PLANNING AND DEVEOPMENT DEPARTMENT MEMORANDUM #01-2020

DATE: February 24, 2020

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager

FROM: Brook Svoboda, Director of Planning and Development

Becky Smith, Planning Manager Eric Ensey, Senior Planner

SUBJECT: CR-45 – Karl's Farm Filing No. 1, Amd. No. 1 Preliminary and Final Plat

PURPOSE

The applicant, the Karl's Farm Investors, LLC, along with Richmond American Homes and Meritage Homes, is seeking approval of the Karl's Farm Filing No. 1, Amd. No. 1 Preliminary and Final Plat. The proposed preliminary and final plat documents are included as an exhibit to CR-45.

BACKGROUND

The proposed subdivision includes the entire Karl's Farm site, which is 63.8 acres. The proposed subdivision plat includes the platting of 282 lots for development of the single family detached and attached residential contemplated in the Karl's Farm Preliminary Planned Development (PD), which was approved by City Council in April 2019, along with the platting of various other lots, tracts, and right-of-way associated with the Karl's Farm site.

The proposed Preliminary and Final Plat were reviewed in accordance with the approved Karl's Farm Preliminary PD (see Attachment M) as well as applicable sections of Chapter 11 of the Municipal Code – The Unified Development Ordinance (UDO), the Comprehensive Plan, and the Karl's Farm Master Plan. The Karl's Farm Master Plan, which was adopted as an addendum to the city's Comprehensive Plan, addressed the future development opportunities of the site and desires of the family, the city, and the area stakeholders.

The Master Plan contains a section on "Overall Vision for the Property" for the development of the site (page 14 of the Master Plan). This section identifies the following "placemaking" attributes desired for the site:

- Housing for various stages of life.
- Connections that propose access to all forms of transport.
- Open areas for recreation and connection to nature.
- Development character that reflects a common aesthetic and helps memorialize the heritage of activities that once occurred on the property.
- Maximize the development opportunities provided by the area's proximity to the Eastlake Station.

The proposed Karl's Farm Filing No. 1, Amd. No. 1 Preliminary and Final Plat were reviewed concurrently in conformance with the review procedures outlined in Article 6, and the subdivision design standards outlined in Article 5 of the UDO. The following is a brief discussion of the proposal as it relates to the Code.

Preliminary Plat: The Preliminary Plat procedure is required because more than four lots are proposed, and the dedication of public infrastructure in the form of all of the public streets. Certain streets are to be accepted and maintained by the city, including the following: Race Street, Irma Drive, 121st Avenue, 122nd Avenue, 123rd Avenue, Creamery Street, Farmview Street, and Dairy Street. Alleys are not dedicated as public rights-of-way on the plat and will be maintained by the Metro District/HOA. This document does not get recorded with the County and is traditionally used to provide a comprehensive review of a site's development possibility, including utility connections and access.

Final Plat: The Final Plat contains the final lot lines, easements, and property measurements. This document is recorded and becomes the legal boundary for the included lots and right-of-way. The Final Plat contains the entire site and subdivides the major outlots identified in the Preliminary PD into legal lots and blocks that can be conveyed in the future. The Final Plat also includes necessary utility easements to provide all the required utility connections to the individual lots.

The plat has been broken out into 10 different blocks (which is denoted on the Final Plat with a number in a circle). Blocks 1-7 include the lots associated with the Richmond/Meritage development area. Block 8, contains two lots and is identified as the "Mixed Use" area in the Preliminary PD, and Blocks 9 and 10 are identified as "Commercial" area in the Preliminary PD. Future subdivision plats may be required for those blocks depending on the proposed development.

The Final Plat identifies a number of "Tracts" that will be utilized for drainage, utilities, access, and/or open space. These have been specifically called out on Sheet 4 of the Final Plat. Maintenance responsibilities of all of these areas will be maintained by the Metro District/HOA and not maintained by the city.

Because the proposed Final Plat includes the dedication of right-of-way and the installation of public utility lines (including water, sanitary sewer, and storm sewer), the Preliminary and Final Plat require final approval by the City Council for acceptance of those public improvements. The City Council will consider the proposed plats along with the following improvement agreements, which are all on the City Council agenda for the February 24, 2020 meeting:

- Development Agreement for Karl's Farm Trunk Infrastructure
- Subdivision Improvement Agreement for Phase 1 Karl's Farm
- 120th Avenue Cost Share Agreement between the City of Northglenn and Karl's Farm Metropolitan District

The required improvement agreements outline the responsibility of the developer to install all public infrastructure. Prior to the city assuming acceptance of those improvements, they are required to be inspected by the city as well as assurances placed on the improvements should those improvements fail within a certain number of years from acceptance.

The Planning Commission reviewed this request and conducted a public hearing at their January 21, 2020 meeting. The Planning Commission recommended approval of the proposed preliminary and final plat. Attachment 1 is the Planning Commission's resolution recommending approval of the proposed preliminary and final plat. Concurrently with the plat review, the Commission also reviewed the developer's request for a Major Site Plan. The Planning Commission is the final approval authority for Major Site Plan applications. The Commission recommended approval of the site plan subject to approval of the Preliminary and Final Plat by City Council. Attachment 2 contains the staff report presented to the Planning Commission for their consideration at that meeting.

CR-45 – Karl's Farm Filing No. 1, Amd. No. 1 Preliminary and Final Plat February 24, 2020 Page 3 of 3

STAFF RECOMMENDATION

Attached to this memorandum is CR-45, which is presented to the City Council for consideration following public hearing. Staff recommends the City Council approve the proposed Karl's Farm Filing No. 1, Amd. No. 1 Subdivision Preliminary and Final Plat requests.

BUDGET/TIME IMPLICATIONS

The result of the subdivision plat does not have any direct budgetary impacts. Municipal Code Section 11-6-6(c)(4)(F)(ii) states the following: "The City shall record the final plat with the County Clerk within 30 days of approval, but not before security for public infrastructure or other improvements has been posted pursuant to Section 11-5-6. If security for such improvements is not posted within 30 days following final plat approval, the approval shall lapse." The applicant will be required to submit fully executed mylars for recording as well as the security outlined in the Development Agreement and Subdivision Improvement Agreements presented to City Council this evening within 30 days of Council's approval, or approval lapses and the applicant would be required to resubmit an application for review and approval.

STAFF REFERENCE

If Council members have any comments or questions they may contact Brook Svoboda, Director of Planning and Development, at 303.450.8937 or bsvoboda@northglenn.org.

ATTACHMENTS

- 1. Planning Commission Resolution #2020-01
- 2. Planning Commission Staff Report from the January 21, 2020 Meeting
- 3. Staff Presentation
- 4. Applicant Presentation

CR-45 – Karl's Farm Filing No. 1, Amd. No. 1 Preliminary and Final Plat

RESOLUTION 2020-01 NORTHGLENN PLANNING COMMISSION

A RESOLUTION PROVIDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE KARL'S FARM FILING NO. 1, AMD. NO. 1 AND APPROVING THE KARL'S FARM FILING NO. 1 MAJOR SITE PLAN

WHEREAS, Northglenn Ordinance 11-6-5(a) requires that the Northglenn Planning Commission review and make final decision on any application for Major Site Plan review; and

WHEREAS, Northglenn Ordinance 11-6-6(b) and 11-6-6(c) requires that the Northglenn Planning Commission review and make recommendation to Council any application for Preliminary and Final Plat that requires the installation of public infrastructure; and

WHEREAS, the proposed development will also include the installation of new public rights-of-way and other public infrastructure, including but not limited to water, sanitary sewer, and storm sewer lines, and

WHEREAS, to accommodate this development, the City of Northglenn desires to replat and site plan the property to accommodate said development; and

WHEREAS, the Northglenn Planning Commission therefore desires to make its final decision on the proposed Major Site Plan application as required by law; and

WHEREAS, the Northglenn Planning Commission also desires to provide a recommendation to the City Council on the proposed Preliminary and Final Plat application as required by law; and

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for site plans under 11-6-5(b)(3)(E)(iv), preliminary plats under section 11-6-6(b)(3)(E)(iv), and final plats under section 11-6-6(c)(4)(E)(iii).

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO, THAT:

- Section 1. The City of Northglenn Planning Commission hereby approves the proposed Karl's Farm Filing No. 1 (Richmond and Meritage) Major Site Plan.
- <u>Section 2.</u> The City of Northglenn Planning Commission hereby provides a favorable recommendation to the City Council for the Karl's Farm Filing No. 1 Preliminary and Final Plat.
- Section 3. The decision of the Northglenn Planning Commission is subject to the following conditions:
 - 1. The Major Site Plan approval is subject to the City Council's approval of the Preliminary and Final Plat and associated Development and Subdivision Agreements.

- 2. Prior to recordation of the Major Site Plan Include the proposed height for the CityScapes and Urban Duplex products on the elevation sheets of the Major Site Plan.
- 3. Prior to recordation of the Major Site Plan Include masonry wrapping for double-frontages of corner structure on the elevations sheets for all housing types of the Major Site Plan.
- 4. Prior to recordation of the Major Site Plan show the trail along Irma extended to the northern-most property line of the site consistent with the Karl's Farm Preliminary PD.
- 5. Prior to recordation of the Major Site Plan Provide an executed and recorded Encroachment Agreement for the realignment of the Magellan Pipeline.
- 6. The applicant shall resolve any minor comments from Public Works.
- 7. Prior to recordation of the Major Site Plan Provide an executed easement agreement from the City of Thornton for the detention pond outfall structure on Thornton property.
- 8. No grading, building or other permits required by the City shall be issued until all of the above conditions have been met.

DATED this 21st day of January, 2020

Sonia Di Carlo

Planning Commission Chair

Secretary

ATTACHMENT 2



Planning & Development

11701 Community Center Drive Northglenn, CO 80233 P: 303-450-8739 F: 303-450-8708 northglenn.org

PLANNING AND DEVELOPMENT DEPARTMENT MEMORANDUM

DATE: January 21, 2020

TO: Planning Commission

FROM: Eric Ensey, Senior Planner

THROUGH: Becky Smith, Planning Manager

Brook Svoboda, Director of Planning and Development

SUBJECT: Case # 20-01 Karl's Farm Filing No. 1, Amd. No. 1 Preliminary and Final Plat;

and Karl's Farm Filing No. 1 Major Site Plan (Richmond and Meritage)

REQUEST

The applicant, Karl's Farm Developers LLC on behalf of Richmond American Homes and Meritage Homes, is seeking a recommendation of approval to City Council of a Preliminary and Final Subdivision Plat, and approval of a Major Site Plan for development of 282 single-family attached and detached homes on 32.09 acres of the Karl's Farm development site.

RECOMMENDATION

Staff Recommendation:

Staff recommends the Planning Commission recommend approval to City Council of a Preliminary & Final Plat to City Council for the proposed Karl's Farm Filing No. 1, Amd No. 1 Subdivision, and for final approval of the Major Site Plan for the development of the Karl's Farm Filing No. 1 and the proposed residential development. Staff is recommending the following conditions of approval for Planning Commission's consideration of the Preliminary and Final Plat and Major Site Plan:

- 1. The Major Site Plan approval is subject to the City Council's approval of the Preliminary and Final Plat and associated Development and Subdivision Agreements.
- 2. Prior to recordation of the Major Site Plan Include the proposed height for the CityScapes and Urban Duplex products on the elevation sheets of the Major Site Plan.
- 3. Prior to recordation of the Major Site Plan Include masonry wrapping for double-frontages of corner structure on the elevations sheets for all housing types of the Major Site Plan.
- 4. Prior to recordation of the Major Site Plan show the trail along Irma extended to the northern-most property line of the site consistent with the Karl's Farm Preliminary PD.

- 5. Prior to recordation of the Major Site Plan Provide an executed and recorded Encroachment Agreement for the realignment of the Magellan Pipeline.
- 6. The applicant shall resolve any minor comments from Public Works.
- 7. Prior to recordation of the Major Site Plan Provide an executed easement agreement from the City of Thornton for the detention pond outfall structure on Thornton property.
- 8. No grading, building or other permits required by the City shall be issued until all of the above conditions have been met.

Recommended Motions:

The following is a recommended motion for the proposed Preliminary & Final Plat:

"I move to approve Resolution 2020-01, recommending approval to City Council of a Preliminary and Final Subdivision Plat for the Karl's Farm Filing No. 1, Amd. No. 1 Subdivision, subject to the conditions outlined therein."

The following is a recommended motion for the proposed Major Site Plan:

"I move to approve Resolution 2020-01, approving the Major Site Plan for the Karl's Farm Filing No. 1 Major Site Plan for residential parcels A&B, subject to the conditions outlined therein."

DISCUSSION

Background

Site Data

Location	Karl's Farm North side of 120 th Avenue, between Irma Drive and Race Street [The proposed Filing No. 1 is Residential Parcels A&B as identified in the approved Karl's Farm Preliminary PD.]
Subdivision	Lot 19 of the Eastlake Subdivision (also known as Outlot 3 of the Karl's Farming Filing No. 1 Conveyance Only Plat)
Zoning	The overall Karl's Farm site is zoned Planned Development (PD); development standards are subject to the approved Karl's Farm Preliminary PD approved by City Council On April 8, 2019. The Richmond/Meritage parcels are identified for "Residential" land use for single-family attached and detached residential development
Existing Land Use	The majority of the site is being used for agricultural uses; a portion of the site is used commercially near the intersection of Irma and 120 th .
Acreage	63.8 acres for the overall Karl's Farm site; the Richmond/Meritage portion of the site is 32.09 acres

Characteristics of the Site (see Attachment A for an Aerial Vicinity Map)

- The proposed subdivision area includes the entire site, which was historically a dairy farm, with commercial uses near the intersection of Irma and 120th.
- There are a number of different structures on the site that will be removed prior to development.
- Access to the site is currently from the intersection of 120th and Irma as well as from Race Street (Race is currently partially completed).
- There is an existing oil pipeline that traverses the property from 120th Avenue to the north and west. The rights to this pipeline and related easement are held by Magellan Midstream Partners, LP.
- The site is adjacent to the decommissioned Eastlake Reservoir #1 and Brantner Gulch to the north.

Zoning and Surrounding Land Uses (see Attachment B for a Zoning Map of the Vicinity)
The following table summarizes the zoning and land uses for the properties surrounding this site:

	Zoning	Land Use
North	AG (Agricultural)	De-commissioned Eastlake Reservoir #1; owned by Thornton Water
South	RS-2 (Single Family Residential)	Single Family Residential and Cavalry Community Baptist Church (south of 120 th Avenue)
East RM-2 (Multi-Family Residential) Keystone Apartments and Have Eastlake Station Apartments		Keystone Apartments and Haven 124 at Eastlake Station Apartments
West	City of Thornton	Red Hawk Ranch Apartments

Notification Requirements

Notification for this application was conducted in accordance with the requirements of Section 11-6-3(e) Scheduling and Notice of Public Hearings of the UDO. Notice of the public hearing was published in the Northglenn-Thornton Sentinel at least 15 days prior to the public hearing. Additionally, mailed notice was sent to all property owners within the City of Northglenn within 300 feet of the property, and a sign was posted at least 15 days prior to the public hearing.

Analysis

The following sections include a discussion and analysis of various topics related to the applications being presented to the Commission. The proposed development was reviewed in accordance with the approved Karl's Farm Preliminary PD (see Attachment M) as well as applicable sections of Chapter 11 of the Municipal Code – The Unified Development Ordinance (UDO), the Comprehensive Plan, and the Karl's Farm Master Plan.

The city partnered with the property owners to develop the "Karl's Farm Dairy Master Plan." This plan was adopted by the City Council as an addendum to the City's Comprehensive Plan and provided a more site-specific vision for the development of this site. Attachment O is a copy of the master plan document for reference purposes. This document is intended to address future

development opportunities and desires, as agreed upon by the family, the City, and area stakeholders.

The Master Plan contains a section on "Overall Vision for the Property" for the development of the site (page 14 of the Master Plan). This section identifies the following "placemaking" attributes desired for the site:

- Housing for various stages of life.
- Connections that propose access to all forms of transport.
- Open areas for recreation and connection to nature.
- Development character that reflects a common aesthetic and helps memorialize the heritage of activities that once occurred on the property.
- Maximize the development opportunities provided by the area's proximity to the Eastlake Station.

In general, the staff finds that the proposal complies with the approved Karl's Farm Preliminary PD, UDO, Comprehensive Plan, and the Karl's Farm Master Plan.

Preliminary & Final Plat

The Karl's Farm Filing No. 1, Amd. No. 1 Subdivision Preliminary & Final Plat is provided in Attachments D and E. The proposed Preliminary and Final Plat were reviewed concurrently in conformance with the review procedures outlined in Article 6, and the subdivision design standards outlined in Article 5 of the UDO. Staff finds that the proposed subdivision plat complies with the city's requirements outlined in the code for subdivisions as well as all submittal requirements outlined in the Administrative Manual for Preliminary and Final Plat applications. The following is a brief discussion of the proposal as it relates to the code.

Preliminary Plat: The Preliminary Plat procedure is required because more than four lots are proposed, and the dedication of public infrastructure in the form of all of the public streets. Certain streets are to be accepted and maintained by the city, including the following: Race Street, Irma Drive, 121st Avenue, 122nd Avenue, 123rd Avenue, Creamery Street, Farmview Street, and Dairy Street. Alleys are not dedicated as public rights-of-way on the plat and will be maintained by the Metro District/HOA. This document does not get recorded with the County and is traditionally used to provide a comprehensive review of a site's development possibility, including utility connections and access.

Final Plat: The Final Plat contains the final lot lines, easements, and property measurements. This document is recorded and becomes the legal boundary for the included lots and right-of-way. The Final Plat contains the entire site and subdivides the major outlots identified in the Preliminary PD into legal lots and blocks that can be conveyed in the future. The Final Plat also includes necessary utility easements to provide all the required utility connections to the individual lots.

The proposed subdivision includes the entire Karl's Farm site, which is 63.8 acres. The plat has been broken out into 10 different blocks (which is denoted on the Final Plat with a number in a circle). Blocks 1-7 include the lots associated with the Richmond/Meritage development area. Block 8, contains two lots and is identified as the "Mixed Use" area in the Preliminary PD, and

Blocks 9 and 10 are identified as "Commercial" area in the Preliminary PD. Future subdivision plats may be required for those blocks depending on the proposed development.

The Final Plat identifies a number of "Tracts" that will be utilized for drainage, utilities, access, and/or open space. These have been specifically called out on Sheet 4 of the Final Plat. Maintenance responsibilities of all of these areas will be maintained by the Metro District/HOA and not maintained by the city.

Because the proposed Final Plat includes the dedication of right-of-way and the installation of public utility lines (including water, sanitary sewer, and storm sewer), the Preliminary and Final Plat require final approval by the City Council for acceptance of those public improvements. The City Council will consider the proposed plats along with required improvement agreements. The required improvement agreements outline the responsibility of the developer to install all public infrastructure to city standards. Prior to the city assuming acceptance of those improvements, they are required to be inspected by the city as well as assurances placed on the improvements should those improvements fail within a certain number of years from acceptance. Those improvement agreements are not reviewed by the Planning Commission and have not been included as part of this packet.

Major Site Plan

Zoning and land use for the Karl's Farm development area is governed by the standards outlined in the Preliminary PD approved by City Council on April 8, 2019. The attached Attachment F includes a copy of the Preliminary PD. With City Council's approval of the Preliminary PD, the standards outlined in the document become the regulations for subsequent site plan requests. Each future site plan requires review for consistency with the standards outlined in the Preliminary PD as well as the submittal requirements outlined in the Administrative Manual for Major Site Plan applications. The following is the staff's analysis of the proposed Major Site Plan for the Richmond/Meritage development area in comparison to the requirements outlined in the Preliminary PD.

Land Use and Density.

The development area associated with the proposed Major Site Plan includes a total of 32.09 acres and is identified in the Preliminary PD as Planning Areas "A" and "B." The following are the land use and density requirements for both planning areas:

Planning Area (see Page 3 of the Preliminary PD)	Land Use	Acreage	Residential Density Range (Units Per Acre)	Min-Max Number of Units
А	Residential / Detention	10.2	7-12	71-122
В	Residential	15.4	8-15	154-231

The density proposed in the Major Site Plan for Planning Area "A" is 85 units, and for Planning Area "B" is 197 units. Both planning area densities are within the parameters established in the Preliminary PD.

Both planning areas allow for single family attached and detached residential. The proposed Major Site Plan provides for a single family detached product from Richmond Homes, referred to as CityScapes in the documents (sheets 25-28), as well as a duplex product referred to as Uban Duplexes (sheets 29-30). Additionally, a townhome product from Meritage Homes ranging from 3-6 attached units (sheets 22-24). There is a graphical description of the lot types proposed for the development on sheet 6 of the Major Site Plan. Based on land use, the proposed Major Site Plan is consistent with the Preliminary PD. Staff finds that the proposed land uses proposed for the Major Site Plan area are consistent with the land uses prescribed in the Preliminary PD.

Development Standards.

The Preliminary PD establishes various development standards ranging from setbacks to building height to lot coverage (see Pages 14-16 of the Preliminary PD). In the staff's review of these standards, the proposed Major Site Plan is consistent with the Development Standards.

- 1. Setbacks. The setbacks are stipulated on Page 16 of the Preliminary PD. The site data table on Page 1 of the Major Site Plan indicates that the setbacks contemplated for the single family detached and attached product is consistent with those outlined in the Preliminary PD. Although the side setback is stipulated at 5', the Preliminary PD allows for a decrease in that side setback provided that the building construction complies with Building Code requirements for fire rating. Certain fire rating requirements are triggered for structures that are closer than 10' in separation. The construction plans will be reviewed by the Building Division for fire separation and rating at the time building plans are submitted. All setbacks will be verified by staff at the time of building permit submittal for each unit/structure.
- 2. Lot Coverage. The lot coverage is stipulated not to exceed 60%. The proposed Major Site Plan indicates an average lot coverage of 57%. Staff will review the individual plot plans for compliance with lot coverage at the time of building permit submittal for each unit/structure. However, based on the information provided in the Major Site Plan, the applicant intends to comply with this standard.
- 3. Building Height. The Preliminary PD stipulates a maximum building height of 45 feet for all SFD and SFA structures. The proposed Meritage townhouse product indicates a height of 29 feet, which will not exceed the maximum allowed height. The Richmond CityScapes SFD product will be up to 43 feet 7 inches height, and the Urban Duplex product will not exceed 45 feet in height, both complying with the maximum height allowance.

Architectural Design.

Sheets 22-30 of the proposed Major Site Plan show architectural details for the different models proposed. Additionally, the applicant has provided an exhibit that shows color renderings of each of the models (see Attachments G and H). The following is a list of the different model types:

Meritage

- Townhome 3-Plex
- Townhome 4-Plex
- Townhome 5-Plex

Richmond

- SFD CityScapes Greenwich
- SFD CityScapes Soho
- SFD CityScapes Devoe
- SFA Urban Duplex Boston
- SFA Urban Duplex Chicago

There specific architectural design standards are outlined on Sheet 15-16 of the Preliminary PD. The applicant has included a chart demonstrating how the various elevations have complied with the standards outlined in the Preliminary PD. The staff has reviewed the proposed comparison chart and finds that the proposed development is consistent with the architectural design requirements outlined in the Preliminary PD.

There is one architectural detail that was not included as part of the elevation sheets. The Preliminary PD requires 20% of the façade for SFA and 30% of the façade for SFD to include masonry. This is for all fronts of structures that face a street. Because some of the structures are corner lots and have double-frontages, the staff believes the intent of the code is to wrap the masonry along the secondary frontage. Staff recommends that a condition be included requiring the applicant to revise the building elevations to include the wrapping of the masonry on those secondary frontages prior to the formal acceptance and authorized signatures on the site plan by the city.

Parking.

The Preliminary PD stipulates the following parking requirements for the residential planning areas:

- 2 spaces per unit
- .5 guest spaces per unit; street spaces can be utilized for guest parking

Sheet 11 of the Major Site Plan provides a graphical description of the parking proposed for the development. As part of the proposed development, the applicant is including the required two parking spaces per unit as part of the attached garages. Each unit, SFD and SFA, will have two attached parking spaces in alley-loaded garages. Based on the total unit count in the Major Site Plan (282 units), a total of 564 garage parking spaces are required. Additionally, a total of 141 guest spaces are required (at .5 per unit). The applicant is proposing a total of 253 guest

parking spaces. The proposed Major Site Plan complies with the parking required for the SFD and SFA products.

Site Lighting.

Street lights have been provided for the public streets in accordance with the city's Engineering Standards and Specifications. The installation of street lights are included in the civil plan set for the trunk infrastructure.

Open Space/Trails.

Page 12 of the Preliminary PD shows the open space areas contemplated as part of Planning Areas "A" and "B." In that, there is identified 1.5 acres for the central park and .05 acres of natural open space over the pipeline corridor. The open space area identified within the proposed Major Site Plan exceeds this amount, with a total of 7.3 acres of open space area, including 1.8 acres for the central park. The regional detention has also been included in that area calculation.

The central park will be constructed by the Metro District. The park will include a variety of amenities for the use of the residents of the neighborhood as well as the general public, including walking trails, playground area, plaza space, picnic tables, and a lawn area. There is proposed a separate community garden area adjacent to the pipeline easement area. The central park and community garden area will be connected internally through the site with a trail network.

All open space areas will be maintained by the Metro District/HOA upon completion.

Additionally, the proposed Major Site Plan incorporates a trail system that connects or will connect to regional trails in the future and was contemplated as part of the Connect Northglenn bike and pedestrian mobility plan. The Preliminary PD calls for a 10-foot wide multi-use trail along the east side of Irma Drive, the west side of Race Street, and the north side of 120th Avenue. Additionally, an 8-foot wide trail will connect Race and Irma on the south side of 123rd Avenue.

Staff is requesting a condition of approval be considered requiring the connection of the trail adjacent to Irma is installed to the northern-most property line. As it is currently shown in the plans, it ends just after the cul-de-sac at the terminus of Irma. The Preliminary PD requires this to be constructed to the property line. Should the Commission approve the proposed development, the staff is recommending that the Major Site Plan drawings be revised to extend that trail to the northern-most property line.

Landscaping and Fencing.

Sheets 14-21 of the proposed Major Site Plan contain the proposed landscaping for the site. Landscaping for the site is broken down into park landscaping, open space tracts, tree lawns, and typical details for the residential lots. The following is a discussion of landscaping proposed on the site for the various elements.

- 1. Park Sites. There are no specific landscaping standards for the park sites, in this case, the central park and the community gardens. However, the plans identify a manicured central park with trees, shrubs, and turf.
- 2. Open Space Tracts. Due to restrictions over the pipeline corridor, there are limitations to the types of landscaping permitted. Native, non-irrigated grasses will be utilized in the

- pipeline corridor, which is consistent with what is called out in the Preliminary PD. There are a number of other tracts of land throughout the development that are remnant parcels that have landscaping proposed and will be maintained as an amenity by the Metro District/HOA.
- 3. Tree Lawns. The Preliminary PD requires 1 tree for every 40 linear feet for street trees. The proposed Major Site Plan is consistent with those requirements.
- 4. Residential Lots. The Preliminary PD requires one (1) tree and ten (10) shrubs in the front yard. Sheets 20-21 of the proposed Major Site Plan provide typical landscaping details for the various housing types. The landscaping will be reviewed for compliance at the time of building permit review and will be required to be installed prior to the issuance of a certificate of occupancy for the individual units/structures.

No fencing is proposed with this development.

Existing Pipeline.

There is an existing pipeline that traverses a portion of the west side of the property from 120th Avenue to the north and east. As part of the development, the applicant will be relocating the pipeline to maximize the buildable area of the site. During the Preliminary PD phase, the pipeline owner, Magellan Midstream Partners, submitted a letter in support of the proposed relocation of the easement and pipeline. Prior to the commencement of the construction of the trunk infrastructure of the development, the developer will need to submit a letter of agreement from the pipeline company formally agreeing to the relocation of the pipeline. Staff is recommending a condition of approval be included that requires the execution of the encroachment agreement prior recordation of the final Major Site Plan.

Drainage.

The applicant provided a Drainage Conformance Letter that demonstrates the proposed development is consistent with the Master Drainage Study approved during the review of the Preliminary PD. The city's Public Works Department has accepted the letter, subject to some technical clarifications that will need to be made prior to the city signing off on the site plan. Excerpts of the Drainage Conformance letter are contained in the attached Attachment J.

The regional detention pond will be located within the area of the Major Site Plan. The developer/Metro District will be required to construct the pond before any certificates of occupancy will be issued for the homes. This is outlined in the Development Agreement for the trunk infrastructure for the site.

The pond will handle the required drainage flows for the development as well as the required water quality. The Metro District/HOA will be required to maintain the detention pond once it is constructed. Stormwater flows for the entire site, including the Mixed-Use areas and the Commercial areas within the Karl's Farm Preliminary PD will be accommodated in the pond.

In addition to the minor technical correction still needing to be made, there is one outstanding issue that the applicant will need to address prior to the city signing off on the final Major Site Plan. Due to the natural slope of the property, the drainage of this site flows from south to north, ultimately discharging into Brantner Gulch. The drainage plans call for an over-flow outfall structure that would have a portion of the structure being located on the City of Thornton property to the north. Staff is recommending a condition of approval requiring the applicant/developer to submit a formal easement from the City of Thornton authorizing this encroachment prior to the city recording the Final Plat with Adams County. The

applicant/developer has indicated that they have begun negotiations with the City of Thornton, but the issue was not resolved at the time this staff report was drafted.

Traffic and Streets.

The applicant provided a Traffic Conformance Letter demonstrating the proposed development is consistent with the Master Traffic Impact Analysis (TIA) approved by Public Works during the review of the Preliminary PD. The city's Public Works Department has reviewed the proposed Traffic Compliance Letter required as part of this application and has approved it, subject to some technical clarifications. Excerpts of the Traffic Conformance Letter are contained in the attached Attachment K.

The developer/Metro District will be constructing all public infrastructure, including all public streets within the development. This includes Race Street, Irma Drive, 121st Avenue, 122nd Avenue, 123rd Avenue, Creamery Street, Farmview Street, and Dairy Street. All of these streets will be dedicated to the city following construction, inspection, and acceptance by the city. The remaining streets will be private streets or alleys maintained by the Metro District.

Additionally, the applicant is responsible for an additional third travel lane along the north side of 120th from Race to Irma. The city will be coordinating the construction of the entire stretch of 120th between Washington to York through Federal Funding received from DRCOG. All of these improvements have been memorialized in the required Development Agreement for the installation of all trunk infrastructure for the site as well as a Cost Sharing Agreement for the work on 120th. These agreements are not reviewed by the Planning Commission; they are legal documents reviewed and approved by the City Council.

Utilities.

As part of the application, the development team submitted a Utility Conformance Letter that demonstrated the proposed development is consistent with the Master Utility Report accepted by Public Works during the review of the Preliminary PD. Public Works has reviewed and accepted this letter, subject to some technical clarifications that will need to be made prior to the city signing off on the site plan. Excerpts of the Utility Conformance letter are contained in the attached Attachment L.

Water, sanitary sewer, and storm sewer have been designed in compliance with the city's Engineering Standards and Specifications. The trunk infrastructure, meaning those utility lines that will be dedicated to the city following construction, is required to be constructed and installed before the city can issue building permits for the proposed residential. This is outlined in the Development Agreement for the trunk infrastructure. This DA is not reviewed by the Planning Commission as it is a legal agreement reviewed and approved by the City Council.

One issue identified during the Preliminary PD was the requirement for upsizing the capacity of the Bunker Hill sanitary sewer lift station. Agreements have already been entered into for the construction of the new Bunker Hill lift station between the city and developer. The lift station is under construction and should be completed prior to the issuance of building permits for vertical construction.

APPROVAL CRITERIA

Applicable Approval Code Provisions.

The following sections of the code should be considered with the review of this application.

- Section 11-6-6(b) and 11-6-6(c) of the UDO (Preliminary and Final Plat)
- Section 11-6-5(a) of the UDO (Site Plan Review)

Preliminary and Final Plat Procedure.

Section 11-6-6(b) and 11-6-6(c) of the UDO outlines that Planning Commission review and provide a recommendation to City Council, followed by City Council review and adoption for Preliminary Plat and any Final Plat that includes public infrastructure. The Karl's Farm Filing No. 1 Subdivision includes public infrastructure, ranging from public streets to public main utility lines and regional stormwater detention.

<u>Criteria Analysis – Preliminary Plat.</u>

Section 11-6-6(b)(3)(E)(iv) requires the proposed Preliminary Plat to comply with the following approval criteria. A brief staff analysis is provided for each:

Cr	iteria:	Staff Analysis:
a)	Is in conformance with the Comprehensive Plan;	The proposed Preliminary Plat is in conformance with the Comprehensive Plan, which includes the Karl's Farm Master Plan that was adopted as an addendum to the Comprehensive Plan.
b)	Will comply with the applicable zoning district standards;	The proposed Preliminary Plat complies with the applicable standards outlined in the approved Preliminary PD that was approved by the City Council. The Preliminary PD contains development standards governing the development of the site.
c)	Will comply with use, dimensional, design, and other development standards in this UDO;	The proposed Preliminary Plat complies with the development standards of the Karl's Farm Preliminary PD, related to minimum lot standards. Roadway and utility standards are consistent with the city's Engineering Standards and Specifications.
d)	Provides a layout of lots, roads, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive natural areas or other community resources;	The proposed Preliminary Plat provides the necessary public access to all lots through frontages on rights-of-way and access to garages through alleys. It also includes a regional drainage detention area for the entire Karl's Farm development area and dedicates required utility easements to service the entire development area. All necessary public trunk infrastructure will be installed prior to the commencement of construction. A development agreement will be entered into and will be required to be approved by the City Council, between the city and the developer.
e)	Provides evidence of public water and sewer system connections;	The proposed Preliminary Plat provides detail of existing and proposed water and sewer utility lines. These lines will be installed by the developer in conformance with the requirements of the required development agreement.

f)	Identifies and adequately mitigates known natural hazard areas; and	This criteria is not applicable as there are no FEMA designated flood hazard areas designated in the development area at this time.
g)	Proposes reasonable project phasing in terms of infrastructure capacity.	The developer will be installing all necessary trunk infrastructure before vertical construction can commence. This includes all public streets and main water and sanitary sewer lines to service the proposed residential units.

Criteria Analysis – Final Plat.

