0	0.0	8.5	1.4	0.5	1.6	0.0	5.7
Prop In Lane	0.44		0.15	0.10		0.12	1.00		1.00	1.00		0.81
Lane Grp Cap(c), veh/h	309	0	0	315	0	0	747	1355	1148	966	0	1182
V/C Ratio(X)	0.56	0.00	0.00	0.52	0.00	0.00	0.14	0.09	0.03	0.02	0.00	0.32
Avail Cap(c_a), veh/h	824	0	0	920	0	0	747	1355	1148	966	0	1182
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	27.4	0.0	0.0	27.1	0.0	0.0	4.9	2.7	2.6	3.0	0.0	3.3
Incr Delay (d2), s/veh	1.6	0.0	0.0	1.3	0.0	0.0	0.4	0.1	0.1	0.0	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	0.0	0.0	2.5	0.0	0.0	0.5	0.4	0.1	0.1	0.0	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.0	0.0	0.0	28.4	0.0	0.0	5.3	2.9	2.7	3.0	0.0	4.1
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		173			163			271			401	
Approach Delay, s/veh		29.0			28.4			3.8			4.0	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		53.0		13.9		53.0		13.9				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		48.5		32.5		48.5		32.5				
Max Q Clear Time (g_c+I1), s		10.5		8.5		7.7		7.6				
Green Ext Time (p_c), s		1.4		1.0		3.0		0.9				

Intersection Summary												
HCM 6th Ctrl Delay			12.2									
HCM 6th LOS			B									

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	2	246	6	6	93
Future Vol, veh/h	2	2	246	6	6	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	2	267	7	7	101

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	386	271	0	0	274	0
Stage 1	271	-	-	-	-	-
Stage 2	115	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	617	768	-	-	1289	-
Stage 1	775	-	-	-	-	-
Stage 2	910	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	613	768	-	-	1289	-
Mov Cap-2 Maneuver	613	-	-	-	-	-
Stage 1	775	-	-	-	-	-
Stage 2	905	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.3	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	682	1289	-
HCM Lane V/C Ratio	-	-	0.006	0.005	-
HCM Control Delay (s)	-	-	10.3	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

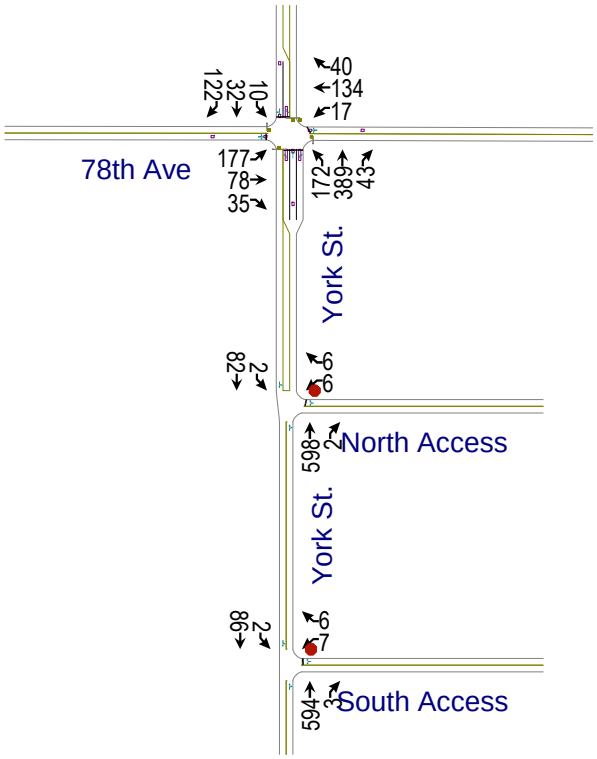
Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	1	246	6	6	93
Future Vol, veh/h	2	1	246	6	6	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	1	267	7	7	101

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	386	271	0	0	274	0
Stage 1	271	-	-	-	-	-
Stage 2	115	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	617	768	-	-	1289	-
Stage 1	775	-	-	-	-	-
Stage 2	910	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	613	768	-	-	1289	-
Mov Cap-2 Maneuver	613	-	-	-	-	-
Stage 1	775	-	-	-	-	-
Stage 2	905	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.5	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	657	1289	-
HCM Lane V/C Ratio	-	-	0.005	0.005	-
HCM Control Delay (s)	-	-	10.5	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	177	78	35	17	134	40	172	389	43	10	32	122
Future Volume (veh/h)	177	78	35	17	134	40	172	389	43	10	32	122
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	192	85	38	18	146	43	187	423	47	11	35	133
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	308	114	46	78	368	102	774	1109	940	546	202	769
Arrive On Green	0.27	0.27	0.27	0.27	0.27	0.27	0.59	0.59	0.59	0.59	0.59	0.59
Sat Flow, veh/h	812	420	169	72	1354	374	1217	1870	1585	923	341	1296
Grp Volume(v), veh/h	315	0	0	207	0	0	187	423	47	11	0	168
Grp Sat Flow(s),veh/h/ln	1402	0	0	1799	0	0	1217	1870	1585	923	0	1637
Q Serve(g_s), s	7.6	0.0	0.0	0.0	0.0	0.0	5.5	7.9	0.8	0.4	0.0	3.1
Cycle Q Clear(g_c), s	13.9	0.0	0.0	6.3	0.0	0.0	8.6	7.9	0.8	8.3	0.0	3.1
Prop In Lane	0.61		0.12	0.09		0.21	1.00		1.00	1.00		0.79
Lane Grp Cap(c), veh/h	468	0	0	548	0	0	774	1109	940	546	0	971
V/C Ratio(X)	0.67	0.00	0.00	0.38	0.00	0.00	0.24	0.38	0.05	0.02	0.00	0.17
Avail Cap(c_a), veh/h	949	0	0	1157	0	0	774	1109	940	546	0	971
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.6	0.0	0.0	20.0	0.0	0.0	8.1	7.1	5.7	9.3	0.0	6.1
Incr Delay (d2), s/veh	1.7	0.0	0.0	0.4	0.0	0.0	0.7	1.0	0.1	0.1	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.5	0.0	0.0	2.5	0.0	0.0	1.4	2.8	0.3	0.1	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.3	0.0	0.0	20.4	0.0	0.0	8.8	8.1	5.8	9.4	0.0	6.5
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		315			207			657			179	
Approach Delay, s/veh		24.3			20.4			8.2			6.7	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		44.0		22.6		44.0		22.6				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		39.5		41.5		39.5		41.5				
Max Q Clear Time (g_c+I1), s		10.6		15.9		10.3		8.3				
Green Ext Time (p_c), s		3.7		2.2		1.1		1.3				

Intersection Summary												
HCM 6th Ctrl Delay			13.6									
HCM 6th LOS			B									

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	6	598	2	2	82
Future Vol, veh/h	6	6	598	2	2	82
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	7	650	2	2	89

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	744	651	0	0	652	0
Stage 1	651	-	-	-	-	-
Stage 2	93	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	382	469	-	-	935	-
Stage 1	519	-	-	-	-	-
Stage 2	931	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	381	469	-	-	935	-
Mov Cap-2 Maneuver	381	-	-	-	-	-
Stage 1	519	-	-	-	-	-
Stage 2	929	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.8	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	420	935	-
HCM Lane V/C Ratio	-	-	0.031	0.002	-
HCM Control Delay (s)	-	-	13.8	8.9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

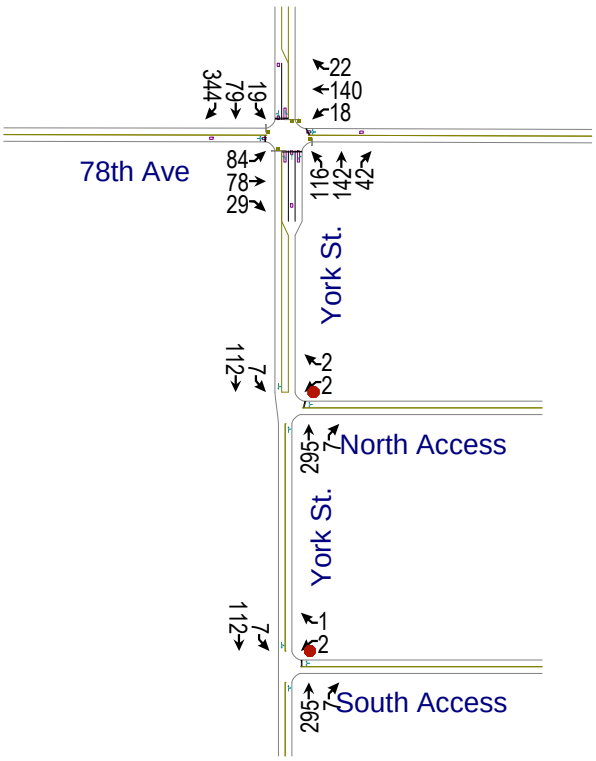
Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	6	594	3	2	86
Future Vol, veh/h	7	6	594	3	2	86
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	7	646	3	2	93

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	745	648	0	0	649	0
Stage 1	648	-	-	-	-	-
Stage 2	97	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	382	470	-	-	937	-
Stage 1	521	-	-	-	-	-
Stage 2	927	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	381	470	-	-	937	-
Mov Cap-2 Maneuver	381	-	-	-	-	-
Stage 1	521	-	-	-	-	-
Stage 2	925	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.9	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	417	937	-
HCM Lane V/C Ratio	-	-	0.034	0.002	-
HCM Control Delay (s)	-	-	13.9	8.9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-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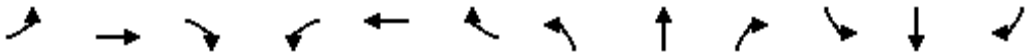


Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	65	24	15	117	18	97	118	35	16	66	287
Future Volume (veh/h)	70	65	24	15	117	18	97	118	35	16	66	287
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	91	85	31	20	153	23	127	154	46	21	86	374
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	174	126	40	74	257	36	646	1308	1109	899	213	928
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.17	0.70	0.70	0.70	0.70	0.70	0.70
Sat Flow, veh/h	584	739	233	100	1504	213	932	1870	1585	1182	305	1327
Grp Volume(v), veh/h	207	0	0	196	0	0	127	154	46	21	0	460
Grp Sat Flow(s),veh/h/ln	1556	0	0	1818	0	0	932	1870	1585	1182	0	1632
Q Serve(g_s), s	1.8	0.0	0.0	0.0	0.0	0.0	4.6	1.9	0.6	0.4	0.0	8.2
Cycle Q Clear(g_c), s	8.6	0.0	0.0	6.9	0.0	0.0	12.8	1.9	0.6	2.3	0.0	8.2
Prop In Lane	0.44		0.15	0.10		0.12	1.00		1.00	1.00		0.81
Lane Grp Cap(c), veh/h	340	0	0	368	0	0	646	1308	1109	899	0	1141
V/C Ratio(X)	0.61	0.00	0.00	0.53	0.00	0.00	0.20	0.12	0.04	0.02	0.00	0.40
Avail Cap(c_a), veh/h	780	0	0	889	0	0	646	1308	1109	899	0	1141
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	27.3	0.0	0.0	26.7	0.0	0.0	7.0	3.4	3.2	3.8	0.0	4.4
Incr Delay (d2), s/veh	1.8	0.0	0.0	1.2	0.0	0.0	0.7	0.2	0.1	0.0	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.3	0.0	0.0	3.0	0.0	0.0	0.9	0.6	0.2	0.1	0.0	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.0	0.0	0.0	27.9	0.0	0.0	7.7	3.6	3.3	3.8	0.0	5.4
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		207			196			327			481	
Approach Delay, s/veh		29.0			27.9			5.2			5.4	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		53.0		16.3		53.0		16.3				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		48.5		32.5		48.5		32.5				
Max Q Clear Time (g_c+I1), s		14.8		10.6		10.2		8.9				
Green Ext Time (p_c), s		1.8		1.2		3.7		1.1				

Intersection Summary												
HCM 6th Ctrl Delay			13.0									
HCM 6th LOS			B									

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	2	246	6	6	93
Future Vol, veh/h	2	2	246	6	6	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	3	321	8	8	121

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	462	325	0	0	329	0
Stage 1	325	-	-	-	-	-
Stage 2	137	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	558	716	-	-	1231	-
Stage 1	732	-	-	-	-	-
Stage 2	890	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	554	716	-	-	1231	-
Mov Cap-2 Maneuver	554	-	-	-	-	-
Stage 1	732	-	-	-	-	-
Stage 2	884	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.8	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	625	1231	-
HCM Lane V/C Ratio	-	-	0.008	0.006	-
HCM Control Delay (s)	-	-	10.8	7.9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

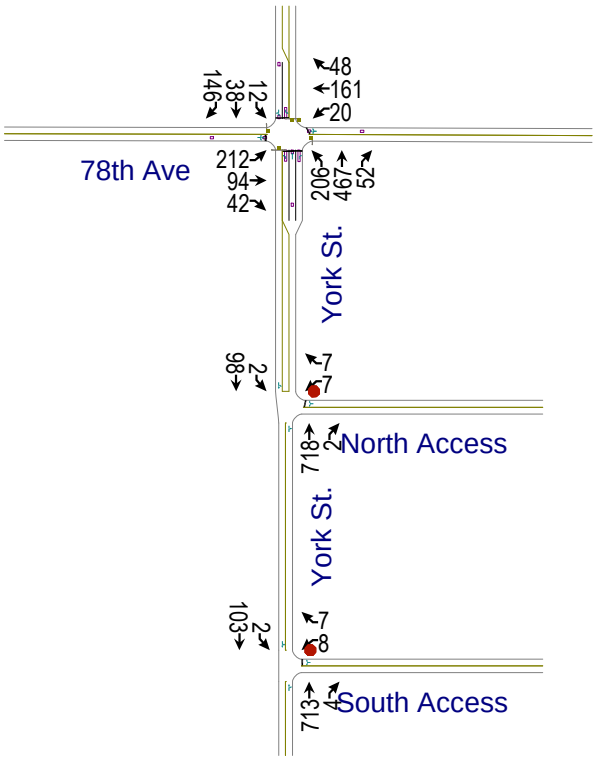
Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	1	246	6	6	93
Future Vol, veh/h	2	1	246	6	6	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	1	321	8	8	121

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	462	325	0	0	329	0
Stage 1	325	-	-	-	-	-
Stage 2	137	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	558	716	-	-	1231	-
Stage 1	732	-	-	-	-	-
Stage 2	890	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	554	716	-	-	1231	-
Mov Cap-2 Maneuver	554	-	-	-	-	-
Stage 1	732	-	-	-	-	-
Stage 2	884	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.1	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	599	1231	-
HCM Lane V/C Ratio	-	-	0.007	0.006	-
HCM Control Delay (s)	-	-	11.1	7.9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-