Section 11-6-6(c)(4)(E)(iii) requires the proposed Final Plat to comply with the following approval criteria. A brief staff analysis is provided for each:

Cr	iteria:	Staff Analysis:
a)	The final plat conforms to the approved preliminary plat, including any conditions of approval;	The proposed Final Plat has been reviewed concurrently with the Preliminary Plat. Any conditions of approval would have to be satisfied prior to the recordation of the Subdivision.
b)	The development will substantially comply with all requirements of this UDO; and	The proposed Final Plat complies with all requirements of the UDO as the proposed development complies with the minimum dimensional lot standards established in the Karl's Farm Preliminary PD.
c)	The development will comply with the applicable technical standards and specifications adopted by the City.	The proposed Final Plat complies with all technical standards and specifications adopted by the City as drainage, utility, and traffic studies were reviewed and approved by the City's Public Works Department and found to be in conformance with a previous technical study completed as part of the Civic Center Master Plan.

Site Plan Procedure.

Section 11-6-5(a) of the UDO outlines that Planning Commission reviews and decide on any Major Site Plan application. The Karl's Farm Filing No. 1 Major Site Plan covers Blocks 1-7 of the proposed Karl's Farm Filing No. 1 Subdivision, assuming it is approved by City Council. Future subdivision of land and any other applicable review processes may be required for site development elsewhere on the Karl's Farm property and will occur at such time as those areas develop.

Criteria Analysis.

Section 11-6-5(b)(3)(E)(iv) requires the proposed Major Site Plan to comply with the following approval criteria. A brief staff analysis is provided for each:

Cr	iteria:	Staff Analysis:
a)	The site plan complies with applicable standards in this UDO, including Article 2, Zoning Districts; Article 3, Use Regulations; Article 4, Development Standards; and any other applicable standards of this UDO.	The proposed Karl's Farm Filing No. 1 Major Site Plan complies with all applicable standards of the UDO as outlined in the analysis section of the staff report as well as the Karl's Farm Preliminary PD, which contains specific development standards for the proposed development area.
b)	The site plan is consistent with any previously approved plat, Planned Development, or any other precedent land use approval; and	The proposed Major Site Plan is consistent with the concurrently reviewed Karl's Farm Filing No. 1 Preliminary and Final Plat. The proposed development provides a reasonable transition from the existing multifamily development on either side of the Karl's Farm site.
c)	The site plan is consistent with the Comprehensive Plan and other adopted City policies and plans	The proposed Major Site Plan is consistent with the Comprehensive Plan and adopted Karl's Farm Master Plan adopted as an addendum to the city's Comprehensive Plan.

ADMINISTRATION

Possible Actions by the Planning Commission.

The Planning Commission is not the final approval authority for review of a Preliminary Plat or a Final Plat that includes public infrastructure and shall review the application and provide a recommendation to the City Council. The Commission's options for recommendation are as follows:

- 1. Recommend approval of the request, with or without conditions or stipulations;
- 2. Recommend denial of the request for reasons stated; or
- 3. Table the request for further consideration or additional information.

The Planning Commission is the final approval authority for review of a Major Site Plan and shall review the application and make a final decision. The Commission's options for recommendation are as follows:

- 1. Approval of the request, with or without conditions or stipulations;
- 2. Denial of the request for reasons stated; or
- 3. Table the request for further consideration or additional information.

Next Steps.

The Planning Commission's recommendation on the Preliminary and Final Plat will be forwarded to City Council for consideration. A public hearing for the application will be held at the February 10, 2020, City Council meeting. The Planning Commission's decision on the Major Site Plan will be conditioned upon City Council approval of the proposed Preliminary and Final Plat.

ATTACHMENTS

Attachment A – Aerial Vicinity Map

Attachment B – Zoning Map

Attachment C – Project Description Letter

Attachment D – Karl's Farm Filing No. 1, Amd. No. 1 Preliminary Plat

Attachment E – Karl's Farm Filing No. 1, Amd. No. 1 Final Plat

Attachment F – Karl's Farm Filing No. 1 Major Site Plan

Attachment G – Richmond American Homes Color Elevations

Attachment H – Meritage Homes Color Elevations

Attachment I – Architectural Compliance

Attachment J – Drainage Conformance Letter

Attachment K – Traffic Conformance Letter

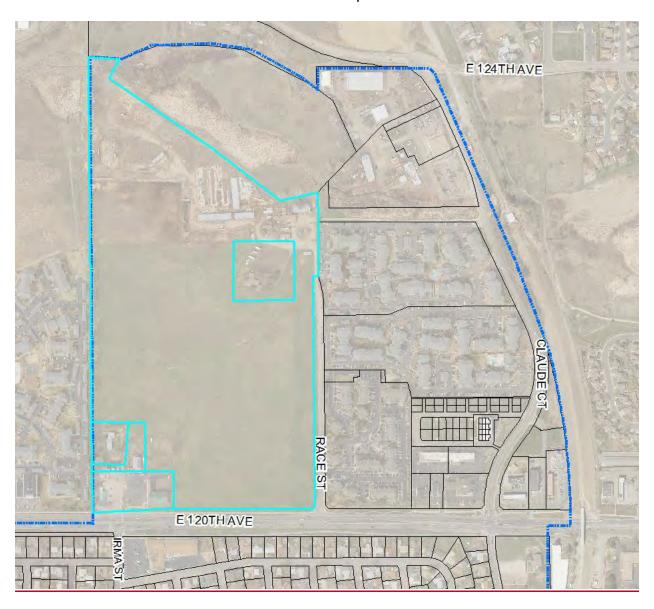
Attachment L – Utility Conformance Letter

Attachment M - Karl's Farm Preliminary PD

Attachment N – Karl's Farm Master Plan

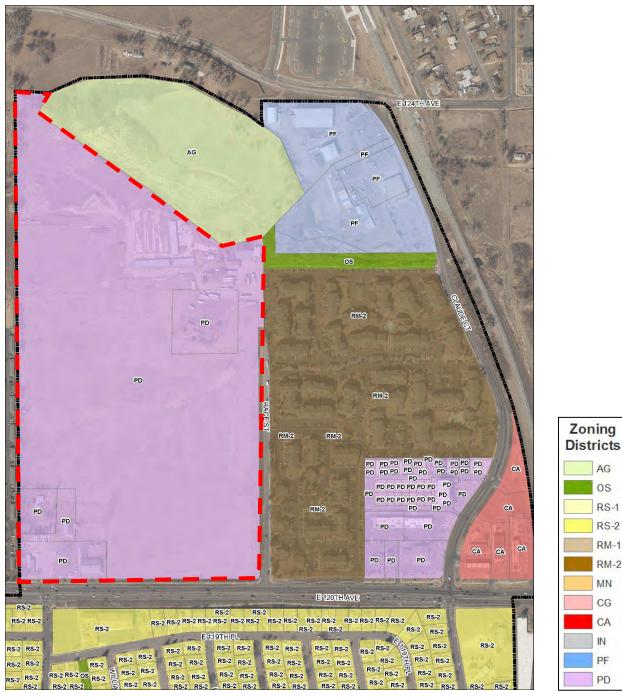
ATTACHMENT A

Aerial Map



ATTACHMENT B

Zoning Map



AG os RS-1 RS-2 RM-1

RM-2 MN

CG

ATTACHMENT C



September 27, 2019

Alan Sielaff City of Northglenn, Planning Department 11701 Community Center Drive PO Box 330061 Northglenn, CO 80233-8061

Re: Karl's Farm Site Plan, Preliminary Plat, and Final Plat:: 1st Submittal

Dear Alan:

On behalf of Richmond American Homes and Karl's Farm Investors, we are pleased to submit the Site Plan, Preliminary Plat, and Final Plat application for Karl's Farm for the City's review. This site plan application includes the residential, park, and open space parcels on the north of the approved Karl's Farm preliminary PD. The preliminary plat application includes the entirety of the site, while the final plat includes only the area to be developed through the site plan. Please note that the Subdivision Improvement Agreement will be submitted at a later date.

The following team of consultants has been assembled to complete this application:

Applicant / Builder:

Richmond American Homes

Jason Pock

4350 S. Monaco Street Denver, CO 80237

720-977-3827

Jason.Pock@mdch.com

Developer:

Karl's Farm Developers, LLC

Daniel Frank

7400 E. Orchard Rd. #290-S

Greenwood Village, CO 80111

303-573-0066 ext. 302

DFrank@centregrp.com

Civil Engineer:

Innovative Land Consultants

Tess Hogan

12071 Tejon Street, Suite 470

Westminster, CO 80234

303-421-4224, Ext. 102

Tess@innovativelandinc.com

Traffic Engineer:

Felsburg, Holt, & Ullevig

Chris Fasching

6300 S Syracuse Way, Suite 600

Centennial, CO 80111

303-721-1440 Ext.8958

Chris.Fasching@fhueng.com

Builder:

Meritage Homes

Glenn Nier

8400 E Crescent Parkway Suite 200

Greenwood Village, CO 80111

303-406-4323

Glenn.Nier@meritagehomes.com

Planners, Landscape Architect/Agent:

Norris Design

Diana Rael

1101 Bannock Street

Denver, CO 80204

303-892-1166

DRael@norris-design.com

Surveyor:

Aztec

Shaun Lee

300 East Mineral Avenue, Suite 1

Littleton, CO 80122

720-836-6111

SLee@aztecconsultants.com



Overall Vision

Parcels A and B are designated as single family residential planning areas in the Karl's Farm Preliminary PD. They are the farthest parcels from 120th Avenue and reflect the goal of the PD to transition from commercial uses along the major road to residential uses at the northern end of the site.

Site Planning

The approximately 27-acre site is located to the north of E 122nd Avenue between Irma Drive and Race Street. It consists of the residential Parcel A and Parcel B as well as Open Space Parcel 1 and Parcel 2 of the approved Karl's Farm Preliminary PD. This site is currently vacant and was formerly used as a Dairy Farm.

This application proposes (92) Duplexes, (86) Single Family Detached Cityscape homes, and (104) Single Family Attached Townhomes for a total of 282 units. Intended builders include Richmond Homes and Meritage Homes. Two off-street parking spaces will be provided for every home and guest parking (primarily on-street) will be provided at a ratio of 1.03 per unit, doubling the PD minimum of 0.5 guest spaces per unit.

Access & Circulation

Access to the site be from Irma Drive and Race Street connections to East 120th Avenue. There will be four north-south streets between Irma and Race, along with alleys between rows of homes. East 122nd Avenue and East 123rd Avenue will provide east to west connection across the site. The circulation network is intended to provide safe and convenient connection for pedestrians and bicyclists in addition to motorists, using a grid system to the greatest extent possible, creating new trails along Race and Irma, and connecting to and extending existing trails and sidewalks. This system will also serve to distribute traffic throughout the site and provide efficient connection points to RTD bus stops at both Race and Irma along East 120th Avenue.

Architecture

Meritage Homes—Single Family Attached Homes

These plans are presented in two architectural elevations: Urban Industrial and Urban Traditional. Each elevation can be modeled in unit groups of 3-6 plex buildings. The architecture is applicable to more modern and urban styling, yet with subtle touches. The elevations are highlighted with vertical variation of roof massing features, low pitched 4:12 rooflines, parapet wall construction, varied siding/cladding styling, awning treatments, vertical window elements, linear masonry on all units, and inviting covered porches, all in compliance with the Karl's Farm PD architectural standards.

Additionally, Meritage Homes is the only national builder which is in compliance with Energy Star v3 standards on every home it builds. This is achieved through the building science utilizing spray foam insulation, LED lighting, E-Star compliant low energy use appliance packages, water saving plumbing fixtures and irrigation, high efficiency hvac, and low VOC finishes.

Richmond American Homes

Both the Cityscape (single family detached) and Urban Collection (single family attached) collections have elevations representing a Colorado Contemporary street scape. Homes have vertical variation of roof massing features and low-pitched rooflines, parapet walls, variations of siding and masonry materials, awning treatments, vertical window massing, and outdoor living spaces. These elevations are designed using the Karl's Farm PD architectural standards, including masonry on all units.



The Urban Collection includes two-story paired homes right-sized at 1,260 SF to 1,475 SF with two and three bedrooms. All homes include a 2-car garage, low-maintenance yards and contemporary curb appeal. The Urban Collection also features open floor plans, 9' ceilings upstairs and down, covered outdoor living spaces, second-floor laundry, and hundreds of ways to personalize with fixtures and finishes.

Cityscapes are modern and distinctive three-story standalone homes sized 1,740 SF to 1,942 SF with three bedrooms and 2-car garages. These are low-maintenance homes offer an abundance of personalization options including a breezy rooftop terrace in select plans.

Landscape

Public and private streets are landscaped with a sod tree lawn and deciduous shade tree placed every 40', minimum. Accent planting, consisting of shrubs, perennials and ornamental grasses has been provided at entries and around monument sign locations, as well as throughout key areas of the park and community garden. Native seeding with pockets of plant material is provided adjacent to the detention area and in larger landscape tracts where higher water consumption groundcovers, such as sod turfgrass, are not appropriate or needed for active uses. The park has a large open sod area for flexible use and is accented with planting beds containing a combination of shrubs, perennials, ornamental grasses, shade trees and ornamental trees. Smaller landscape tracts and landscape tracts containing a trail connection are landscaped with trees, shrubs, ornamental grasses and perennials. Front yards of single family lots also contain a mix of trees, shrubs, ornamental grasses and perennials. Where possible, modest sod areas are also provided.

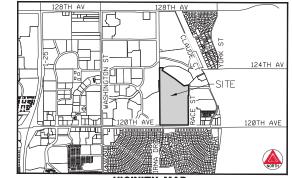
Site Engineering

Generally, the project site slopes to the east, with water converging to E. 123rd Avenue. Inlets along E. 123rd Avenue capture and carry runoff to the District Detention Pond located in the northeast corner of the project site. The project site consists of several local streets with a 56' standard right-of-way which includes a 6' tree lawn and 5' detached sidewalk. There is a single one-way street with attached sidewalk and parking along one side. In addition to the streets, every residence is adjacent to a 26' wide alley within a 30' tract. The Water mains and sanitary sewer are generally located within the alleys and storm sewer within the streets.

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 13



VICINITY MAP

OWNERSHIP AND DEDICATION

LEGAL DESCRIPTION

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF THE CITY OF NORTHOLENN, COLORADO THAT AS OF THE DATE SET FORTH BELOW, KARL'S FARM NORTHGLENN LLC, A LIMITED LIABILITY COMPANY, HINKHOUSE FAMILY LIMITED PARTNERSHIP NUMBER ONE LLLP, A COLORADO LIABILITY LIMITED PARTNERSHIP, KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIABILITY LIMITED PARTNERSHIP, KAREN SWAITHES, DEANNA DURLAND, SHAREN PODZIMEK, LLOYD SWAITHES, PAMELA DRAKE, KF DEVELOPERS INC., A COLORADO CORPORATION BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE GOOD RIGHT AND POWER TO CONVEY, ENCUMBER AND SUBDIVIDE THROUGH THIS PLAT ONLY THE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS—OF—WAY DEPICTED ON THIS PLAT. IN THE VENT OF A DETECT IN SAID THE WHICH DERECHES THE WARRANTES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY THE CITY OF NORTHGLENN, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

ALL OF KARL'S FARM FILING NO. 1, RECORDED AT RECEPTION NO. 2019000055836 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING AN AREA OF 63.821 ACRES, (2,780,057 SQUARE FEET), MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES OR LIEN HOLDERS OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE LAID OUT AND LIEN HOLDERS OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF KARL'S FARM FILING NO.1, AMD. NO. 1 FINAL PLAT AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE THE ROADS AS SHOWN HEREON, AND THE LANDOWNERS SHALL BEAR ALL EVERDES INVOLVED IN PLANNING, DESIGN AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT TO THE EXTENT EXPRESSLY STATED IN ANY CITY—APPROVED AND RECORDED SUBDIVISION IMPROVEMENT AGREEMENT, DEDICATION SHALL BE FINAL UPON ADOPTION BY THE CITY COLUNCIL ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT. EXCEPT AS OTHERWISE STATED ON THIS PLAT, THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.

IN WITNESS WHEREOF: WE DO HEREUNTO SET OUR HANDS AND SEALS THE ____ DAY OF _____ . 20 OWNER: KARL'S FARM NORTHGLENN LLC. A COLORADO LIMITED LIABILITY COMPANY NOTARIAL CERTIFICATE THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE _____, A.D. 20___, BY ___ AS _____ OF KARL'S FARM WITNESS MY HAND AND SEAL BY _____NOTARY PUBLIC MY COMMISSION EXPIRES NOTARY LD NUMBER

SEE SHEET 2 & 3 FOR SIGNATURE BLOCKS

STANDARD NOTES

- STREET MAINTENANCE. IT IS MUTUALLY AGREED BY THE SUBDIVIDER AND THE CITY THAT THE DEDICATED PUBLIC WAYS, INCLUDING STREETS, SHOWN ON THIS PLAT, WILL NOT BE ACCEPTED FINALLY FOR MAINTENANCE BY THE CITY UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE SAME IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT AND SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF RECORDING THIS PLAT AND APPROVAL OF THE CITY HAS ISSUED TO THAT EFFECT.
- TAS ISSUE IN INTERPECT.

 PRAINAGE MAINTENANCE. THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE ORAINAGE ASSIMENTS, DRAINAGE MERCYMENTS ARE SUBJECT TO SECTION 16-17-13. POST-CONSTRUCTION REQUIREMENT OF PERMANENT BMPS, AS AMENDED.
- VEHICULAR ACCESS CONTROL. VEHICULAR ACCESS TO PUBLIC STREETS IN THIS SUBDIVISION SHALL BE SOLELY BY WAY OF DRIVEWAYS, DRIVES, AND LANES SPECIFICALLY APPROVED BY THE CITY OF NORTHGLENN.
- UNDERGROUND UTILITIES. ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES AND OTHER LIKE UTILITY SERVICES SHALL BE PLACED UNDERGROUND, TRANSFORMER, SWITCHING BOXES, KERMINAL BOXES, METER CABINETS, PEGESTALS, DUCTS AND OTHER FACILITIES NECESSARILY APPURTENANT TO SUCH UNDERGROUND UNITILITIES MAY DE PLACED ABOVE GROUND.

SURVEYOR'S STATEMENT

I, SHAUN D. LEE, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF KARL'S FARM FILING NO.1. AND. NO.1. FINAL PLAT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY. I ALSO CERTIFY THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO PERTAINING TO MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND.

FOR REVIEW

SHAUN D. LEE, PLS NO. 38158 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIEY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS MINOR SUBDIVISION HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF NORTHGLENN, COLORADO ON THE

PLANNING AND DEVELOPMENT, DIRECTOR

THIS MINOR SUBDIVISION HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND UTILITIES OF THE CITY OF NORTHGLENN, COLORADO ON THE

_____ 20___.

SIGNED THIS _____ DAY OF ____

PUBLIC WORKS AND UTILITIES, DIRECTOR

CITY APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO, THE STREETS, ROADS, DRIVES AND ALLEYS FOR PUBLIC USE SUBJECT TO THE PROVISIONS CONTAINED. IN THE STREET MAINTENANCE NOTE HEREIN AND THE DEDICATION OF PUBLIC LANDS ARE SHOWN HEREON

ATTEST:	
BYCITY_CLERK	

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT _____M. ON THE ____ DAY OF ______, 20__, RECEPTION NO. ADAMS COUNTY CLERK AND RECORDER

Littleton, Colorado 80122 ▲ Phone: (303) 713-1898 AzTec Proj. No.: 21419-44 Drawn By: RBA

DATE OF 09-03-2019 PREPARATION: SCALE: SHEET 1 OF 13

LEGAL DESCRIPTION, GENERAL AND STANDARD NOTES.

SHEET 2-3 OWNERSHIP SIGNATURES

SHEET 4 GENERAL NOTES AND TRACT/DRIVE/ALLEY SUMMARY TABLE

SHEET 5 OVERALL BOUNDARY SHEETS 6-11 LOT DETAILS

SHEET 12 DETAILS A & B SHEET 13 LINE AND CURVE TABLES

SEE SHEET 4 FOR GENERAL NOTES

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 13

OWNER:		
HINKHOUSE FAMILY LIMITED PARTNERSHIP NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP	DEANNA DURLAND	PAMELA DRAKE
KAREN SWAITHES	BY:	BY:
BY:	AS:	AS:
AS:	NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
NOTARIAL CERTIFICATE	STATE OF) SS.	STATE OF
STATE OF	COUNTY OF) SS.	COUNTY OF) SS.
) SS.	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY
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MY COMMISSION EXPIRES	NOTARY I.D. NUMBER	NOTARY I.D. NUMBER
NOTARY I.D. NUMBER	OWNER:	DEANNA DURLAND
SHAREN PODZIMEK	KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP KAREN SWAITHES	BY:
BY:	BY:	AS:
AS:	AS:	NOTARIAL CERTIFICATE
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PAMELA DRAKE	SHAREN PODZIMEK	
BY:	BY:	
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BY WITNESS MY HAND AND SEAL	BY WITNESS MY HAND AND SEAL	
MY COMMISSION EXPIRES	MY COMMISSION EXPIRES	DATE OF PREPARATION: 09-03-24 [Initiation, Colorado 80122 Phone: 303/15-1898 PREPARATION: SCALE: N/A
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER	Phone: (303) 713-1898 SCALE: N/A

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 3 OF 13

OWNER:	OWNER:
KAREN SWAITHES	DEANNA DURLAND
BY:	BY:
AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF)	STATE OF)
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THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGE BEFORE ME THIS DAY OF, A.D. 20, BY
BY WITNESS MY HAND AND SEAL	BY WITNESS MY HAND AND SEAL NOTARY PUBLIC
MY COMMISSION EXPIRES	MY COMMISSION EXPIRES
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER
OWNER:	OWNER:
SHAREN PODZIMEK	LLOYD B. SWAITHES
BY:	BY:
AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF)	STATE OF)
) SS. COUNTY OF) SS. COUNTY OF
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED SEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
BY WITNESS MY HAND AND SEAL	BY WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES	NOTARY PUBLIC MY COMMISSION EXPIRES
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER
OWNER:	OWNER:
PAMELA DRAKE	KF DEVELOPERS INC., A COLORADO CORPORATION
BY:	BY:
AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF	STATE OF)
COUNTY OF) SS.	COUNTY OF Ss.
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
BY WITNESS MY HAND AND SEAL	
NOTARY PUBLIC WITNESS MT HAND AND SEAL	BY WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES	NOTARY PUBLIC MY COMMISSION EXPIRES
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER

AZTEC CONSULTANTS, INC.	y 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	PRI
AvTec Proj. No. 21410-44	Donum Bus DDA	

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 4 OF 13

		TRACTS	& PRIVATE DRIVE/	ALLEY SUMMARY TABLE	
TRACT	AREA (SQ.FT)	AREA (AC ±)	OWNED BY	USE	MAINTAINEI BY
TRACT A	1,045	0.024	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE	HOA
TRACT B	3,240	0.074	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT C	47,507	1.091	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	НОА
TRACT D	1,045	0.024	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE	HOA
TRACT E	19,257	0.442	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE	HOA
TRACT F	56,007	1.286	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT G	18,569	0.426	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT H	7,929	0.182	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT I	18,995	0.436	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT J	1,367	0.031	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT K	38,947	0.894	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT L	96,913	2.225	METRO DISTRICT	OPEN SPACE/DRAINAGE	HOA
TRACT M	18,570	0.426	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT A1	17,717	0.407	METRO DISTRICT	DRAINAGE/OPEN SPACE	НОА
TRACT B1	31,116	0.714	METRO DISTRICT	DRAINAGE/OPEN SPACE	HOA
SUBTOTAL	351,322	8.065		H.O.A. = HOMEOW	NERS ASSOCIATION

PRIVATE DRIVE					
DRIVE	AREA (SQ.FT)	AREA (AC ±)	OWNED BY	USE	MAINTAINED BY
ARMVIEW DRIVE	33,666	0.773	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
FESTIVAL DRIVE	8,654	0.199	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА
HAYLOFT DRIVE	11,732	0.269	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА
ZELDA DRIVE	5,807	0.133	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА
KARL'S DRIVE	19,586	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА
SUBTOTAL	79,446	1.824			
PRIVATE ALLEY			•		
LANG	ADEA (CO ET)	ADEA (AC ±)	OWNED DV	LISE	MAINTAINED

LANE	AREA (SQ.FT)	AREA (AC ±)	OWNED BY	USE	MAINTAINED BY		
FESTIVAL LANE	19,607	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА		
DAIRY LANE	19,607	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILTY	НОА		
ZEKE LANE	5,700	0.131	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА		
CREAMERY LANE	19,607	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА		
HAYLOFT LANE	20,958	0.481	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА		
FARMVIEW LANE	4,855	0.111	METRO DISTRICT	ACCESS	HOA		
SUBTOTAL	90,335	2.073					

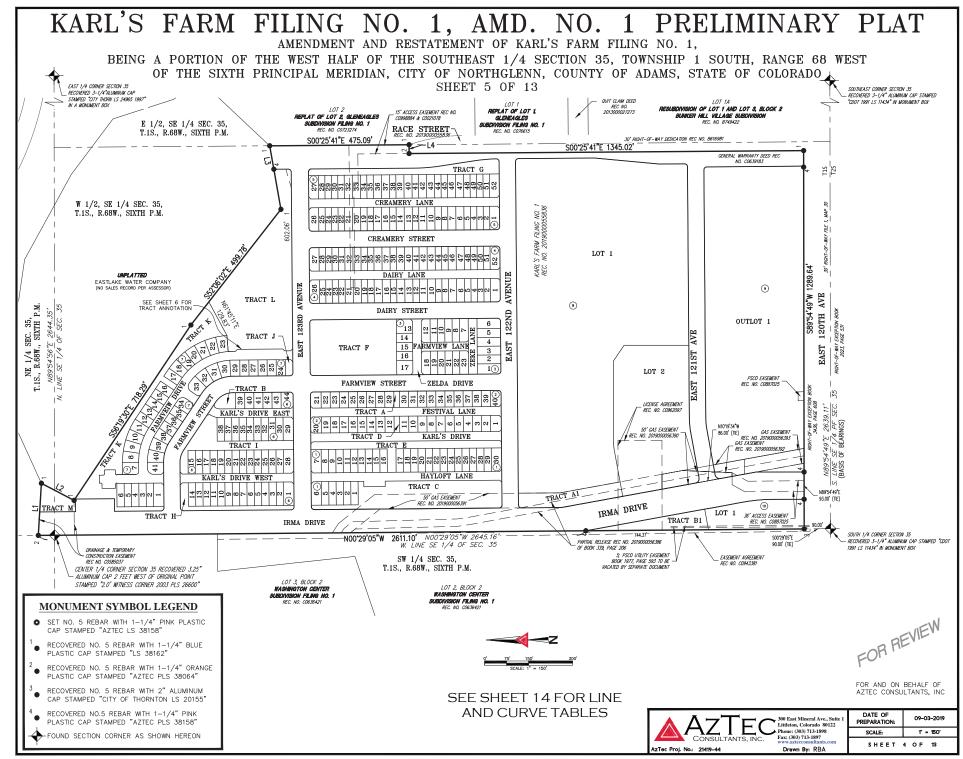
GENERAL NOTES

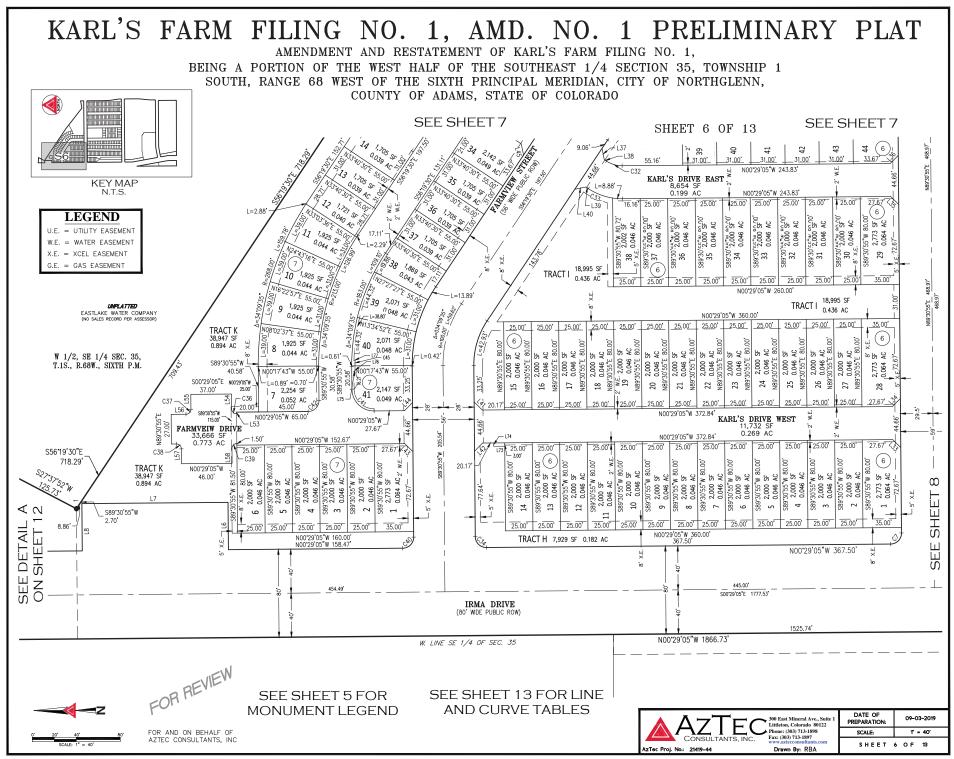
- 1. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70630705-2, WITH AN EFFECTIVE DATE OF JULY 26, 2019, 5:00 P.M. AND THAT ALL EASEMENTS REFERENCED IN SAID THILE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. SAID PLAT DOES NOT CONSTITUTE A THILE SEARCH BY AZTEC CONSULTANTS INC. FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- 2. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON OCTOBER 26, 2018.
- 3. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, FXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 4. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0312H, MAP REVISED MARCH 5, 2007.
- 5. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH QUARTER CORNER AND AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "CDOT 1991 LS 11434" IN A MONUMENT BOX, ASSUMED TO BEAR NORTH 89'54'9" EAST.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- 8. OVERALL ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT IS 350,786 SF OR 8.053 AC.
- 9. AN APPROVED AND EXECUTED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR ANY SUCH LOT, OUTLOT, BLOCK OR TRACT WILL BE REQUIRED BY THE CITY OF NORTHGLENN BEFORE ANY BUILDING PERMIT WILL BE ISSUED FOR VERTICAL DEVELOPMENT ON ANY LOTS, OUTLOTS, BLOCKS OR TRACTS SHOWN HEREIN.
- 10. A BLANKET DRAINAGE EASEMENT, EXCLUDING BUILDING FOOTPRINTS AND EXCLUSIVE EASEMENTS, IS HEREBY GRANTED TO AND BETWEEN ALL LOTS AND TRACTS, FOR THE PURPOSES OF CONVEYING SURFACE STORM WATER.
- 11. A BLANKET EASEMENT IS HEREBY GRANTED TO THE KARL'S FARM HOMEOWNERS ASSOCIATION FOR ACCESS, CONSTRUCTION, MAINTENANCE AND REPAIR TO DRAINAGE IMPROVEMENTS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR BASIC MAINTENANCE OF THE EASEMENT AREA.
- 12. WATER AND SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NORTHGLENN ACROSS THE ENTIRETY OF FARMWEW DRIVE, FESTIVAL LANE, HAYLOFT LANE, ZEKE LANE, GREAMERY LANE, DAIRY LANE AND KARL'S DRIVE TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION, AND SERVICE LINES AND APPURIENANCES OR OTHER IMPROVEMENTS, FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. HESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER UTILITIES MAY CORSO STHE EXCLUSIVE SUBSTANTIALLY 90 DEGREES.
- 15. THE CITY OF NORTHGLENN BEARS NO RESPONSIBILITY FOR ANY UTILITY SERVICE LINES. MAINTENANCE AND CARE OF ALL SANITARY, WATER, AND STORM SERVICE LINES OUTSIDE OF DEDICATED EASEMENTS AND THAT THEY ARE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.
- 16. DRIVES AND LANES, WITH THE EXCEPTION OF IRMA DRIVE, WILL NOT BE DEDICATED TO THE CITY AND WILL BE OWNED BY THE KARL'S FARM FILING NO. 1
 METRO DISTRICT AND MAINTAINED BY THE KARL'S FARM HOMEOWNERS ASSOCIATION (HOA).
- 17. THE RIGHT TO AND USE OF ALL NON-TRIBUTARY GROUNDWATER IS HEREBY DEDICATED TO THE CITY OF NORTHGLENN
- 18. THIS FINAL (PRELIMINARY) PLAT AS AMENDED AND RESTATED DOES NOT CREATE ANY VESTED RIGHTS UNDER COLORADO LAW OR THE NORTHGLENN UNIFIED DEVELOPMENT ORDINANCE.

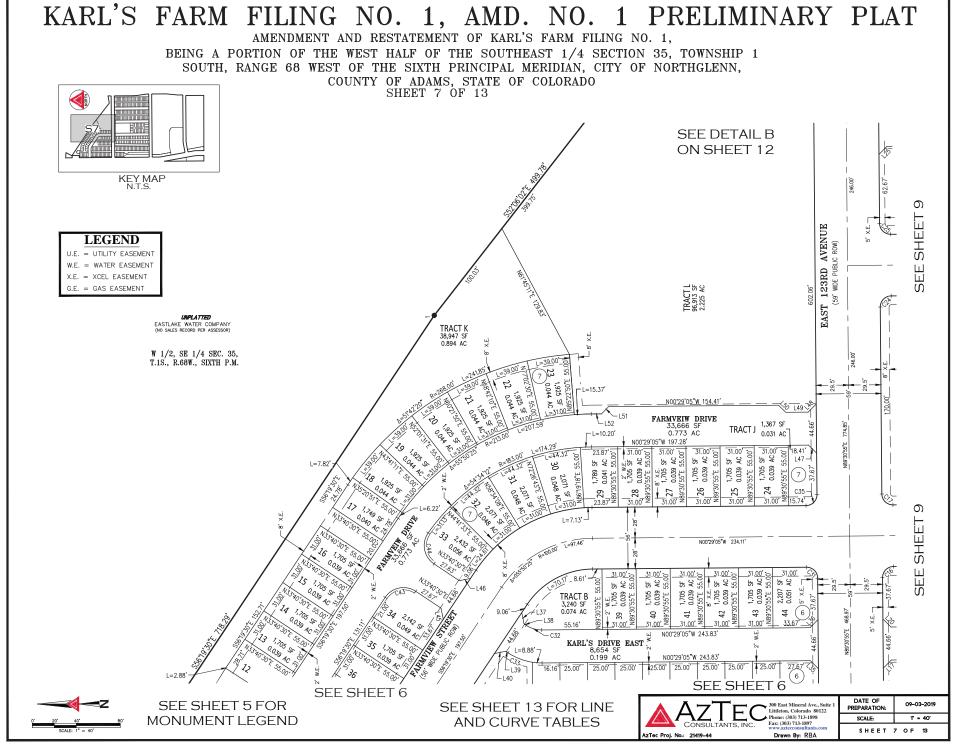
FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC





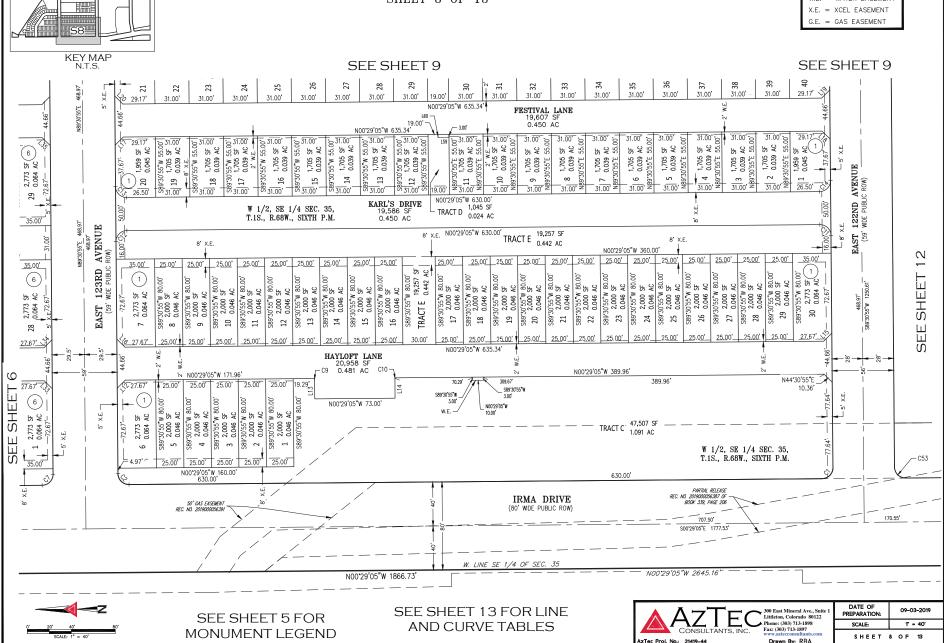




AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1, BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 8 OF 13

LEGEND

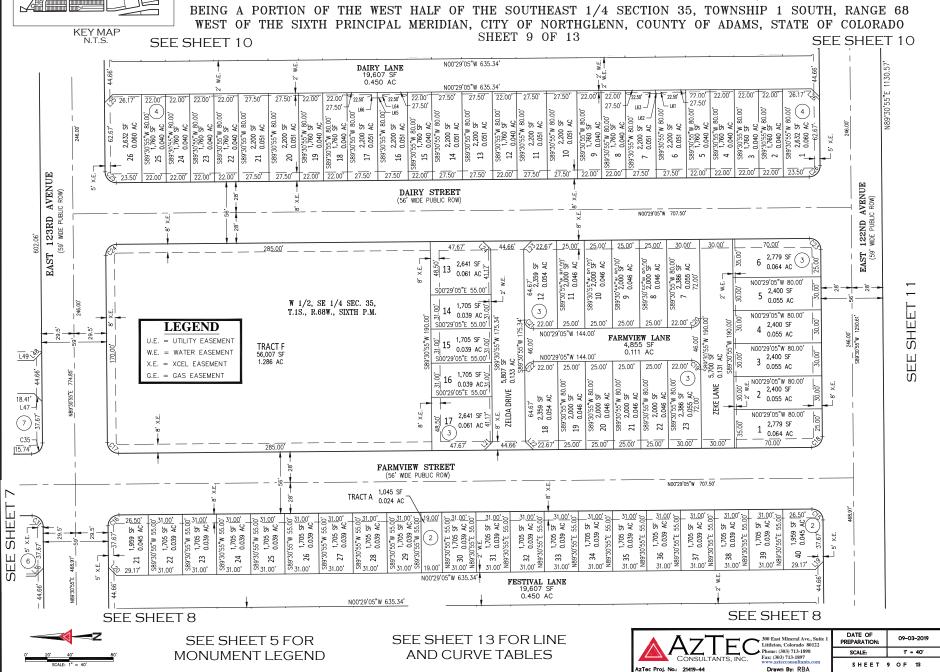
- U.E. = UTILITY EASEMEN W.E. = WATER EASEMENT



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KARL'S FARM FILING NO. 1, AMD. NO. 1 PRELIMINARY PLAT

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,



S10 **KEY MAP** AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

REPLAT OF LOT 2, GLENEAGLES

SURDIVISION FILING NO. 1

SHEET 10 OF 13

= UTILITY EASEMENT W.E. = WATER EASEMENT X.E. = XCEL EASEMENT G.E. = GAS EASEMENT

Phone: (303) 713-1898 Fax: (303) 713-1897

Drawn By: RBA

SCALE:

1" = 30"

SHEET 10 OF 13

LEGEND

S00°25'41"E 475.09' RACE STREET S00°25'41"E 1345.02' N00'25'41"W_480.92 Δ=8°21'13" R=625.00" L=91.12 N08'46'54"W 5.98' 385.19 RACE STREET TRACT G 18,570 SF (VARIABLE WIDTH PUBLIC ROW) EAST 122ND AVENUE (59' WIDE PUBLIC ROW) 18,570 SF TRACT G 0.426 AC N00'29'05"W 650.00' 22.00' 22.<u>00'</u> 27.50' 27.50' 22.00' 27.50' 27.50' 22.00' 22.00' 27.50' 22.00' 22.00' 27.50' 27.50' 22.00' 22.00' 22.00' 22.00' 22.00' 27.50 X.E. SHE 970557W 80.00 1.760 SF 9 1.0760 SF 30 1.0760 SF 30 1.0760 SF 31 1.760 SF 31 0.040 AC 589737557W 80. 31 0.040 AC 589737557W 80 31 0.040 AC S893055"W 8 1,760 SF 1,600 SF 49 0.040 AC S893055"W 8 50 0.040 AC S893055"W 8 50 0.040 AC S893055"W 8 51 0.040 AC S893055"W 8 52 0.040 AC S893055"W 8 53 0.040 AC S893055"W 8 54 0.040 AC S893055"W 8 55 0.040 AC H H 30'55"W 80. 1,760 SF 0.040 AC 33 0.051 AC S89'30'55"W 80. 34 1,760 SF S89'30'55"W 80. 35 0,000 SF S89'30'55"W 80. S89'30'55"W 80. 2,200 SF 8 0,051 AC SF AC SHE Ш 38 42 43 45 46 37 39 40 . 41 41 £ 88 SEI Ш Ш 27.50 22.00' 22.00' N00'29'05"W 635.34' CREAMERY LANE 19,607 SF 0.450 AC AVENUE W 1/2, SE 1/4 SEC. 35, T.1S., R.68W., SIXTH P.M. N00°29'05"W 635.34 26.17' 27.50' 27.50' 22.00' 22.00' 22.00' 22.00' 22.00' 27.50' 27.50 22.00 27.50 27.50 27.50 27.50 22.00' 22.00' 27.50' 27.50 22.00' 22.00' | 22.00' | 22.00' | 22.00' | 172 L 167 (59' WIDE PUBL 168 -S89'30'55"W 80.0 1,760 SF 0.040 AC S89'30'55"W 80.0 1,2200 SF 1 0.051 AC 289'30'55" W 80.0 23 1,760 SF 23 0.040 AC S89'30'55" W 80.0 22 0.040 AC S89'30'55" W 80.0 21 2,200 SF \$89'30'55" W 80.0 1,760 SF 19 0.040 AC \$89'30'55" W 80.0 1,760 SF 0.040 AC \$89'30'55" W 80.0 2,200 SF 17 0.051 AC 30'55"W 80. 2,200 SF 0.051 AC S89*30*55"W 80. 2,200 SF 10 0.051 AC *30'55"W 80. 2,200 SF 0.051 AC \$8970557W 80 5F 1,766 SF 1,766 8 S S S89'30'55"W 8 1,760 SF 9 0.040 AC \$89'30'55"W 1,760 \$ 8 0.040 / \$89'30'55"W 7 2,200 \$ EAST 389° 15 389° 14 389 20 389. 16 9 22.00' 22.00' 22.00' 22.00' 27.50' 22.00' 27.50' 22.00' 22.00' 27.50' 27.50' 22.00' 22.00' 27.50' 27.50' 22.00' 27.50' CREAMERY STREET (56' WIDE PUBLIC ROW) N00"29"05"W 707.50" 22.00' 22.00' 22.00' 27.50' 27.50' 27.50' 22.00' 2<u>7.5</u>0' 22.00' 22.00' 22.00' 22.00' 27.50 27.50' 22.00' 22.00' 2<u>7.50</u>' 27.50 9:90'55"W 80.00' 1,760 SF 1,760 SF 1,760 SF 0.040 AC 0.040 AC 2,200 SF 0.051 AC SHEET S89'30'55"W 80.C 2,200 SF 0.051 AC \$89'30'55"W 80.0 2,200 SF 40 0.051 AC 30'55"W 80.0 1,760 SF 0.040 AC 30'55"W 80.0 2,200 SF 0.051 AC S89*30*55"W 80.0 37 2,200 SF 37 0.051 AC N SF 2,200 SF 0.051 AC 36 \$89°. . 883. 44 88. 889 889. 889. 30 32 33 34 32 31 Ш 22.00' SEI N00°29'05"W 635.34' DAIRY LANE 19,607 SF 0.450 AC N00*29'05"W 635.34' SEE SHEET 9 SEE SHEET 9 DATE OF SEE SHEET 5 FOR SEE SHEET 13 FOR LINE 300 East Mineral Ave., Suite 09-03-2019 PREPARATION: Littleton, Colorado 80122

MONUMENT LEGEND

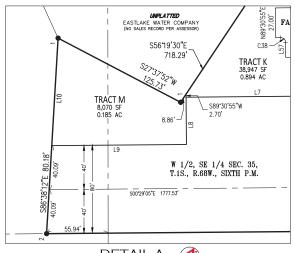
AND CURVE TABLES

KARL'S FARM FILING NO. 1, AMD. NO. 1 PRELIMINARY PLAT AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1, BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 11 OF 13 - EAST 122ND AVENUE L N89*30'55"E 1130.57 C53 S00°29'05"E 141.80 N00°29'05"W 136.11' 50' GAS EASEMENT REC. NO. 2019000056391 (8) PARTIAL RELEASE REC NO. 2019000056386 OF BOOK 339, PAGE 206 TRACT A1 0.407 Δ=10'26'31" R=136.95 S11 - 50.00' L=24.96' LOT 1 533,148 SF 12,239 AC N90°00'00"E 160.80 **KEY MAP** LICENSE AGREEMENT LOT 2 128,066 SF \$10.19° S00°25'41"E 86.95' 2.940 AC S00'25'41"E 50' GAS EASEMENT REC. NO. 2019000056390 JTILITY EASEMENT 70 JA 55 N794026 E 15.00' N79'40'26 E \$1079'34"F A=9"53"53" R=250.00" S00"25"41"6 \$21"36"06"W TRACT B1 S89'34'19"W 856.92' N00"25"41"W EAST 121ST AVENUE-N89'34'19"E 909.02' - 18 00* 15.00 N89'34'19"E 846.02' 76.00 RACE - 20.00" __ S00"25"41"E 15.00" 102.01 N00"25"41"W 158.17' S00"25"41"E 579'40'26"W _ N00*25'41*W 10.05' N00"25"41"W __/ S10"19"34"E N00'25'41"W 158.72 56.00 A=90013'24" LITHITY FASEMENT -C48 -STREET S89*34*19*W S1019'34'E ∆=89"56"36" - R=10.00' S1019'34'E R=10.00° N79'40'26"F -C49 L=15.72 N89"34"19"F LUTILITY UTILITY FASEMENT 1=15.70 N89'34'19"E GAS EASEMENT REC. NO. 2019000056392 N78'40'31"F ACCESS FASEMENT A=10*14*23* R=625.00' L=111.70' LOT 1 OUTLOT 1 31.116 SF 0.714 AC PSCO EASEMENT FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC GAS EASEMENT 1039.30 S89°54'49"W 1289.64' EAST 120TH AVENUE DATE OF PREPARATION SEE SHEET 5 FOR SEE SHEET 13 FOR LINE 09-03-2019 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 SCALE: AND CURVE TABLES MONUMENT LEGEND SHEET 11 OF 13 Drawn By: RBA

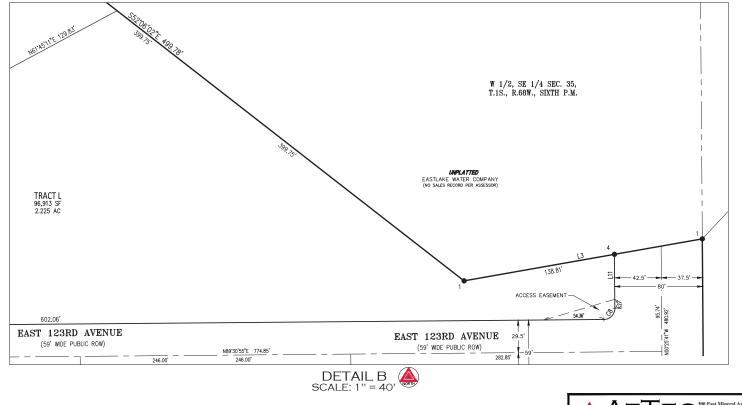
AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,
BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 13

SEE SHEET 4 FOR MONUMENT LEGEND

SEE SHEET 14 FOR LINE AND CURVE TABLES









DATE OF PREPARATION: 09-03-2019

SCALE: T = 40'

S H E E T 12 O F 13

KARL'S FARM FILING NO. 1, AMD. NO. 1 PRELIMINARY PLAT

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 13

	LINE TABLE	
LINE	BEARING	LENGTH
L1	S86*38'12"E	178.02
L2	N27*37'52"E	125.73
L3	N80*00'29"E	219.93
L4	S89*54'49"W	30.00'
L5	S08*46'54"E	115.21
L6	N89*30'55"E	43.00'
L7	N00°29'05"W	132.89'
L8	S89*30'55"W	43.00'
L9	N00*29'05"W	122.43'
L10	S86*38'12"E	97.84
L11	S00*25'41"E	49.13'
L12	S45'29'05"E	10.36'
L13	N89*30'55"E	17.50'
L14	S89*30'55"W	17.50'
L15	S45'29'05"E	10.36
L16	N44*30'55"E	10.36
L17	S45'29'05"E	10.36
L18	N44*30'55"E	10.36
L19	S45"29'05"E	10.36
L20	N44*30'55"E	10.36
L21	S45'29'05"E	10.36
L22	N44*30'55"E	10.36
L23	S45'29'05"E	10.36'
L24	N44*30'55"E	10.36'
L25	S45'29'05"E	10.36'
L26	N44*30'55"E	10.36'
L27	S45'29'05"E	10.36
L28	S44'30'55"W	10.36
L29	S45'29'05"E	10.36
L30	S44*30'55"W	10.36

	LINE TABLE	
LINE	BEARING	LENGTH
L31	S45*29'05"E	10.36
L32	N44*30'55"E	10.36
L33	N44*30'55"E	10.36
L34	S45*29'05"E	10.36
L35	N44*30'55"E	10.36
L36	S45*29'05"E	10.36'
L37	N78*40'30"E	10.36
L38	N33*40'30"E	2.57
L39	N33*40'30"E	2.57'
L40	S1119'30"E	10.36'
L41	N44*30'55"E	10.36'
L42	S45*29'05"E	10.36
L43	N44*30'55"E	10.36'
L44	S45*29'05"E	10.36
L45	N78*40'30"E	10.36
L46	N11*19'30"W	10.36
L47	N44*30'55"E	10.36
L48	S45*29'05"E	10.36
L49	N00*29'05"W	20.46
L50	N44*30'55"E	9.19'
L51	N45*29'05"W	9.19'
L52	N00*29'05"W	9.40'
L53	N89*30'55"E	1.50'
L54	S89*30'55"W	13.50'
L55	N89*30'55"E	13.50'
L56	S00*29'05"E	13.50'
L57	N89*30'55"E	13.50'
L58	S89*30'55"W	13.50'
L59	N00*29'05"W	10.00'
L60	N89*30'55"E	3.00'

	LINE TABLE	
LINE	BEARING	LENGTH
L61	S89'31'29"W	1.00'
L62	N00*28'31"W	10.00'
L63	N89*31'29"E	1.00'
L64	S89*31'29"W	2.95
L65	N00*28'31"W	10.00'
L66	N89*31'29"E	2.95
L67	S89*30'55"W	3.00'
L68	N00*29'05"W	10.00'
L69	N89*30'55"E	3.00'
L70	S89*30'55"W	3.00'
L71	N00*29'05"W	10.00'
L72	N89*30'55"E	3.00'
L73	N00*29'05"W	10.00'
L74	N89*30'55"E	3.00'
L75	S00*29'05"E	1.00'
L76	N89*30'55"E	4.36'
L77	S00*29'05"E	1.00'
L78	S20*50'23"W	9.10'
L79	N00°05'11"W	164.70
L80	N1019'34"W	122.97
L81	N79*40'26"E	158.72
L82	S79*40'26"W	158.72
L83	S00*05'11"E	104.40

	CURVE	TABLE			CURVE	TABLE	
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LEN
C1	90'00'00"	10.00'	15.71	C21	90'00'00"	8.00'	12.
C2	90'00'00"	10.00'	15.71	C22	90'00'00"	8.00'	12.
C3	90*03'24"	10.00'	15.72'	C23	90'00'00"	10.00'	15.
C4	8*21'13"	665.00'	96.96	C24	90'00'00"	10.00'	15.
C5	712'50"	585.00'	73.66	C25	90'00'00"	10.00'	15.
C6	91*04'58"	10.00'	15.90'	C26	90'00'00"	10.00'	15.
C7	90'00'00"	10.00'	15.71	C27	90'00'00"	10.00'	15.
C8	89*56'36"	10.00'	15.70'	C28	90'00'00"	10.00'	15.
C9	23*34'41"	2.50'	1.03'	C29	90'00'00"	10.00'	15.
C10	23*34'41"	2.50'	1.03'	C30	90'00'00"	10.00'	15.
C11	90'00'00"	10.00'	15.71'	C31	90'00'00"	10.00'	15.
C12	90'00'00"	10.00'	15.71'	C32	34*09'35"	25.00'	14.
C13	90'00'00"	10.00'	15.71'	C33	24*54'38"	55.00'	23.
C14	90'00'00"	10.00'	15.71	C34	90'00'00"	10.00'	15.
C15	90'00'00"	10.00'	15.71	C35	90'00'00"	10.00'	15.
C16	90'00'00"	10.00'	15.71	C36	90'00'00"	4.50'	7.0
C17	90*00'00"	10.00'	15.71	C37	90'00'00"	4.50'	7.0
C18	90*00'00"	10.00'	15.71	C38	90'00'00"	4.50'	7.0
C19	90'00'00"	8.00'	12.57	C39	90*00'00"	4.50'	7.0
C20	90*00'00"	8.00'	12.57	C40	9000000"	10.00'	15.

CURVE	TABLE				CURVE	TABLE	
DELTA	RADIUS	LENGTH		CURVE	DELTA	RADIUS	LENGTH
90'00'00"	8.00'	12.57'		C41	90'00'00"	20.00'	31.42
90'00'00"	8.00'	12.57		C42	90'00'00"	10.00'	15.71
90°00'00"	10.00'	15.71		C43	90'00'00"	20.00'	31.42
90°00'00"	10.00'	15.71		C44	91"16'13"	20.00'	31.86
90*00'00"	10.00'	15.71		C45	1*47'42"	180.00'	5.64
90*00'00"	10.00'	15.71		C46	90°03'24"	10.00'	15.72
90*00'00"	10.00'	15.71		C47	81*45'52"	10.00'	14.27
90*00'00"	10.00'	15.71		C48	90'00'00"	10.00'	15.71
90*00'00"	10.00'	15.71		C49	90'00'00"	15.00'	23.56
90*00'00"	10.00'	15.71		C50	9*53'53"	222.00'	38.35
90'00'00"	10.00'	15.71		C51	9*53'53"	278.00'	48.03
34*09'35"	25.00'	14.90'	1	C52	90'00'00"	15.00'	23.56
24"54'38"	55.00'	23.91'	1	C53	90'00'00"	10.00'	15.71
90'00'00"	10.00'	15.71		C54	10*14'23"	580.00'	103.65
			1				



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



rite 1	DATE OF PREPARATION:	09-03-2019
	SCALE:	N/A
n	SHEET	13 OF 13

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 13



VICINITY MAP

OWNERSHIP AND DEDICATION

SEE SHEET 2 & 3 FOR SIGNATURE BLOCKS

LEGAL DESCRIPTION

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF THE CITY OF NORTHOLENN, COLORADO THAT AS OF THE DATE SET FORTH BELOW, KARL'S FARM NORTHGLENN LLC, A LIMITED LIABILITY COMPANY, HINKHOUSE FAMILY LIMITED PARTNERSHIP NUMBER ONE LLLP, A COLORADO LIABILITY LIMITED PARTNERSHIP, KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIABILITY LIMITED PARTNERSHIP, KAREN SWAITHES, DEANNA DURLAND, SHAREN PODZIMEK, LLOYD SWAITHES, PAMELA DRAKE, KF DEVELOPERS INC., A COLORADO CORPORATION BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE GOOD RIGHT AND POWER TO CONVEY, ENCUMBER AND SUBDIVIDE THROUGH THIS PLAT ONLY THE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS—OF—WAY DEPICTED ON THIS PLAT. IN THE VENT OF A DETECT IN SAID THE WHICH DERECHES THE WARRANTES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY THE CITY OF NORTHGLENN, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

ALL OF KARL'S FARM FILING NO. 1, RECORDED AT RECEPTION NO. 2019000055836 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING AN AREA OF 63.821 ACRES, (2,780,057 SQUARE FEET), MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES OR LIEN HOLDERS OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE LAID OUT AND LIEN HOLDERS OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF KARL'S FARM FILING NO.1, AMD. NO. 1 FINAL PLAT AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE THE ROADS AS SHOWN HEREON, AND THE LANDOWNERS SHALL BEAR ALL EVERDES INVOLVED IN PLANNING, DESIGN AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT TO THE EXTENT EXPRESSLY STATED IN ANY CITY—APPROVED AND RECORDED SUBDIVISION IMPROVEMENT AGREEMENT, DEDICATION SHALL BE FINAL UPON ADOPTION BY THE CITY COLUNCIL ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT. EXCEPT AS OTHERWISE STATED ON THIS PLAT, THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.

IN WITNESS WHEREOF: WE DO HEREUNTO SET OUR HANDS AND SEALS THE ____ DAY OF _____ , 20 OWNER: KARL'S FARM NORTHGLENN LLC. A COLORADO LIMITED LIABILITY COMPANY NOTARIAL CERTIFICATE THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ______, A.D. 20__, BY ___ AS _____ OF KARL'S FARM WITNESS MY HAND AND SEAL BY _____NOTARY PUBLIC MY COMMISSION EXPIRES NOTARY LD NUMBER

SEE SHEET 4 FOR GENERAL NOTES

STANDARD NOTES

- STREET MAINTENANCE. IT IS MUTUALLY AGREED BY THE SUBDIVIDER AND THE CITY THAT THE DEDICATED PUBLIC WAYS, INCLUDING STREETS, SHOWN ON THIS PLAT, WILL NOT BE ACCEPTED FINALLY FOR MAINTENANCE BY THE CITY UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE SAME IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT AND SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF RECORDING THIS PLAT AND APPROVAL OF THE CITY HAS ISSUED TO THAT EFFECT.
- TAS ISSUE IN INTERPECT.

 PRAINAGE MAINTENANCE. THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE ORAINAGE ASSIMENTS, DRAINAGE MERCYMENTS ARE SUBJECT TO SECTION 16-17-13. POST-CONSTRUCTION REQUIREMENT OF PERMANENT BMPS, AS AMENDED.
- VEHICULAR ACCESS CONTROL. VEHICULAR ACCESS TO PUBLIC STREETS IN THIS SUBDIVISION SHALL BE SOLELY BY WAY OF DRIVEWAYS, DRIVES, AND LANES SPECIFICALLY APPROVED BY THE CITY OF NORTHGLENN.
- UNDERGROUND UTILITIES. ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES AND OTHER LIKE UTILITY SERVICES SHALL BE PLACED UNDERGROUND, TRANSFORMER, SWITCHING BOXES, KERMINAL BOXES, METER CABINETS, PEDESTALS, DUCTS AND OTHER FACILITIES NECESSARILY APPURTENANT TO SUCH UNDERGROUND UNITILITIES MAY DE PLACED ABOVE GROUND.

LEGAL DESCRIPTION, GENERAL AND STANDARD NOTES.

GENERAL NOTES AND TRACT/DRIVE/ALLEY SUMMARY TABLE

SURVEYOR'S STATEMENT

I, SHAUN D. LEE, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF KARL'S FARM FILING NO.1. AND. NO.1. FINAL PLAT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY. I ALSO CERTIFY THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO PERTAINING TO MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND.

FOR REVIEW

SHAUN D. LEE, PLS NO. 38158 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENCINCERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANITEE, EXPRESSED OR IMPUED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS MINOR SUBDIVISION HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF NORTHGLENN, COLORADO ON THE

PLANNING AND DEVELOPMENT, DIRECTOR

THIS MINOR SUBDIVISION HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND UTILITIES OF THE CITY OF NORTHGLENN, COLORADO ON THE

_____ 20___.

SIGNED THIS _____ DAY OF ____

PUBLIC WORKS AND UTILITIES, DIRECTOR

CITY APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO, THE STREETS, ROADS, DRIVES AND ALLEYS FOR PUBLIC USE SUBJECT TO THE PROVISIONS CONTAINED. IN THE STREET MAINTENANCE NOTE HEREIN AND THE DEDICATION OF PUBLIC LANDS ARE SHOWN HEREON

	BY
ATTEST:	MAY
BY	

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER
ADAMS COUNTY ATM. ON THE DAY OF, 20,
RECEPTION NO
ADAMS COUNTY CLERK AND RECORDER
BY:

Littleton, Colorado 80122 ▲ Phone: (303) 713-1898 AzTec Proj. No.: 21419-44 Drawn By: RBA

DATE OF 09-03-2019 PREPARATION: SCALE: SHEET 1 OF 13

LAST REVISED: 1/6/2020

SHEET 2-3 OWNERSHIP SIGNATURES

SHEETS 6-11 LOT DETAILS

OVERALL BOUNDARY

DETAILS A & B SHEET 13 LINE AND CURVE TABLES

SHEET 4

SHEET 5

SHEET 12

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 13

OWNER: HINKHOUSE FAMILY LIMITED PARTNERSHIP NUMBER ONE LLLP, A COLORADO LIMITED	DEANNA DURLAND	PAMELA DRAKE
LIABILITY LIMITED PARTNERSHIP	BY:	BY:
KAREN SWAITHES	AS:	AS:
BY:	NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
AS:	STATE OF)	STATE OF)
NOTARIAL CERTIFICATE	COUNTY OF) SS.
STATE OF	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED
COUNTY OF	BEFORE ME THIS DAY OF, A.D. 20, BY	BEFORE ME THIS DAY OF A.D. 20, BY
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY		
	BY WINESS MY HAND AND SEAL NOTARY PUBLIC	BY WITNESS MY HAND AND SEAL
BY WITNESS MY HAND AND SEAL NOTARY PUBLIC	MY COMMISSION EXPIRES	MY COMMISSION EXPIRES
MY COMMISSION EXPIRES	NOTARY I.D. NUMBER	NOTARY I.D. NUMBER
NOTARY I.D. NUMBER	OWNER:	DEANNA DURLAND
SHAREN PODZIMEK	KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP KAREN SWAITHES	BY:
BY:	KAREN SWAITHES BY:	AS:
AS:	AS:	NOTARIAL CERTIFICATE
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE	STATE OF) SS.
STATE OF)	STATE OF)	COUNTY OF
COUNTY OF	COUNTY OF SS.	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	
		BY WITNESS MY HAND AND SEAL
BY WITNESS MY HAND AND SEAL	BY WINESS MY HAND AND SEAL NOTARY PUBLIC	MY COMMISSION EXPIRES
MY COMMISSION EXPIRES	MY COMMISSION EXPIRES	NOTARY I.D. NUMBER
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER	
PAMELA DRAKE	SHAREN PODZIMEK	
BY:	BY:	
AS:	AS:	
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE	
STATE OF) SS.	STATE OF) SS.	-VIEW
COUNTY OF) SS.	COUNTY OF) SS.	ag REVIE
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	FOR REVIEW
		FOR AND ON BEHALF C AZTEC CONSULTANTS, I
BY WITNESS MY HAND AND SEAL	BY WITNESS MY HAND AND SEAL	



MY COMMISSION EXPIRES ___ NOTARY I.D. NUMBER

MY COMMISSION EXPIRES ____

NOTARY I.D. NUMBER

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 3 OF 13

OWNER:	OWNER:
KAREN SWAITHES	DEANNA DURLAND
BY:	BY:
AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF)	STATE OF
COUNTY OF) SS. COUNTY OF
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGE BEFORE ME THIS DAY OF, A.D. 20, BY
BY WITNESS MY HAND AND SEAL	BY WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES	MY COMMISSION EXPIRES
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER
OWNER:	OWNER:
SHAREN PODZIMEK	LLOYD B. SWAITHES
BY:	BY:
AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF)	STATE OF)
) SS.	COUNTY OF) SS.
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
BY WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES	BY WITNESS MY HAND AND SEAL NOTARY PUBLIC
M I COMMISSION EAFINES	MY COMMISSION EXPIRES
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER
OWNER:	OWNER:
PAMELA DRAKE	KF DEVELOPERS INC., A COLORADO CORPORATION
BY:	BY:
AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF	STATE OF
COUNTY OF) 55.	COUNTY OF) SS.
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
BY WITNESS MY HAND AND SEAL NOTARY PUBLIC	DV WITNESS MV HAND AND SEA
MY COMMISSION EXPIRES	BY WITNESS MY HAND AND SEAL NOTARY PUBLIC
m. Commodicit Ext INEO	MY COMMISSION EXPIRES



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



ite 1	DATE OF PREPARATION:	09-03-2019
	SCALE:	N/A
1	SHEET	3 OF 13

NOTARY I.D. NUMBER

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 4 OF 13

TRACT	AREA (SQ.FT)	AREA (AC ±)	OWNED BY	USE	MAINTAINEI BY
TRACT A	1,045	0.024	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE	HOA
TRACT B	3,240	0.074	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT C	47,507	1.091	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT D	1,045	0.024	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE	HOA
TRACT E	19,257	0.442	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE	HOA
TRACT F	56,007	1.286	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT G	18,569	0.426	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT H	7,929	0.182	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT I	18,995	0.436	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT J	1,367	0.031	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT K	38,947	0.894	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT L	96,913	2.225	METRO DISTRICT	OPEN SPACE/DRAINAGE	HOA
TRACT M	18,570	0.426	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT A1	17,717	0.407	METRO DISTRICT	DRAINAGE/OPEN SPACE	НОА
TRACT B1	31,116	0.714	METRO DISTRICT	DRAINAGE/OPEN SPACE	HOA
TRACT B1 SUBTOTAL	31,116 351,322	0.714 8.065	METRO DISTRICT	,	NERS A

PRIVATE DRIVE					
DRIVE	AREA (SQ.FT)	AREA (AC ±)	OWNED BY	USE	MAINTAINED BY
FARMVIEW DRIVE	33,666	0.773	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
FESTIVAL DRIVE	8,654	0.199	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА
HAYLOFT DRIVE	11,732	0.269	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА
ZELDA DRIVE	5,807	0.133	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА
KARL'S DRIVE	19,586	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА
SUBTOTAL	79,446	1.824			
PRIVATE ALLEY			•		

LANE	AREA (SQ.FT)	AREA (AC ±)	OWNED BY	USE	MAINTAINED BY
FESTIVAL LANE	19,607	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
DAIRY LANE	19,607	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILTY	HOA
ZEKE LANE	5,700	0.131	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА
CREAMERY LANE	19,607	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА
HAYLOFT LANE	20,958	0.481	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
FARMVIEW LANE	4,855	0.111	METRO DISTRICT	ACCESS	НОА
SUBTOTAL	90,335	2.073			