78th Ave
York St.
York St.
North Access
South Access
146
38
12
48
161
20
212
94
42
206
467
52
98
2
7
7
718
2
103
2
7
8
713
4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	177	78	35	17	134	40	172	389	43	10	32	122
Future Volume (veh/h)	177	78	35	17	134	40	172	389	43	10	32	122
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	231	102	46	22	175	52	224	507	56	13	42	159
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	342	128	54	81	450	126	660	1005	852	411	184	696
Arrive On Green	0.34	0.34	0.34	0.34	0.34	0.34	0.54	0.54	0.54	0.54	0.54	0.54
Sat Flow, veh/h	775	380	160	76	1341	374	1181	1870	1585	847	342	1295
Grp Volume(v), veh/h	379	0	0	249	0	0	224	507	56	13	0	201
Grp Sat Flow(s),veh/h/ln	1315	0	0	1791	0	0	1181	1870	1585	847	0	1637
Q Serve(g_s), s	11.6	0.0	0.0	0.0	0.0	0.0	8.8	12.2	1.2	0.7	0.0	4.6
Cycle Q Clear(g_c), s	19.2	0.0	0.0	7.5	0.0	0.0	13.3	12.2	1.2	12.9	0.0	4.6
Prop In Lane	0.61		0.12	0.09		0.21	1.00		1.00	1.00		0.79
Lane Grp Cap(c), veh/h	523	0	0	657	0	0	660	1005	852	411	0	880
V/C Ratio(X)	0.72	0.00	0.00	0.38	0.00	0.00	0.34	0.50	0.07	0.03	0.00	0.23
Avail Cap(c_a), veh/h	883	0	0	1121	0	0	660	1005	852	411	0	880
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.1	0.0	0.0	18.1	0.0	0.0	12.2	10.4	7.9	14.5	0.0	8.7
Incr Delay (d2), s/veh	1.9	0.0	0.0	0.4	0.0	0.0	1.4	1.8	0.1	0.1	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.7	0.0	0.0	3.0	0.0	0.0	2.3	4.8	0.4	0.1	0.0	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.0	0.0	0.0	18.5	0.0	0.0	13.6	12.2	8.0	14.7	0.0	9.3
LnGrp LOS	C	A	A	B	A	A	B	B	A	B	A	A
Approach Vol, veh/h		379			249			787			214	
Approach Delay, s/veh		24.0			18.5			12.3			9.6	
Approach LOS		C			B			B			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		42.6		28.3		42.6		28.3				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		38.1		42.9		38.1		42.9				
Max Q Clear Time (g_c+I1), s		15.3		21.2		14.9		9.5				
Green Ext Time (p_c), s		4.5		2.7		1.3		1.6				

Intersection Summary												
HCM 6th Ctrl Delay			15.6									
HCM 6th LOS			B									

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	6	598	2	2	82
Future Vol, veh/h	6	6	598	2	2	82
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	8	780	3	3	107

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	895	782	0	0	783	0
Stage 1	782	-	-	-	-	-
Stage 2	113	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	311	394	-	-	835	-
Stage 1	451	-	-	-	-	-
Stage 2	912	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	310	394	-	-	835	-
Mov Cap-2 Maneuver	310	-	-	-	-	-
Stage 1	451	-	-	-	-	-
Stage 2	908	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.9	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	347	835	-
HCM Lane V/C Ratio	-	-	0.045	0.003	-
HCM Control Delay (s)	-	-	15.9	9.3	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	6	594	3	2	86
Future Vol, veh/h	7	6	594	3	2	86
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	8	775	4	3	112

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	895	777	0	0	779	0
Stage 1	777	-	-	-	-	-
Stage 2	118	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	311	397	-	-	838	-
Stage 1	453	-	-	-	-	-
Stage 2	907	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	310	397	-	-	838	-
Mov Cap-2 Maneuver	310	-	-	-	-	-
Stage 1	453	-	-	-	-	-
Stage 2	903	-	-	-	-	-

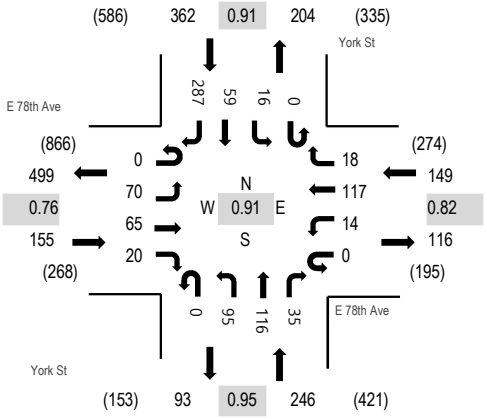
Approach	WB	NB	SB
HCM Control Delay, s	16	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	345	838	-
HCM Lane V/C Ratio	-	-	0.049	0.003	-
HCM Control Delay (s)	-	-	16	9.3	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

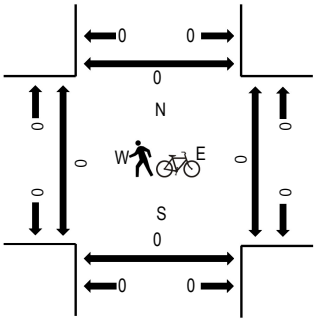
Location: 1 York St & E 78th Ave AM
Date: Wednesday, March 30, 2022
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:30 AM - 07:45 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



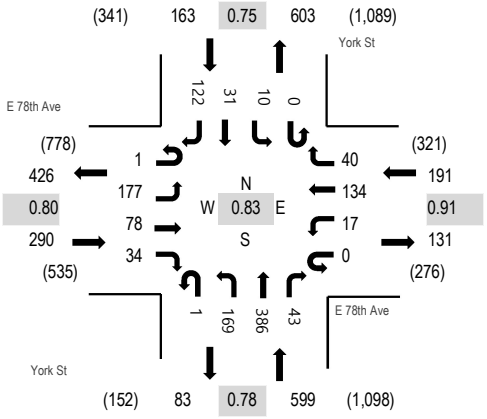
Traffic Counts

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

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

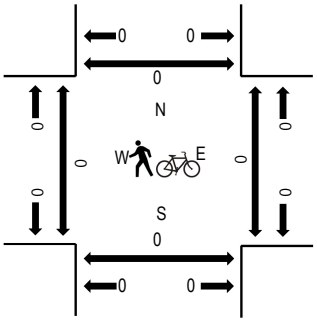
Location: 1 York St & E 78th Ave PM
Date: Wednesday, March 30, 2022
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

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

WARE MALCOMB
ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

PRELIMINARY DRAINAGE REPORT

CorePark Denver Distribution Center

Adams County, CO
4/29/2022

JN: DEN21-0001

Prepared for:

7700 York Street Investments, LLC
Randy Simmering
4770 Valhalla Drive
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Prepared by:

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Ted Swan, PE No. 43903
Director of Civil Engineering

CERTIFICATION

"I hereby certify that this report for the Final Drainage design of 74th Avenue and York Street was prepared by me or under my direct supervision in accordance with the provisions of Adams County Storm Drainage Design and Technical Criteria for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others."

_____ _____

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

Date

7700 York Street Investments, LLC hereby certifies that the drainage facilities for CorePark Denver Distribution Center shall be constructed according to the design presented in this report. I understand that Adams County does not and will not assume liability for the drainage facilities designed and/or certified by my engineer. I understand that Adams County reviews drainage plans pursuant to Colorado Revised Statues Title 30, Article 28 but cannot, on behalf of 7700 York Street Investments, LLC, guarantee that final drainage design review will absolve 7700 York Street Investments, LLC and/or their successors and/or assigns the future liability for improper design. I further understand that approval of the Final Plat and/or Final Development Plan does not imply approval of my engineer's drainage design.

_____ _____

Randy Simmering
7700 York Street Investments, LLC

Date

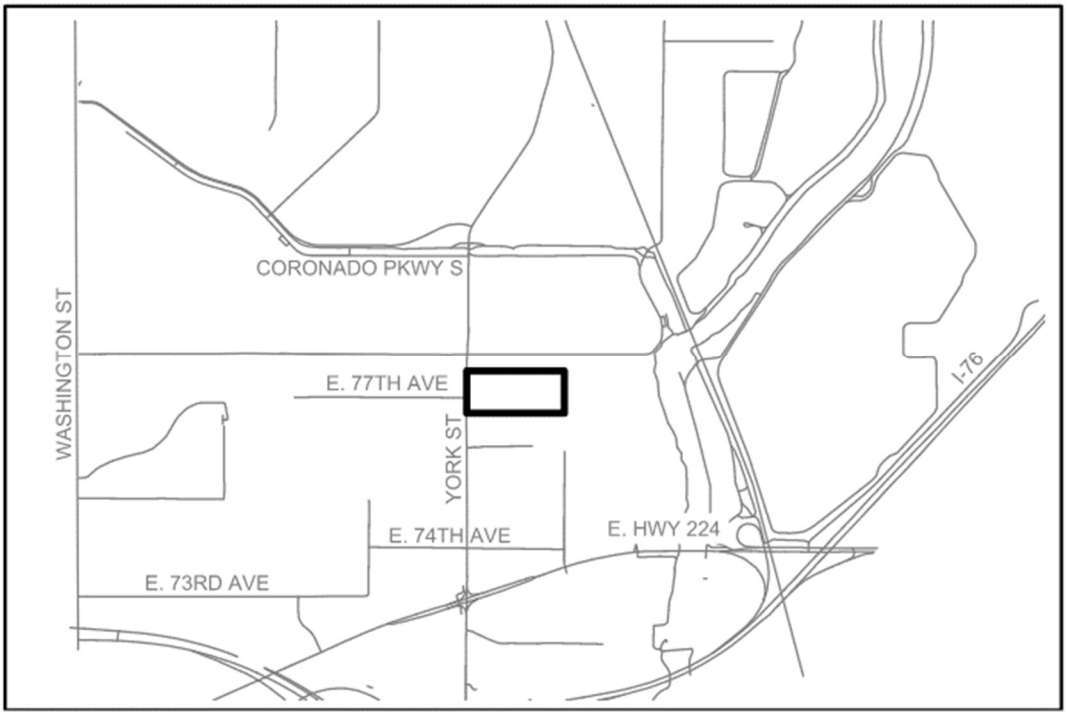
TABLE OF CONTENTS

APPENDICES

I. GENERAL LOCATION AND DESCRIPTION

A. Site Location

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



Vicinity Map
N.T.S.

B. Description of Property

The 14.4 acre property is currently occupied by existing residential homes and associated outbuildings such as garages on the west portion of the site fronting York Street. The east ¾ of the site is open area with grass ground cover. The site generally slopes from the west to east with an existing slope averaging 0.8%. The proposed development of the site includes an outparcel on the west side of the site designated for future mixed use and two industrial buildings (116,595 sf and 59,750 sf) on the east side of the site, with associated loading docks and parking areas.

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

C. Existing Conditions

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

II. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development consists of an outparcel designated for future mixed use and construction of two industrial buildings with footprints of 116,595 sf and 59,750 sf. Basins have been divided based on the stormlines and inlets, which will flow to the proposed detention pond. All drainage on the site will be directed to the detention pond. The total proposed imperviousness of the site is 78%. Refer to the Post-Development Drainage Plan in Appendix C.

The basin size, imperviousness and flow is summarized in the Runoff Summary Table below. The storage requirement for the proposed development is 1.470 acre-feet and the detention pond provides 1.939 acre-feet. The detention pond will release flows into an outfall storm line that will drain south to an existing culvert. The existing culvert discharges to a ditch on the east side of Clayton St that drains east to the Platte River. Refer to Appendix B for the MHFD Detention Basin Design Workbook and the SF2 & SF3 Rational Method Calculations.

III. DRAINAGE CRITERIA

A. Hydrologic Criteria

In accordance with Adams County Storm Drainage Design and Stormwater Quality Regulations, the minor storm for the proposed development type is evaluated as the 5-year storm, and the major storm is evaluated as the 100-year storm. The design storms were found using NOAA Precipitation Frequency Data Server and have been evaluated with 1-hour point rainfall depth of 1.11 inches for the 5-year storm and 2.42 inches for the 100-year storm. (see Appendix A)

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

$$Q=CIA$$

Where:

Q = peak discharge (cfs)
C = runoff coefficient from USDCM Volume 1 Table 6-4
I = rainfall intensity (inches/hour) from NOAA Precipitation Frequency Data Server
A = drainage area (acres)

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

B. Hydraulic Criteria

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

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

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

There are no major drainage ways on-site.

IV. SUMMARY

A. Compliance with Standards

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

B. Summary of Concept

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

V. REFERENCES

1. *Adams County Stormwater Drainage Design and Storrmwater Quality Control Regulations,* Adams County, CO, December 8, 2020

2. *Mile High Flood District (MHFD) Drainage Criteria Manual,* Volumes 1, 2, and 3, Latest revisions.

3. *Federal Emergency Management Agency,* National Flood Hazard Layer FIRMette, accessed online in April 2022.

4. *National Oceanic and Atmospheric Administration,* NOAA Atlas 14, Volume 8, Version 2 Point Precipitation Frequency Estimates, accessed online in April 2022.

5. *Natural Resources Conservation Service*, Web Soil Survey, accessed online in April 2022.

Appendix A

FEMA Flood Insurance Rate Map
NOAA Rainfall Criteria
NRCS Soil Information

NOTES TO USERS

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

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

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

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

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

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

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

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

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

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

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

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

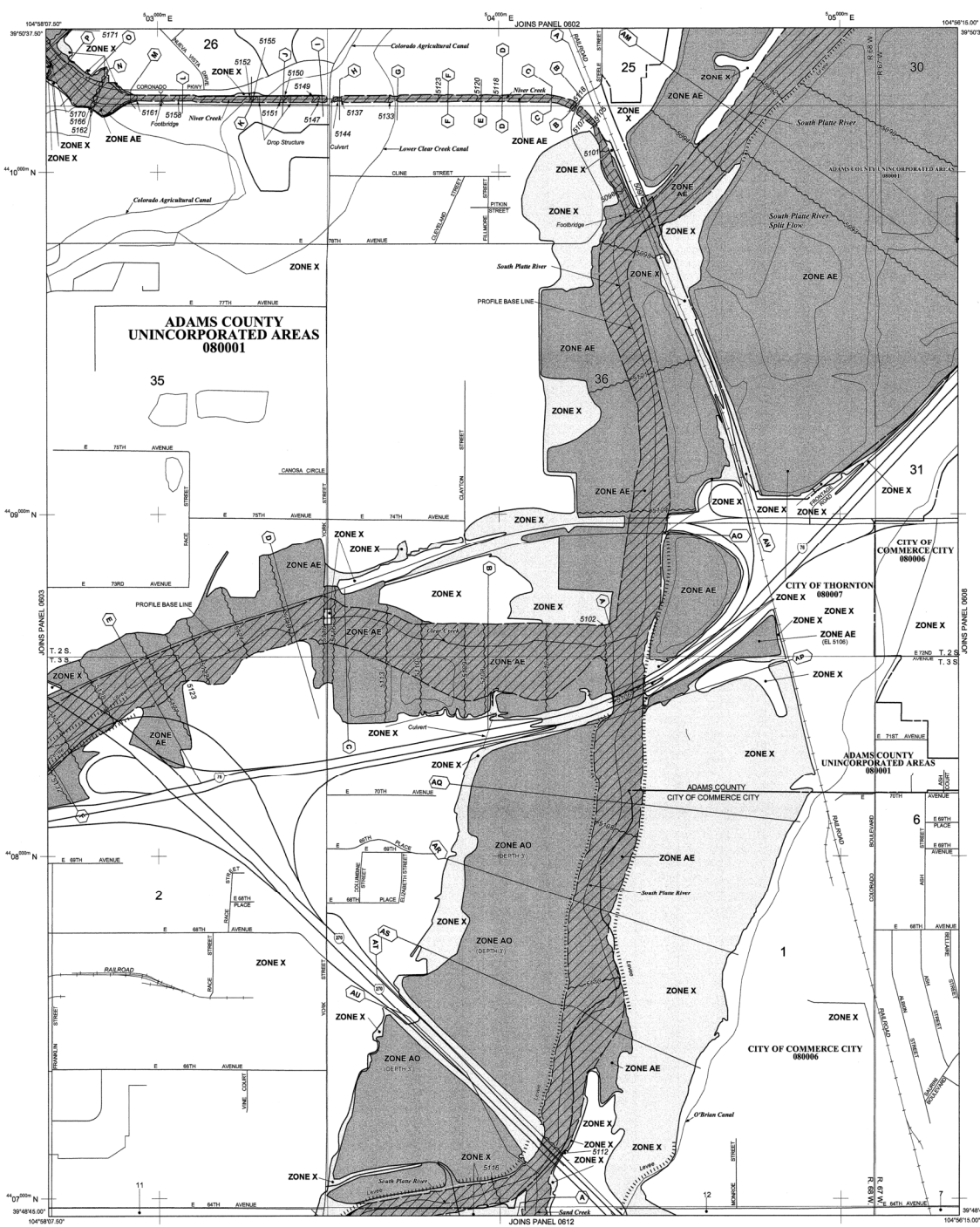
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which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

Contact the **FEMA Map Service Center** at 1- 800- 358- 9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, *a Flood Insurance Study report*, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1- 800- 358- 9620 and its website at http://www.msc.fema.gov/.