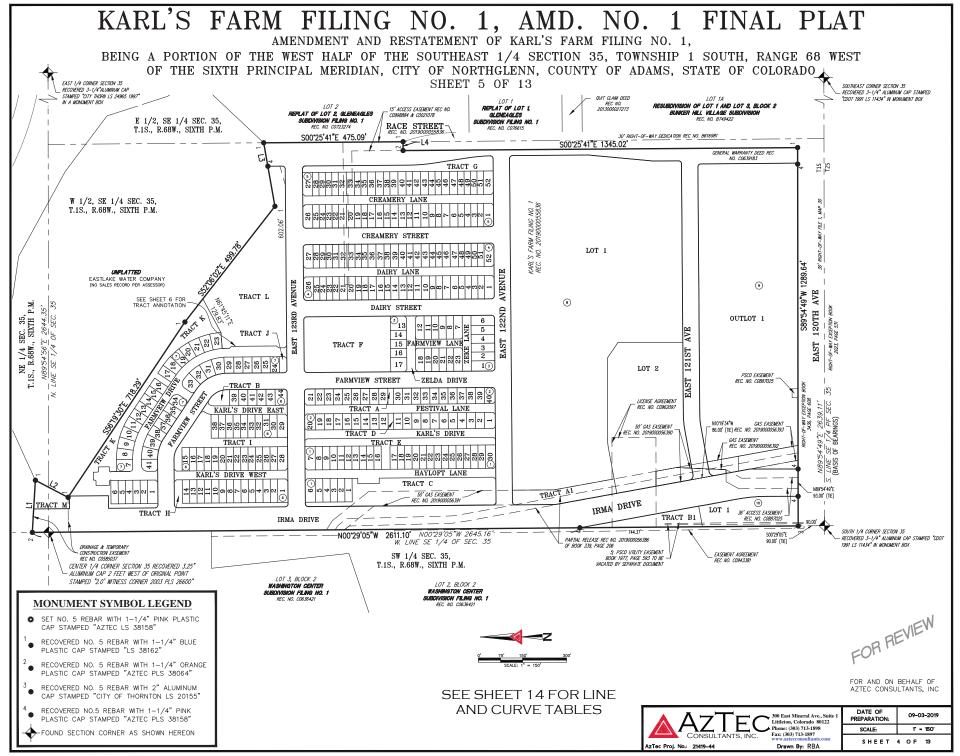
GENERAL NOTES

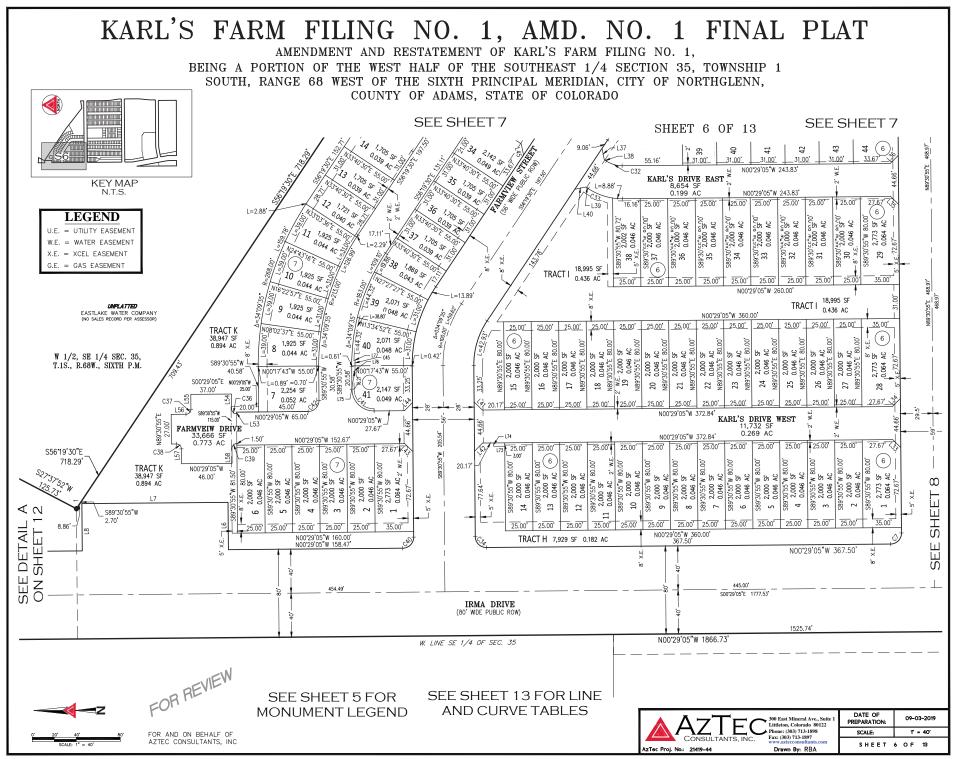
- 1. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70630705-2, WITH AN EFFECTIVE DATE OF JULY 26, 2019, 5:00 P.M. AND THAT ALL EASEMENTS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. SAID PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- 2. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON OCTOBER 26, 2018.
- 3. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, FXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 4. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0312H, MAP REVISED MARCH 5, 2007.
- 5. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH QUARTER CORNER AND AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "CDOT 1991 LS 11434" IN A MONUMENT BOX, ASSUMED TO BEAR NORTH 89'54'49" EAST.
- 6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- 7. THIS PLAT IS BEING PROCESSED IN ACCORDANCE WITH SECTION 12-1-3(B)(6) OF THE NORTHGLENN MUNICIPAL CODE AS A PLAT EXEMPTION THAT IS HEREBY AUTHORIZED BY APPROVAL OF RESOLUTION __________2019 BY THE NORTHGLENN CITY COUNCIL.
- 8. OVERALL ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT IS 350,786 SF OR 8.053 AC.
- 9. AN APPROVED AND EXECUTED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR ANY SUCH LOT, OUTLOT, BLOCK OR TRACT WILL BE REQUIRED BY THE CITY OF NORTHGLENN BEFORE ANY BUILDING PERMIT WILL BE ISSUED FOR VERTICAL DEVELOPMENT ON ANY LOTS, OUTLOTS, BLOCKS OR TRACTS SHOWN HEREIN.
- 10. A BLANKET DRAINAGE EASEMENT, EXCLUDING BUILDING FOOTPRINTS AND EXCLUSIVE EASEMENTS, IS HEREBY GRANTED TO AND BETWEEN ALL LOTS AND TRACTS, FOR THE PURPOSES OF CONVEYING SURFACE STORM WATER.
- 11. A BLANKET EASEMENT IS HEREBY GRANTED TO THE KARL'S FARM HOMEOWNERS ASSOCIATION FOR ACCESS, CONSTRUCTION, MAINTENANCE AND REPAIR TO DRAINAGE IMPROVEMENTS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR BASIC MAINTENANCE OF THE EASEMENT AREA.
- 12. WATER AND SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NORTHGLENN ACROSS THE ENTIRETY OF FARMWEW DRIVE, FESTIVAL LANE, HAYLOFT LANE, ZEKE LANE, GREAMERY LANE, DAIRY LANE AND KARL'S DRIVE TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINTAINSTAIN, DISTRIBUTION, AND SERVICE LINES AND APPURITENANCES OR OTHER IMPROVEMENTS, FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. HESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER UTILITIES MAY CORSO STHE EXCLUSIVE SUBSTAINTIALLY 90 DEGREES.
- 15. THE CITY OF NORTHGLENN BEARS NO RESPONSIBILITY FOR ANY UTILITY SERVICE LINES. MAINTENANCE AND CARE OF ALL SANITARY, WATER, AND STORM SERVICE LINES OUTSIDE OF DEDICATED EASEMENTS AND THAT THEY ARE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.
- 16. DRIVES AND LANES, WITH THE EXCEPTION OF IRMA DRIVE, WILL NOT BE DEDICATED TO THE CITY AND WILL BE OWNED BY THE KARL'S FARM FILING NO. 1
 METRO DISTRICT AND MAINTAINED BY THE KARL'S FARM HOMEOWNERS ASSOCIATION (HOA).
- 17. THE RIGHT TO AND USE OF ALL NON-TRIBUTARY GROUNDWATER IS HEREBY DEDICATED TO THE CITY OF NORTHGLENN
- 18. THIS FINAL (PRELIMINARY) PLAT AS AMENDED AND RESTATED DOES NOT CREATE ANY VESTED RIGHTS UNDER COLORADO LAW OR THE NORTHGLENN UNIFIED DEVELOPMENT ORDINANCE.

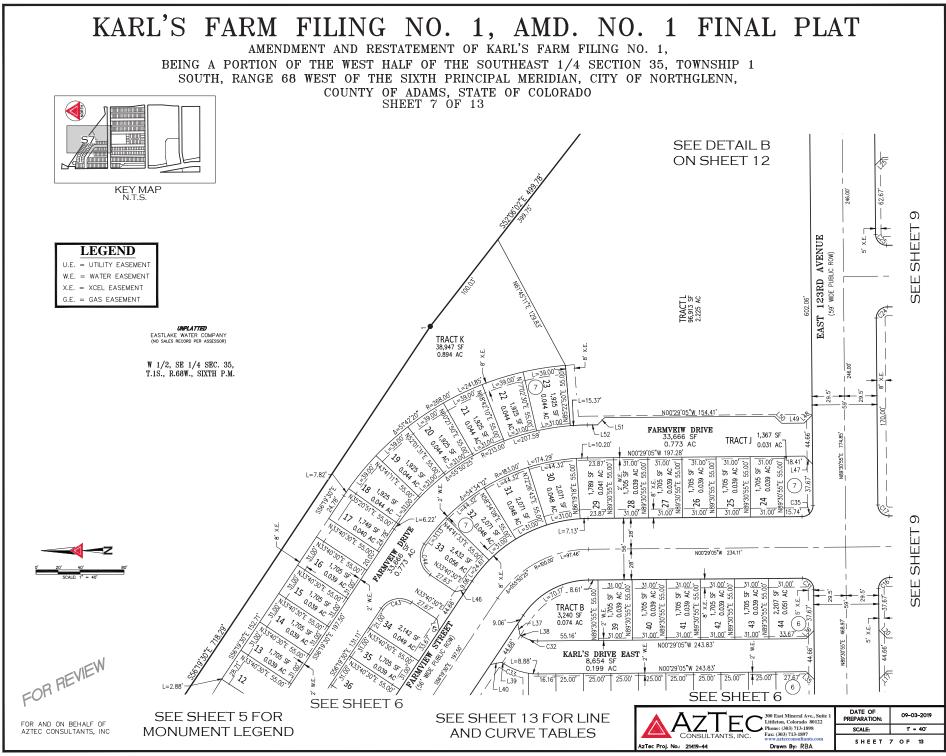
FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC









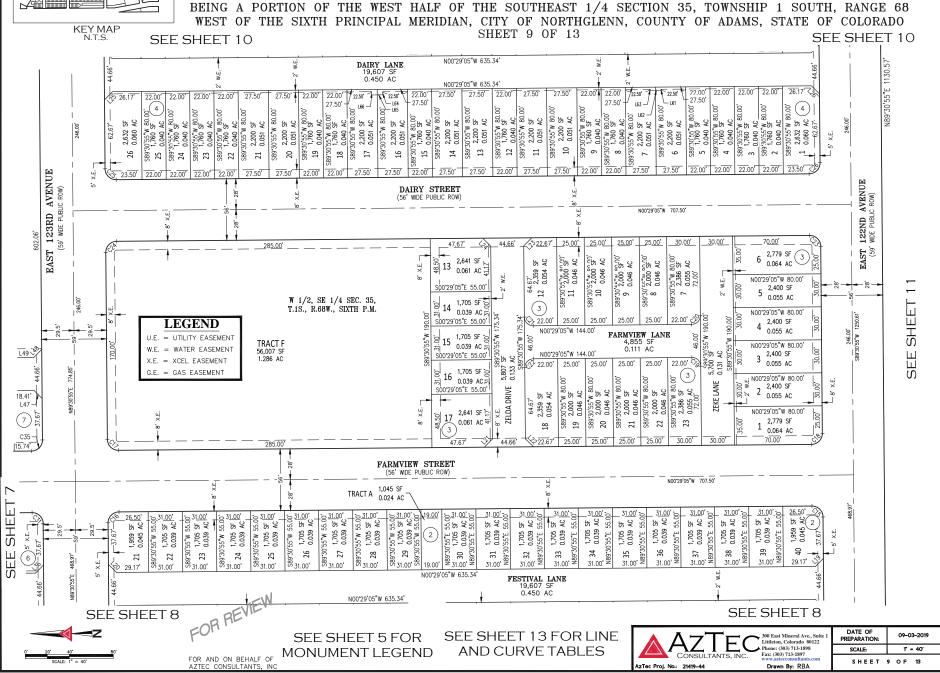
KARL'S FARM FILING NO. 1, AMD. NO. 1 FINAL PLAT AMENDMENT AND RESTATEMENT KARL'S FARM FILING NO. 1, BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, LEGEND COUNTY OF ADAMS, STATE OF COLORADO SHEET 8 OF 13 U.E. = UTILITY EASEMEN FOR REVIEW W.E. = WATER EASEMENT X.E. = XCEL EASEMENT G.E. = GAS EASEMENT **KEY MAP** FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC SEE SHEET 9 SEE SHEET 9 39 56 27 28 30 21 22 23 24 25 29.17 31.00 31.00' 31.00 31.00 31.00 31.00 31.00' 19.00' 31.00 31.00 31.00 31.00 31.00 N00°29'05"W 635.34 FESTIVAL LANE 19,607 SF 0.450 AC 19.00' N00'29'05"W 635.34' AC .00.25 S89'30'55"W 55.00' 31.00' S S S 31.00 31.00 2 31.00° g 3. SF 3.00, AC SF. 1,705 SF 0.039 AC PS SF SF AC 55.0 SF AC 55.0 SF AC 55.0 SF AC 55.(2 00,000 55.1 AC S P S | 1,705 8 | 89'30'55"E 1,705 00 4 0.039 N89 30 55 E S89'30'55"W 5 100'1705 0 S89'30'55"W 5 S89'30'55"W 5 S89'30'55"W 5 1705 0 1,705 0.039 1,705 1,705 0.039 0.55"E 2,773 SF 0.064 AC EAST 122ND AVENUE (59' WDE PUBLIC ROW) 16 15 13 10 00 12 6 29 N00'29'05"W 630.00' TRACT D 1,045 SF 0.024 AC **KARL'S DRIVE** 19,586 SF 0.450 AC W 1/2, SE 1/4 SEC. 35, T.1S., R.68W., SIXTH P.M. 35.00 AVENUE ROW N00'29'05"W 630.00' TRACT E 19,257 SF 8' X.E. N00*29'05"W 360.00' α 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00 25.00 35.00 123RD WDE PUBLIC _P 56 ₽ SHEET (6) 27 2,000 SF 27 0.046 AC S8930'55"W 80.0 2,000 SF 2,000 SF 0.046 AC S89'30'55"W 80.1 2,000 SF 11 0.046 AC N S 30'55"W 80 2,000 SF 0.046 AC SF AC S89'30'55"W 8 2,000 S 19 0.046 A 30'55"W 2,000 S 0.046 / 2,000 SI 16 0.046 A S89'30'55"W 2,000 3 17 0.046 \$89'30'55"W 2,000 S 18 0.046 A SF AC S89'30'55"W S 2,000 S 10 0.046 A 2,773 0.064 6 F 72.6 23 21 25 56 20 22 13 389. 14 389 SEE 28 25.00 27.67' 3 N00°29'05"W 635.34' **HAYLOFT LANE** 20,958 SF C9 0.481 AC ^{C1} N00°29'05"W 389.96' ~ N00°29'05"W 171.96' N44*30'55"E 389.96 70.29 27.67 25.00 19.29 25.00 _ S89'30'55"W 3.00' 10.36 SHEET \$89'30'55"W 6 N00*29'05"W 73.00' S8930'55'W 80.0 5.000 SF 5.000 SF 6.0046 AC 2.000 SF 4.000 SF 3.000 SF 3.000 SF 2.000 SF 2.000 SF 2.000 SF 1.0006 AC 0.046 AC P SF SF AC 47,507 SF 1.091 AC Ш \vdash W 1/2, SE 1/4 SEC. 35, T.1S., R.68W., SIXTH P.M. SE - C53 35.00 25.00' 25.00' 25.00' N00'29'05"W 160.00' 630.00 PARTIAL RELEASE 10. 2019000056387 OF BOOK 339, PAGE 206 IRMA DRIVE 50' GAS EASEMENT REC. NO. 2019000056393 707.50 W. LINE SE 1/4 OF SEC. 35 NO0*29'05"W 2645.16 N00°29'05"W 1866.73 DATE OF PREPARATION SEE SHEET 13 FOR LINE 09-03-2019 SEE SHEET 5 FOR Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 SCALE: AND CURVE TABLES MONUMENT LEGEND SHEET 8 OF 13 Drawn By: RBA

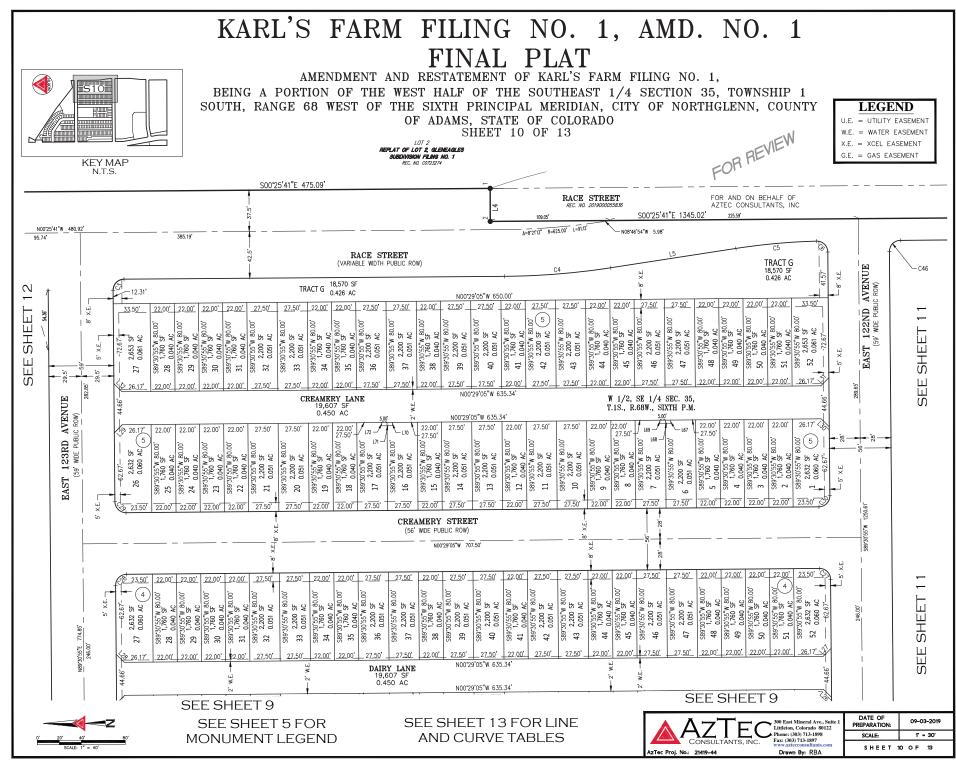
S9#

KARL'S FARM FILING NO. 1, AMD. NO. 1 FINAL PLAT

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO





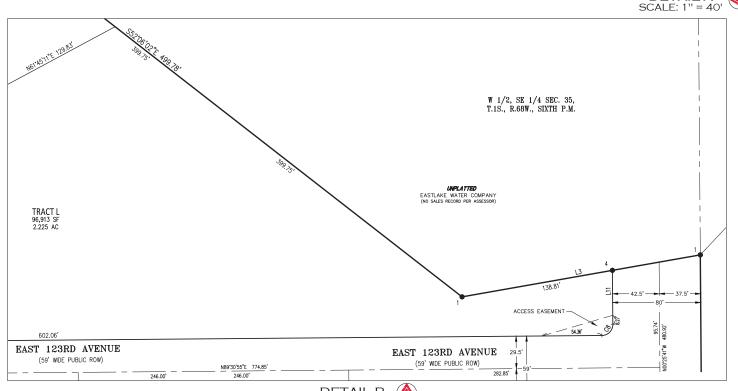
KARL'S FARM FILING NO. 1, AMD. NO. 1 FINAL PLAT AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1, BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 11 OF 13 - EAST 122ND AVENUE L N89*30'55"E 1130.57 -053S00°29'05"E 141.80 N00°29'05"W 136.11 50' GAS EASEMENT REC. NO. 2019000056391 (8) PARTIAL RELEASE REC NO. 2019000056386 OF BOOK 339, PAGE 206 TRACT AL 0.407 Δ=10'26'31" R=136.95 S11 - 50.00' L=24.96 8 8 LOT 1 533,148 SF 12,239 AC N90°00'00"E 160.80 **KEY MAP** N90'00'00"E N.T.S. LICENSE AGREEMENT LOT 2 128,066 SF 38 AC | 58.114 3.78 AC | 58.114 S00°25'41"E 86.95' 2.940 AC S00°25'41"E 15.00' 50' GAS EASEMENT REC. NO. 2019000056390 JTILITY EASEMENT 14,713 SF 0.338 AC 70 JA 55 N794026 E 15.00' N79'40'26 E \$1079'34"F A=9"53"53" R=250.00" S00"25"41"6 \$21"36"06"W TRACT B1 S89'34'19"W 856.92' N00"25"41"W EAST 121ST AVENUE-N89'34'19"E 909.02' - 18 00* 15.00 N89'34'19"E 846.02' 76.00 RACE - 20.00" __ S00"25"41"E 15.00" 230.24 102.01 N00"25"41"W 158.17' S00"25"41"E 579'40'26"W _ N00*25'41*W 10.05' N00°25'41"W __/L S10"19"34"E N00'25'41"W 71.45 158.72 56.00 A=90013'24" LITHITY FASEMENT -C48 -STREET S89*34*19*W S1019'34'E ∆=89"56"36" - R=10.00' S1019'34'E R=10.00° N79'40'26"F -C49 L=15.72 N89"34"19"F LUTILITY UTILITY FASEMENT 1=15.70 N89'34'19"E GAS EASEMENT REC. NO. 2019000056392 N78'40'31"F - ACCESS FASEMENT A=10*14*23* R=625.00' L=111.70' LOT 1 31,116 SF OUTLOT 1 0.714 AC (9) FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC PSCO EASEMENT REC. NO. CO887025 GAS EASEMENT 1039.30 S89°54'49"W 1289.64' EAST 120TH AVENUE DATE OF PREPARATION SEE SHEET 5 FOR SEE SHEET 13 FOR LINE 09-03-2019 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 SCALE: AND CURVE TABLES MONUMENT LEGEND SHEET 11 OF 13 Drawn By: RBA

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,
BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 13

SEE SHEET 4 FOR MONUMENT LEGEND

SEE SHEET 14 FOR LINE AND CURVE TABLES





FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

DETAIL B SCALE: 1" = 40'

AZTEC CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com
AzTec Proj. No.: 21419-44	Drawn By: RBA

DATE OF PREPARATION: 09-03-2019

SCALE: T = 40'

S H E E T 12 O F 13

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 13

	LINE TABLE	
LINE	BEARING	LENGTH
L1	S86*38'12"E	178.02
L2	N27*37'52"E	125.73
L3	N80°00'29"E	219.93'
L4	S89'54'49"W	30.00'
L5	S08*46'54"E	115.21
L6	N89*30'55"E	43.00'
L7	N00°29'05"W	132.89'
L8	S89'30'55"W	43.00'
L9	N00*29'05"W	122.43
L10	S86*38'12"E	97.84
L11	S00*25'41"E	49.13'
L12	S45'29'05"E	10.36'
L13	N89*30'55"E	17.50'
L14	S89'30'55"W	17.50'
L15	S45'29'05"E	10.36'
L16	N44*30'55"E	10.36'
L17	S45*29'05"E	10.36'
L18	N44*30'55"E	10.36
L19	S45*29'05"E	10.36'
L20	N44*30'55"E	10.36'
L21	S45*29'05"E	10.36'
L22	N44*30'55"E	10.36'
L23	S45*29'05"E	10.36'
L24	N44*30'55"E	10.36'
L25	S45'29'05"E	10.36'
L26	N44*30'55"E	10.36'
L27	S45"29'05"E	10.36
L28	S44'30'55"W	10.36
L29	S45'29'05"E	10.36
L30	S44*30'55"W	10.36

LINE TABLE				
LINE	BEARING	LENGTH		
L31	S45*29'05"E	10.36		
L32	N44*30'55"E	10.36		
L33	N44*30'55"E	10.36		
L34	S45*29'05"E	10.36		
L35	N44*30'55"E	10.36		
L36	S45*29'05"E	10.36		
L37	N78*40'30"E	10.36		
L38	N33*40'30"E	2.57		
L39	N33*40'30"E	2.57		
L40	S1119'30"E	10.36		
L41	N44*30'55"E	10.36		
L42	S45*29'05"E	10.36		
L43	N44*30'55"E	10.36		
L44	S45*29'05"E	10.36		
L45	N78*40'30"E	10.36		
L46	N11*19'30"W	10.36		
L47	N44*30'55"E	10.36		
L48	S45*29'05"E	10.36		
L49	N00*29'05"W	20.46		
L50	N44*30'55"E	9.19'		
L51	N45*29'05"W	9.19'		
L52	N00*29'05"W	9.40'		
L53	N89*30'55"E	1.50'		
L54	S89*30'55"W	13.50'		
L55	N89*30'55"E	13.50'		
L56	S00*29'05"E	13.50'		
L57	N89*30'55"E	13.50'		
L58	S89*30'55"W	13.50'		
L59	N00*29'05"W	10.00'		
L60	N89*30'55"E	3.00'		

	LINE TABLE	
LINE	BEARING	LENGTH
L61	S89*31'29"W	1.00'
L62	N00*28'31"W	10.00
L63	N89*31'29"E	1.00'
L64	S89*31'29"W	2.95
L65	N00*28'31"W	10.00
L66	N89*31'29"E	2.95
L67	S89*30'55"W	3.00'
L68	N00*29'05"W	10.00'
L69	N89*30'55"E	3.00'
L70	S89*30'55"W	3.00'
L71	N00*29'05"W	10.00'
L72	N89*30'55"E	3.00'
L73	N00*29'05"W	10.00'
L74	N89*30'55"E	3.00'
L75	S00*29'05"E	1.00'
L76	N89*30'55"E	4.36'
L77	S00*29'05"E	1.00'
L78	S20*50'23"W	9.10'
L79	N00°05'11"W	164.70
L80	N1019'34"W	122.97
L81	N79*40'26"E	158.72
L82	S79*40'26"W	158.72
L83	S00*05'11"E	104.40

	CURVE	TABLE			CURVE	TABLE	
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGT
C1	90'00'00"	10.00'	15.71'	C21	90'00'00"	8.00'	12.57
C2	90'00'00"	10.00'	15.71'	C22	90'00'00"	8.00'	12.57
C3	90*03'24"	10.00'	15.72	C23	90'00'00"	10.00'	15.71
C4	8*21'13"	665.00'	96.96'	C24	90'00'00"	10.00'	15.71
C5	712'50"	585.00'	73.66	C25	90'00'00"	10.00'	15.71
C6	91*04'58"	10.00'	15.90'	C26	90*00'00"	10.00'	15.71
C7	90'00'00"	10.00'	15.71	C27	90*00'00"	10.00'	15.71
C8	89*56'36"	10.00'	15.70'	C28	90*00'00"	10.00'	15.71
C9	23*34'41"	2.50'	1.03'	C29	90*00'00"	10.00'	15.71
C10	23*34'41"	2.50'	1.03'	C30	90*00'00"	10.00'	15.71
C11	90'00'00"	10.00'	15.71'	C31	90'00'00"	10.00'	15.71
C12	90'00'00"	10.00'	15.71'	C32	34*09'35"	25.00'	14.90
C13	90'00'00"	10.00'	15.71'	C33	24*54'38"	55.00'	23.91
C14	90'00'00"	10.00'	15.71	C34	90'00'00"	10.00'	15.71
C15	90'00'00"	10.00'	15.71'	C35	90'00'00"	10.00'	15.71
C16	90'00'00"	10.00'	15.71	C36	90'00'00"	4.50'	7.07
C17	90'00'00"	10.00'	15.71	C37	90'00'00"	4.50'	7.07
C18	90'00'00"	10.00'	15.71	C38	90'00'00"	4.50'	7.07
C19	90'00'00"	8.00'	12.57	C39	90'00'00"	4.50'	7.07
C20	90'00'00"	8.00'	12.57	C40	90*00'00"	10.00'	15.71

CURVE	TABLE			CURVE TABLE				
DELTA	RADIUS	LENGTH		CURVE	DELTA	RADIUS	LENGTH	
90'00'00"	8.00'	12.57'		C41	90'00'00"	20.00'	31.42'	
90'00'00"	8.00'	12.57'		C42	90'00'00"	10.00'	15.71'	
90'00'00"	10.00'	15.71		C43	90'00'00"	20.00'	31.42	
90'00'00"	10.00'	15.71		C44	91"16'13"	20.00'	31.86	
90'00'00"	10.00'	15.71		C45	1*47'42"	180.00'	5.64	
90'00'00"	10.00'	15.71		C46	90°03'24"	10.00'	15.72	
90'00'00"	10.00'	15.71		C47	81*45'52"	10.00'	14.27	
90'00'00"	10.00'	15.71		C48	90'00'00"	10.00'	15.71'	
90'00'00"	10.00'	15.71		C49	90'00'00"	15.00'	23.56'	
90'00'00"	10.00'	15.71		C50	9*53'53"	222.00'	38.35'	
90'00'00"	10.00'	15.71		C51	9*53'53"	278.00'	48.03'	
34*09'35"	25.00'	14.90'		C52	90'00'00"	15.00'	23.56'	
24"54'38"	55.00'	23.91'	1	C53	90'00'00"	10.00'	15.71'	
90'00'00"	10.00'	15.71		C54	10*14'23"	580.00'	103.65	
9000000"	10.00	15.71						



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



uite 1	DATE OF PREPARATION:	09-03-2019
	SCALE:	N/A
m	SHEET	13 OF 13

OWNER:

KARL'S FARM FILING NO.1

MAJOR SITE PLAN - RESIDENTIAL PARCELS A&B

OUTLOT 3, KARL'S FARM FILING NO. 1, LYING WITHIN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING KARL'S FARM FILING NO. 1, RECORDED UNDER RECEPTION NO. 2019000055836 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35. TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

CONTAINING AN AREA OF 32.087 ACRES, (1,397,697 SQUARE FEET), MORE OR LESS.

SITE	DATA TABLE			
ZONING	KARL'S FARM P	RELIMINARY PD		
SITE PLAN AREA	32.09 AC			
DEDICATED RIGHT-OF-WAY	8.05 A	C / 25%		
LOT AREA	12.82 A	C / 40%		
PRIVATE DRIVES & ALLEYS	3.90 A	C / 12%		
OPEN SPACE TRACTS (1.8 AC REQUIRED) (INCLUDES 2.23 ACRES DETENTION)	7.32 AC / 23%			
DESCRIPTION	REQUIRED BY PD	PROVIDED		
PLANNING AREA A (10.2 ACRES)				
SFD ALLEY LOADED UNITS	N/A	41		
SFA DUPLEX UNITS	N/A	44		
SEA ALLEY LOADED UNITS	N/A	0		
TOTAL UNITS	71 MIN 122 MAX.	85		
DENSITY (DWELLING UNITS / ACRE)	7-12 DU/AC	8.3 DU/AC		
PLANNING AREA B (15.6 ACRES)				
SFD ALLEY LOADED UNITS	N/A	45		
SEA DUPLEX LINITS	N/A	48		
SEA ALLEY LOADED UNITS	N/A	104		
TOTAL UNITS	154 MIN 231 MAX.	197		
		111		
DENSITY (DWELLING UNITS / ACRE)	8-15 DU/AC	12.6 DU/AC		
TOTAL COMBINED UNITS	225-353	282		
OVERALL AREA		1		
LANDSCAPING COVERAGE OVERALL ²	N/A	9.9 AC		
BUILDING COVERAGE PER LOT	MAX. 60%	AVG. 57%		
RESIDENT PARKING SPACES (GARAGE)	2 / UNIT (564)	564		
GUEST PARKING SPACES ³	141 (0.5 / UNIT)	253		
MAXIMUM HEIGHT	45'	44'		
SETBACKS				
SFD ALLEY LOADED - FRONT	7	7'		
SFD ALLEY LOADED - SIDE	51	4.5'		
SFD ALLEY LOADED - REAR	3'	3'		
SFA DUPLEX - FRONT	10'	10'		
SFA DUPLEX - SIDE	5 ⁻¹	4.5'		
SFA DUPLEX - REAR	3'	3'		
SFA ALLEY LOADED - FRONT	10'	10'		
SFA ALLEY LOADED - SIDE	5 ⁻¹ / 10' CORNER UNITS	5 ⁴ / 10' CORNER UNITS		
SFA ALLEY LOADED - REAR	3'	3'		

- PROVIDED THE PROPOSED STRUCTURE MEETS THE REQUIREMENTS OUTLINED IN THE BUILDING CODE FOR FIRE
- RATING, A REDUCED SIDE SETBACK WOULD BE ACCEPTABLE
 OVERALL LANDSCAPING COVERAGE INCLUDES DETENTION, TREE LAWNS, OPEN SPACES, AND PARKS.
 KARLS FARM PD REQUIRES DS GUEST PARKING SPACES PER SINGLE FAMILY DWILLING UNIT.

VICINITY MAP



SCALE: 1" = 2000'

SHEET INDEX

1	COVER SHEET	13	LANDSCAPE NOTES
2-3	OWNERSHIP SHEETS	14-18	LANDSCAPE PLAN
4-5	SITE PLAN	19	LANDSCAPE ENLARGEMENT
6	BUILDING LAYOUT EXHIBIT	20-21	RESIDENTIAL LOT TYPICALS
7-8	UTILITY PLAN	22-24	ELEVATIONS - MERITAGE
9-10	GRADING PLAN	25-30	ELEVATIONS & FLOORPLANS - RICHMOND

PARKING EXHIBIT 31-32 SITE LIGHTING

LANDSCAPE AREA EXHIBIT

33-34 SITE LIGHTING - DETAILS

CITY APPROVAL CERTIFICATE

THIS IS TO HEREBY CERTIFY THAT ON DAY OF . 20 . THE CITY OF NORTHGLENN, COLORADO, HAS APPROVED THIS SITE PLAN FOR THE DEVELOPMENT OF KARL'S FARM FILING NO.1 IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF NORTHGLENN. CHAIR, PLANNING COMMISSION

DIRECTOR, PLANNING AND DEVELOPMENT

DIRECTOR PUBLIC WORKS

NOTE

SIGNAGE IS NOT REVIEWED AS PART OF THIS SITE PLAN APPROVAL. ALL SIGNAGE REQUIRES A SEPARATE REVIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE SIGN CODE VERSION THAT IS CURRENT AT THE TIME OF SIGNAGE APPLICATION

PROJECT TEAM

APPLICANT / BUILDER: CIVIL ENGINEER: RICHMOND AMERICAN HOMES INNOVATIVE LAND CONSULTANTS JASON POCK TESS HOGAN 4350 S. MONACO STREET 12071 TEJON STREET, SUITE 470 **DENVER, CO 80237** WESTMINSTER, CO 80234 720-977-3827 303-421-4224, EXT. 102 JASON.POCK@MDCH.COM

DEVELOPER: KARL'S FARM DEVELOPERS, LLC DANIFI FRANK 7400 E. ORCHARD RD. #290-S GREENWOOD VILLAGE, CO 80111 303-573-0066 EXT. 302 DFRANK@CENTREGRP.COM

PLANNER, LANDSCAPE ARCHITECT:

NORRIS DESIGN DIANA RAEL 1101 BANNOCK STREET DENVER, CO 80204 303-892-1166 DRAEL@NORRIS-DESIGN.COM TESS@INNOVATIVELANDINC.COM TRAFFIC ENGINEER:

FELSBURG,HOLT, & ULLEVIG CHRIS FASCHING 6300 S SYRACUSE WAY, SUITE 600 CENTENNIAL, CO 80111 303-721-1440 EXT.8958 CHRIS.FASCHING@FHUENG.COM

SURVEYOR: AZTEC SHAUN LEE 300 EAST MINERAL AVENUE, SUITE 1 LITTLETON, CO 80122 720-836-6111 SLEE@AZTECCONSULTANTS.COM

NORRIS DESIGN

1101 Bannock Street Denver, Colorado 80204 P 303.892.1166 www.norrls-design.com

KARL'S FARM FILING NO. 1 SITE PLAN: RESIDENTIAL PARCELS A & B

OWNER: KARL'S FARM INVESTORS, LLC 7400 E ORCHARD, RLD, #290-S GREENWOOD VILLAGE, CO 80111 303-573-0066

BUILDER: RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 720-977-3827

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09/27/19 SP-01 11/27/19 SP-02 01/09/20 SP-03

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SHEET TITLE:	
OWNERSHIP	
SHEET	

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KARL'S FARM SITE PLAN - RESIDENTIAL PARCELS A&B COUNTY OF ADAMS, STATE OF COLORADO

OWNER CERTIFICATE		OWNER CERTIFICATE	
HINKHOUSE FAMILY LIMITED PARTNERSHIP NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP	HINKHOUSE FAMILY LIMITED PARTNERSHIP NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP	KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP	KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP
KAREN SWAITHES	DEANNA DURLAND	KAREN SWAITHES	DEANNA DURLAND
BY:	BY:	BY:	BY:
AS:	AS:	AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF)	STATE OF)	STATE OF	STATE OF
COUNTY OF) SS.	COUNTY OF) SS.	COUNTY OF
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE METHIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FORESOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE METHIS DAY OF, A.D. 20, BY	THE FORECOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF AD. 20 BY
BYWITNESS MY HAND AND SEAL NOTARY PUBLIC	BYWITNESS MY HAND AND SEAL NOTARY PUBLIC	BYWITNESS MY HAND AND SEAL NOTARY PUBLIC	BY WITNESS MY HAND AND SEAL NOTARY PUBLIC
MY COMMISSION EXPIRES	MY COMMISSION EXPIRES	MY COMMISSION EXPIRES	MY COMMISSION EXPIRES
NOTARY I.D. NUMBER	NOTARY LD. NUMBER	NOTARY LD. NUMBER	NOTARY LD. NUMBER
HINKHOUSE FAMILY LIMITED PARTNERSHIP NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP	HINKHOUSE FAMILY LIMITED PARTNERSHIP NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP	KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP	KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP
SHAREN PODZIMEK	PAMELA DRAKE	SHAREN PODZIMEK	PAMELA DRAKE
BY:		BY:	BY:
AS:	BY:	AS:	AS:
NOTARIAL CERTIFICATE	AS:	NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF)	NOTARIAL CERTIFICATE	STATE OF)	STATE OF)
COUNTY OF) SS.	STATE OF) SS.	COUNTY OF) SS. COUNTY OF
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BYWITNESS MY HAND AND SEAL NOTARY PUBLIC	BYWITNESS MY HAND AND SEAL NOTARY PUBLIC	BYWITNESS MY HAND AND SEAL NOTARY PUBLIC	BYWITNESS MY HAND AND SEAL NOTARY PUBLIC
MY COMMISSION EXPIRES	MY COMMISSION EXPIRES	MY COMMISSION EXPIRES	MY COMMISSION EXPIRES
NOTARY I.D. NUMBER	NOTARY ID NIIMFER	NOTARY I.D. NUMBER	NOTARY I.D. NUMBER

CMPH EG/CB

CHECKED BY: C DRAWN BY: E

NORRIS DESIGN

1101 Bannock Street Denver, Colorado 80204 P 303.892.1166 www.norris-design.com

KARL'S FARM FILING NO. SITE PLAN: RESIDENTIAL PARCELS A & B NORTHGEIBN.CO.