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

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

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



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

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

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

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

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

- A — A — Cross section line
- 23 — 23 — Transect line
- 97°07'30", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4275000mN — 1000-meter Universal Transverse Mercator grid ticks, zone 13
- 6000000 M — 5000-foot grid ticks: Alabama State Plane coordinate system, east zone (FIPSZONE 0101), Transverse Mercator
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
August 16, 1985

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

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

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

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0604H

FIRM
FLOOD INSURANCE RATE MAP
ADAMS COUNTY, COLORADO
AND INCORPORATED AREAS

PANEL 604 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ADAMS COUNTY	080001	0604	H
COMMERCE CITY, CITY OF	080006	0604	H
THORNTON, CITY OF	080007	0604	H

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
08001C0604H

MAP REVISED
MARCH 5, 2007

Federal Emergency Management Agency

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

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

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

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

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

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

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

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

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

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

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

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
NuA	Nunn clay loam, 0 to 1 percent slopes	C	28.1	100.0%
NuB	Nunn clay loam, 1 to 3 percent slopes	C	0.0	0.0%
Totals for Area of Interest			**28.1**	**100.0%**

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Chapter 5
Rainfall

Contents

Tables

Figures

1.0 Overview

The purpose of this chapter is to provide rainfall depth, duration, intensity, and frequency data and analytical methods used to develop the rainfall information needed to carry out the hydrological analyses described in the *Runoff* chapter of the Urban Storm Drainage Criteria Manual (USDCM). Specifically, this chapter describes:

- The basis of point precipitation values for locations within the Urban Drainage and Flood Control District (UDFCD),
- Temporal distributions of point rainfall to develop the hyetographs necessary for the Colorado Urban Hydrograph Procedure (CUHP) hydrological modeling, and
- Intensity-duration-frequency (IDF) data and relationships used in Rational Method hydrologic computations.

This chapter includes analysis of the 2-, 5-, 10-, 25-, 50-, 100-, and 500-year return storm events. If information is needed regarding other storm return periods or for areas in Colorado but outside UDFCD, the reader is directed to NOAA Atlas 14 Precipitation-Frequency Atlas of the United States, Volume 8 Version 2.0 (NOAA Atlas 14) published by the National Oceanic and Atmospheric Administration (NOAA) in 2013, which contains a more complete description of rainfall analysis in the State of Colorado.

History of the Rainfall Chapter

The USDCM that was originally published in 1969 contained rainfall depth-duration-frequency maps for the 2-, 10-, and 100-year events and guidelines for developing design rainstorms and I-D-F curves for any location within UDFCD. The NOAA Atlas 2, Volume III, published in 1973, was based on a longer period of record and a large number of gages. Unfortunately, the maps in the USDCM and the NOAA Atlas did not agree.

Since 1977 UDFCD has studied the rainfall and runoff relationships in the Denver metropolitan area, including analysis of the (then) 73-year period at the Denver rain gage. This analysis indicated that the NOAA Atlas 2 maps, although not perfect, were more in line with the rainfall frequency distribution of the long-term record than the maps in the original USDCM.

As the 1982 version of CUHP was being developed, UDFCD developed methods to convert the information in the NOAA Atlas 2 into a family of design rainstorms by distributing these design storms in a manner that yielded peak runoff recurrence frequency distributions consistent with observed rainfall-runoff characteristics in the Denver metropolitan area. For the above-stated reasons and to use rainfall information consistent with the information being used by the State of Colorado, it was concluded that the NOAA Atlas 2 rainfall information should also be used within UDFCD.

In 2013, the new *NOAA Atlas 14 Precipitation-Frequency Atlas of the United States, Volume 8-Midwestern States* was published with new precipitation values. UDFCD provided peer review of NOAA's work. In 2016, UDFCD used *NOAA Atlas 14* values in a CUHP recalibration effort and decided to adopt the new values at that time.

2.0 Rainfall Depth-Duration-Frequency

To apply CUHP or the Rational Method as outlined in the *Runoff* Chapter, 1-hour point rainfall data for the area of interest are needed. To apply CUHP to watersheds larger than 15-square miles in size, 3-hour and 6-hour point rainfall depths are also required.

2.1 Rainfall Depth-Duration-Frequency

Access NOAA Atlas 14 at http://hdsc.nws.noaa.gov/hdsc/pfds/ to obtain rainfall depth-duration-frequency values for the UDFCD region. The website includes durations of 5, 10, 15, 30, and 60 minutes as well as 2, 3, 6, 12, and 24 hours. It also includes several durations from 2 to 60 days. Recurrence intervals included in the new Atlas include intervals of 1, 2, 5, 10, 25, 50, 100, 200, 500, and 1000 years. New with the Atlas 14 update, 2-hour and 3-hour depths are now provided. Previous versions of this manual provided equations to calculate these depths based on the 1-hour and 6-hour depths. These equations are still used in CUHP to calculate the third hour of the 3-hour temporal distribution as described in Section 3.1.

3.0 Design Storm Distribution for CUHP

The 1-hour point precipitation values from NOAA Atlas 14 are distributed into 5-minute increments (see Table 5-2) to develop temporal distributions for use with CUHP. The rainfall duration used with CUHP varies with the size of the watershed being analyzed as shown in Table 5-1. For larger storms, Depth Reduction Factors (DRFs)[1] are applied to the incremental precipitation depths to take into account averaging effects for larger watershed sizes. For the 2-, 5-, and 10-year events (minor events), DRFs can be applied to watersheds 2-square miles or larger. For the 25-, 50-, 100-, and 500-year events, DRFs are applicable to watersheds 15-square miles and larger. Table 5-1 provides design storm durations and applicability of DRFs based on watershed area.

Table 5-1. Storm duration and area adjustment for CUHP modeling

Design Storm	Watershed Area (square miles)	Recommended Storm Duration	Apply DRF?
2-, 5-, and 10-Year	$A \leq 2.0$	2 hours	No
	$2.0 < A < 15.0$	2 hours	Yes – Use Table 5-3
	$A \geq 15.0$	6 hours	Yes – Use Table 5-3
25-, 50-, 100-, and 500-Year	$A < 15.0$	2 hours	No
	$A \geq 15.0$	6 hours	Yes – Use Table 5-4

[1] The term Depth Reduction Factor (DRF) is used in this text but is interchangeable with the terms Depth Area Reduction Factor (DARF) and Area Reduction Factor (ARF) used by others.

3.1 Temporal Distribution

The current version of CUHP was designed to be used with the 1-hour rainfall depths from NOAA Atlas 14. To obtain a temporal distribution for a design storm, the 1-hour depth is converted into a 2-hour design storm by multiplying the 1-hour depth(s) by the percentages for each time increment given in Table 5-2. This conversion is handled automatically in CUHP for the 1-hour depth specified in the CUHP input file.

The temporal distribution presented in Table 5-2 represents a design storm for use with a distributed rainfall-runoff routing model. The distribution is the result of a calibration process performed by UDFCD to provide, in conjunction with the use of CUHP, peak runoff rates and runoff volumes of the same return period as the design storm (Urbonas 1978). The 1-hour values are "embedded" in the 2-hour and other duration design storms. The first hour of the rainfall distribution includes the most intense rainfall (25% of the 1-hour point rainfall depth is assumed to occur over a 5-minute period). The 2-hour precipitation total is approximately 116% of the 1-hour rainfall depth for all recurrence intervals included in this chapter, as shown in the totals at the bottom of Table 5-2. It should be noted that the 2-hour point rainfall depth provided in the NOAA Atlas may differ slightly from the summation of the incremental depths from the 2-hour distribution in CUHP.

CUHP prepares a temporal distribution of the Design Rainfall for the 2-, 5-, 10-, 25-, 50-, 100- and 500-yr events within the UDFCD boundary including depth reduction factors (DRFs) for use with SWMM modeling. CUHP may provide slightly different results for the rainfall distribution than the procedure outlined in this chapter due to a smoothing method implemented in the programming which eliminates potential dips in the hyetograph.

To develop the temporal distribution for the 6-hour design storm (watersheds greater than 15.0 square miles), first prepare a 3-hour design storm. Developing the 3-hour storm is an intermediate step in deriving the 6-hour temporal distribution. To develop the temporal distribution for the 3-hour design storm, first prepare the 2-hour design storm distribution using the 1-hour storm point precipitation and the temporal percentage distribution shown in Table 5-2. The 2-hour distribution provides the first two hours of the 3-hour design storm. The difference between the 3-hour point precipitation and the 2-hour point precipitation is then distributed evenly over the third hour of the storm (i.e., the period of 125 minutes to 180 minutes). It should be noted that CUHP uses equations derived from NOAA Atlas 2, Volume III (1973) to calculate the difference between the 3-hour and 2-hour point precipitation values. For this reason, the values used by CUHP may not match the published values in NOAA Atlas 14.

The 3-hour distribution provides the first three hours of the 6-hour design storm. The difference between the 6-hour point precipitation (provided on the NOAA website) and the 3-hour point precipitation (calculated by summation of the incremental depths from the 3-hour distribution) is distributed evenly over the period of 185 minutes to 360 minutes (i.e. the last three hours of the 6-hour design storm).

Basis for Design Storm Distribution

The orographic effects of the Rocky Mountains and the high plains near the mountains as well as the semi-arid climate influence rainfall patterns in the Denver area. Rainstorms often have an "upslope" character where the easterly flow of moisture settles against the mountains. These types of rainstorms have durations that can exceed six hours and, although they may produce large amounts of total precipitation, they are rarely intense. Although upslope storms may cause local drainage problems or affect the flood levels of large watersheds, typically they are not the cause of 2- through 100-year type of flooding of small urban catchments in the Denver area.

Very intense rainfall in the Denver area typically results from convective storms or frontal stimulated convective storms. The most intense periods of rainfall for these types of storms often occur in periods that are less than one or two hours. These storms can produce brief periods of very high rainfall intensities. These short-duration, high-intensity rainstorms cause most of the flooding problems in the great majority of urban catchments.

Analysis of a 73-year record of rainfall at the Denver rain gage revealed that an overwhelming majority of the intense rainstorms produced their greatest intensities in the first hour of the storm. In fact, of the 73 most intense storms analyzed, 68 had the most intense period begin and end within the first hour of the storm, and 52 had the most intense period begin and end within the first half hour of the storm. These types of storms have been categorized as "leading intensity" storm events. The data clearly show that the "leading intensity" storms predominate among the "non-upslope" type storms in the Denver region.

The recommended design storm distribution takes into account the observed "leading intensity" nature of the convective storms. In addition, the temporal distributions for the recommended design storms were designed to be used with CUHP (1982 and later), the published NOAA 1-hour precipitation values (NOAA 1973) and Horton's infiltration loss equation. They were developed to approximate the recurrence frequency of peak flows and runoff volumes (i.e., 2- through 100-years) that were found to exist for the watersheds for which rainfall-runoff data were collected. The procedure for the development of these design storm distributions and the preliminary results were reported in literature and UDFCD publications (Urbonas 1978; Urbonas 1979).

Table 5-2. Design storm distributions of 1-hour precipitation

Time Minutes	Percent of 1-hour precipitation depth (%)				
	2-Year	5-Year	10-Year	25- and 50-Year	100- and 500-Year
5	2.0	2.0	2.0	1.3	1.0
10	4.0	3.7	3.7	3.5	3.0
15	8.4	8.7	8.2	5.0	4.6
20	16.0	15.3	15.0	8.0	8.0
25	25.0	25.0	25.0	15.0	14.0
30	14.0	13.0	12.0	25.0	25.0
35	6.3	5.8	5.6	12.0	14.0
40	5.0	4.4	4.3	8.0	8.0
45	3.0	3.6	3.8	5.0	6.2
50	3.0	3.6	3.2	5.0	5.0
55	3.0	3.0	3.2	3.2	4.0
60	3.0	3.0	3.2	3.2	4.0
65	3.0	3.0	3.2	3.2	4.0
70	2.0	3.0	3.2	2.4	2.0
75	2.0	2.5	3.2	2.4	2.0
80	2.0	2.2	2.5	1.8	1.2
85	2.0	2.2	1.9	1.8	1.2
90	2.0	2.2	1.9	1.4	1.2
95	2.0	2.2	1.9	1.4	1.2
100	2.0	1.5	1.9	1.4	1.2
105	2.0	1.5	1.9	1.4	1.2
110	2.0	1.5	1.9	1.4	1.2
115	1.0	1.5	1.7	1.4	1.2
120	1.0	1.3	1.3	1.4	1.2
Totals	115.7%	115.7%	115.7%	115.6%	115.6%

3.2 Depth Reduction Factor (DRF) Adjustments

A Depth Reduction Factor (DRF) adjustment can be used when applying a point precipitation value to an entire watershed area for a given recurrence interval. Since average rainfall over a large watershed is generally lower than point rainfall, a DRF is applied to reduce point precipitation values to area-average precipitation values. The NOAA Atlas provides guidelines for adjusting the rainfall depths with increasing catchment area. These guidelines were provided in NOAA Altas 2, Volume III and did not change with the release of NOAA Atlas 14. Area-depth adjustments are given in the Atlas for durations of ½-, 1-, 3-, 6- and 24-hours. Figure 5-1 is based on the NOAA Atlas. The 15-minute curve was extrapolated by UDFCD from the information shown for other storm durations on Figure 5-1. The fast response times of urbanized watersheds and sharp rainstorm distribution gradients in the UDFCD region require adjustments of rainfall depths for storm durations that are less than ½-hour. Figure 5-1 provides DRF curves that can be applied to the 25-, 50-, 100- and 500-year events (NOAA 1973).