OWNER:

KARL'S FARM
INVESTORS, LLC
7400 E ORCHARD RD, #290-S
GREENWOOD VILLAGE, CO
80111
303-573-0066

BUILDER:

RICHMOND
AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
720-977-3827

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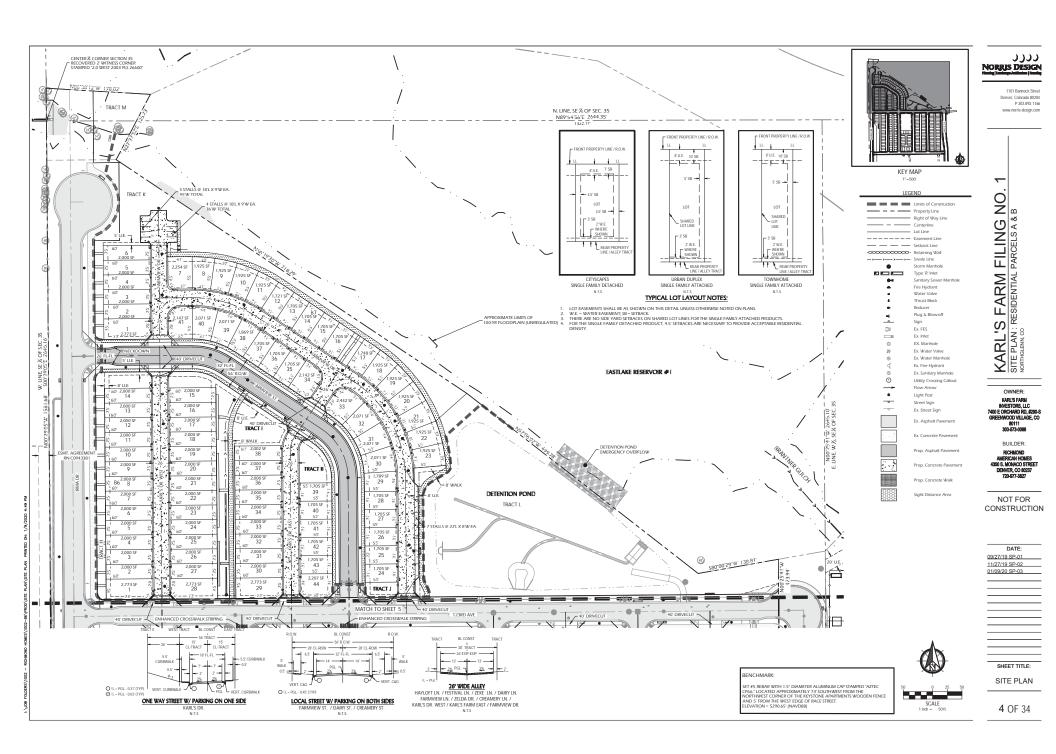
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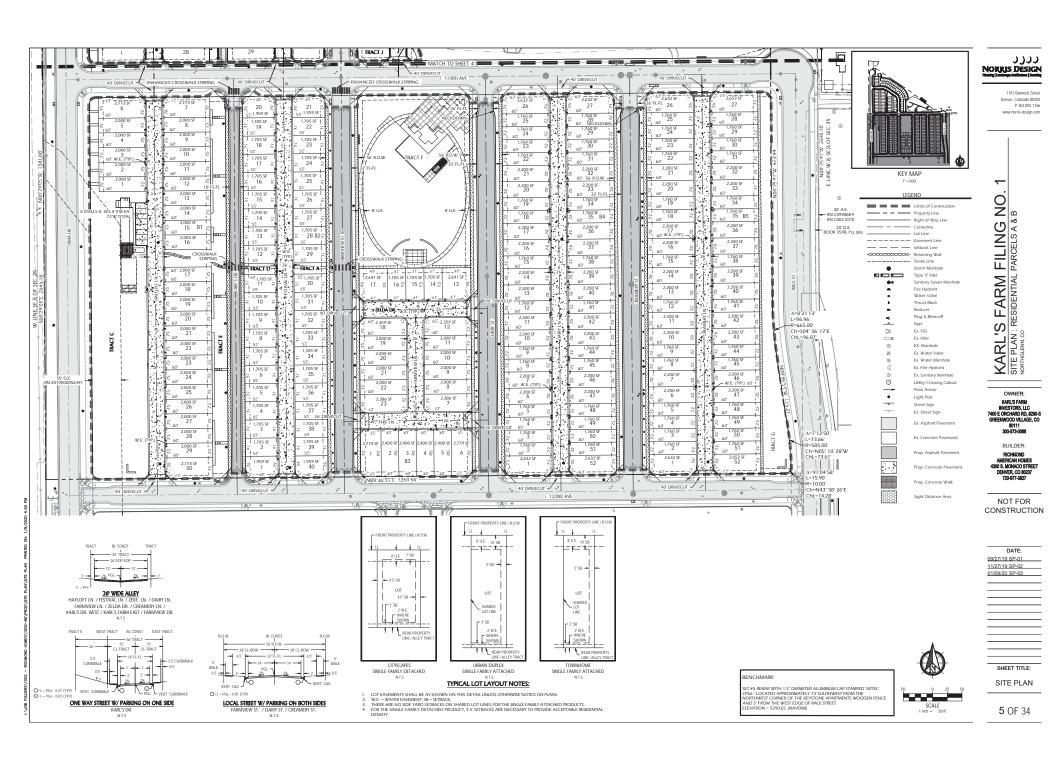
3 OF 34

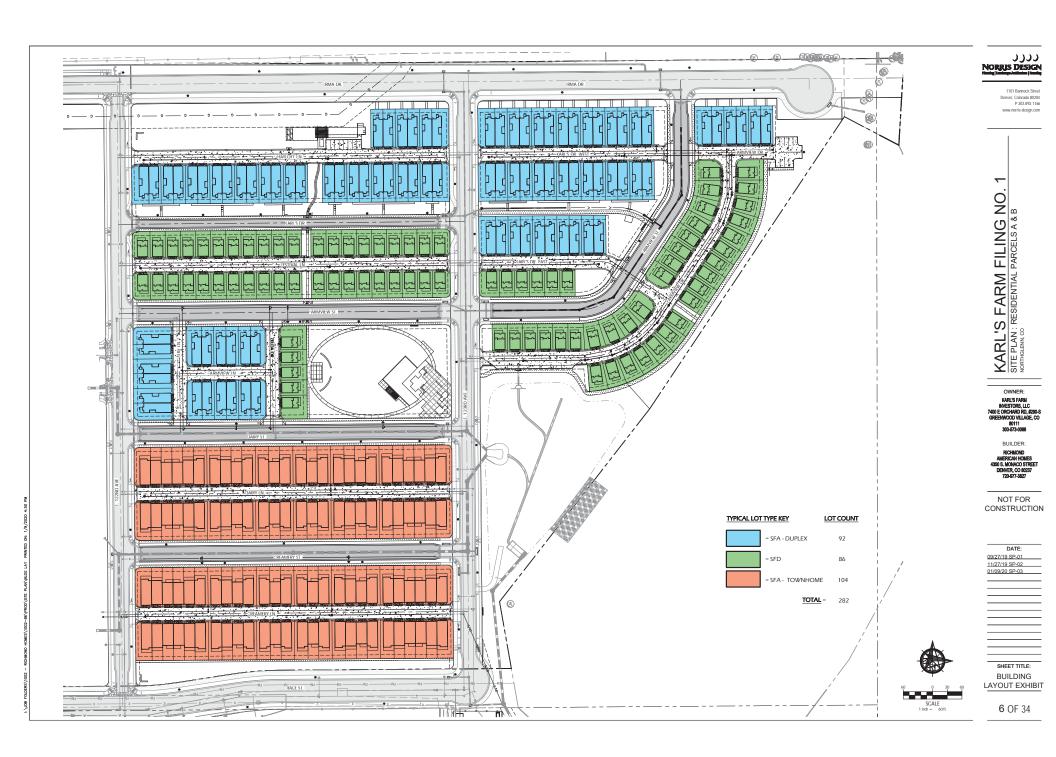
KARL'S FARM

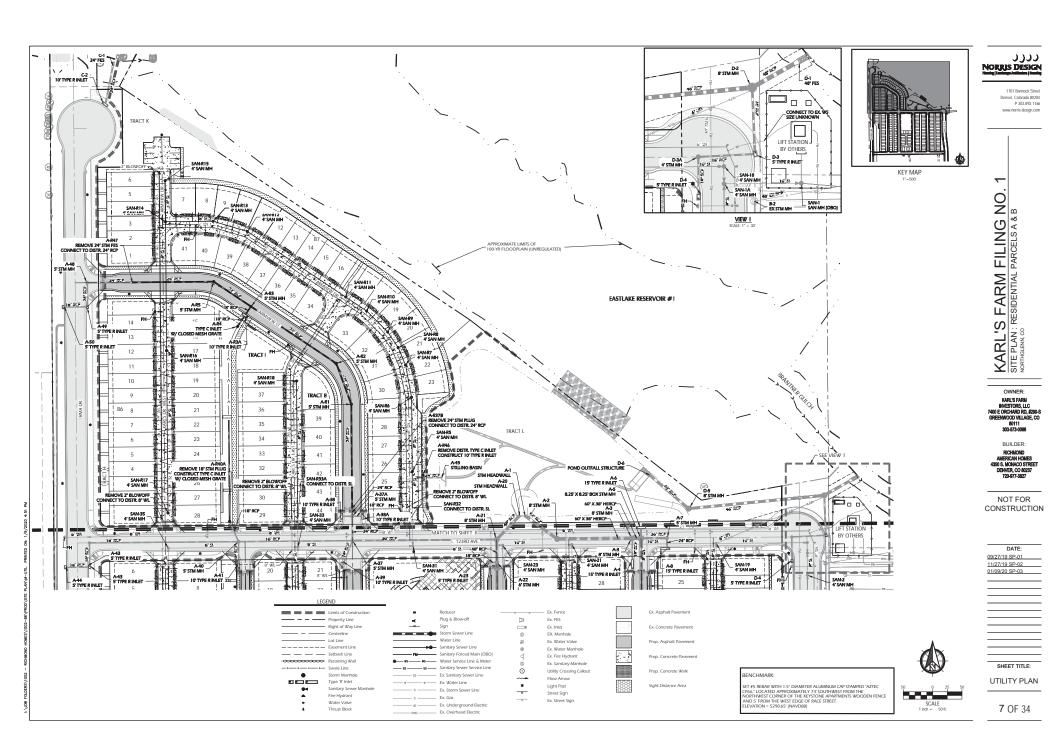
SITE PLAN - RESIDENTIAL PARCELS A&B COUNTY OF ADAMS, STATE OF COLORADO

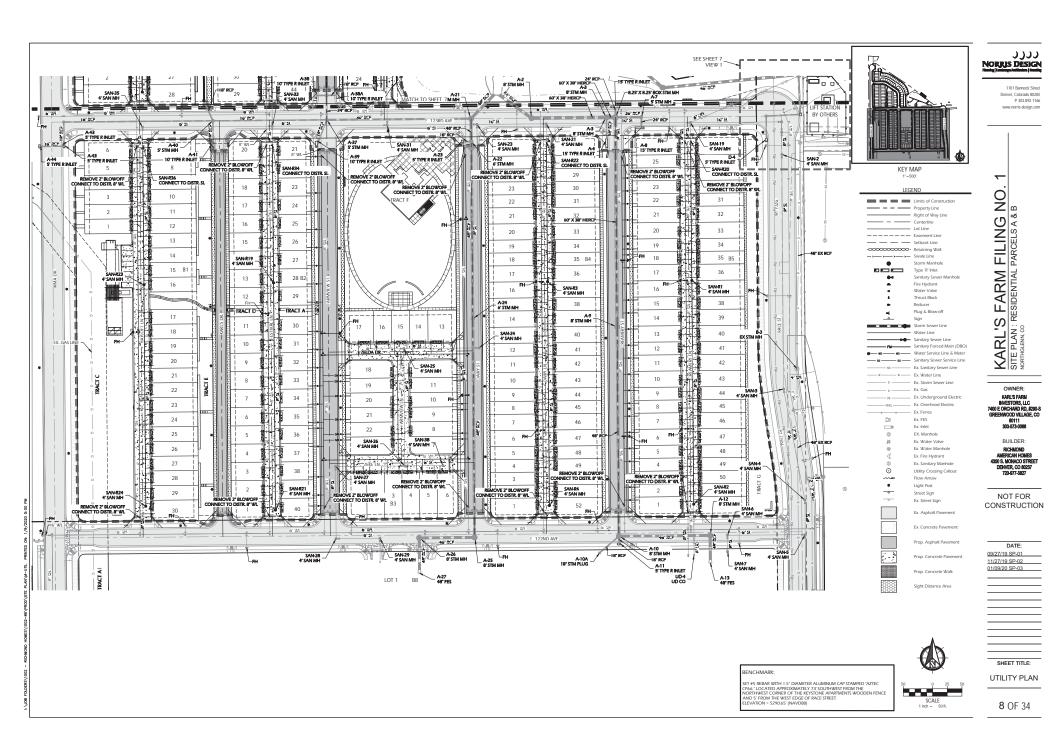
OWNER CERTIFICATE	OWNER CERTIFICATE	OWNER CERTIFICATE
KAREN SWAITHES	DEANNA DURLAND	LLOYD B. SWAITHES
BY:	BY:	BY:
AS:	AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF	STATE OF	STATE OF) SS.
COUNTY OF	COUNTY OF	COUNTY OF
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE THIS, A.D. 20, BY
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MY COMMISSION EXPIRES	MY COMMISSION EXPIRES	MY COMMISSION EXPIRES
NOTARY LD. NUMBER	NOTARY LD. NUMBER	NOTARY LD. NUMBER
OWNER CERTIFICATE	OWNER CERTIFICATE	OWNER CERTIFICATE
SHAREN PODZIMEK	PAMELA DRAKE	KF INVESTORS
BY:	BY:	BY:
AS:	AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF	STATE OF	STATE OF) SS.
) SS.	OUNTY OF	COUNTY OF
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BYWITNESS MY HAND AND SEAL NOTARY PUBLIC	BYWITNESS MY HAND AND SEAL NOTARY PUBLIC	BYWITNESS MY HAND AND SEAL NOTARY PUBLIC
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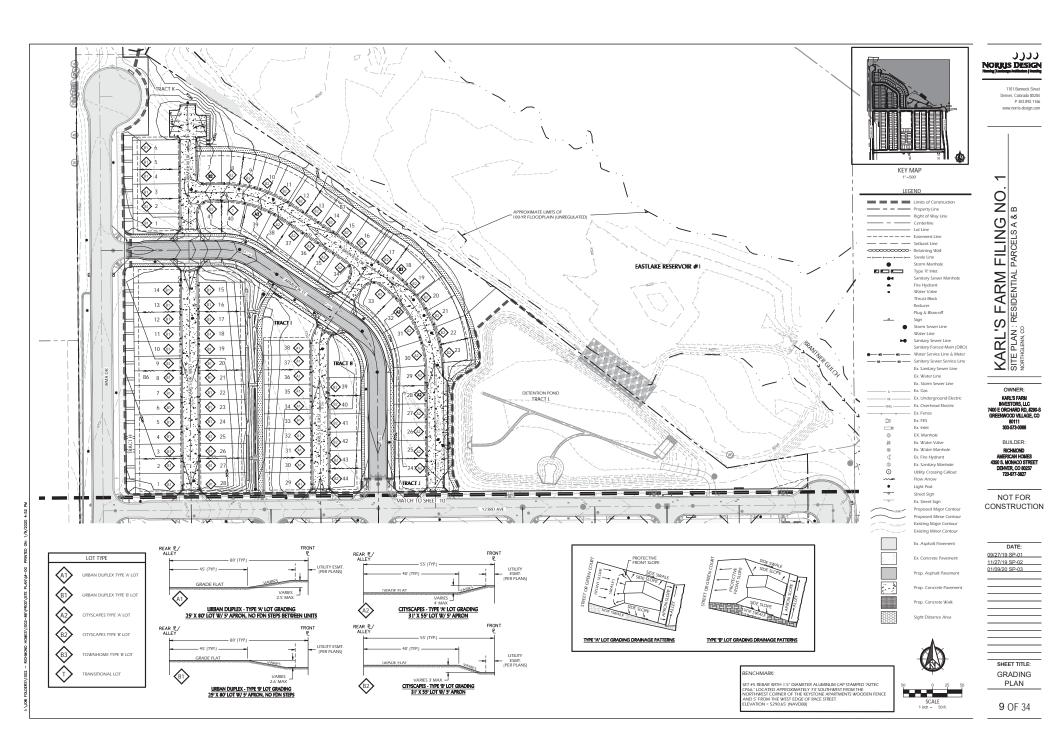


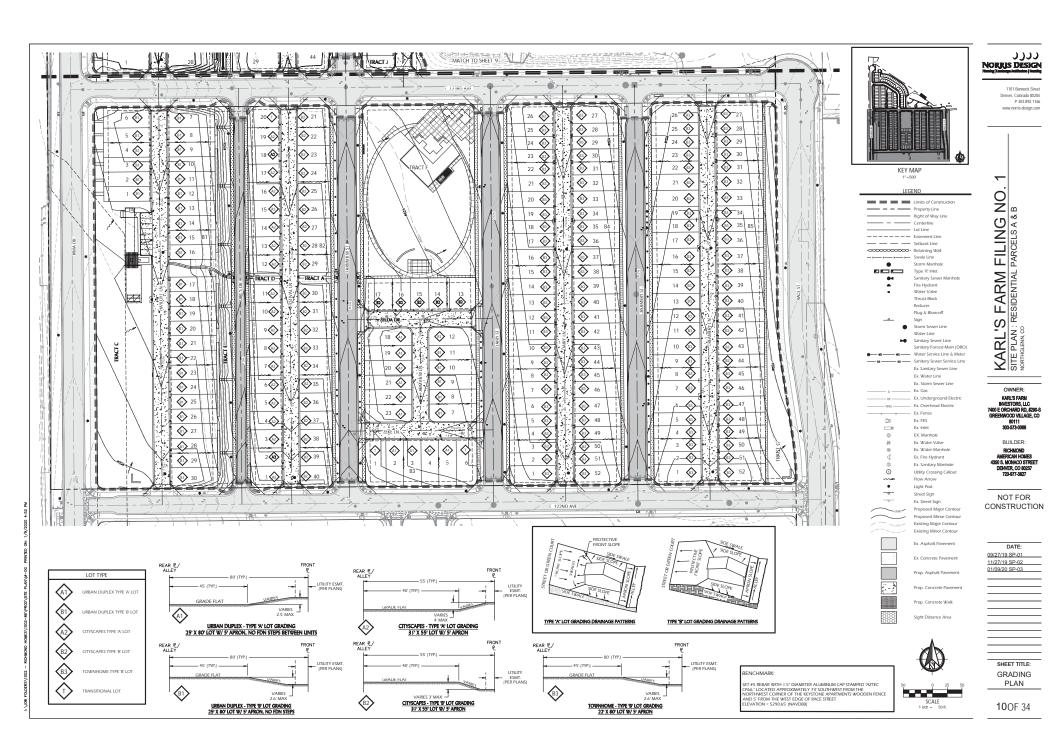












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	PARKING COUNT TABLE							
	TOTAL UNITS 282							
	DESCRIPTION	REQUIRED PER PD	PROVIDED					
_	PARKING SPACES (GARAGE)	564 (2 / UNIT)	564					
_	GUEST PARKING SPACES	141 (0.5 / UNIT)	253 (112 OVER)					
	TOTAL SPACES	705	817					



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LANDSCAPE AREA TABLE						
DESCRIPTION	ACREAGE REQUIRED PER PD	ACREAGE PROVIDED				
PD OPEN SPACE TRACTS	1.8 AC	1.8 AC				
ADDITIONAL OPEN SPACE TRACTS	N/A	5.5 AC				
TOTAL OPEN SPACE	1.8 AC	7.3 AC				
TREE LAWN AREA	N/A	2.6 AC				
TOTAL LANDSCAPE AREA (INCLUDES OPEN SPACE + TREE LAWNS)	N/A	9.9 AC				

WATER USE

LOW LOW LOW LOW MODERATE LOW LOW

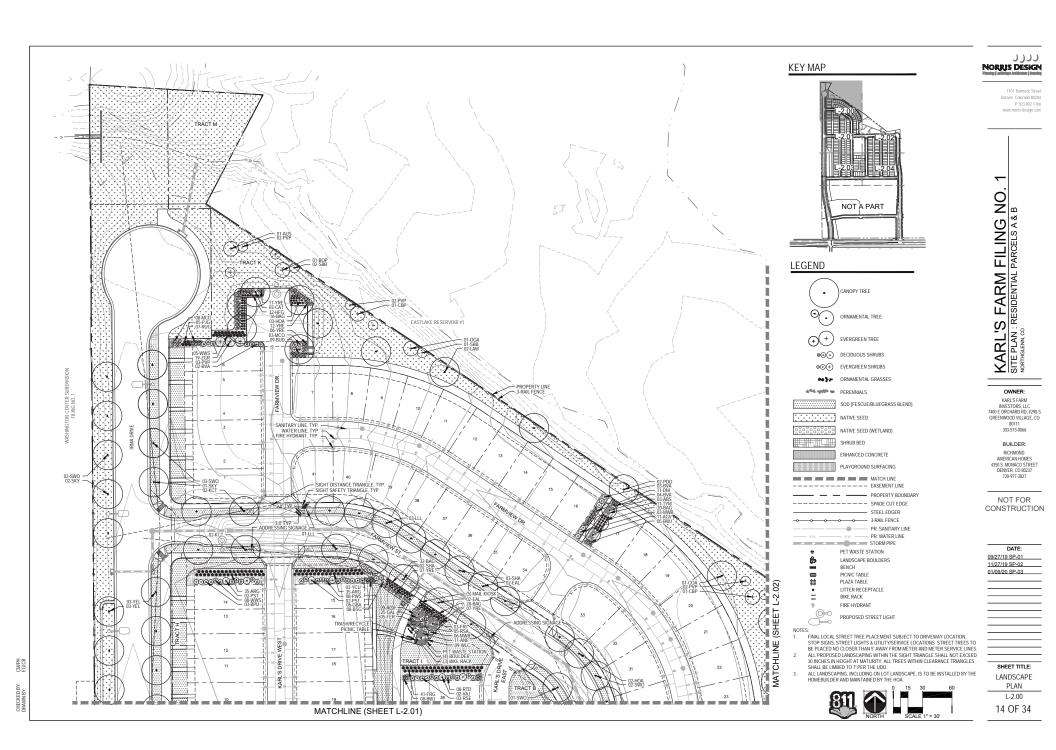
LOW LOW LOW LOW LOW LOW LOW

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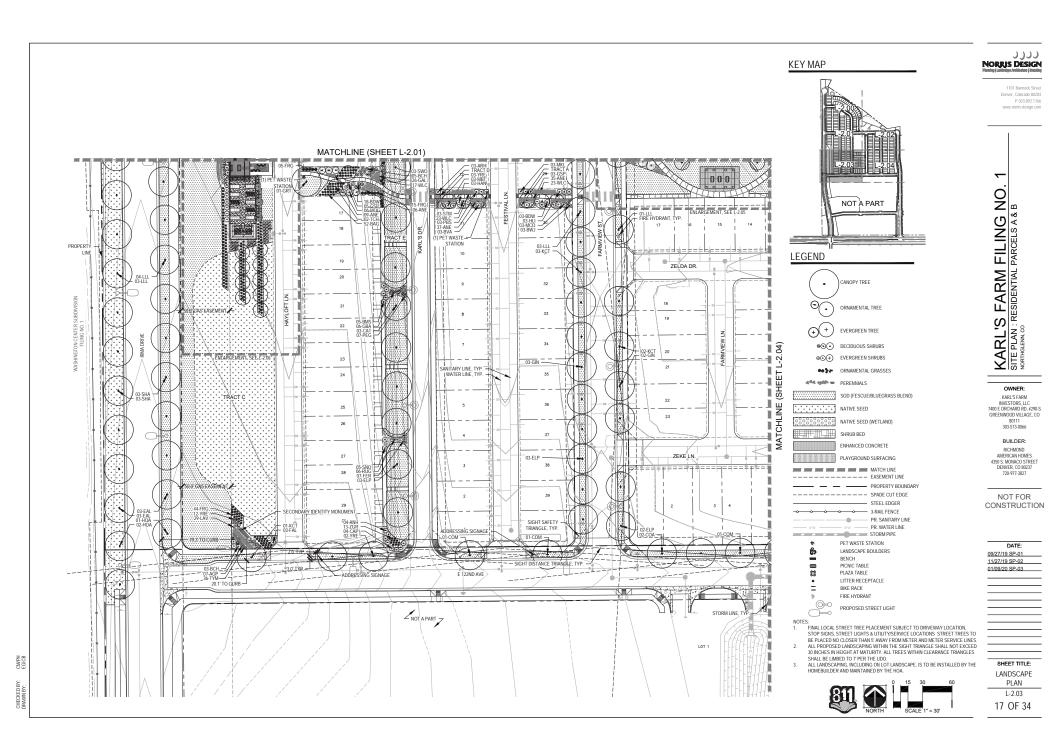
USE	QT	Y. SYM.	COMMON NAME		SIZE & COND.			
	ORN	— ORNAMENTAL GRASSES (UNLESS OTHERWISE NOTED)						
	*	128 ARG 356 BAG 24 BOG 274 FRG 174 HFG 57 LBS 15 PJG 32 ZGR	AVALANCHE REED GRASS BLONDE AMBITTON GRASS SAPPHIRE BLUE BLUE DOAT GRASS FEATHER REED GRASS HARDY FOUNTAIN GRASS PRANTE BLUES LITTLE BLUESTEM PRANTEL JUNGGRASS ZEBRA GRASS	CALAMAGROSTIS ACUTIFLORA WALANCHE BOUTELOUA GRACILIS BILONDE AMBITION FILELICOTRICHON SEMPERINDENS SAPPHIRE CALAMAGROSTIS ACUTIFLORA WARL POERSTE PENNISETUM A OPPECURODES HAMBELY SCHIZACHYBIUM SCOPARIUM 'PRAIRE BLUES' KOELERIA MACRANTHA MISCANTHUS SINENSIS STRICTUS'	#1 CONT. #1 CONT. SLUE" #1 CONT. R' #1 CONT. #1 CONT. #1 CONT. #1 CONT. #1 CONT.			
	—— PER	RENNIALS -						
	wit	23 AGP 51 AGV 146 ANE 140 WLC 69 GAL 87 LAV 44 SHY 163 TYM	PERRY'S AGAVE LICORICE MINT HYSOP HONORINE JOBERT ANEMONE WALKER'S LOW CATMINT BLAINET FLOWER ENGLISH LAVENDER CORONADO HYSSOP WOOLLY THYME	AGAVE PARRY! AGASTACHE REPUSTRIS AGASTACHE REPUSTRIS ANEMORE X PYRBRIDA HONORINE JOBERT' NEPETA I FAASSENI GALLARGIA ARRISSTATOLIA MUNSTEAD' AGASTACHE, PSTESSENE THYMUS PSEUDOLANUGINOSUS	#1 CONT. #1 CONT. #1 CONT. #1 CONT. #1 CONT. #1 CONT. #1 CONT. #1 CONT.			
	SEED N	MIX LIST						
		IF	RIGATED FESCUE TUI	RF MIX —				
			HEAT RESISTANT TEXAS BLUEGRASS CONTRACTOR SHALL SUBMIT CUT SH					
		n	RYLAND SEED -					
			COMMON NAME	BOTANICAL NAME				
	* * *	* *	BLUE GRAMA CAMPER LITTLE BLUESTEM PRAIRIE SAMDRED SAND DROPSEED VAUGHIN SIDEOATS GRAMMA ARRIBA WESTERN WHEATGRASS SAND BLUESTEM BUFFALOGRASS	BOUTELOIA GRACIUC SCHIZACHYRIUM SCOPRIUM CAMMUNEAL NOGROUA SPORGBOLUS CRYPTAMBUS BOUTELOIA CHITPENDILIA ACROPPON SIMTHE "ARRIBA" MORGPOGGON BUCHALLI "GARBEY BUCHLOE DACTYLOIDES "SHARPS IMPROVED"	19% 9% 9% 9% 5% 9% 16% 10% 23%	6.5 LBS. 3.0 LBS. 3.0 LBS. 2.0 LBS. 3.0 LBS. 5.5 LBS. 3.5 LBS. 8.0 LBS.		
					100%	34.5 LBS. / PER ACER		
		- WET	LAND SEED MIX					
			COMMON NAME	BOTANICAL NAME				
	00000	0000	WESTERN WHEATGRASS WOOLY SEDGE BILLE GRAMA NEBRASKA SEDGE SWITCHGRASS INLAND SALTGRASS CREEPING SPIKERUSH BALTIC RUSH HARDSTEM BUR RUSH PRAMIE CORDGRASS SAND DROPSED	PASCOPYRUM SMITHE VAR ARRIBA CAREX LANUGINOSA BOUTEGUA GARCIUIS VAR LOVINGTON CAREX MEBRASKENISIS PANICIUM MIRGATUM VAR BLACKWELL DISTICLIS STRCTA ELECCHARIS PAULISTIS JUNICUS BAUTICUS SCRPUS ACUTUS SPARTINA PECTINATA SPORGOBOLIS CRYPTANDRUS	29% 1% 5% 1% 26% 5% 1% 4% 4% 4% 4%	14.5 LBS. 0.5 LBS. 2.5 LBS. 0.5 LBS. 13 LBS. 2.5 LBS. 0.5 LBS. 2 LBS. 2 LBS. 10 LBS. 2 LBS.		
_					100%	50 LBS. / PL		

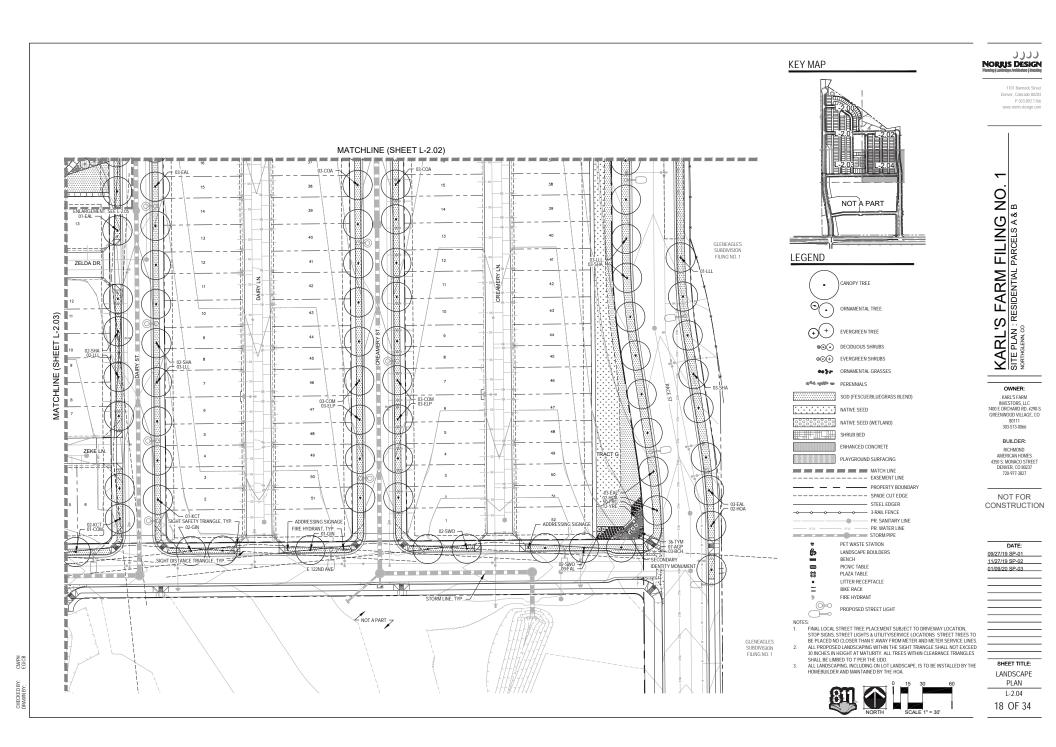
NOTE: ALL NATIVE SEED AREAS WILL BE TEMPORARILY IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM AND QUICK COUPLING VALVES. ALL SHRUBS AND TREES WILL RECEIVE PERMANENT DRIP IRRIGATION.