For more-frequently occurring storm events, including the 2- through 10-year events, UDFCD analyzed results from a 2010 study conducted by Carlton Engineering, Inc. on behalf of the City of Colorado Springs *Fountain Creek Rainfall Characterization Study* (Carlton 2010). The Carlton study developed cell-centered DRFs[2] based on extensive analysis of radar data in the Fountain Creek watershed. UDFCD analyzed the data provided in this report to develop geographically-fixed DRF estimates for the 2- through 10-year events, by averaging recommended DRFs from the Carlton report and the NOAA Atlas. Figure 5-2 provides these curves.

The DRF adjustment factors are provided in Table 5-3 (2-, 5-, and 10-year design storms) and Table 5-4 (25-, 50-, 100, and 500-year design storms) to assist with DRF calculations.

[2] DRFs are commonly classified as "cell-centered" or "geographically-fixed" depending on how the factors were developed. Cell-centered DRFs are determined by analyzing gridded storm-cell data to determine the ratio of the average depth of rainfall produced by the overall storm cell (average of all grid point depths) to the maximum point rainfall depth (maximum grid point depth). A geographically-fixed DRF represents the ratio of average precipitation of a geographic area (watershed) to the maximum point rainfall depth occurring in the watershed. The difference between the two is the point of reference. For a cell-centered DRF, the point of reference is the storm cell itself, which may pass over many watersheds along the storm track. For a geographically-fixed DRF, the point of reference is the watershed, which receives precipitation as a storm cell passes over the watershed.

Table 5-3. DRFs for design rainfall distributions 2-, 5-, and 10-year design rainfall

Time (minutes)	Correction Factor by Watershed Area in Square Miles[1]								
	2	5	10	15	20	30	40	50	75
5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
15	1.00	0.97	0.94	0.91	0.90	0.85	0.75	0.65	0.56
20	1.00	0.86	0.75	0.68	0.61	0.55	0.48	0.42	0.35
25	1.00	0.86	0.75	0.68	0.61	0.55	0.48	0.42	0.35
30	1.00	0.86	0.75	0.68	0.61	0.55	0.48	0.42	0.42
35	1.00	0.97	0.94	0.91	0.90	0.90	0.90	0.90	0.89
40	1.00	0.97	0.94	0.91	0.90	0.90	0.90	0.90	0.89
45	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
50	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
55	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
60	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
65	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
70	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
75	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
80	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
85	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
90	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
95	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
100	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
105	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
110	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
115	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
120	1.00	1.00	1.00	1.02	1.02	1.01	1.01	1.01	1.00
125-180	N/A	N/A	N/A	1.00	1.00	1.00	1.00	1.00	1.00
185-360	N/A	N/A	N/A	1.23	1.28	1.30	1.32	1.33	1.33

[1]For areas between the values listed in the table, correction factors can be obtained through linear interpolation between columns.

Table 5-4. DRFs for design rainfall distributions 25-, 50-, 100-, and 500-year design rainfall

Time (minutes)	Correction Factor by Watershed Area in Square Miles[1]					
	15	20	30	40	50	75
5	1.15	1.15	1.15	1.15	1.15	1.10
10	1.15	1.15	1.15	1.15	1.15	1.10
15	1.15	1.15	1.15	1.15	1.15	1.10
20	1.25	1.18	1.10	1.05	1.00	0.90
25	0.73	0.69	0.64	0.60	0.58	0.55
30	0.73	0.69	0.64	0.60	0.58	0.55
35	0.73	0.69	0.64	0.60	0.58	0.55
40	1.05	1.02	0.95	0.90	0.85	0.80
45	1.20	1.20	1.20	1.15	1.05	0.95
50	1.15	1.15	1.15	1.15	1.05	0.95
55	1.15	1.15	1.15	1.15	1.15	1.15
60	1.15	1.15	1.15	1.15	1.15	1.15
65	1.08	1.10	1.13	1.15	1.15	1.15
70	1.08	1.10	1.13	1.15	1.15	1.15
75	1.08	1.10	1.13	1.15	1.15	1.15
80	1.08	1.10	1.13	1.15	1.15	1.15
85	1.08	1.10	1.13	1.15	1.15	1.15
90	1.08	1.10	1.13	1.15	1.15	1.15
95	1.08	1.10	1.13	1.15	1.15	1.15
100	1.08	1.10	1.13	1.15	1.15	1.15
105	1.08	1.10	1.13	1.15	1.15	1.15
110	1.08	1.10	1.13	1.15	1.15	1.15
115	1.08	1.10	1.13	1.15	1.15	1.15
120	1.08	1.10	1.13	1.15	1.15	1.15
125-180	1.08	1.10	1.13	1.15	1.25	1.25
185-360	1.05	1.10	1.10	1.10	1.10	1.13

[1]For areas between the values listed in the table, correction factors can be obtained through linear interpolation between columns.

4.0 Intensity-Duration Curves for Rational Method

To develop depth-duration curves or intensity-duration curves for the Rational Method of runoff analysis take the 1-hour depth(s) obtained from NOAA Atlas 14 and apply Equation 5-1 for the duration (or durations) of interest:

$$I = \frac{28.5\, P_1}{(10 + T_d)^{0.786}} \qquad \text{Equation 5-1}$$

Where:

I = rainfall intensity (inches per hour)

P_1 = 1-hour point rainfall depth (inches)

T_d = storm duration (minutes)

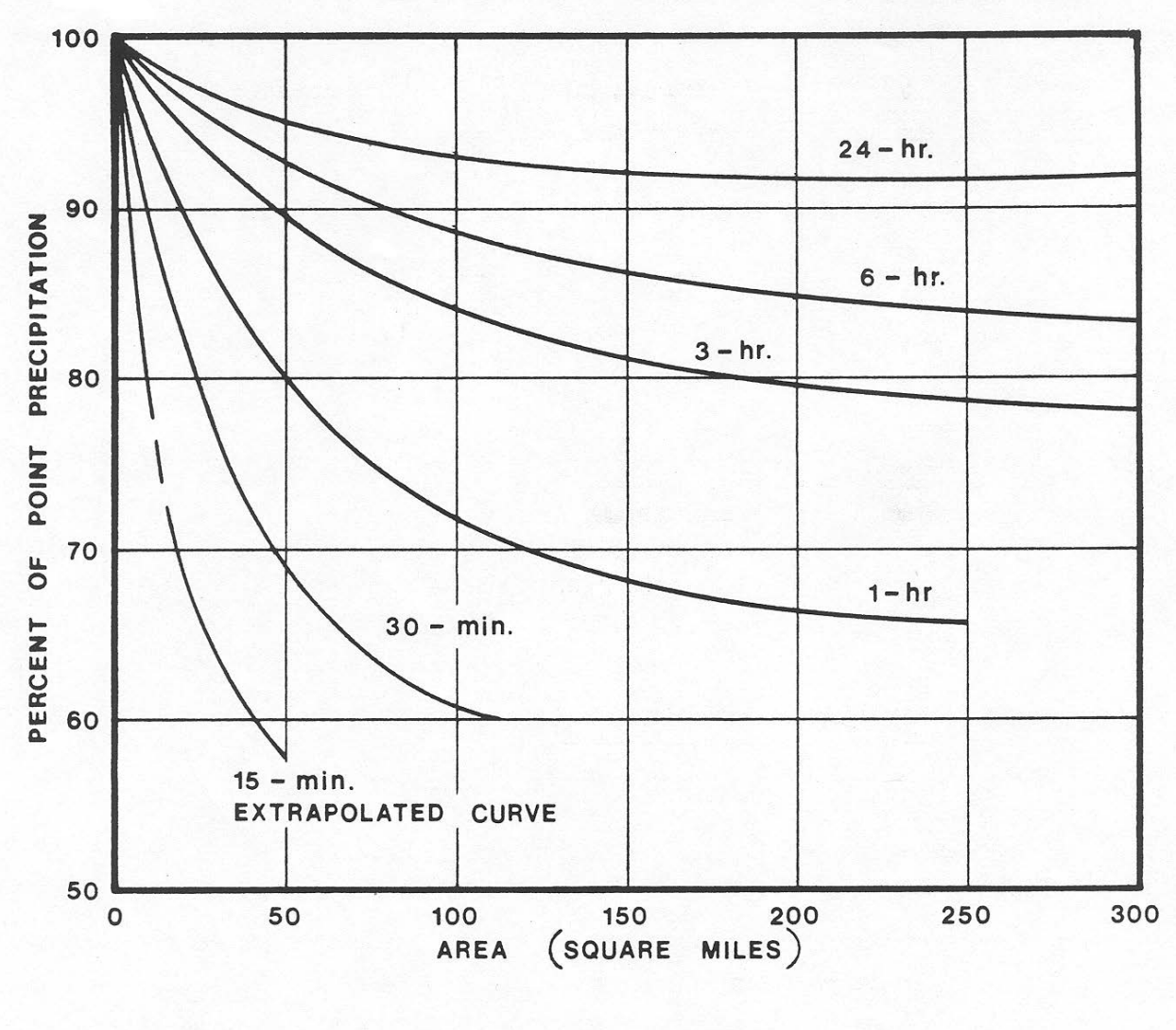


Figure 5-1. Depth reduction factor (DRF) curves for infrequent storm events

(25-, 50-, 100- and 500-year events) (NOAA Atlas 2, Volume III 1973 with extrapolation for 15-minute curve)

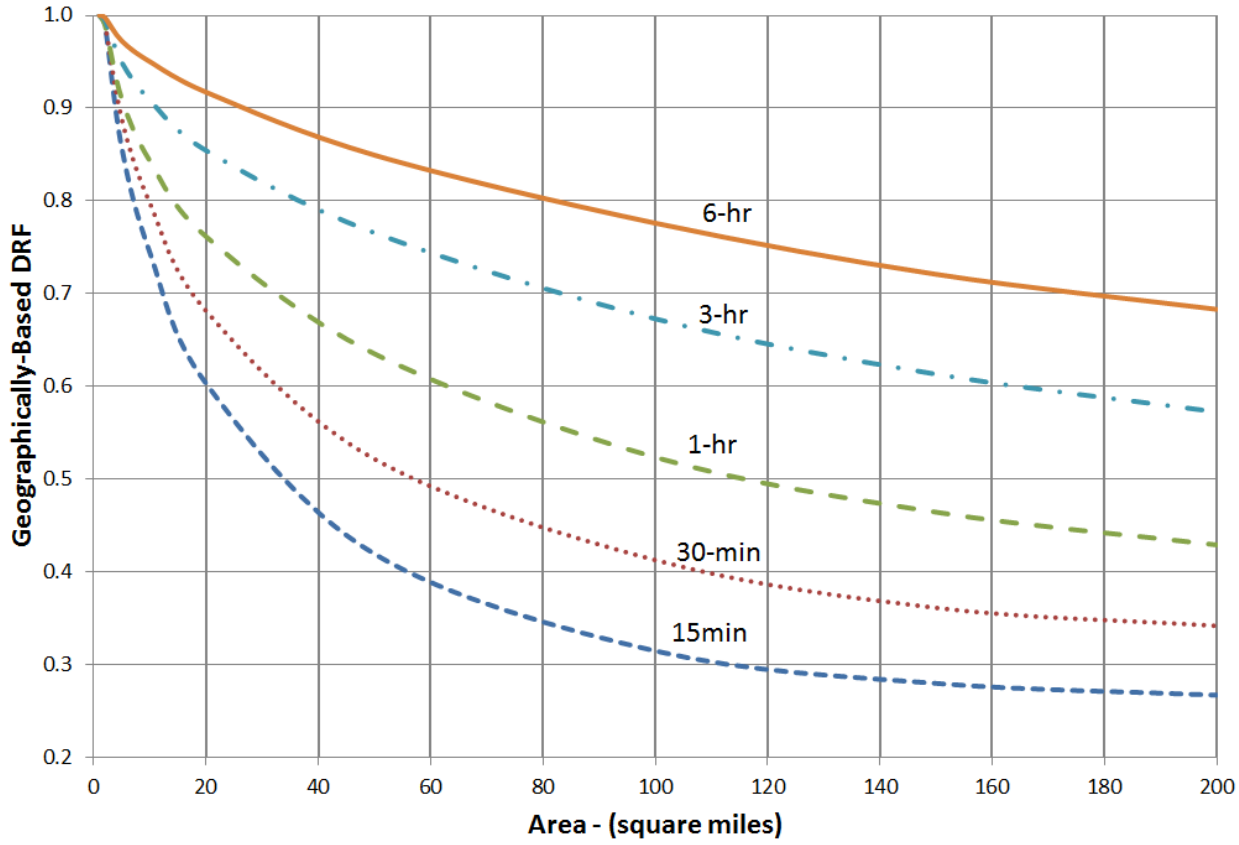


Figure 5-2. Depth reduction factor (DRF) curves for minor storm events (2-, 5-, and 10-year events)

(Carlton 2010)

5.0 Examples

5.1 Example preparation of intensity-duration-frequency curve

Use Equation 5-1 to plot rainfall intensity-duration curves for the 500-year, 100-year, 10-year, 5-year, and 2-year precipitation events in Denver. One-hour point precipitation values in Denver are as follows: 500-year (3.14), 100-year (2.31-inch), 10-year (1.33-inch), 5-year (1.09 inches), and 2-year (0.83-inches).

Calculations are prepared using Equation 5-1.

Duration (minutes)	**Rainfall Intensity (inches/hour)**	
5	$28 \times 3.14/(10+5)^{0.786}=$	10.46
10	$28 \times 3.14/(10+10)^{0.786}=$	8.35
15	$28 \times 3.14/(10+15)^{0.786}=$	7.00
30	$28 \times 3.14/(10+30)^{0.786}=$	4.84
60	$28 \times 3.14/(10+60)^{0.786}=$	3.12

Repeat this exercise for each return period.

Duration	**P_1**	**5**	**10**	**15**	**30**	**60**
2-year	0.83	2.77	2.21	1.85	1.28	0.82
5-year	1.09	3.63	2.90	2.43	1.68	1.08
10-year	1.33	4.43	3.54	2.97	2.05	1.32
25-year	1.69	5.63	4.49	3.77	2.61	1.68
50-year	1.99	6.63	5.29	4.44	3.07	1.98
100-year	2.31	7.70	6.14	5.15	3.56	2.29
500-year	3.14	10.46	8.35	7.00	4.84	3.12

The values from Equation 5-1 are plotted in Figure 5-15.