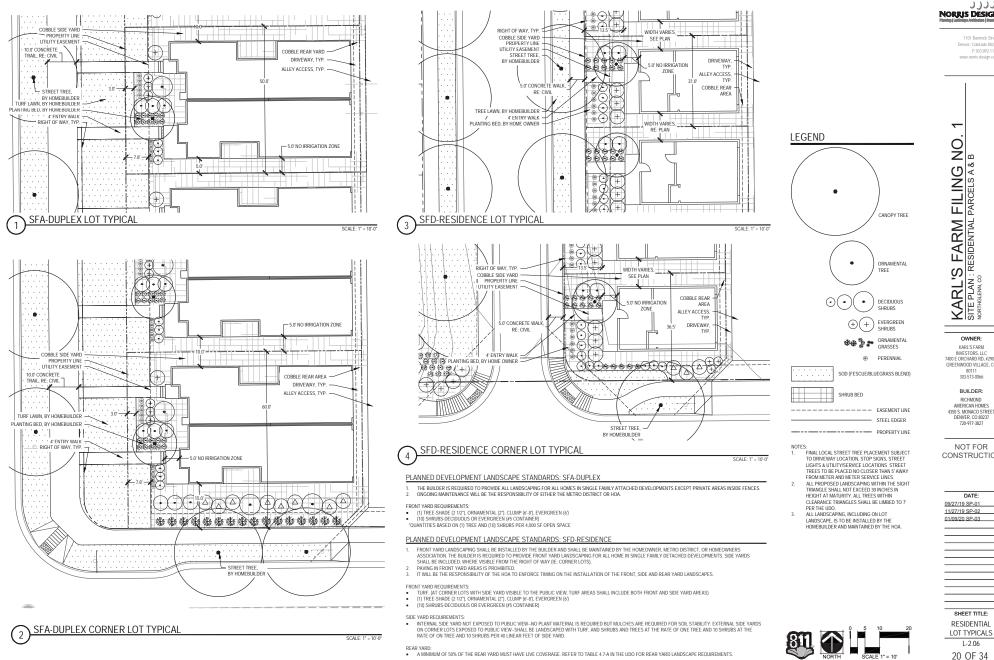
PLANT SCHE						
	QTY.	SYM	. COMMON NAME		IZE & COND.	WATER USE
	DECIDUO	US CA	ANOPY TREES -	(U	NLESS OTHERWISE NOTED)	
lacksquare	2 15 21 20 19 16 18 24 5 28 3 5 5 5 27 23 23 26	BOA CAT COM ELP GIN HOA KCT LAM LLL LRO OHM PDO SHA SKY SWO YEL	BULE OLK WESTERN CATALPA CHMARPN CAS CHMARPN CAS CHMARPN CAS ECCAMACH HACKERS ECCAMACH HACKERS ECCAMACH HACKERS ESPHEND CAS ESPHEND ES	CUEFASI MARGOARDA CATANA SPECIAL SUBBERGIA CUERANS SELECTION CONTROL SUBBERGIA CUERANS MARGOARDA CONTROL CARROS MARGOARDA CONTROL CARROS MARGOARDA CONTROL CUERANS MARGOARDA CONTROL CUERANS MARGOARDA CONTROL T. LA AURICANA TEDUNOM STAPHICAGE MARGOARDA CONTROL CUETANI TRACAMITICO RESIST SHADE MASTER CUETANI TRACAMITICO RESIST SHADE CUETAMI TRACAMITICO RESIST SHADE CUETANI TRACAMITICO RESIST SHADE CUETAMI TRACAMITICO RESIST SHADE CUETAMI TRACAMITICO RESIST SHADE CUETAMI TRACAMITICO RESIST SHADE CUETAMI TRACAMITICO RESIST SH	20° CM. 888 88 20° CM. 888 88 88 20° CM. 888 88 88 20° CM. 888 82	MODERATE MODERATE MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW
	- EVERGI	REEN	TREES AUSTRIAN PINE	PINI IS NIGRA	6'-8" HT. MIN B&B	IOW
(+) ••	3 4 6 20 17 12	BOP CBP OGA PVP PWS SBB WWS	BOSNAM PINE BLUE SPRUCE PINUS NIGRA 'OREGON GREEN' VANDERWOLF'S PYRAMID PINE STOWE PILLAR WHITE PINE BABY BLUE EYES SPRUCE WHITE WEEPING SPRUCE	PRILIS NUMBERCIAN VAR. LEUCODERMS PUCA PINNERS CLAULA. PINNS NIGRA OREGON GREEN PINNS FILKLIS VANDERWOLF'S PYRAMID' PINNS FIRKLIS VANDERWOLF'S PYRAMID' PINNS FIRKLIS VANDERWOLF'S PYRAMID' PINLS TROBUS STOWE PILLAR PICEA PURGENS BABY BLUE EYES' PICEA OLALICA BIG BERTA'	0-6 HT, NIN BAB 6-8 HT, MIN BAB	LOW MODERATE LOW LOW MODERATE LOW MODERATE LOW MODERATE
	- DECIDO	ABS	ORNAMENTAL TREES ———————————————————————————————————	AMELANCHIER X GRANDIFLORA	MULTI-STEM BAR OR CONTAINER GROWN	MODERATE
\odot	5 3 2 8 8 4 6 12 3 5 3	AHC FRI GRT HWT LTR MAP SPR SSF STM TCH TRF	HONEYORISP APPLE WHITE FRINGE TIRE GOLDEN RAIN TREE HOT WINGS MAPLE JAPANESE LILAC TREE MOORPARK APPLICOT SPRING SNOW CRABAPPLE SEVEN SON HOWER STREETSIDE MAPLE THORMLESS COCKSPUR HAWTHORN TURKISH FILBERT	MALUS SHOREYCRISP CHIOMATHUS ESETUSIS KOELEUTERIA PARICULATA KOELEUTERIA PARICULATA PRICINIS AND CONTROL CONTROL PRICINIS ARMENIACA MALUS SPRING SOMOW MEPPACOUMMICOMODES ACCIONATORIS CONTROL	MULTI-STEM. BAB OR CONTAINER GROWN 20° CAL. BAB 20° CAL. BAB 15° CAL. BABBOR CONTAINER GROWN 20° CAL. BABBOR CONTAINER GROWN	MODERATE MODERATE MODERATE LOW MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE
	- DECIDUO	S SUC	HRUBS 7'-9' SPREAD ————————————————————————————————————	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	LOW
88	1 1 6 7 8 17 2	CPL MBE MOG PST SNO RTD VAJ	COMMON PURPLE LILIC BETTY MAGNOLIA MOCK ORANGE DOSWOOD PURPLE SMOKE TREE SNOWBALL WIBURNUM RED TWING DOGWOOD VIBURNUM, AUTUMN JAZZ	SYCHICA WILLOWN STATE OF THE SYCHICA WILLOWN STATE OF THE SYCHICA SYCH	#5 CONT.	LOW LOW LOW LOW LOW LOW
	- DECIDU	ous s	SHRUBS- 5'-7' SPREAD			
80000 80000	9 8 21 3 24 6 3 20 4 17 5 8 3	ANH ARH BMS BPU DNI FAL HAN HLI LEA MKL PBS SNO YCU	HYDRANGEA MINABELLE HOMEYSUCKE, RAPIOLD RED BLUE MIST SPIREA BUTTERRY BUSH DWART NIBEBANK DI HANCONC CORAL BERBY LIMELIGHT HYDRANGEA LEADPLANT MISS MIN LIAD. PAINNEE BUTTES SANDOHERRY MODURAN SHOWBERRY	H. ASSOCISECTORS ANAMERILE L. L'ATARONA ARROLLO RETURNIS DE L'ATARONA ARROLLO RETURNIS DE L'ATARONA ARROLLO RETURNIS DE ROCCE DE L'ATARONA ARROLLO CONTROLLO RETURNIS CLAROLLO CAN ROCCE D'ATARONA CONTROLLO CANTONI C	#S CONT.	LOW LOW LOW LOW LOW MODERATE MODERATE MODERATE LOW LOW MODERATE MODERATE MODERATE MODERATE LOW MODERATE LOW MODERATE LOW
	- DECIDU	OUS S	SHRUBS- 2'-5' SPREAD DWARF BUTTERFLY BUSH	BUDDLEJA DAVIDII 'NANHO PURPLE'	#5 CONT.	LOW
	9 36 6 50 17 12 13 5 3 43 39	BUD CPB FER GBA MSN PEG RSA RSE RUG TAP	DWINE OF TERM TENDEN OF STATE OF THE STATE O	BUDGLE LA DAVIUM SIMOND PURPUREA NAMA' CHAMAGEATHAR MILLER COLUM ERRERERES HUNBERGOI ANTRODURPUREA NAMA' CHAMAGEATHAR MILLER COLUM ERRERERES HUNBERGOI ANTRODURPUREA PHILADELPHUS SHOWBELLE CARAGMAN FRUITUS GLOBOSA PEROVSKAM ARTHRUTER LAN AMELIANOPIER RAJNOFOLM RECENT' ROSA RUGGOSA POTENTILLA FRUITUSCAS TANCERINE	# CONT.	LOW LOW LOW LOW MODERATE LOW LOW MODERATE MODERATE LOW LOW MODERATE LOW LOW
	- EVERGR	EEN S	SHRUBS			
+++	6 12 12 20 7 16 3	BCH BSG BVA BWJ CAP GSP MRT	BLUE CHIP JUNIPER SPANISH GOLD BROOM VARIEGATED BOXWOOD JULIA JANA BOXWOOD CRANBERRY COTONEASTER GLOBE SPRUCE BIG TUNA MUGO PINE	JUNIPERUS HORIZONTALIS 'BLUE CHIP' CYTISUS PURGAN' S'EANISH GOLD' BUXUS SAPINER EVIRENS 'YARIEGATA' BUXUS JAPONICA 'JULIA JANE' COTONEASTER APICULATUS PICEA PUNGENS 'GLOBOSA' PRUIS MIGG 'BIG TIUM'	#5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT.	LOW LOW MODERATE MODERATE LOW LOW



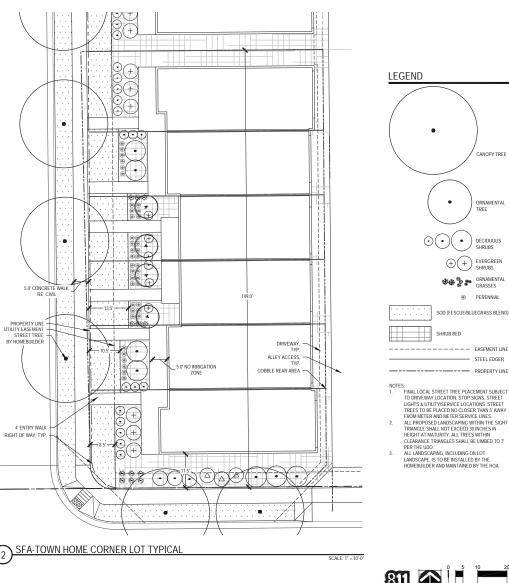
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PLANNED DEVELOPMENT LANDSCAPE STANDARDS: SFA-TOWNHOME

THE BUILDER IS REQUIRED TO PROVIDE ALL LANDSCAPING FOR ALL HOMES IN SINGLE FAMILY ATTACHED DEVELOPMENTS EXCEPT PRIVATE AREAS INSIDE FENCES. ONGOING MAINTENANCE WILL BE THE RESPONSIBILITY OF EITHER THE METRO DISTRICT OR HOA.

*

*

5.0' NO IRRIGATION ZON

ALLEY ACCESS,

COBBLE REAR AREA

TREE LAWN, BY HOMEBUILDER
4' ENTRY WALK
TURF LAWN, BY HOMEBUILDER

PLANTING BED. BY HOME OWNER

COBBLE SIDE YARD

BY HOMEBUILDER

5.0' CONCRETE WALK

FRONT YARD REQUIREMENTS:

(1) TREE-SHADE (2 1/2"), ORNAMENTAL (2"), CLUMP (6'-8"), EVERGREEN (6')

(10) SHRUBS-DECIDIOUS OR EVERGREEN (#5 CONTAINER)

*QUANTITIES BASED ON (1) TREE AND (10) SHRUBS PER 4,000 SF OPEN SPACE





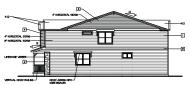
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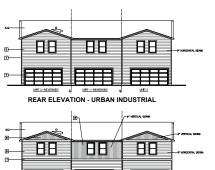
ENHANCED RIGHT ELEVATION - URBAN TRADITIONAL

ENHANCED RIGHT ELEVATION - URBAN INDUSTRIAL

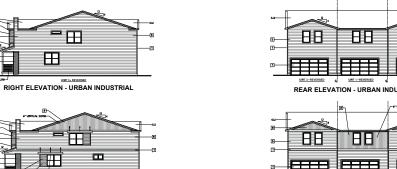


REAR ELEVATION - URBAN TRADITIONAL





ENHANCED REAR ELEVATION - URBAN INDUSTRIAL









LEFT ELEVATION - URBAN INDUSTRIAL

ENHANCED LEFT ELEVATION - URBAN INDUSTRIAL

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REAR ELEVATION - URBAN TRADITIONAL

ENHANCED REAR ELEVATION - URBAN TRADITIONAL

BΒ

BB



RIGHT ELEVATION - URBAN TRADITIONAL

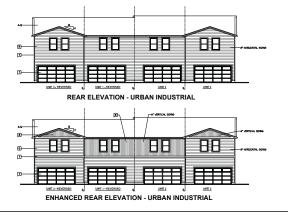


ENHANCED RIGHT ELEVATION - URBAN TRADITIONAL



RIGHT ELEVATION - URBAN INDUSTRIAL







LEFT ELEVATION - URBAN TRADITIONAL





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DATE:
09/27/19 SP-01
11/27/19 SP-02
01/09/20 SP-03

24 OF 34

SHEET TITLE:















SITE P NORTHGL

OWNER:

KARL'S FARM INVESTORS, LLC 7400 F ORCHARD RD. #290-S GREENWOOD VILLAGE, CO 80111 303-573-0066

BUILDER:

RICHMOND

NOT FOR CONSTRUCTION

DATE: 09/27/19 SUBMITTAL SITE PLAN - 01 12/02/19 SUBMITTAL 01/10/20 SUBMITTAL SITE PLAN - 03

SHEET TITLE: SITE LIGHTING **PHOTOMETRIC**



KARL'S FARM FILING NO. 'SITE PLAN: RESIDENTIAL PARCELS A & B NORTHGELEN, CO.

OWNER:

KARL'S FARM INVESTORS, LLC 7400 E ORCHARD RD, #290-S GREENWOOD VILLAGE, CO 80111 303-573-0066

BUILDER: RICHMOND AMERICAN HOMES 350 S. MONACO STREET

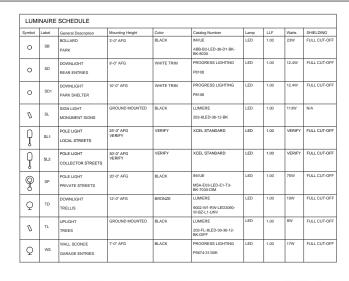
NOT FOR CONSTRUCTION

DATE:
09/27/19 SUBMITTAL
SITE PLAN - 01
12/02/19 SUBMITTAL
SITE PLAN - 02
01/10/20 SUBMITTAL
SITE PLAN - 03

SHEET TITLE: SITE LIGHTING PHOTOMETRIC

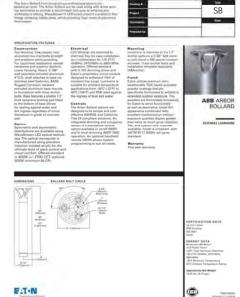
Invue

SHEET TITLE: SITE LIGHTING DETAILS















OWNER:

KARL'S FARM FILING NO. SITE PLAN: RESIDENTIAL PARCELS A & B NORTHGEINN, CO.

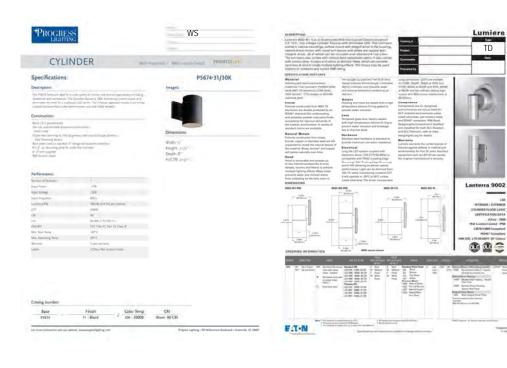
KARL'S FARM INVESTORS, LLC 7400 E ORCHARD RD, #290-S GREENWOOD VILLAGE, CO 80111 303-573-0066

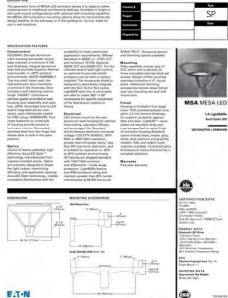
BUILDER: RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 720-977-3827

NOT FOR CONSTRUCTION

DATE: 09/27/19 SUBMITTAL SITE PLAN - 01 12/02/19 SUBMITTAL SITE PLAN - 02 01/10/20 SUBMITTAL SITE PLAN - 03

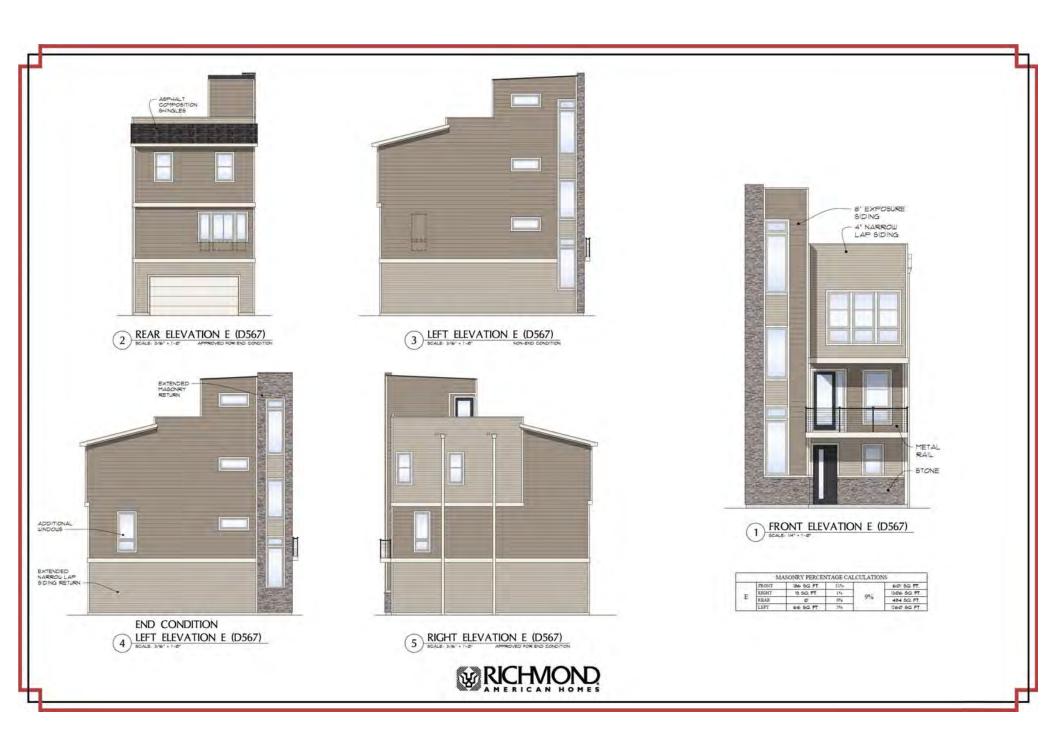
SHEET TITLE: SITE LIGHTING DETAILS



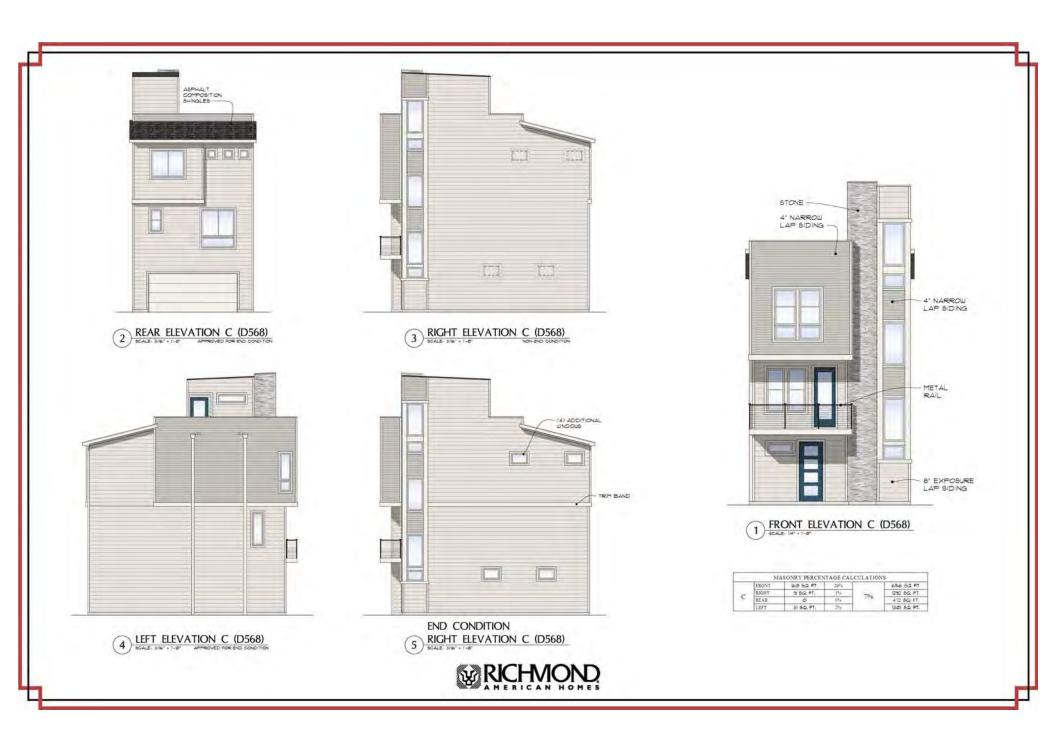












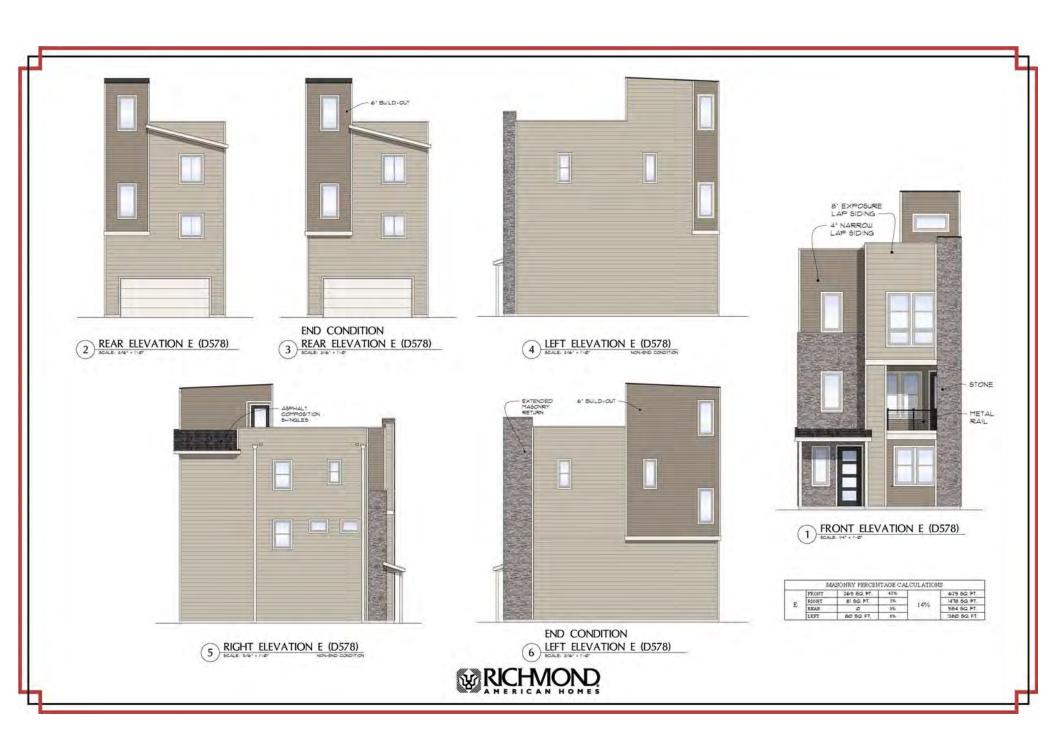


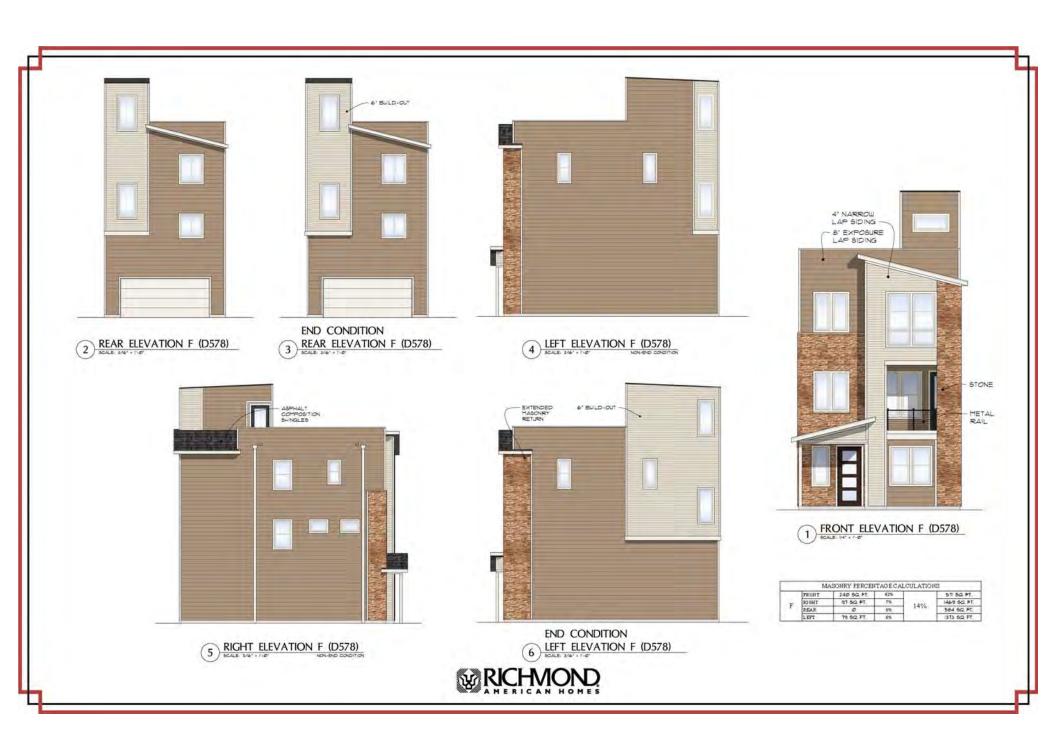


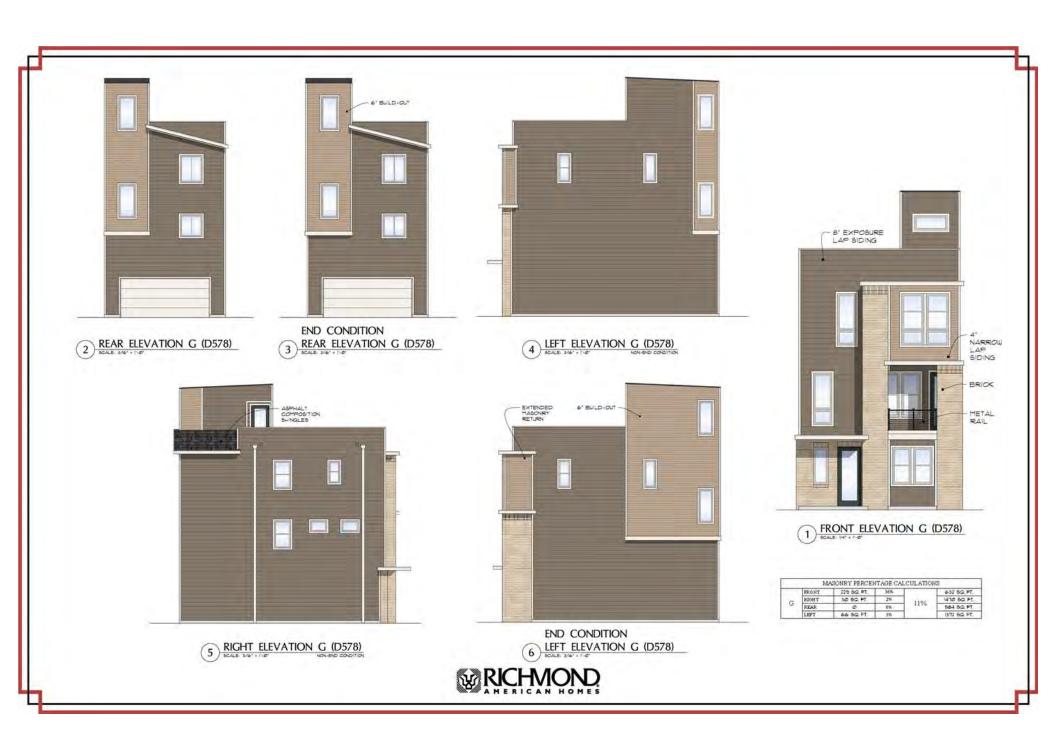


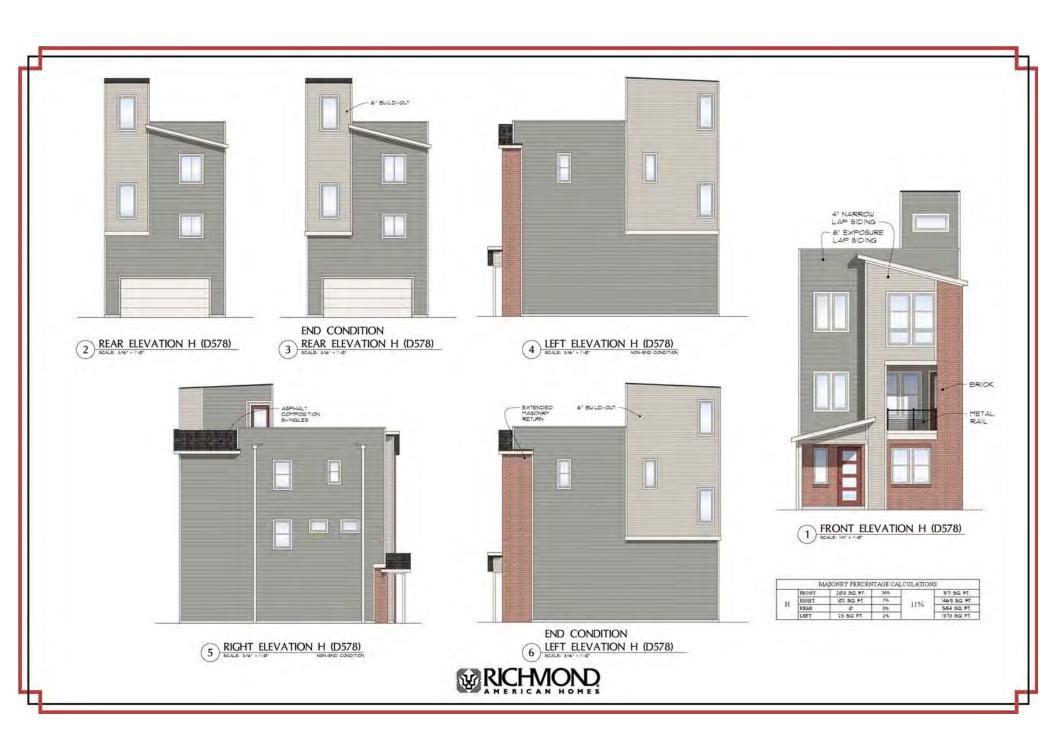


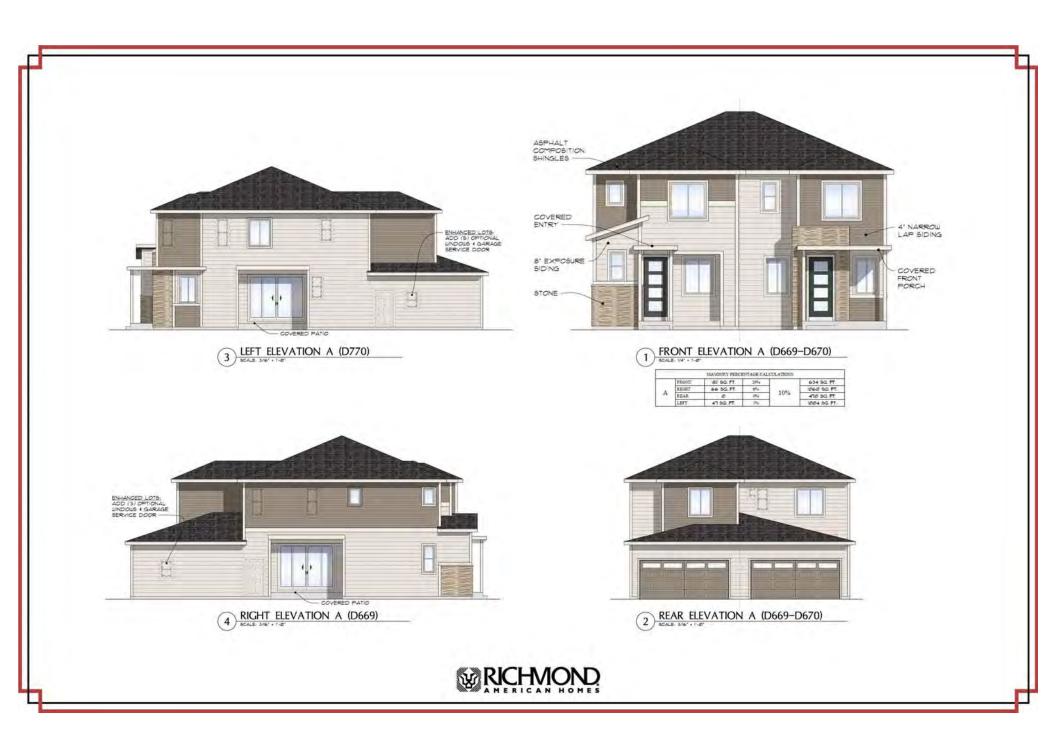




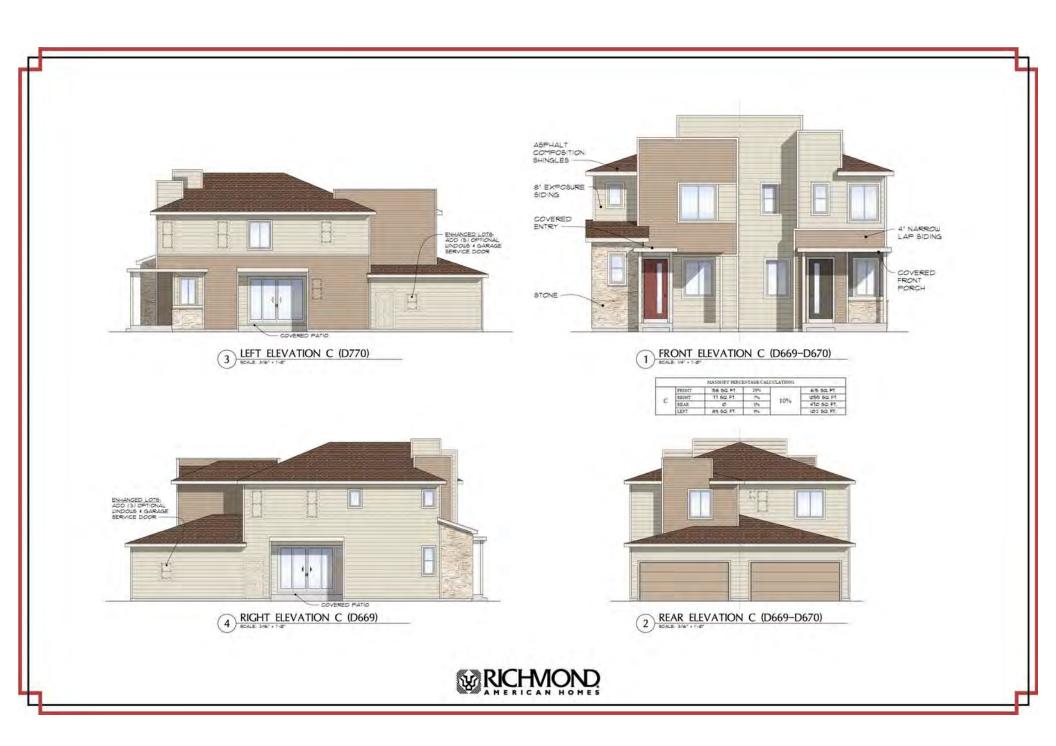
















FRONT ELEVATION D (D669-D670)