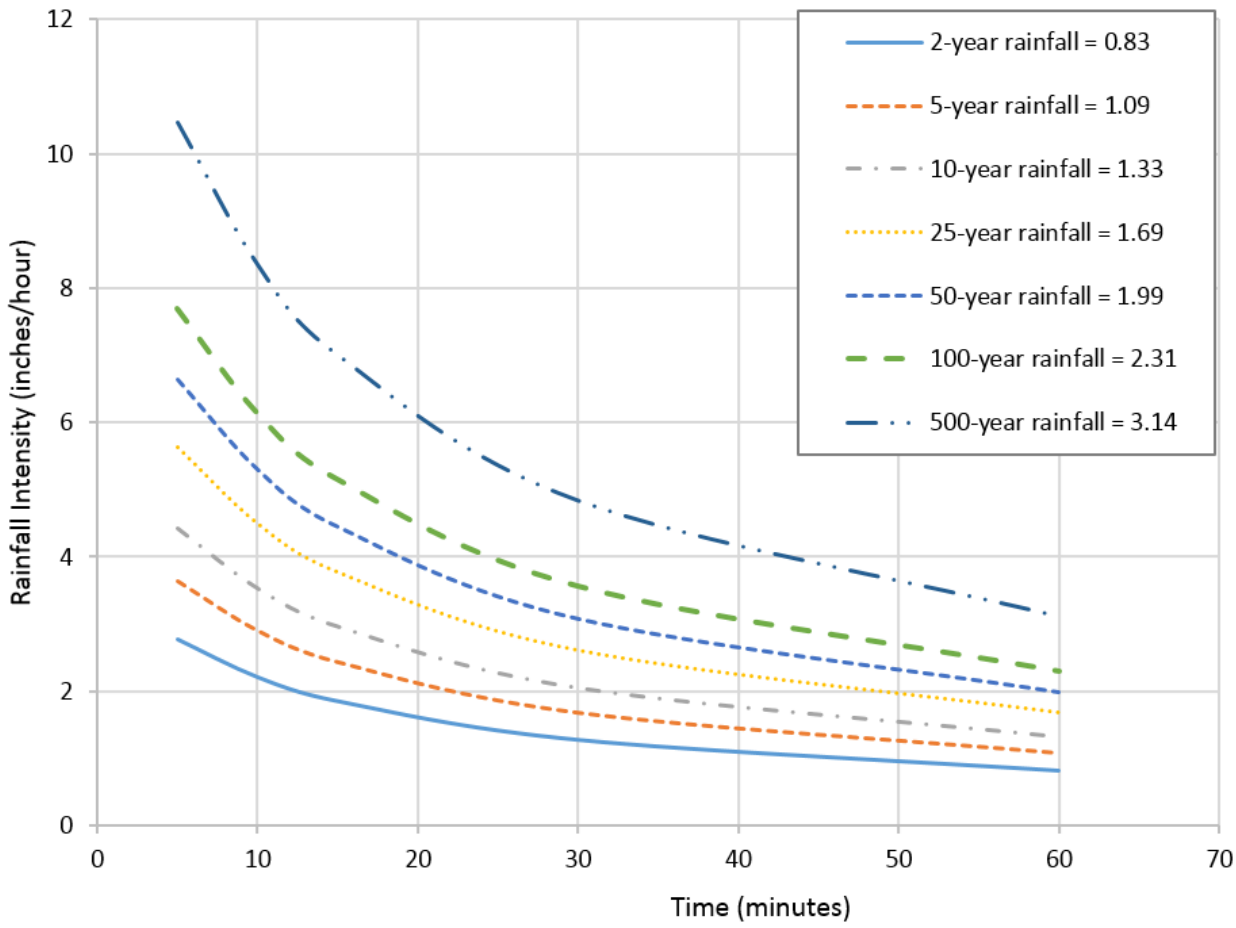


Figure 5-15. Example rainfall intensity-duration curves

6.0 References

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Urbonas, B. 1979. Reliability of Design Storms in Modeling. In *Proceedings International Symposium on Urban Storm Runoff*, 27-36. Lexington, KY: University of Kentucky.

Urbonas, B. 1978. Some Findings in the Rainfall-Runoff Data Collected in the Denver Area. *Flood Hazard News* 18(1):10.

NOAA Atlas 14, Volume 8, Version 2
Location name: Denver, Colorado, USA*
Latitude: 39.8322°, Longitude: -104.9738°
Elevation: 5135.28 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.216** (0.168-0.277)	**0.266** (0.207-0.341)	**0.356** (0.277-0.459)	**0.440** (0.340-0.569)	**0.568** (0.430-0.772)	**0.676** (0.498-0.926)	**0.793** (0.564-1.11)	**0.921** (0.629-1.32)	**1.10** (0.724-1.62)	**1.25** (0.796-1.84)
10-min	**0.316** (0.246-0.405)	**0.389** (0.303-0.500)	**0.522** (0.405-0.672)	**0.644** (0.498-0.833)	**0.832** (0.629-1.13)	**0.990** (0.729-1.36)	**1.16** (0.826-1.63)	**1.35** (0.920-1.93)	**1.62** (1.06-2.37)	**1.83** (1.17-2.70)
15-min	**0.385** (0.301-0.494)	**0.474** (0.370-0.609)	**0.636** (0.494-0.819)	**0.786** (0.607-1.02)	**1.01** (0.768-1.38)	**1.21** (0.889-1.65)	**1.42** (1.01-1.98)	**1.64** (1.12-2.35)	**1.97** (1.29-2.89)	**2.23** (1.42-3.29)
30-min	**0.544** (0.425-0.699)	**0.670** (0.522-0.860)	**0.895** (0.695-1.15)	**1.10** (0.851-1.42)	**1.42** (1.07-1.92)	**1.68** (1.24-2.30)	**1.97** (1.40-2.75)	**2.27** (1.55-3.25)	**2.72** (1.78-3.98)	**3.07** (1.96-4.52)
60-min	**0.675** (0.527-0.866)	**0.829** (0.647-1.07)	**1.11** (0.860-1.43)	**1.36** (1.05-1.76)	**1.75** (1.32-2.37)	**2.07** (1.52-2.83)	**2.42** (1.72-3.38)	**2.79** (1.91-4.00)	**3.33** (2.19-4.88)	**3.77** (2.40-5.55)
2-hr	**0.806** (0.635-1.02)	**0.989** (0.779-1.26)	**1.32** (1.03-1.68)	**1.62** (1.26-2.07)	**2.08** (1.59-2.78)	**2.46** (1.83-3.32)	**2.87** (2.06-3.96)	**3.32** (2.29-4.68)	**3.95** (2.62-5.71)	**4.46** (2.87-6.49)
3-hr	**0.874** (0.693-1.10)	**1.07** (0.848-1.35)	**1.42** (1.12-1.80)	**1.75** (1.37-2.22)	**2.23** (1.71-2.97)	**2.64** (1.97-3.54)	**3.08** (2.22-4.22)	**3.55** (2.46-4.99)	**4.23** (2.82-6.07)	**4.77** (3.09-6.90)
6-hr	**1.04** (0.832-1.30)	**1.26** (1.01-1.58)	**1.66** (1.33-2.08)	**2.02** (1.60-2.54)	**2.57** (1.99-3.37)	**3.02** (2.28-4.00)	**3.51** (2.56-4.75)	**4.03** (2.83-5.59)	**4.78** (3.22-6.78)	**5.38** (3.52-7.68)
12-hr	**1.28** (1.04-1.58)	**1.55** (1.25-1.91)	**2.01** (1.62-2.48)	**2.42** (1.94-3.00)	**3.03** (2.38-3.93)	**3.55** (2.70-4.64)	**4.09** (3.01-5.46)	**4.67** (3.31-6.39)	**5.49** (3.74-7.69)	**6.15** (4.07-8.68)
24-hr	**1.56** (1.28-1.91)	**1.88** (1.54-2.29)	**2.42** (1.98-2.97)	**2.90** (2.35-3.56)	**3.59** (2.83-4.58)	**4.16** (3.20-5.36)	**4.75** (3.53-6.25)	**5.37** (3.84-7.24)	**6.24** (4.29-8.60)	**6.92** (4.63-9.64)
2-day	**1.82** (1.51-2.20)	**2.20** (1.82-2.65)	**2.83** (2.33-3.42)	**3.37** (2.76-4.09)	**4.13** (3.28-5.18)	**4.73** (3.67-6.00)	**5.35** (4.01-6.93)	**5.99** (4.32-7.94)	**6.86** (4.76-9.32)	**7.53** (5.10-10.4)
3-day	**1.98** (1.65-2.37)	**2.36** (1.97-2.83)	**3.01** (2.50-3.62)	**3.56** (2.94-4.30)	**4.34** (3.47-5.41)	**4.96** (3.88-6.25)	**5.60** (4.23-7.20)	**6.26** (4.54-8.24)	**7.16** (5.00-9.66)	**7.86** (5.35-10.7)
4-day	**2.10** (1.76-2.50)	**2.49** (2.08-2.97)	**3.13** (2.61-3.75)	**3.69** (3.06-4.43)	**4.48** (3.61-5.56)	**5.12** (4.02-6.41)	**5.77** (4.38-7.38)	**6.44** (4.70-8.44)	**7.37** (5.17-9.89)	**8.09** (5.53-11.0)

7-day	**2.39** (2.02-2.83)	**2.79** (2.36-3.30)	**3.46** (2.91-4.10)	**4.04** (3.38-4.80)	**4.86** (3.94-5.96)	**5.51** (4.36-6.83)	**6.17** (4.73-7.82)	**6.87** (5.06-8.91)	**7.82** (5.54-10.4)	**8.56** (5.91-11.5)
10-day	**2.66** (2.26-3.12)	**3.08** (2.61-3.61)	**3.77** (3.19-4.44)	**4.36** (3.67-5.16)	**5.20** (4.24-6.33)	**5.86** (4.67-7.22)	**6.54** (5.04-8.23)	**7.24** (5.36-9.32)	**8.20** (5.84-10.8)	**8.94** (6.21-11.9)
20-day	**3.45** (2.96-4.00)	**3.92** (3.37-4.56)	**4.71** (4.03-5.48)	**5.37** (4.57-6.27)	**6.28** (5.17-7.52)	**6.98** (5.62-8.47)	**7.69** (5.99-9.53)	**8.42** (6.30-10.7)	**9.38** (6.76-12.2)	**10.1** (7.11-13.3)
30-day	**4.08** (3.53-4.70)	**4.64** (4.01-5.35)	**5.54** (4.77-6.40)	**6.28** (5.38-7.29)	**7.29** (6.04-8.65)	**8.06** (6.53-9.69)	**8.83** (6.92-10.8)	**9.59** (7.22-12.0)	**10.6** (7.67-13.6)	**11.3** (8.02-14.8)
45-day	**4.84** (4.22-5.54)	**5.53** (4.81-6.33)	**6.63** (5.75-7.61)	**7.52** (6.49-8.66)	**8.71** (7.24-10.2)	**9.59** (7.81-11.4)	**10.5** (8.24-12.7)	**11.3** (8.55-14.1)	**12.4** (9.02-15.8)	**13.2** (9.37-17.1)
60-day	**5.47** (4.78-6.22)	**6.29** (5.50-7.17)	**7.59** (6.62-8.67)	**8.63** (7.48-9.89)	**10.0** (8.35-11.7)	**11.0** (9.00-13.0)	**12.0** (9.47-14.5)	**12.9** (9.81-16.0)	**14.1** (10.3-17.8)	**14.9** (10.7-19.2)

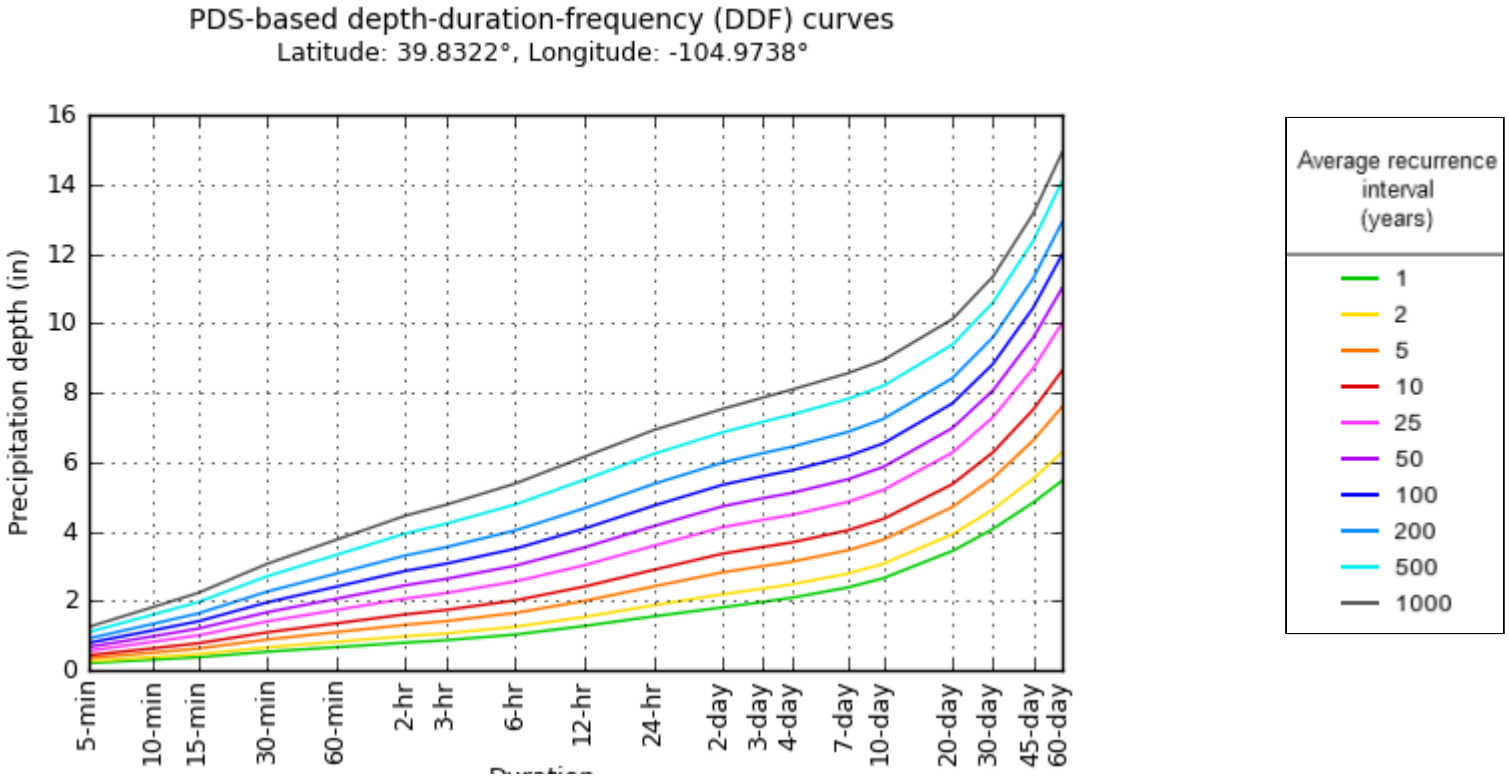
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

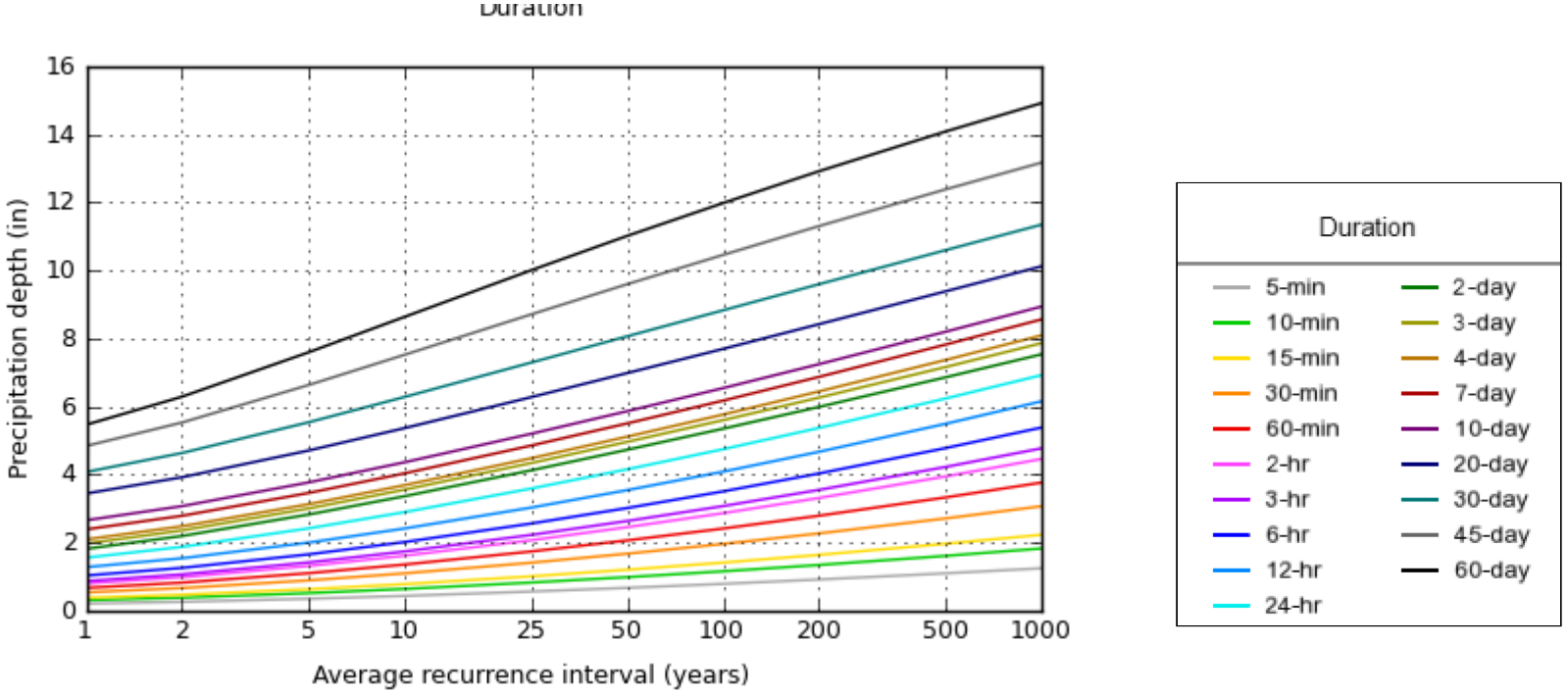
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical





NOAA Atlas 14, Volume 8, Version 2

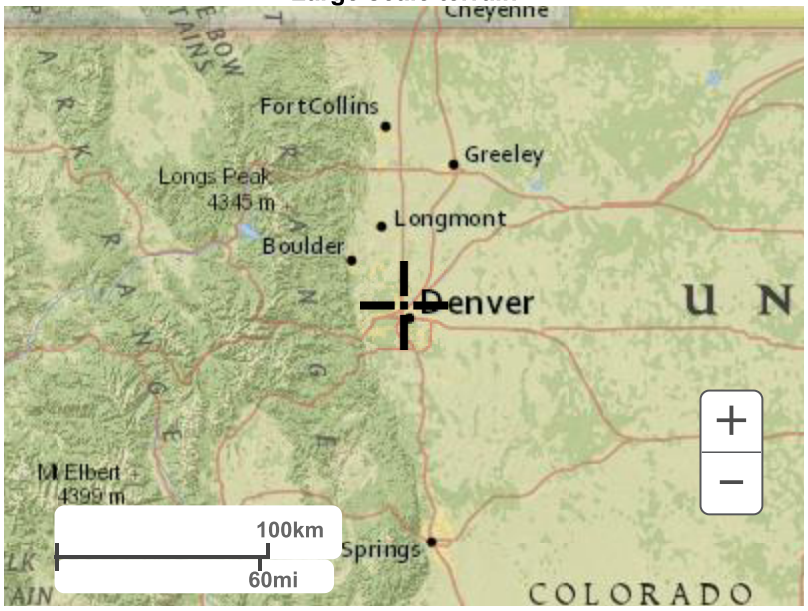
Created (GMT): Mon Aug 2 15:54:43 2021

Back to Top

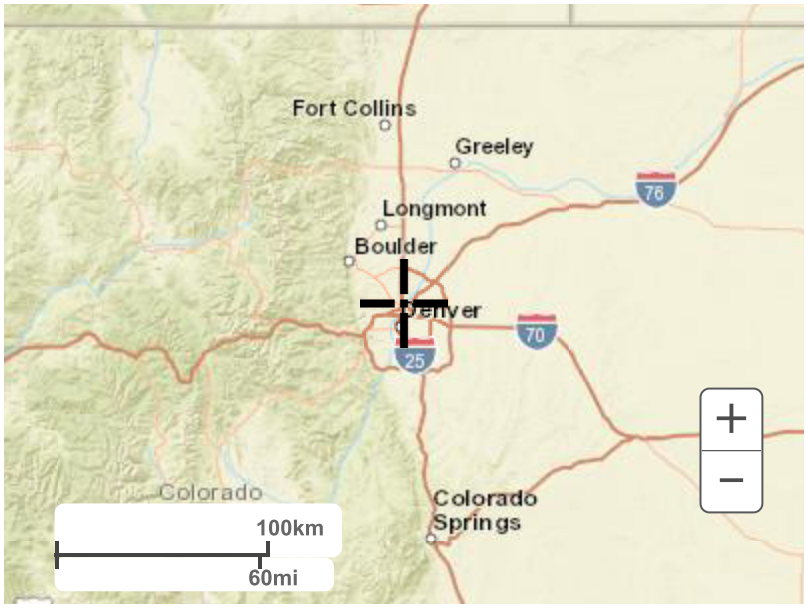
Maps & aerials

Small scale terrain

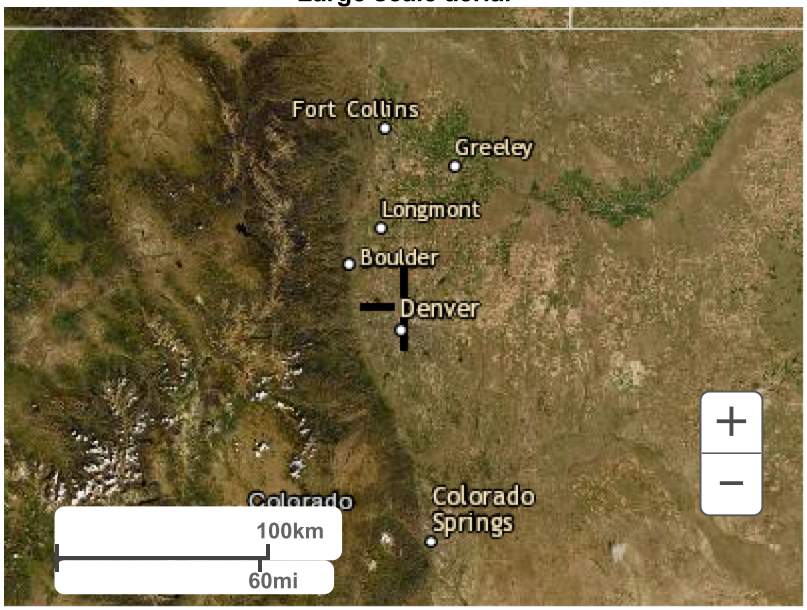
Large scale terrain



Large scale map



Large scale aerial



Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Appendix B

MHFD Detention Basin Design Workbook
Preliminary Drainage Impervious Percentages and "C" Value Concentration
SF2 & SF3 Rational Method Calculations

PROJECT: XX
JOB NO.: DEN21-0001
CALC. BY: AN
DATE: 4/29/2022

WARE MALCOMB
ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

Impervious Percentages - from Urban Drainage Table 6-3

LANDSCAPE	2%
ROOF	90%
ASPHALT	100%
CONCRETE	90%

Land Use 5	0%
Land Use 6	0%
Land Use 7	0%
Land Use 8	0%

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

= FORMULA CELLS
= USER INPUT CELLS

PROPOSED COMPOSITE IMPERVIOUSNESS

0.54

		Weighted Impervious and C Values					Areas (ac)							
Basin	**Area (ac)**	**Imp.**	**C_2**	**C_5**	**C_{10}**	**C_{100}**	**LANDSCAPE**	**ROOF**	**ASPHALT**	**CONCRETE**	**Land Use 5**	**Land Use 6**	**Land Use 7**	**Land Use 8**
E1	14.37	3%	0.01	0.06	0.15	0.49	14.28	0.09						
C1	1.45	82%	0.66	0.70	0.74	0.82	0.27		1.18					
C2	2.42	86%	0.70	0.74	0.77	0.84	0.21	1.31	0.90					
C3	0.89	86%	0.70	0.74	0.76	0.83	0.11		0.61	0.17				
C4	0.69	85%	0.69	0.73	0.76	0.83	0.09		0.43	0.17				
C5	1.89	84%	0.68	0.72	0.75	0.83	0.18	1.31	0.40					
C6	1.26	83%	0.68	0.72	0.75	0.83	0.14		0.43	0.68				
C7	0.82	84%	0.68	0.73	0.76	0.83	0.06	0.69	0.07					
C8	0.81	85%	0.70	0.74	0.76	0.83	0.05	0.67	0.09					
C9	0.78	70%	0.56	0.61	0.65	0.77	0.24		0.54					
C10	0.82	2%	0.01	0.05	0.15	0.49	0.82							
OS1	1.21	5%	0.03	0.08	0.17	0.51	1.16	0.02		0.02				
OS2	0.99	8%	0.05	0.10	0.19	0.52	0.92	0.07						
OS3	0.34	100%	0.83	0.86	0.87	0.89			0.34					
PROPERTY	11.84	78%	0.62	0.67	0.71	0.80	2.19	3.97	4.65	1.02				
ALL AREAS	14.37	67%	0.53	0.59	0.63	0.76	4.27	4.06	4.99	1.04				

Appendix C
Drainage Plans

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

INV: 5131.82' (N) 10" HDPE
INV: 5131.40' (W) 10" HDPE
INV: 5131.[illegible] (E) 12" CMP
INV: 5128.65' (W) 12" CMP
INV: 5129.05' (E) 12" STEEL
INV: 5127.62' (E) 12" STEEL
INV: 5128.44' (W) 12" STEEL
INV: 5129.39' (W) 10" HDPE
INV: 5126.98' (W) 12" STEEL
INV: 5120.79' (S) 10" CMP
INV: 5120.55' (N) 10" CMP
SANITARY MANHOLE
RIM ELEV: 5121.63'
INV: 5111.43' (S)
INV: 5111.43' (N)
SANITARY MANHOLE
RIM ELEV: 5120.37'
INV: 5110.37' (N)
INV: 5110.27' (S)

E1	
14.37 AC.	.01
	.49

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	STORM DRAIN	

DRAINAGE LEGEND

- MAJOR BASIN BOUNDARY
- MINOR BASIN BOUNDARY
- A - PROPOSED BASIN DESIGNATION (A / B AC. / C D)
  - B - BASIN AREA (AC)
  - C - 2-YR RUNOFF COEFFICIENT
  - D - 100-YR RUNOFF COEFFICIENT
- A - HISTORIC BASIN DESIGNATION (A / B AC. / C D)
  - B - BASIN AREA (AC)
  - C - 2-YR RUNOFF COEFFICIENT
  - D - 100-YR RUNOFF COEFFICIENT
- # - DESIGN POINT
- OVERLAND FLOW DIRECTION
- EMERGENCY OVERFLOW DIRECTION

WM

0 30 60 120
SCALE: 1" = 60'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

##

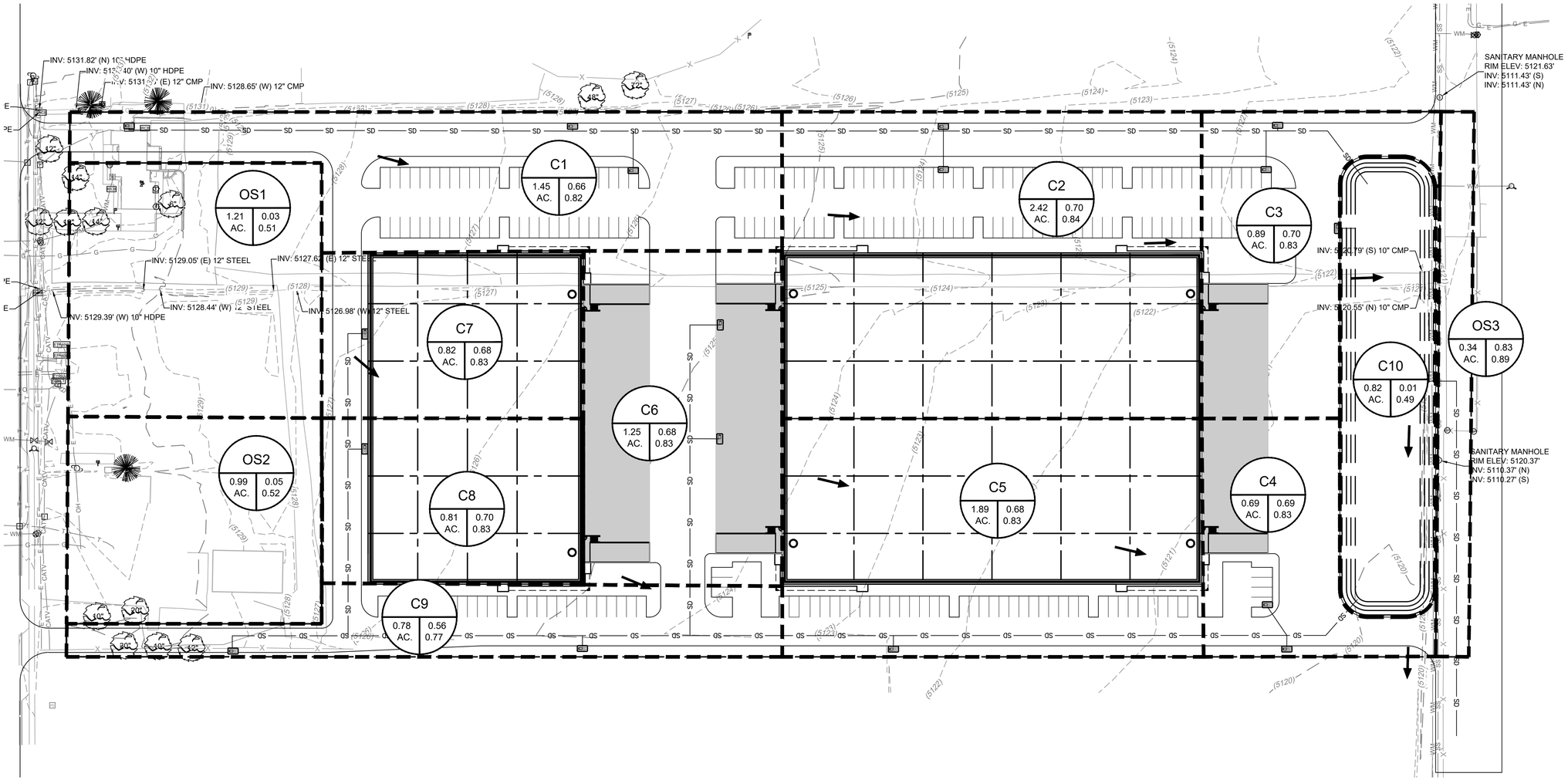
PRE-DEVELOPMENT DRAINAGE

NO.	DATE	REMARKS

JOB NO.:	DEN21-0001
PA / PM:	
DESIGNED:	
DATE:	
PLOT DATE:	05/02/22

SHEET
EDP
Sheet EDP of

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	STORM DRAIN	

DRAINAGE LEGEND

- MAJOR BASIN BOUNDARY
- MINOR BASIN BOUNDARY
- A - PROPOSED BASIN DESIGNATION
  B - BASIN AREA (AC)
  C - 2-YR RUNOFF COEFFICIENT
  D - 100-YR RUNOFF COEFFICIENT
- A - HISTORIC BASIN DESIGNATION
  B - BASIN AREA (AC)
  C - 2-YR RUNOFF COEFFICIENT
  D - 100-YR RUNOFF COEFFICIENT
- DESIGN POINT
- OVERLAND FLOW DIRECTION
- EMERGENCY OVERFLOW DIRECTION