		MASONRY PERCE	NTAGE CAL	CULATIONS	
D	FRONT	344 5Q: FT.	55%		622 5G FT
	RIGHT	97.50 FT.	Mir	19%	628 5Q FT
	ZEAR.	0	014		449 30 PT
	LEFT	132 5Q FT.	13%		loge sq. PT





REAR ELEVATION D (D669-D670)







ATTACHMENT H













RIGHT ELEVATION - URBAN TRADITIONAL



ENHANCED RIGHT ELEVATION - URBAN TRADITIONAL



REAR ELEVATION - URBAN TRADITIONAL



ENHANCED REAR ELEVATION - URBAN TRADITIONAL



LEFT ELEVATION - URBAN TRADITIONAL



ENHANCED LEFT ELEVATION - URBAN TRADITIONAL



FRONT ELEVATION - URBAN INDUSTRIAL





RIGHT ELEVATION - URBAN INDUSTRIAL







LEFT ELEVATION - URBAN INDUSTRIAL



ENHANCED LEFT ELEVATION - URBAN INDUSTRIAL



KARL'S FARM

Northglenn, Colorado

BSBDESIGN.COM

January 9, 2020 | MS170545.00









ATTACHMENT I

Karl's Farm Major Site Plan Residential Parcels A & B - Architectural Compliance with Karl's Farm PD Standards



Builder			Richmond American Homes	Richmond American Homes	Meritage Homes
Product Line	PUD Criteria	Criteria Status	Cityscapes	Urban Collection	Townhomes
Residential Use	-	-	Single-Family Detached (SFD)	Single-Family Attached (SFA)	Single-Family Attached (SFA)
Architectural Styles		-	Colorado Contemporary	Colorado Contemporary	Urban Traditional & Industrial
House Plans			3	2	3
Elevations	Four different models with distinct front elevations.	Satisfied	14	6	2
Home Sizes	-	-	1,740 SF to 1,942 SF	1,260 SF to 1,475 SF	1,400 SF to 1,900 SF
Garages	-	-	2-car	2-car	2-car
Building Mass	No more than 8 attached in a row.	Satisfied	Individual	Paired	3-plex, 4-plex and 6-plex
Reveals and Offsets	Incorporate reveals or offsets to create shadow lines and break flat surfaces.	Satisfied	Varied per plan.	Varied per plan.	Varied per plan.
Covered Porches	Required for 30% of all units.	Satisfied	100%	100%	100%
Roof Lines	Include a variety of planes, staggered horizontally, variable overhangs.	Satisfied	Varied per plan.	Varied per plan.	Varied per plan.
Exterior Finish Abutting			4+ techniques per plan	4+ techniques per plan	4+ techniques per plan
Streets	Wrap materials at least 3'. Utilize at least 4 finishing techniques.	Satisfied	(See table)	(See table)	(See table)
Exterior Color Schemes	Variation of colors to include rich earth tones.	Satisfied	12	12	8
			Large format stone tiles, drystack stone and	Drystack stone and brick in various	Drystack stone and brick in various
Masonry	Variation in masonry materials and applications.	Satisfied	brick in various placements.	placements.	placements.
Diversity of Materials	Diversity of materials required.	Satisfied	At least three primary materials.	At least three primary materials.	Four primary materials
Architectural Elements	Nominal decorative architectural elements in keeping with clean, modern styles.	Satisfied	Varied per plan.	Varied per plan.	Varied per plan.
Window Glazing	Minimum 15% to overall front façade.	Satisfied	Exceeding 15%	Exceeding 15%	Exceeding 15%
Windows	Located on all building elevations and providing visual interest.	Satisfied	Varied per plan.	Varied per plan.	Varied per plan.
			Varied per plan;	Varied per plan;	
Entry Door	Glazing in entry door appropriate with architectural style.	Satisfied	All contain glazing.	All contain glazing.	4 panel w/glazing as appropriate
Lighting	Photocell lights above front entry. Photocell carriage lights on each side of garage.	Satisfied	Photocells as required.	Photocells as required.	Photocells as required.
Minimum Masonry	Applied on at least 20% of SFA and 30% of SFD homes.	Satisfied	Applied to all homes.	Applied to all homes.	Applied to all homes.
Lot Coverage	Maximum lot coverage is 60% of total lot square footage.	Satisfied	Not to exceed 60%	Not to exceed 60%	Not to exceed 60%
Building Height	Maximum building height for SFA is 45'.	Satisfied	Not to exceed 45'	Not to exceed 45'	Not to exceed 45'

Karl's Farm Major Site Plan Residential Parcels A & B - Architectural Compliance with Karl's Farm PD Standards



<u>Cityscapes by Richmond American Homes - Exterior Finish Materials Standards</u>

House Plan		D567 Gr	eenwich			D568	SoHo				D578	Devoe		
Elevation	С	D	Е	F	С	D	Е	F	С	D	Е	F	G	Н
A variation of colors, to include rich earth tone colors will be used throughout the development		12 Exterior C	olor Schemes			12 Exterior C	olor Schemes				12 Exterior C	Color Schemes		
For end conditions, paint and materials shall differ — The enhanced elevations shall have continued masonry or narrow lap siding wrapping the side of the units and all enhanced side elevations will have at least 2 windows	Full-length narrow lap siding at ground level and additional window.	Extended stone return on tower and additional window.	Extended masonry return on tower, full- length narrow lap siding, etc.	Extended brick return on tower and additional window.	Four additional windows and trim band.	Full-length narrow lap siding on top 40%.	Full-length brick wainscot and narrow lap siding on top 40%.	Full-length brick wainscot and extended brick return on tower.	Extended masonry and siding returns, and 6" build-out.	Extended narrow lap siding return and 6" build-out.	Extended masonry return (full-height, and 6" build-out.	Extended masonry return, and 6" build-out.	Extended brick and siding returns, and 6" build-out.	Extended brick return, and 6" build-out.
Variation in masonry materials and application (drystack stone, ledge stone, Tivoli stone, running bond brick, stacked brick, etc.), compatible with the architectural style	Large format stone tiles	Drystack stone (full tower)	Drystack stone (half tower)	Brick	Drystack stone (half tower)	Large format stone tiles	Brick (half tower)	Brick	Large format stone tiles	Drystack stone	Drystack stone (varied placement)	Drystack stone (varied placement)	Brick (vertical elements)	Brick (varied placement)
Diversity of materials including board and batten, standard lap siding, narrow lap siding, and shake shingle	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials
Variated siding reveal (8 ½" lap & 5 ¼" lap)	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied
Nominal decorative architectural elements in keeping with the clean, modern architectural styles	Vertical window treatment, bellybands and metal rails.	Window trim and crosshead, bellybands and metal rails.	Vertical window treatment, Varied material on tower, etc.	Brick soldiering, vertical window treatment, etc.	Vertical window treatment, Varied window shape, etc.	Window trim, bellybands, and metal rails.	Vertical window treatment, Varied material on tower, etc.	Brick soldiering, bellybands, and metal rails.	Horizontal awnings, varied masonry heights, etc.	Horizontal awnings, varied siding at each level, etc.	Porch cover, varied placement of masonry, etc.	Angled awnings, varied placement of masonry, etc.	Horizontal awnings, brick soldiering, etc.	Angled awnings, varied placement of brick etc.
15% glazing to overall front facade	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied
Glazing in the entry door, as appropriate with the architectural style	Glazing (4 windows)	Glazing (big window)	Glazing (thin window)	Glazing (4 windows)	Glazing (4 windows)	Glazing (thin window)	Glazing (4 windows)	Glazing (big window)	Glazing (thin window)	Glazing (4 windows)	Glazing (4 windows)	Glazing (4 windows)	Glazing (big window)	Glazing (4 windows)

Karl's Farm Major Site Plan Residential Parcels A & B - Architectural Compliance with Karl's Farm PD Standards



<u>Urban Collection by Richmond American Homes - Exterior Finish Materials Standards</u>

House Plan			D769 E	Boston					D770 C	Chicago		
Elevation	А	В	С	D	Е	F	С	D	Е	F	G	Н
A variation of colors, to include rich earth tone colors will be used throughout the development			12 Exterior C	olor Schemes					12 Exterior C	olor Schemes		
For end conditions, paint and materials shall differ — The enhanced elevations shall have continued masonry or narrow lap siding wrapping the side of the units and all enhanced side elevations will have at least 2 windows	Masonry return, additional window and service door at garage.	Masonry return, additional window and service door at garage.	Masonry return, additional window and service door at garage.	Masonry return, additional window and service door at garage.	Masonry return, additional window and service door at garage.	Masonry return, additional window and service door at garage.	Masonry return, additional window and service door at garage.	Masonry return, additional window and service door at garage.	Masonry return, additional window and service door at garage.	Masonry return, additional window and service door at garage.	Masonry return, additional window and service door at garage.	Masonry return, additional window and service door at garage.
Variation in masonry materials and application (drystack stone, ledge stone, Tivoli stone, running bond brick, stacked brick, etc.), compatible with the architectural style	Drystack stone (varied placement)	Drystack stone (vertical placement)	Drystack stone (varied placement)	Drystack stone (varied placement)	Brick (varied placement)	Brick (varied placement)	Drystack stone (varied placement)	Drystack stone (vertical placement)	Drystack stone (varied placement)	Drystack stone (varied placement)	Brick (varied placement)	Brick (varied placement)
Diversity of materials including board and batten, standard lap siding, narrow lap siding, and shake shingle	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials	Three primary materials
Variated siding reveal (8 ½" lap & 5 ¼" lap)	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied
Nominal decorative architectural elements in keeping with the clean, modern architectural styles	Porch cover, varied placement of narrow lap siding, belly bends, etc.	Angled roof, decorative window awnings, etc.	Repeating rectangular elements, covered porch.	Covered porch, varied use of siding, varied use of angled roof lines.	Brick soldiering, covered porch, varied use of siding.	Brick soldiering, covered porch, varied use of angled roof lines.	Porch cover, varied placement of narrow lap siding, belly bends, etc.	Angled roof, decorative window awnings, etc.	Repeating rectangular elements, covered porch.	Covered porch, varied use of siding, varied use of angled roof lines.	Brick soldiering, covered porch, varied use of siding.	Brick soldiering, covered porch, varied use of angled roof lines.
15% glazing to overall front facade	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied
Glazing in the entry door, as appropriate with the architectural style	Glazing (4 windows)	Glazing (big window)	Glazing (thin window)	Glazing (thin window)	Glazing (thin window)	Glazing (thin window)	Glazing (4 windows)	Glazing (big window)	Glazing (thin window)	Glazing (thin window)	Glazing (thin window)	Glazing (thin window)

Karl's Farm Major Site Plan Residential Parcels A & B - Architectural Compliance with Karl's Farm PD Standards



<u>Townhomes by Meritage - Exterior Finish Materials Standards</u>

House Plan	3 plex Buildir	g; units 3-1-3	4 Plex Buildin	g; units 3-2-1-3	6 Plex Building;	Units 3-2-1-1-2-3
Elevations	Urban Traditional - A	Urban Industrial - B	Urban Traditional - A	Urban Industrial - B	Urban Traditional - A	Urban Industrial - B
A variation of colors, to include rich earth tone colors will be used throughout the development	8 Total Exterior Color So	chemes - 4 per elevation	8 Total Exterior Color S	chemes - 4 per elevation	8 Total Exterior Color S	chemes - 4 per elevation
For end conditions, paint and materials shall differ — The enhanced elevations shall have continued masonry or narrow lap siding wrapping the side of the units and all enhanced side elevations will have at least 2 windows	Unit 3 is always the end unit. Additions to the standard elevation: narrow lap siding in the gable; belly band at both plate lines; wood awning with knee braces at 2 windows; garage window.	Unit 3 is always the end unit. Additions to the standard elevation: Vertical siding in the gable; belly band at both plate lines; narrow lap horizontal siding at large windows; metal awnings with tie rods at 2 windows; garage window.	Unit 3 is always the end unit. Additions to the standard elevation: narrow lap siding in the gable; belly band at both plate lines; wood awning with knee braces at 2 windows; garage window.	Unit 3 is always the end unit. Additions to the standard elevation: Vertical siding in the gable; belly band at both plate lines; narrow lap horizontal siding at large windows; metal awnings with tie rods at 2 windows; garage window.	Unit 3 is always the end unit. Additions to the standard elevation: narrow lap siding in the gable; belly band at both plate lines; wood awning with knee braces at 2 windows; garage window.	Unit 3 is always the end unit. Additions to the standard elevation: Vertical siding in the gable; belly band at both plate lines; narrow lap horizontal siding at large windows; metal awnings with tie rods at 2 windows; garage window.
Variation in masonry materials and application (drystack stone, ledge stone, Tivoli stone, running bond brick, stacked brick, etc.), compatible with the architectural style	Masonry varies by color scheme. Volume varies by unit. Includes either drystack stone or brick. Masonry per individual unit but cohesive to the building/scheme.	Masonry varies by color scheme. Volume varies by unit. Includes either drystack stone or brick. Masonry per individual unit but cohesive to the building/scheme.	Masonry varies by color scheme. Volume varies by unit. Includes either drystack stone or brick. Masonry per individual unit but cohesive to the building/scheme.	Masonry varies by color scheme. Volume varies by unit. Includes either drystack stone or brick. Masonry per individual unit but cohesive to the building/scheme.	Masonry varies by color scheme. Volume varies by unit. Includes either drystack stone or brick. Masonry per individual unit but cohesive to the building/scheme.	Masonry varies by color scheme. Volume varies by unit. Includes either drystack stone or brick. Masonry per individual unit but cohesive to the building/scheme.
Diversity of materials including board and batten, standard lap siding, narrow lap siding, and shake shingle	Four primary materials	Four primary materials	Four primary materials	Four primary materials	Four primary materials	Four primary materials
Variated siding reveal (8 ½" lap & 5 ¼" lap)	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied
Nominal decorative architectural elements in keeping with the clean, modern architectural styles	Vertical window and cladding treatment, varied windows, wood rails.	Vertical window and cladding treatment, storefront parapets, varied windows, metal rails.	Vertical window and cladding treatment, varied windows, wood rails.	Vertical window and cladding treatment, storefront parapets, varied windows, metal rails.	Vertical window and cladding treatment, varied windows, wood rails.	Vertical window and cladding treatment, storefront parapets, varied windows, metal rails.
15% glazing to overall front facade	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied	Satisfied
Glazing in the entry door, as appropriate with the architectural style	Four panel door including glazing	Four panel door including glazing	Four panel door including glazing	Four panel door including glazing	Four panel door including glazing	Four panel door including glazing

ATTACHMENT J



12071 Tejon Street, Suite 470 Westminster, CO 80234 303.421.4224 www.innovativelandinc.com



Drainage Conformance Letter

Karl's Farm
City of Northglenn, Colorado

Project No. 1002-86

Submittal: 1st: November 27, 2019

Prepared For:

Richmond American Homes, Inc. 4350 S Monaco St. Denver, CO 80237 (970) 970-3841

Prepared By:

Innovative Land Consultants, Inc. 12071 Tejon Street, Suite 470 Westminster, CO 80234 (303) 421-4224



November 27, 2019

Kent Kisselman, PE, Director of Public Works City of Northglenn 11701 Community Center Drive Northglenn, Colorado 80233

Re: Karl's Farm Drainage Conformance Letter

Dear Mr. Kent Kisselman:

On behalf of Richmond American Homes, please accept this drainage conformance letter for a portion of the residential planning area north of E. 122nd Avenue within the Karl's Farm Filing No. 1 Final Drainage Report, prepared by Innovative Land Consultants, Inc. and currently under review by the City of Northglenn. This drainage conformance letter includes that portion within the residential planning area north of E. 122nd Avenue, west of Race Street, east of Irma Drive and south of Brantner Gulch and Eastlake Reservoir #1. The drainage basins and Design Points (DPs) included in the Karl's Farm Filing No. 1 Final Drainage Report were utilized in this analysis. The Karl's Farm Filing No. 1 drainage plans are attached for reference.

On the residential portion north of E. 123rd Avenue and east of Irma Drive, from the 24" storm FES to the 24" storm plug proposed with Karl's Farm Filing No. 1, storm sewer will complete the connection along Street F. A proposed Type C Inlet will connect to the proposed storm sewer system within Street F which is designed to fully capture stormwater in the minor and major storm event. A proposed 10' Type R Inlet in Street F is designed to fully capture stormwater in the minor storm event while maintaining acceptable street capacity.

A proposed Type C Inlet will be constructed on an 18" storm stub provided with Karl's Farm Filing No. 1 within E. 123rd Avenue which is designed to fully capture stormwater in the minor and major storm event. The storm system within E. 123rd Avenue for Karl's Farm Filing No. 1 was revisited with the addition of the aforementioned inlets and storm sewer, and analyzed for acceptable conveyance during the major and minor storm events. The storm sewer system will not be unduly impacted by the addition of the proposed inlets and storm sewer.

The Type C Inlet directly west of the detention pond provided with Karl's Farm Filing No. 1 is proposed to be replaced with a 10' Type R Inlet. Stormwater in the minor and major storm is fully captured by the proposed 10' Type R Inlet. The aforementioned inlets and storm sewer will continue to discharge to the full spectrum detention pond provided with Karl's Farm Filing No. 1. The hydrologic and hydraulic calculations are attached for reference.

We appreciate your time and attention to this drainage conformance letter on behalf of Richmond American Homes. Please let us know if you have any questions.

Respectfully,

Tess Rae Hogan, PE

President

Anna Sparks, PE, CFM Project Manager

FELSBURG HOLT & ULLEVIG connecting & enhancing communities

ATTACHMENT K

September 13, 2019

Mr. Jason Pock
Director of Entitlements
Richmond American Homes
4350 South Monaco Street
Denver, Colorado 80237

Reference: Traffic Impact Study - Letter of Conformance

Karl's Farm Residential Filing No. 1 (FHU Job 119460-01)

Northglenn, Colorado

Dear Mr. Pock:

Felsburg Holt & Ullevig has completed an evaluation of anticipated traffic conditions and determined that the proposed residential filing within the proposed Karl's Farm mixed-use development conforms with the master Karl's Farm Traffic Impact Study (TIS) which was completed in January 2019 and approved in February 2019 by the City of Northglenn, Colorado. The purpose of this letter is to convey changes in the proposed site plan compared to the master TIS and demonstrate that improvements recommended to serve future traffic are still suitable for the residential filing. As such, this letter includes information on:

- Site Plan for Karl's Farm Residential Filing No. I
- Trip Generation Comparison

Site Plan Comparison

The proposed development in Filing No. I includes Planning Areas (PAs) A and B from the Karl's Farm Planned Development (PD). In the master TIS, these PAs were assumed to include residential land uses, specifically townhouses, duplexes, and 'Cityscape' single-family units, and a 1.5-acre public park. The mix of residential units assumed in the master TIS was as follows:

- 231 Townhouse/Duplex dwelling units (DU)
- 122 Cityscape DU

The proposed site plan for Filing No. I shows similar land uses in PA-A and PA-B. Notably, Filing No. I proposes fewer total dwelling units than the master TIS, but it also includes the I.5-acre public park. The mix of residential units proposed in Filing No. I is as follows:

- 104 Townhouse DU
- 92 Duplex DU
- 86 Cityscape DU

As shown, Filing No. I proposes 35 fewer townhouse/duplex DU and 36 fewer Cityscape DU compared to the master TIS.

Trip Generation Comparison

As a result of the reduced density of residential land uses proposed in Filing No. I, vehicle-trips generated by the site are also expected to be reduced compared to the master TIS. **Table I** on the following page displays a comparison of trip generation characteristics between the master TIS and Filing No. I.

Table I. Trip Generation Comparison

Landline	ITE	Size	Daily	AM	Peak H	lour	PM	Peak H	lour
Land Use	Code	3126	Trips	In	Out	Total	ln	Out	Total
MASTER TIS	_								
Public Park	411	I.5 AC	90	0	0	0	14	8	22
Single-Family Residential (Cityscape)	210	122 DU	1,250	23	69	92	77	45	122
Townhouses/Duplexes	220	231 DU	1,785	24	82	106	78	46	124
Master TIS Total			3,125	47	151	290	169	99	268
FILING NO. I					-	-	-	-	
Public Park	411	1.5 AC	90	0	0	0	14	8	22
Single-Family Residential (Cityscape)	210	86 DU	905	17	49	66	55	33	88
Townhouses/Duplexes	220	196 DU	1,525	21	69	90	68	40	108
Filing No. I Total			2,520	38	118	156	137	81	218
Difference			- 605	- 9	- 33	- 42	- 32	- 18	- 50

As shown, the development proposed in Filing No. I will generate significantly fewer trips than what was assumed in the master TIS. Specifically, the proposed development in PA-A and PA-B will generate about 605 fewer daily trips, about 45 fewer AM peak hour trips, and 50 fewer PM peak hour trips.

Because the total traffic generated by the development proposed in Filing No. I will be less than what was expected in the Master TIS, no additional roadway improvements will be required to accommodate traffic generated by Karl's Farm.

Summary and Conclusions

The development proposed in Karl's Farm Filing No. I consists of residential dwelling units and a public park in PA-A and PA-B of the Karl's Farm Planned Development. Compared the master TIS completed for the Karl's Farm PD, Filing No. I is expected to consist of 7I fewer dwelling units. As a result, the land uses in PA-A and PA-B will generate about 605 fewer daily vehicle trips than initially anticipated in the master TIS. Because of this, no additional roadway improvements will be required beyond what has been committed in the master TIS.

Should you have any questions regarding this letter, please contact us.

Sincerely,

FELSBURG HOLT & ULLEVIG

Christopher J. Fasching, PE, PTOE

Principal

Ryan K. Saline, El

Transportation Engineer



ATTACHMENT L

12071 Tejon Street, Suite 470 Westminster, CO 80234 303.421.4224

www.innovativelandinc.com



Utility Report Supplemental

Karl's Farm Filing No. 1 Residential City of Northglenn, Colorado

Project No. 1002-86

Submittal: September 27, 2019

> 2nd: November 27, 2019

Prepared For:

Richmond American Homes, Inc. 4350 S Monaco St. Denver, CO 80237 (970) 970-3841

Prepared By:

Innovative Land Consultants, Inc. 12071 Tejon Street, Suite 470 Westminster, CO 80234 (303) 421-4224



November 27, 2019

Kent Kisselman, PE, Director of Public Works City of Northglenn 11701 Community Center Drive Northglenn, CO 80233

Re: Karl's Farm Residential

Supplemental Utility Letter

Dear Mr. Kent Kisselman:

On behalf of Richmond American Homes, please accept this utility letter supplemental to the Karl's Farm master utility reports. The subject property, Karl's Farm Filing No. 1, is located within the Karl's Farm master planned community and includes residential Planning Areas A and B, as indicated in the Karl's Farm PUD/PDP. Two master utility reports exist for Karl's Farm. The proposed residential development is in conformance with the Master Water Report, prepared by Innovative Land Consultants, Inc., and dated January 24, 2019. The other master utility report for the project is the Sanitary Sewer Design Report, prepared by Kennedy/Jenks Consultants, and dated December 3, 2018. Master utilities will be constructed with the Karl's Farm Filing No. 1 District Infrastructure Construction Plans (CDs), prepared by Innovative Land Consultants, Inc., dated August 2, 2019, and currently under review with the City of Northglenn.

Site Location:

The site is bordered by East 122nd Avenue and Karl's Farm Planning Area C to the south, Race Street to the east, Brantner Gulch and Eastlake Reservoir #1 on the north, and Irma Drive to the west. Immediately adjacent to the site are existing residential developments to the east, west, and south. The project consists of 86 single family residential (SFR) homes, 92 single-family paired homes units, and 104 townhome units. The Karl's Farm master plan projected a maximum unit count of 122 and 231 for Planning Areas A and B, respectively. The proposed unit count for Filing No. 1 is within the maximum unit count with 85 for Planning Area A and 197 for Planning Area B. The reduction in dwelling units from the maximum amount within the master plan results in decreased water demands.

Proposed Water System:

Per the Master Water Report, the proposed site lies within the Low Pressure Zone in Northglenn. The Low Pressure Zone has operating Hydraulic Grade Lines (HGLs) from 5,493 (minimum) to 5,512 (maximum), NAVD88. Waterline stubs are provided for the proposed development along East 123rd Avenue and East 122nd Avenue per the Karl's Farm District Infrastructure Construction Plans, prepared by Innovative Land Consultants, Inc., and dated August 2, 2019. Service to the residential units will be provided by 8" water lines looped through the proposed streets and alleys and connecting to the stubs designed in the District Infrastructure CDs. As previously mentioned, the site plan for Karl's Farm Filing No. 1 has a proposed unit count of 85 for Planning Area A and 197 for Planning Area B, which results in decreased average and peak demand compared to the

Master Water Report. Per the request of the City, a hydraulic water model is included in the calculations; the modeling indicates the proposed residential areas are in conformance with the Master Water Report for Karl's Farm Filing No. 1.

<u>Proposed Sanitary Sewer System:</u>

The District Infrastructure Construction Plans also include a sanitary sewer collection system within Street A and Race Street, designed per the Sanitary Sewer Design Report. Planning Areas A and B are tributary to design points AA, AB, BA, and BB which had a cumulative design flow of 0.275 MGD in the master sanitary report Pipe A2. As previously mentioned, the residential unit counts of Karl's Farm Filing No. 1 are less than originally anticipated, however, the population per unit was adjusted using the master sanitary report notes for design point calculations which results in peak daily sanitary sewer flows of 0.289 MGD. The master sanitary report assumed high-density residential for Planning Areas A and B, however only the townhomes proposed in Planning Area B East are considered high-density residential. As shown in the attached sanitary sewer capacity calculations for Karl's Farm residential, the single-family residential and paired homes have a higher population than forecasted in the master sanitary report calculations. The revised peak flow within Pipe A2 remains below 80% of full capacity calculated within the master sanitary report.

Looking further downstream, Pipe A2 flows to Pipe OUT in the master sanitary report with a cumulative design flow of 0.546 MGD. The Multi-family Residential south of the site have submitted the Utility Conformance Letter dated October 31, 2019 by Kimley-Horn and Associates, Inc. The calculations from the Utility Conformance Letter has been added to the Pipe OUT. The revised Pipe OUT cumulative design flow is 0.627 MGD which remains below 80% of full capacity calculated within the master sanitary report. Pipes A2 and OUT, per the Sanitary Sewer Design Report, convey the design flows from the proposed development and have capacity as designed in the District Infrastructure Construction Plans. Updated sanitary flow calculations, as well as a comparison of the total flows in Pipes A2 and OUT are provided for reference.

The Karl's Farm Filing No. 1 water and sanitary sewer utilities are in conformance with the standards set forth by the City of Northglenn, and District Infrastructure Construction Plans.

We appreciate your time and attention to this supplemental utility report on behalf of Richmond American Homes. Please let us know if you have any questions.

Respectfully,

Tess Rae Hogan, PE

President

Anna Sparks, PE, CFM Project Manager

VICINITY MAP



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 19, EASTLAKE SUBDIVISION, A PARCEL OF LAND BEING A PORTION OF LOT 19, EASTLAKE SUBDIVISION, AS RECORDED UNDER FILE 1, MAP 30 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, LYING WITHIN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH QUARTER CORNER AND AT THE SOUTHEAST CORNER BY A 3-1/4" ALLIMINUM CAP STAMPED "CDOT 1991 PLS 11434" IN A MONUMENT BOX, ASSUMED TO BEAR NORTH 89"5449" EAST, A DISTANCE OF 263911 FEET

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35:

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, NORTH 00°29'05" A DISTANCE OF 90.00 FEET TO THE NORTHEARLY RIGHT-OF-WAY OF EAST 120TH AVENUE AS DESCRIBED IN DEED RECORDED IN BOOK 2023 AT PAGE 531 IN SAID RECORDS AND THE **POINT OF BEGINNING.**

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 19 AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, NORTH 00°29'05" WEST, A DISTANCE OF 2555,16 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 35:

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY AND THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35. NORTH 00°29'05" WEST, A DISTANCE OF 55.94 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 19.

THENCE ALONG SAID NORTHERLY BOUNDARY, THE FOLLOWING FIVE (5) COURSES:

- 1. SOUTH 86°38'12" EAST, A DISTANCE OF 178.02 FEET.
- 2. SOUTH 27°37'52" WEST, A DISTANCE OF 125.73 FEET:
- SOUTH 56°19'30" EAST, A DISTANCE OF 718.29 FEET;
- SOUTH 52°06'02" EAST, A DISTANCE OF 499.78 FEET;
- NORTH 80°00'29" EAST, A DISTANCE OF 219.93 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, ALSO BEING THE EASTERLY BOUNDARY OF SAID LOT 19;

THENCE ALONG SAID EASTERLY BOUNDARY AND SAID EAST LINE, SOUTH 00°25'41" EAST, A DISTANCE OF 475.09 FEET TO THE WESTERLY RIGHT-OF-WAY OF RACE STREET AS DESCRIBED IN DEED RECORDED IN BOOK 3436 AT PAGE 607 IN SAID RECORDS:

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

- SOUTH 89°54'49" WEST, A DISTANCE OF 30.00 FEET;
- SOUTH 00°25'41" EAST, A DISTANCE OF 1345.02 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE, AS DESCRIBED IN DEED RECORDED IN BOOK 3436 AT PAGE 608 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE NORTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AS DESCRIBED IN DEED RECORDED IN BOOK 2023 AT PAGE 531 IN SAID RECORDS, SOUTH 89"5449" WEST, A DISTANCE OF 1289,64 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 63.822 ACRES, (2,780,057 SQUARE FEET), MORE OR LESS.

KARL'S FARM

PLANNED DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN

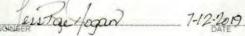
COUNTY OF ADAMS, STATE OF COLORADO

ENGINEER

I, TESS HOGAN, A REGISTERED PROFESSIONAL ENGINEER, DO CERTIFY

THAT THE GRADING, DRAINAGE, AND UTILITY PLANS FOR THE KARL'S

FARM PD WERE PREPARED BY ME OR UNDER MY DIRECT



APPROVAL LIST

PLANNING COMMISSION CHAIRPERSON

DIRECTOR OF PLANNING AND DEVELOPMENT

DIRECTOR OF PUBLIC WORKS AND UTILITIES

MAYOR ANTONIO & Esquilel

CHANNE STAND

CLERK AND RECORDER

THIS PD WAS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY

CLERK AND RECORDER IN THE COUNTY OF ADAMS, STATE OF

THIS 16th DAY OF July 2019 AND ENTERED INTO PLAT

AT PAGE

RECEPTION NUMBER 201900055800

DEPUTY OF THE PROPERTY OF THE

MY COMMISSION EXPIRES INSTRUMENT NO.



PROJECT TEAM APPLICANT

KARL'S FARM INVESTORS, LLC

7400 E ORCHARD RD, #209-S GREENWOOD VILLAGE, CO 80111 DGOLDBERG@MILLERRE.COM

PLANNER & LANDSCAPE ARCHITECT

NORRIS DESIGN

1101 BANNOCK STREET DENVER, CO 80204 DRAEL@NORRIS-DESIGN.COM

CIVIL ENGINEER

INNOVATIVE LAND CONSULTANTS, INC.