0 30 60 120

SCALE: 1" = 60'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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

FOR AND ON BEHALF OF WARE MALCOMB

##

POST-DEVELOPMENT DRAINAGE

NO.	DATE	REMARKS

JOB NO.:	DEN21-0001
PA / PM:	
DESIGNED:	
DATE:	
PLOT DATE:	05/02/22

SHEET
PDP
Sheet PDP of

Neighborhood Meeting Summary

Huntington Industrial Partners
7700 York Street, Adams County

Huntington Industrial Partners hosted a Neighborhood Meeting regarding a comprehensive plan amendment and rezoning of roughly fourteen acres known as 77th Avenue and York Street (7700 York Street) from 5:00 PM to approximately 8:00 PM on April 18, 2022 at Steelock Fencing, 2690 East 78th Avenue, Denver, Colorado, 80229.

Twenty-seven notices of the meeting were timely mailed to owners of property within 500 feet of the subject properties. Attendees included six of the property owners who received notice, Alex Ringsby with Ringsby Realty, and Huntington's principals, Randy Simmering and Jeff Jones, the design team, and legal counsel were also in attendance.

Mr. Ringsby briefly described the proposed project in general, including its proposed use, design, architecture, and landscape.

Four questions were raised, as follows:

1. <u>There is no street at east side of the Property. How will the Industrial building obtain access</u>?

    Answer: As part of the development, Clayton Street, (on the east side of the property) will be improved. Industrial traffic will primarily use Clayton Street for access to and from the site, although traffic may also use the York Street right-in/right-out access. Commercial traffic will primarily use York Street for accessing the commercial land use along York Street.

2. <u>Do you have tenants or a proposed tenant</u>?

    Answer: There will be general manufacturing and light industrial with no outside storage and no use with noxious odors.

3. <u>What is the timing for retail development along York Street</u>?

    Answer: Timing will be market driven.

4. <u>What does the County think of this proposal and this general area now</u>?

    Answer: In order to comply with the Welby/County long-range plans, the Applicant proposes a commercial parcel along York Street to eventually provide the desired walkable commercial space. Together with the first class industrial park to east, the parcel will facilitate good employment opportunities and retail uses.

After the presentation, the applicant invited individuals to view the graphics informally and remained available for questions.

Fidelity National Title
NATIONAL COMMERCIAL SERVICES

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

DATE: April 14, 2022
FILE NUMBER: 100-N0037509-020-LM1, Amendment No. 1
PROPERTY ADDRESS: 7700 York Street, Denver, CO 80229, 7740 York Street, Denver, CO 80229, 7680 York Street, Denver, CO 80229, 7656 York Street, Denver, CO 80229, Vacant Land
BUYER/BORROWER: 7700 York Street Investments, LLC, a Colorado limited liability company
OWNER(S): 6625 Investments, LLC, a Colorado limited liability company and Fredric M. Sims, Trustee of the Fredric M. Sims Trust and Dmitriy Tanas
YOUR REFERENCE NUMBER:
ASSESSOR PARCEL NUMBER: R0071114, R0155086, R0071113, R0155085, R0167193, R0167194

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

None.

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

TO:	**Escrow Officer**	**ATTN:**	Lindsey Mann
		PHONE:	(720) 200-1227
		FAX:	**(303) 633-7624**
		E-MAIL:	lindsey.mann@fnf.com
	Escrow Assistant	**ATTN:**	Katie Javorcic
		PHONE:	(303) 889-8493
		E-MAIL:	katie.javorcic@fnf.com
	Title Officer	**ATTN:**	Darrin Kunselman
		PHONE:	(720) 200-1233
		E-MAIL:	darrin.kunselman@fnf.com
	Sales Executive	**ATTN:**	Robert Masten
		E-MAIL:	robert.masten@fnf.com
TO:	**7700 York Street Investments, LLC, a Colorado limited liability company**	**ATTN:**	
		PHONE:	
		FAX:	
		E-MAIL:	
TO:	**Franklin Law Firm**	**ATTN:**	**David Franklin**
		PHONE:	
		FAX:	
		E-MAIL:	**david@franklinfirm.org**
TO:	**Huntington Industrial Partners** **385 Inverness Pkwy.** **Suite 450** **Englewood, CO 80112**	**ATTN:**	**Jeff Jones**
		PHONE:	**(720) 233-6966**
		FAX:	**(000) 000-0000**
		E-MAIL:	**jjones@huntingtonindustrial.com**
TO:	**National Commercial Services Main** **8055 E Tufts Ave** **Suite 900** **Denver, CO 80237**	**ATTN:**	**Lindsey Mann**
		PHONE:	**(303) 291-9977**
		FAX:	**(303) 633-7720**
		E-MAIL:	**lindsey.mann@fnf.com**

END OF TRANSMITTAL

COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **Fidelity National Title Insurance Company**, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned

By:

John Miller
Authorized Signature

Fidelity National Title Insurance Company

By:

Michael J. Nolan
President

ATTEST:

Marjorie Nemzura
Secretary

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

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements;
(f) Schedule B, Part II—Exceptions; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I—Requirements;
(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
(iii) acquire the Title or create the Mortgage covered by this Commitment.

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

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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

Transaction Identification Data for reference only:

Issuing Agent:	Fidelity National Title, National Commercial Services
Issuing Office:	8055 E Tufts Ave, Suite 900, Denver, CO 80237
Loan ID Number:	
Issuing Office File Number:	100-N0037509-020-LM1, Amendment No. 1
Property Address:	7700 York Street, Denver, CO 80229
Revision Number:	Amendment No. 1, Amendment Date: April 8, 2022

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: **April 8, 2022**
2. Policy to be issued:
   (a) ALTA Owners Policy 6-17-06
   Proposed Insured: **7700 York Street Investments, LLC, a Colorado limited liability company**
   Proposed Policy Amount: $100,000.00
   (b) None
   Proposed Insured:
   Proposed Policy Amount: $0.00
   (c) None
   Proposed Insured:
   Proposed Policy Amount: $0.00
3. The estate or interest in the Land described or referred to in this Commitment is:

   A Fee Simple
4. The Title is, at the Commitment Date, vested in:

   6625 Investments, LLC, a Colorado limited liability company, as to Parcels One, Two and Four
   Fredric M. Sims, Trustee of the Fredric M. Sims Trust as to Parcel Three
   Dmitriy Tanas as to Parcel Five
5. The Land is described as follows:

   See Exhibit A attached hereto and made a part hereof.

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

SCHEDULE A
(Continued)

PREMIUMS:

Owners Policy	579.00
ALTA 39-06 - Policy Authentication	0.00
Deletion of 1 - 4 upon requirements met and provided there is no recent, ongoing or anticipated construction on the land	75.00
Tax Certificatex5	90.00

EXHIBIT A
LEGAL DESCRIPTION

Parcel One:

The South ½ of the South ½ of the North ½ of the Southwest ¼ of the Northwest ¼, Section 36, Township 2 South, Range 68 West of the 6th P.M., County of Adams, State of Colorado;

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

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

Parcel Two:

The North ½ of the South ½ of the North ½ of the Southwest ¼ of the Northwest ¼ of Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian,
County of Adams, State of Colorado

EXCEPT that portion described as follows:

Commencing at the Northwest corner of the SW ¼ of the NW ¼ of said Section 36, from which the Southwest corner of the SW ¼ of the NW ¼ of said Section 36 bears S00°12'30" W, a distance of 1316.24 feet; thence S00°12'30"W, along the West line of the SW ¼ of the NW ¼ of said Section 36, a distance of 329.15 feet to the Northwest corner of the parcel of land described in said Reception No. 20040908000877940 and the Point of Beginning:

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

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

Thence S89°30'23"W, along the South line of the parcel of land described in said Reception No. 20040908000877940, distance of 42.37 feet to the West line of the SW ¼ of the NW ¼ of said Section 36, said line being coincident with the West line of the parcel of land described in said Reception No. 20040908000877940;

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

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

Parcel Three:

EXHIBIT A
(Continued)

That part of the North One-Half of the North One-Half of the South One-Half of the Southwest One-Quarter of the Northwest One-Quarter of Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as:

Commencing at the Southwest Corner of the Southwest One-Quarter of the Northwest One-Quarter of said Section 36; Thence N00°43'23"E along the West Line of said Southwest One-Quarter of the Northwest One-Quarter, a distance of 493.39 feet to the Southwest Corner of said North One-Half of the North One-Half of the South One-Half of the Southwest One-Quarter of the Northwest One-Quarter; Thence S89°58'47"E along the South Line of said North One-Half of the North One-Half of the South One-Half of the Southwest One-Quarter of the Northwest One-Quarter, a distance of 30.00 Feet to the East Right-of-Way of York Street; Thence N00°43'23"E along said East Right-of-Way Line, a distance of 30.00 Feet to the Point of Beginning; Thence continuing N00°43'23"E along said East Right-of-Way Line, a Distance of 134.47 Feet to the North Line of said North One-Half of the South One-Half of the Southwest One-Quarter of the Northwest One-Quarter; Thence S89°59'14"E along said North Line, a distance of 245.00 Feet; Thence S00°43'23"W Parallel with the West Line of said North One-Half of the North One-Half of the South One-Half of the Southwest One-Quarter of the Northwest One-Quarter, a distance of 134.50 Feet, being 30.00 Feet North of the South Line of said North One-Half of the North One-Half of the South One-Half of the South One-Half of the Southwest One-Quarter of the Northwest One-Quarter; Thence N89°58'47"W Parallel with said South Line, a Distance of 245.00 Feet to the Point of Beginning. County of Adams, State of Colorado.

For Informational Purposes Only:
7680 York Street, Denver, Colorado
Tax ID No.: 0171936200031 / R0155085

Parcel Four:

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

For Informational Purposes Only:
Vacant Land, Denver, Colorado
Tax ID No.: 0171936200032 / R0155086

Parcel Five:

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

For Informational Purposes Only:
7656 York Street, Denver, Colorado
Tax ID No(s).:
Parcel B: 0171936200035 / R0167193
Parcel C: 0171936200033 / R0167194

EXHIBIT A
(Continued)

SCHEDULE B

PART I – REQUIREMENTS

All of the following Requirements must be met:

a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.

b. Pay us the premiums, fees and charges for the policy.

c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.

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

d. Furnish for recordation a full release of deed of trust:

Amount:	$139,000.00
Dated:	October 27, 2006
Trustor/Grantor:	Carol A Sims and Fredric M Sims
Trustee:	Public Trustee of Adams County, Colorado
Beneficiary:	Wachovia Mortgage Corporation
Recording Date:	November 7, 2006
Recording No:	Reception No. 2006178278 (Denver recording)

(Affects Parcel Three)

e. Furnish for recordation a full release of deed of trust:

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

(Affects Parcel Five)

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

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

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

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

SCHEDULE B
PART I – Requirements
(Continued)

c) Recordation of a Statement of Authority

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

(Affects Parcels One, Two and Four)

g. Copy of Trust Agreement and recordation of Statement of Authority for Fredric M. Sims Trust pursuant to Colorado Revised Statutes evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity and containing other information required by Colorado Revised Statutes.

(Affects Parcel Three)

h. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.

i. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

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

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

j. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created as to 7700 York Street Investments, LLC, a Colorado limited liability company.

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

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

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

(Affects Parcels One, Two and Four)

SCHEDULE B
PART I – Requirements
(Continued)

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

Party(s): Fredric M. Sims Trust

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

(Affects Parcel Three)

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

Party(s): Dmitriy Tanas

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

(Affects Parcel Five)

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

END OF REQUIREMENTS

SCHEDULE B

PART II – EXCEPTIONS

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

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

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.

4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

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

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.

7. All taxes and assessments, now or heretofore assessed, due or payable.

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

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

THE FOLLOWING MATTERS AFFECT PARCEL ONE:

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

   Recording Date: May 28, 1954
   Recording No.: Book 499 Page 334

   Order (in regards thereto):

SCHEDULE B
PART II – Exceptions
(Continued)

Recording Date: August 16, 1967
Recording No.: Book 1382 Page 201

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

Recording Date: May 8, 2017
Recording No.: Reception No. 2017000039956

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

Granted to: County of Adams
Purpose: Utility Easement
Recording Date: April 6, 2020
Recording No.: Reception No. 2020000031618

THE FOLLOWING MATTERS AFFECT PARCEL TWO:

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

Recording Date: May 28, 1954
Recording No.: Book 499 Page 334

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

THE FOLLOWING MATTERS AFFECT PARCELS THREE AND FOUR:

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

Recording Date: May 28, 1954
Recording No.: Book 499 Page 334

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

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

Recording Date: April 12, 2018
Recording No.: Reception No. 29702

SCHEDULE B
PART II – Exceptions
(Continued)

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

Granted to:	County of Adams
Purpose:	utilities
Recording Date:	April 6, 2020
Recording No:	Reception No. 31616

THE FOLLOWING MATTERS AFFECT PARCEL FIVE:

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

Recording Date:	May 28, 1954
Recording No.:	Book 499 Page 334

Order (in regards thereto):

Recording Date:	August 16, 1967
Recording No.:	Book 1382 Page 201

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

Recording Date:	October 2, 1997
Recording No.:	Reception No. 322920

Resolution (in regards thereto):

Recording Date:	October 2, 1997
Recording No.:	Reception No. 322919

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

Recording Date:	June 25, 2003
Recording No.:	Reception No. 1164052

Amendment (in regards thereto):

Recording Date:	December 12, 2005
Recording No.:	Reception No. 1358460

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

Recording Date:	May 16, 2006
Recording No.:	Reception No. 504040

SCHEDULE B
PART II – Exceptions
(Continued)

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

Recording Date: January 26, 2009
Recording No.: Reception No. 5292

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

Recording Date: September 1, 2009
Recording No.: Reception No. 65567

END OF EXCEPTIONS

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

DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title, National Commercial Services conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: “A closing protection letter is available to be issued to lenders, buyers and sellers.”
- If the sales price of the subject property exceeds $100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
    - The subject property may be located in a special taxing district.
    - A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
    - Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

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

Wire Fraud Alert

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

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

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

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

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

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

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

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective August 1, 2021

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

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

Collection of Personal Information

FNF may collect the following categories of Personal Information:

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

We may collect Personal Information about you from:

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

Collection of Browsing Information

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

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

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

Other Online Specifics

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

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

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

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

Use of Personal Information

FNF uses Personal Information for three main purposes:

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

When Information Is Disclosed

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

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

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

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

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

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

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

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

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

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.
For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

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

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

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

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

Your Consent To This Privacy Notice; Notice Changes

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

Accessing and Correcting Information; Contact Us

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

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

North Washington Street Water and Sanitation District

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

April 21, 2021

To Whom It May Concern:

Dear Sirs:

The property located at 7700 York Street, is in the North Washington Street Water and Sanitation District service area boundaries.

The North Washington Street Water and Sanitation District will consider servicing said property with water and sewer service taps through the facilities of said District. Service is provided subject to the payment of fees and charges under the provisions and in accordance with the Rules and Regulations of the District, connector agreement with the Metropolitan Wastewater Reclamation District, and the Board of Water Commissioners of the City and County of Denver and the availability of water taps. Persons wanting to use the water and sewer system for Commercial, Industrial, Apartments, Mobile Homes or Condominium units and/or other purposes which could be expected to require large quantities of water and unusual amounts of sewage disposal shall be required to submit demand data for the industries water and sewage before a permit will be issued. Such permit may contain limitations as determined by the Board of Directors of the North Washington Street Water and Sanitation District.

Very truly yours,

Mike DeMattee,
District Manager

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

May 10, 2022

RE: CorePark Denver Distribution Center – Legal Description

LEGAL DESCRIPTION:

BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN HEREON IS ASSUMED TO BEAR S 89° 57' 25" E, WITH ALL BEARINGS HEREON RELATIVE THERETO.

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

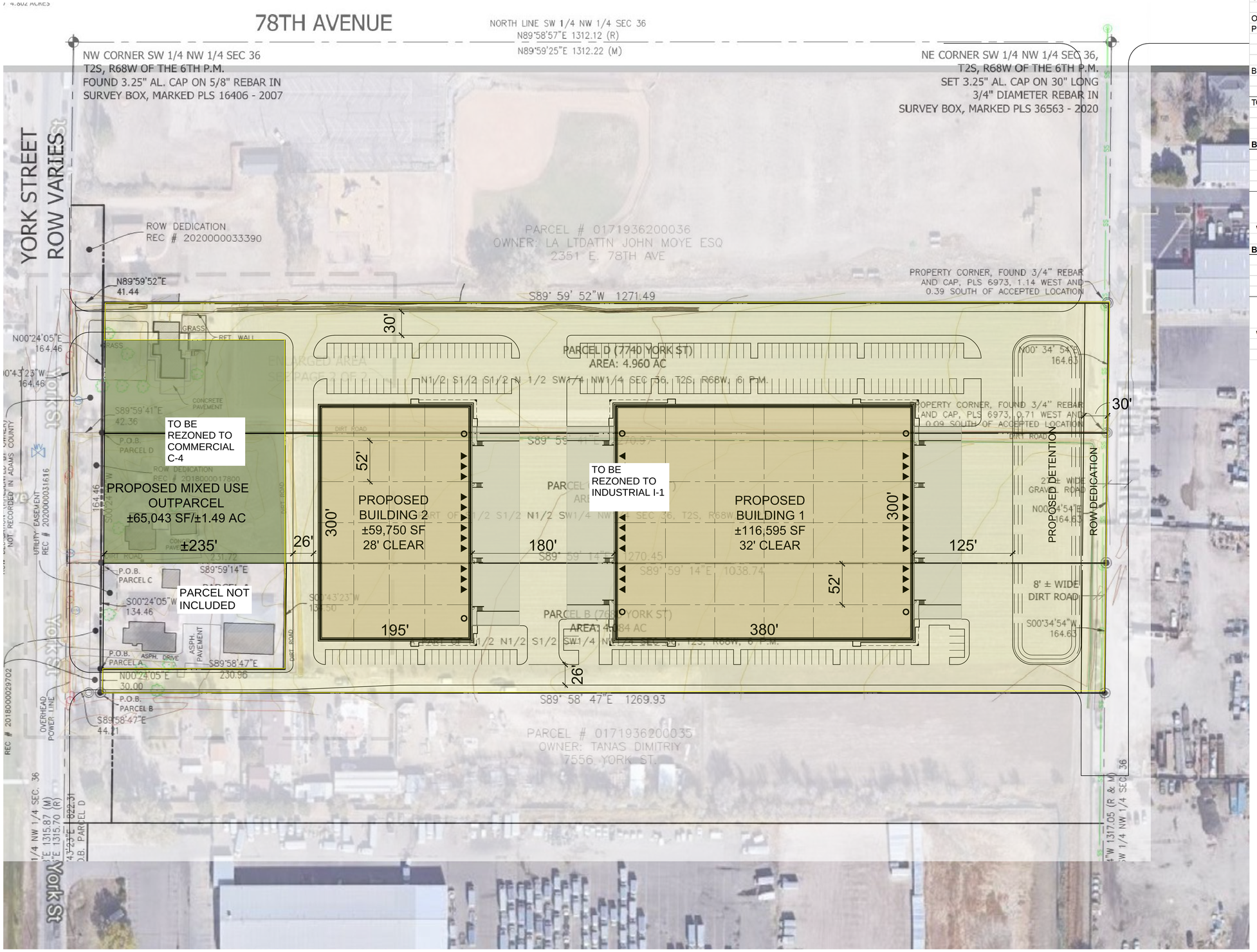
PARCEL TWO:

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

NO. 20040908000877940;
THENCE S89°30'23"W, ALONG THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940, DISTANCE OF 42.37 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 36, SAID
LINE BEING COINCIDENT WITH THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940;
THENCE N00°12'30"W, ALONG SAID WEST LINE, A DISTANCE OF 164.66 FEET TO THE POINT OF BEGINNING. OF BEGINNING. COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL FOUR:

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



TABULATIONS			
GROSS SITE AREA	+/- 603,372 SF	+/- 13.85 AC	
OUTPARCEL	+/- 65,043 SF	+/- 1.49 AC	
PROPOSED DEVELOPMENT	+/- 538,329 SF	+/- 12.36 AC	
NET COVERAGE	32.8%		
BUILDING AREA			
BUILDING 1	+/- 116,595 SF		
BUILDING 2	+/- 59,750 SF		
TOTAL BUILDING AREA	+/- 176,345 SF		
BUILDING 1			
DOCK DOORS	24 DOORS		
DRIVE IN DOORS	2 DOORS		
AUTO PARKING	REQUIRED	PROVIDED	
OFFICE (1/300 SF)	33 STALLS	33 STALLS	(4 OFFICE PODS @ 2,500 SF EA) = 10,000 SF
WAREHOUSE/MANUF (1/1000 SF)	107 STALLS	113 STALLS	
BUILDING 2			
DOCK DOORS	12 DOORS		
DRIVE IN DOORS	2 DOORS		
AUTO PARKING	REQUIRED	PROVIDED	
OFFICE (1/300 SF)	17 STALLS	17 STALLS	(2 OFFICE PODS @ 2,500 SF EA) = 5,000 SF
WAREHOUSE/MANUF (1/1000 SF)	55 STALLS	59 STALLS	

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1" = 10'

0 5 10 20 50

NORTH

HUNTINGTON® INDUSTRIAL PARTNERS

MP14.0 Conceptual Site Plan

YORK STREET
COMMERCE CITY, CO

WARE MALCOMB

DEN21-0001-00
11.04.2021

SHEET 1

NORTH

CLAYTON ST ROAD PLAN

YORK STREET
ADAMS COUNTY,CO

WARE MALCOMB

DEN21-0001-00
04/18/2022

SHEET
2

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

Account Number R0071113
Parcel 0171936200007
Assessed To

6625 INVESTMENTS LLC
80 E 62ND AVE STE 101
DENVER, CO 80216-1280

Certificate Number 2022-212607
Order Number
Vendor ID Counter

Legal Description
SECT,TWN,RNG:36-2-68 DESC: N2 S2 N2 SW4 NW4 EXC RD (2021000036534) 4/612A

Situs Address
7740 YORK ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	$2,599.66	$0.00	$0.00	($2,599.66)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 05/04/2022					**$0.00**

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount
RANGEVIEW LIBRARY DISTRICT	3.6890000	$97.20
ADAMS COUNTY FIRE PROTECTIO	16.6860000	$439.68
ADAMS COUNTY	27.0690000	$713.27
NORTH WASHINGTON WATER & SA	0.7750000	$20.42
SD 1	49.4400000	$1,302.75
URBAN DRAINAGE SOUTH PLATTE	0.1000000	$2.63
URBAN DRAINAGE & FLOOD CONT	0.9000000	$23.71
Taxes Billed 2021	98.6590000	$2,599.66

Values	Actual	Assessed
1276	$363,455	$25,990
AG FLOOD IRRG LAND	$1,232	$360
Total	$364,687	$26,350

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.
SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.
This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.
I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

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

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

4430 S. Adams County Parkway
Brighton, CO 80601

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

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

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

Legal Description
SECT,TWN,RNG:36-2-68 DESC: N2 S2 N2 SW4 NW4 EXC RD (2021000036534) 4/612A

Situs Address
7740 YORK ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	$2,599.66	$0.00	$0.00	($2,599.66)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 05/10/2022					**$0.00**

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount
RANGEVIEW LIBRARY DISTRICT	3.6890000	$97.20
ADAMS COUNTY FIRE PROTECTIO	16.6860000	$439.68
ADAMS COUNTY	27.0690000	$713.27
NORTH WASHINGTON WATER & SA	0.7750000	$20.42
SD 1	49.4400000	$1,302.75
URBAN DRAINAGE SOUTH PLATTE	0.1000000	$2.63
URBAN DRAINAGE & FLOOD CONT	0.9000000	$23.71
Taxes Billed 2021	98.6590000	$2,599.66

Values	Actual	Assessed
1276	$363,455	$25,990
AG FLOOD IRRG LAND	$1,232	$360
Total	$364,687	$26,350

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

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

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

4430 S. Adams County Parkway
Brighton, CO 80601

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

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

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

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

Situs Address
0

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

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount
RANGEVIEW LIBRARY DISTRICT	3.6890000	$4.61
ADAMS COUNTY FIRE PROTECTIO	16.6860000	$20.86
ADAMS COUNTY	27.0690000	$33.84
NORTH WASHINGTON WATER & SA	0.7750000	$0.97
SD 1	49.4400000	$61.80
URBAN DRAINAGE SOUTH PLATTE	0.1000000	$0.12
URBAN DRAINAGE & FLOOD CONT	0.9000000	$1.12
Taxes Billed 2021	98.6590000	$123.32

Values	Actual	Assessed
AG FLOOD IRRG LAND	$4,318	$1,250
Total	$4,318	$1,250

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

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

4430 S. Adams County Parkway
Brighton, CO 80601

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

Account Number R0071115
Parcel 0171936200009
Assessed To
SIMS FREDRIC M AND
SIMS CAROL A
3032 ALBION ST
DENVER, CO 80207-2607

Certificate Number 2022-212917
Order Number
Vendor ID
JOHN SEIPLE - HUNTINGTON INDUSTRIAL PARTNERS
385 INVERNESS PKWY STE 460 GREENWOOD VILLAGE CO 80112

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

Situs Address
7680 YORK ST #0

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

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

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

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

4430 S. Adams County Parkway
Brighton, CO 80601

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

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

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

Legal Description
SECT,TWN,RNG:36-2-68 DESC: S2 S2 N2 SW4 NW4 EXC RD (REC NO 2018000017800) 4/4717A

Situs Address
7700 YORK ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	$157.86	$0.00	$0.00	($157.86)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 05/10/2022					**$0.00**

Tax Billed at 2021 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount
RANGEVIEW LIBRARY DISTRICT	3.6890000	$5.90
ADAMS COUNTY FIRE PROTECTIO	16.6860000	$26.70
ADAMS COUNTY	27.0690000	$43.31
NORTH WASHINGTON WATER & SA	0.7750000	$1.24
SD 1	49.4400000	$79.11
URBAN DRAINAGE SOUTH PLATTE	0.1000000	$0.16
URBAN DRAINAGE & FLOOD CONT	0.9000000	$1.44
Taxes Billed 2021	98.6590000	$157.86

Values	Actual	Assessed
AG FLOOD IRRG LAND	$5,507	$1,600
Total	$5,507	$1,600

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

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

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

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

4430 S. Adams County Parkway
Brighton, CO 80601

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, 6625 Investments LLC
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:
Physical Address: _____
Legal Description: _____

Parcel #(s): 0171936200007, 0171936200008, 0171936200032

(PLEASE CHECK ONE):

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

or

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

Date: 5/3/2022 Applicant: 6625 Investments LLC

By: Michael E Fiore
Print Name: Michael E. Fiore
Address: 80 E. 62nd Avenue
Denver, CO 80216

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 3 day of May, 2022, by Michael E Fiore.

Witness my hand and official seal.

My Commission expires: 08.13.2023

DANA CREGO
Notary Public
State of Colorado
Notary ID # 20074030923
My Commission Expires 08-13-2023

Dana Crego
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, 6625 Investments LLC, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: _____

Legal Description: _____

_____

Parcel #(s): 0171936200007, 0171936200008, 0171936200032

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

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

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

_____ The application for development provides:

(i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;

(ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and

(iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 5/3/2022 Applicant: 6625 Investments LLC

After Recording Return To:

By: Michael E. Fiore

Print Name: Michael E. Fiore

Address: 80 E. 62nd Avenue

Denver, CO 80216

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 3 day of May, 2022, by Michael E Fiore.

Witness my hand and official seal.

DANA CREGO
Notary Public
State of Colorado
Notary ID # 20074030923
My Commission Expires 08-13-2023

My Commission expires: 08.13.2023

Dana Crego
Notary Public

Name and Address of Person Preparing Legal Description:

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

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.