12071 TEJON STREET, SUITE 470 WESTMINSTER, CO 80234 TESS@INNOVATIVELANDING.COM

TRAFFIC ENGINEER

DATE

4-8-2019

4-8-2019

FELSBURG, HOLT, & ULLEVIG

6300 S. SYRACUSE WAY, #600 CENTENNIAL, CO 80111 CHRIS.FASCHING@FHUENG.COM

LIFT STATION ENGINEER

KENNEDY/JENKS CONSULTANTS

143 UNION BOULEVARD, SUITE 600 LAKEWOOD, CO 80228 GREGSEKERA@KENNEDYJENKS.COM

LAND USE ATTORNEY

BROWNSTEIN HYATT FARBER SCHRECK 410 SEVENTEENTH STREET, SUITE 2200

DENVER, CO 80202 CWHITE@BHFS.COM

OVER SHEET PRELIMINARY PD

KARĽS FARM NORTHGLENN, CO

OF

NORRIS DESIGN
Kennedy/Jenks

Brownstein Hyatt Farber Schreck









COVER SHEET	1
OWNERSHIP SHEET	2
PD PLAN	3
CONNECTIVITY PLAN	4
LANDSCAPE PLAN	.5.6
PLANT SCHEDULE	7
UTILITY PLAN	
PUBLIC IMPROVEMENT PLAN	10
PD STANDARDS11	-29

KARL'S FARM

PLANNED DEVELOPMENT -PRELIMINARY DEVELOPMENT PLAN

COUNTY OF ADAMS, STATE OF COLORADO

OWNER

WITHESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 5/23/2023

By Rosen Susither

WITNESS MY HAND AND OFFICIAL SEAL NOTATY PUBLISH

MY COMMISSION EXPIRES 5/23/2025

BY Danier PassineR

VITNESS MYTHAND AND OFFICIAL SEAL.

OWNER

KAREN SWAITHES

CERTIFICATES

BY Koven Swatter

Motor POBLIC

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 5/83/9003

BY Some Propriet
WITNESS MY, HAND AND OFFICIAL SEAL,
MILL WASTAN PUBLIC
NOTATY PUBLIC

MY COMMISSION EXPIRES 5 22 2003

BY Deanna Durland

MY COMMISSION EXPIRES \$22/2003

MY HAND IND OFFICIAL SEAL,

KAREN SWA

PARTNERSHIP, HEREBY AFFIRM THAT LAM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS KARL'S FARM, ACKNOWLEDGED BEFORE ME THIS IS TO DAY OF JOLY

SHAREN PODZIMEK,
ON BEHALF OF HINKHOUSE FAMILY LIMITED PARTNERSHIP
NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY
NUMBER ONE LLP, A COLORADO LIMITED LIABILITY

PARTNERSHIP, HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS KARLS FARM. ACKNOWLEDGED BEFORE ME THIS IS DAY OF DOWN

DEANNA DURLAI
ON BEHALL OF HINKHOUSE FAMILY LIMITED PARTHERSHIP
NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY
PARTHERSHIP, HEREBY AFFIRM THAT I AM THE OWNER OF THE
PROPERTY DESCRIBED HEREBY, KNOWN AS KARL'S FARM.
ACKNOWLEDGED BEFORE ME THIS IS ME DAY OF 3.214

ON BEHALF OF HINKHOUSE FAMILY LIMITED PARTHERSHIP NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY PARTHERSHIP, HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS KARLS FARM. ACKNOWLEDGED BEFORE ME THIS IS TO DAY OF DAY PAMELA DRAKE. HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS KARL'S FARM. ACKNOWLEDGED BEFORE ME THIS 54 DAY OF JULY WITNESS MY HAND AND OFFICIAL SEAL, NYLE STEPHEN WRIGHT NOTARY FUELIC STATE OF COLORADO MY COMMISSION EXPIRES 5/23/2023 HERBY AFFIRM THAT I AM THE OWNER OF THE PROPERT DESCRIBED HEREIN, KNOWN AS KARL'S FARM. DEANNA DURLAND HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERT DESCRIBED HEREIN, KNOWN AS KARL'S FARM, KAREN SWAITHES. ACKNOWLEDGED BEFORE ME THIS 15th DAY OF JULY ACKNOWLEDGED BEFORE ME THIS 16th DAY OF 504 WITNESS MY HAND AND OFFICIAL SEAL, NYLE STEPHEN WRIGHT NOTARY PUBLIC STATE OF COLORADO MY COMMISSION EXPIRES 5/23/2003 OWNER KAREN SWAITHE ON BEHALF OF KARL'S FARM DAIRY STORE, LLLP, A COLORADO LIMITED LIABILITY, HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREBY, KNOWN, AS KARL'S FARM ACKNOWLEDGED BEFORE ME THIS 15 TO DAY OF D SHAREN POE HEREBY AFFIRM THAD AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS KARUS FARM. SHAREN PODZIMEK. ACKNOWLEDGED BEFORE ME THIS 15th DAY OF JULY BY Rosen Susulles WITNESS MY HANDAND OFFICIAL SEAL. MY COMMISSION EXPIRES 5/03/2002 MY COMMISSION EXPIRES 5/23/2023

NORTHGLENN, CO

SHEET PRELIMINARY PD OWNERSHIP

1111 NORRIS DESIGN

PORTIONS OF LOT 19, EASTLAKE SUBDIVISION, I SOUTH, RANGE 68 WEST OF THE CITY OF NORTHGLENN, COUNTY OF ADAMS.

Kennedy/Jenks

Brownstein Hvatt Farber Schreck



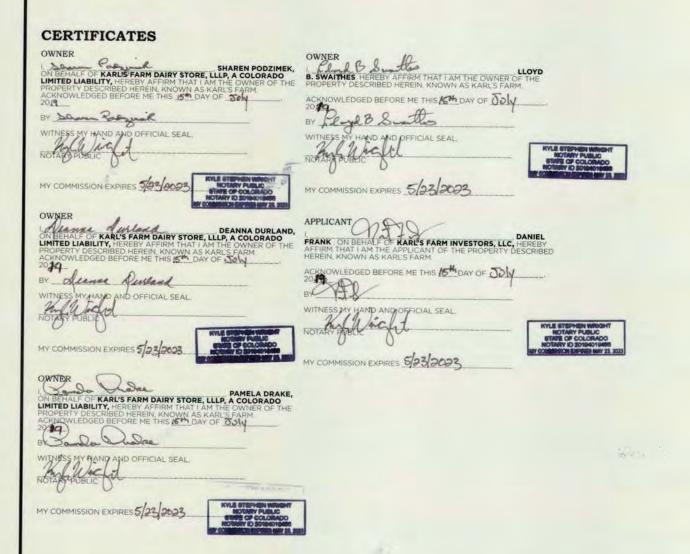




KARL'S FARM

PLANNED DEVELOPMENT -PRELIMINARY DEVELOPMENT

COUNTY OF ADAMS, STATE OF COLORADO





SHEET PRELIMINARY PD OWNERSHIP

1)1) **NORRIS DESIGN**

PORTIONS OF LOT 19, I TOWNSHIP 1 SOUTH, CITY OF NORTHELE

Kennedy/Jenks

Brownstein Hyatt Farber Schreck







EST OF

Kennedy/Jenks
Consultants

Brownstein Hyatt Farber Schreck









LEGEND

EASEMENT LINE
PROPERTY BOUNDARY
POTENTIAL DETENTION
POTENTIAL PRIMARY COMMUNITY
MONUMENT LOCATION
POTENTIAL SECONDARY COMMUNITY
MONUMENT LOCATION
POTENTIAL PRIMARY COMMERCIAL
MONUMENT LOCATION
POTENTIAL SECONDARY COMMERCIAL
MONUMENT LOCATION
POTENTIAL SECONDARY COMMERCIAL
MONUMENT LOCATION

LAND USE TABLES

Lat / Outlat	Planning Area	USE	AC.	RANGE.	MIN UNITS (DLO	MAX UNITS.	MAX FAE
Duffet 4	h.	RESIDENTIAL/ DETENTION	302	71012	77	122	
Dutlot 4	8	RESIDENTIAL	15.4	B to 15	754	231	-
Outlot 3-8 Lot 1 Black 1	E .	MIXED USE	14.9	20 to 30	298	447	1.0
Outlot 2	D	COMMERCIAL	7.6	-			1.0
Outlot 1	E	COMMERCIAL	0.7		4	- 2	10
		SUB-TOTALS:	48.8		523	800	

REFER TO THE PLAT FOR SPECIFIC LOT/OUTLOT LOCTIONS
TO DENSITY IS BASED ON GROSS ACREAGE, NET DENSITY MAY BE HIGHER.

Lat / Outlat	Planning Area	USE	-84
Outlot 4		PARK	1.15
Cutlot 4	2	OPEN SPACE	103
Outlot 3 & Tract A	3	OPEN SPACE	-0.
Outlot !	4	OPEN SPACE	0.
Outli6t 2	5.	OPEN SPACE	.03
		SUB-TOTALS:	37

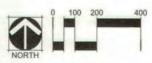
NOTES

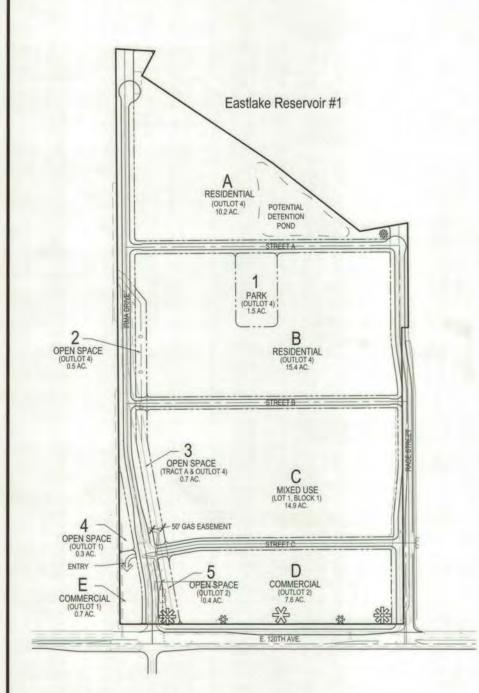
 OPEN SPACE ACREAGE DOES NOT INCLUDE AREA THAT MAY BE LOCATED WITHIN PLANNING AREAS. THESE AREAS WILL BE FURTHER DEFINED AT TIME OF FINAL PD.

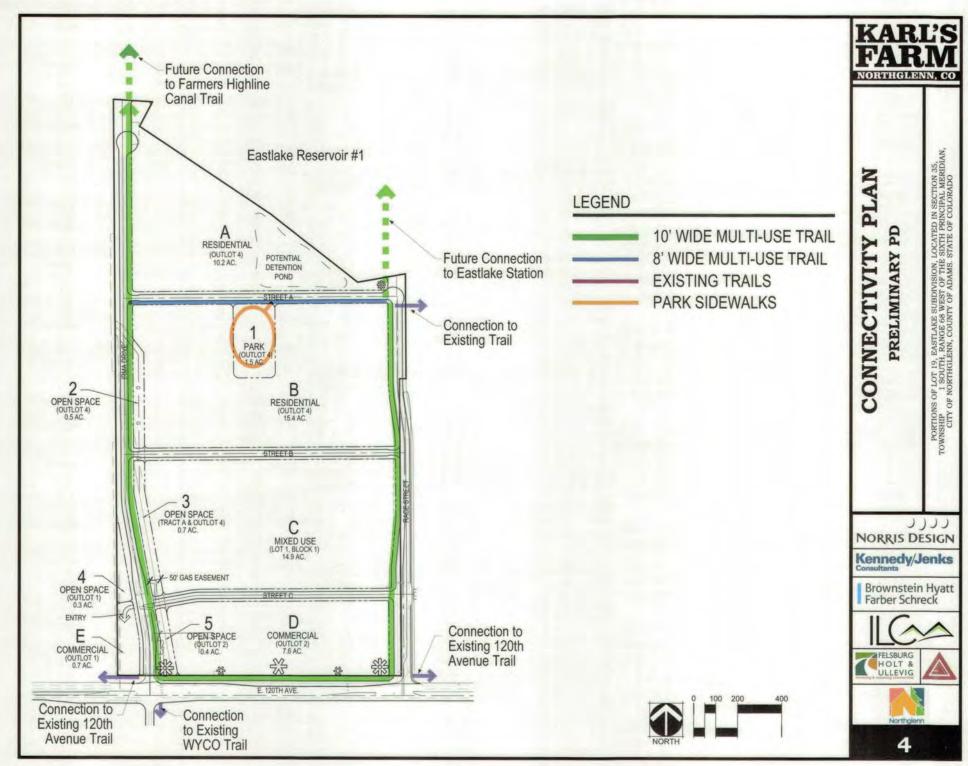
2. UTILITY MAINTENANCE STATEMENT:

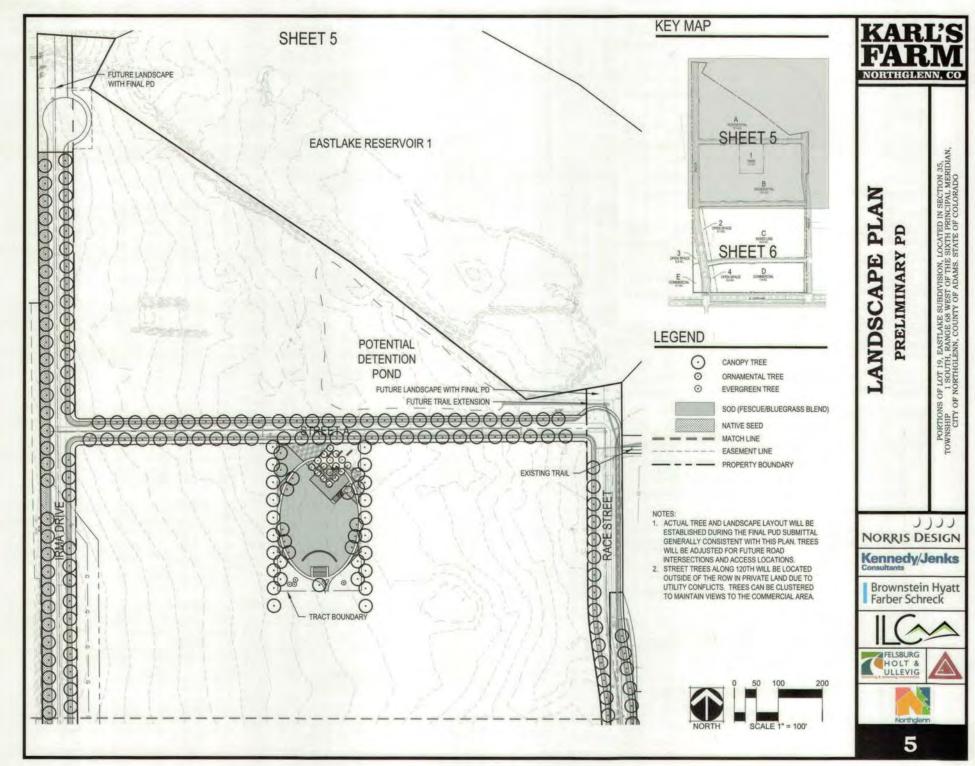
ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE CITY OF NORTH-HIGLENN PUBLIC WORKS DEPARTMENT, ALL PUBLIC WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS, CITY IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER, STORM AND SANITARY SEWER FACILITIES, CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

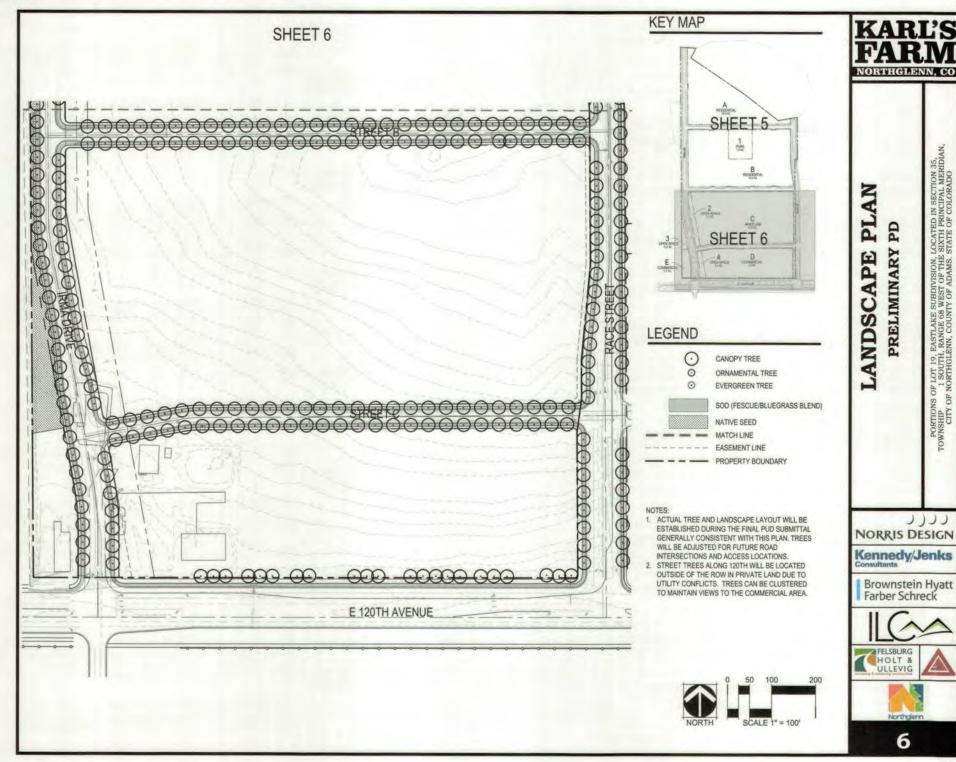
3. A LIMIT ON THE CERTIFICATES OF OCCUPANCY WILL BE IN PLACE UNTIL A NEW LIFT STATION IS CONSTRUCTED. THIS LIMIT WILL BE 174 HIGH DENSITY SINGLE FAMILY UNITS (8 OR MORE UNITS/ACRE), 16 MEDIUM DENSITY SINGLE FAMILY UNITS (5 OR LESS UNITS/ACRE), OR 262 MIXED USE UNITS. THIS LIMIT WILL AUTOMATICALLY BE LIFTED ONCE THE NEW LIFT STATION FACILITY IS IN OPERATION.











OTV	SYM.	COMMON NAME	POTANICAL NAME	CITE & COND	OTV	CVAL	COMMON MANE	DOTANICAL NAME	0175 0 000
WII.	STIVI.	COMMON NAME	BOTANICAL NAME	SIZE & COND	QIY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & CON
DECIDU	OUS CAN	OPY TREES			DECIDU	JOUS SHR	UBS 2-5' SPREAD		
	BLM	BLACK MAPLE	ACER NIGRUM	2" CAL B&B	2000	ARO	BLACK CHOKEBERRY	ARONIA MELANOCARPA	#5 CONT.
	BOA	BUR OAK	QUERCUS MACROCARPA	2" CAL. B&B		BUD	BLUE CHIP BUTTERFLY BUSH	BUDDLEIA 'BLUE CHIP'	#5 CONT.
	CAT	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL B&B		DCM	CAROL MACKIE DAPHNE	D. X BURKWOODI 'CAROL MACKIE'	#5 CONT.
	COA	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2" CAL B&B		RSA	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	#5 CONT.
	COM	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL. B&B		RSE	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	#5 CONT
	EAL	ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA	2" CAL. B&B					
	EAM	AMERICAN ELM	ULMUS AMERICANA	2" CAL. B&B	DECIDU	JOUS SHR	UBS [5-7' SPREAD		
	EOA	ENGLISH OAK	QUERCUS ROBUR	2" CAL. B&B		ANH	HYDREANGEA, ANNABELLE	H. ARBORESCENS 'ANNABELLE'	#5 CONT.
	EPN	PIONEER ELM	ULMUS GLABRA X CARPINIFOLIA	2" CAL. B&B		ARH	HONEYSUCKLE, ARNOLD RED	L TATARICA 'ARNOLD RED'	#5 CONT.
	ESL	SLIPPERY ELM	ULMUS RUBRA	2" CAL. B&B		BMS	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS	#5 CONT.
	ESO	SIBERIAN ELM	UMUS PUMILA	2" CAL. B&B		BPU	BUTTERFLY BUSH	BUDDLEIA DACIDII	#5 CONT.
	GIN	GINKO (MALE)	GINKO BILOBA	2" CAL. B&B		LEA	LEADPLANT	AMORPHA CANESCENS	#5 CONT.
	GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2" CAL. B&B		MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
	KCT	KENTUCKY COFFEE TREE	GYMNICLADUS DIOICUS	2" CAL. B&B		PBS	PAWNEE BUTTES SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.
	LAM	AMERICAN LINDEN	TILIA AMERICANA	Z" CAL. B&B		SJW	JAPANESE SPIREA	S. ALBIFLORA	#2 CONT.
	III	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL. B&B		SNO	MOUNTAIN SNOWBERRY	SYMPHORICARPOS OREOPHILUS	#5 CONT.
	LRO	REDMOND LINDEN	TILIA X EUCHOLORA	2" CAL. B&B					
	MSS	STATE STREET MAPLE	ACER MIYABEI	2" CAL. B&B	DECIDU	JOUS SHR	UBS 7-9' SPREAD		
	OHM	OHIO BUCKEYE	AESCULUS GLABRA	2" CAL B&B		AAS	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.
	PDO	JAPANESE PAGODATREE	STYPHNOLOBIUM JAPONICA	2" CAL. B&B		CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	
	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS	2" CAL. B&B		MBE	BETTY MAGNOLIA	M. X'BETTY'	#10 CONT.
	SKY	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS	2" CAL. B&B		MOG	MOCK ORANGE DOGWOOD	PHILADELPHIUS CORONARIUS	#5 CONT.
	STM	STREETSIDE MAPLE	ACER CAMPESTRE	2" CAL. B&B		SNO	SNOWBALL	VIBURNUM OPULUS 'ROSEUM'	#5 CONT.
	STR	STREET KEEPER HONEYLOCUS	GLEDITSIA TRIACANTHOS INERMIS	2" CAL B&B		VAJ	VIBURNUM, AUTUMN JAZZ	V. DENTATUM 'RALPH SENIOR'	#5 CONT.
	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL B&B		VAN	BRIDAL WREATH SPIREA	SPIRAEA x VANHOUTTEI	#5 CONT.
	SZL	ZELKOVA SERRATA	VILLAGE GREEN ZELKOV	2" CAL. B&B					
	TRF	TURKISH FILBERT	CORYLUS COLURNA	2" CAL. B&B	ORNAM	ENTAL GE	The state of the s		
	TRM	TRIDENT MAPLE	ACER BUERGERUM	2" CAL B&B		ARG	AVALANCHE REED GRASS	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	#1 CONT.
	TUL	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL. B&B		BAG	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.
						BOG	SAPPHIRE BLUE BLUEOAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE BLUE'	#1 CONT.
EVERGR	REEN TRE					FRG	FEATHER REED GRASS, KARL FOERSTER	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	
	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT		HFG	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
	BOP	BOSNIAN PINE	PINUS HELDREICHII VAR, LEUCODERMIS	6' HT		LBS	PRAIRIE BLUES LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	#1 CONT.
	CBP	BLUE SPRUCE	PICEA PUNGENS GLAUCA PROSTRATA	6' HT	-				
	PVP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID	6' HT	PEREN	-	A LEBOUR / GOLG	Tank burners	
	SBB	BABY BLUE EYES SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'	6' HT		AGV	PARRY'S AGAVE	AGAVE PARRYI	#1 CONT.
ODMANIE	-	FFO				ANE	HONORINE JOBERT ANEMONE	ANEMONE X HYBRIDA 'HONORINE JOBERT'	#1 CONT.
UKNAME	ENTAL TRI					CAT	WALKER'S LOW CATMINT	NEPETA x FAASSENII	
	ABS	AUTUMN BRILLIANCE SERVICE	AMELANCHIER x GRANDIFLORA	1.5" CAL. B&B		GAL	BLANKET FLOWER	GAILLARDIA ARISTATA	#1 CONT.
		CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL. B&B		LAV	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	#1 CONT.
	MAL	JAPANESE TREE LILAC	SYRINGA RETICULATA	CONTROL POR		SHY	CORONADO HYSSOP	AGASTACHE 'PSTESSENE'	#1 CONT.
		SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1.5" CAL. B&B		SUF	SULFUR FLOWER	ERIOGONUM UMBELLATUM	#1 CONT.
	TCH	THORNLESS COCKSPUR HAWT	CRATAEGUS CRUS-GALLI VAR, INERMIS	1.5" CAL. B&B		TYM	WOOLLY THYME SWEET WOODRUFF	THYMUS PSEUDOLANUGINOSUS GALIUM ODORATUM	#1 CONT.
EVERGR	EEN SHR	UBS				MOI	OHEE! WOODROFF	GALIOTI GUOTA I UNI	#1 CONT.
	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'MONNA'						
	GMJ	GREEN MOUND JUNIPER	JUNIPERUS PROCUMBENS 'GREEN MOUNE	#5 CONT.					
	KIK	KINNIKINNICK	ARCTOSTAPHYLOS UVA-URSI	#5 CONT.					
	YBE	ADAMS NEEDLE	Y. FILAMENTOSA	#5 CONT.					

DECIDUOUS SHRUBS | 2-5' SPREAD

BUD

DCM

RSA

RSE

BLACK CHOKEBERRY

RUSSIAN SAGE

CAROL MACKIE DAPHNE

REGENT SERVICEBERRY

BLUE CHIP BUTTERFLY BUSH

ARONIA MELANOCARPA

D. X BURKWOODI 'CAROL MACKIE'

AMELANCHIER ALNIFOLIA 'REGENT'

PEROVSKIA ARTIPLICIFOLIA

BUDDLEIA BLUE CHIP



PLANT SCHEDULE PRELIMINARY PD

PORTIONS OF LOT 19, EASTLAKE SUBDIVISION, LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS. STATE OF COLORADO

NORRIS DESIGN

Kennedy/Jenks

Brownstein Hyatt Farber Schreck









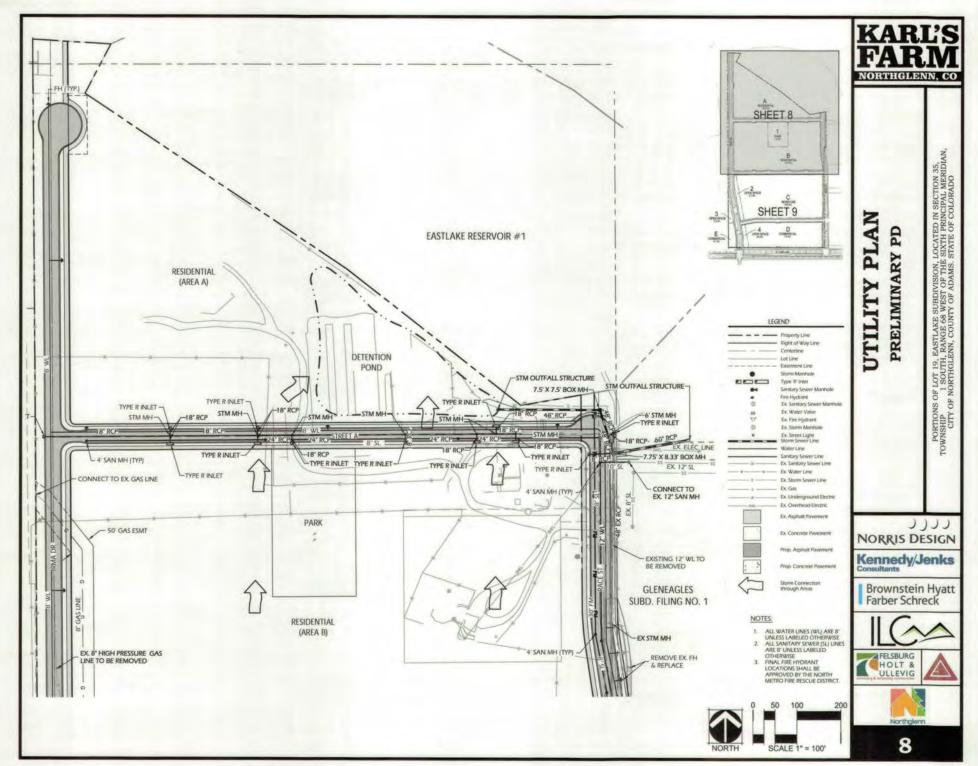
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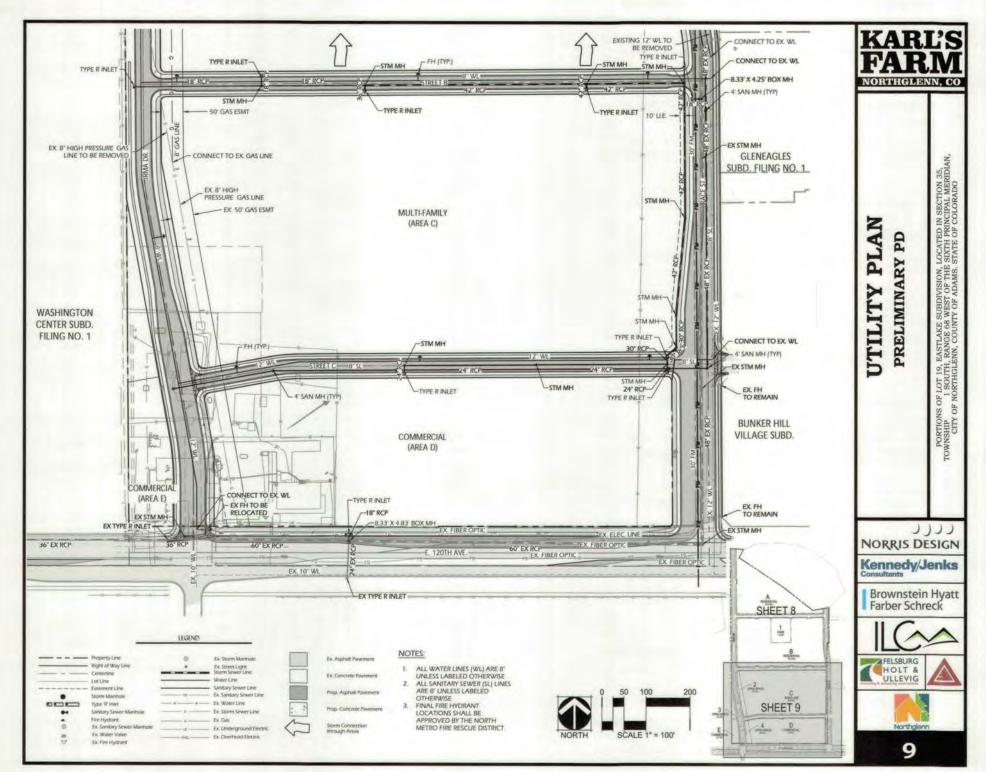
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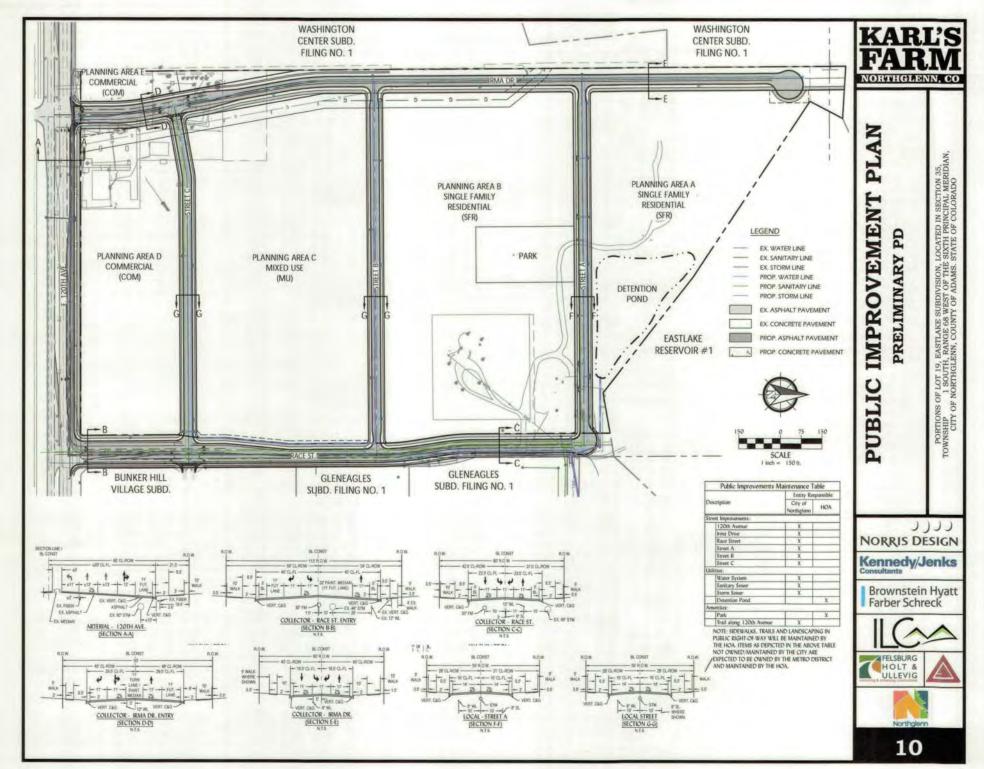
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INTRODUCTION

Karl's Farm is a 63.8-acre master planned community in Northglenn, Colorado located north of 120th Avenue, between Irma Drive and Race Street occupying land formerly used as a local dairy farm. The Planned Development standards, contained herein, ensure that the Karl's Farm community develops in a cohesive manner that results in a high-quality place where city residents can choose to live in a home that suits their lifestyle, within an active commute to employment and recreational opportunities. The development will provide approximately 523 to 800 homes, with 3.4 acres of parks and open space, and 8.3 acres of commercial space.

The Property is currently zoned primarily A-1 with small portions zoned C-4 and PD, which does not allow for development of an integrated mixed-use development. Given the Property's location in proximity to the planned RTD station and that it is the last substantial undeveloped land in the City, it is important that the Property is developed holistically to maximize the usable space and put each portion of the Property to its best use. This cannot be accomplished through piecemeal rezonings. A rezoning to PD will provide the flexibility to create an innovative development with compatible adjacent uses, which is what the Preliminary PD is intended to accomplish. Finally, the Comprehensive Plan and the Karl's Farm Master Plan anticipate these uses.

The community provides a diversity of housing types, including small-lot single-family detached homes, single-family attached duplexes and townhomes, and multi-family units. Residential uses transition north to south from lower to higher densities. For the first time in Northglenn, single-family homes will be alley-loaded, facing green courts or tree-lined streets, facilitating walking and biking. Multi-family dwellings are provided

within a mixed-use area that could include a hotel or assisted-living facility.

Additional commercial uses are concentrated at the southern end of the property, along 120th Avenue. A 1.5-acre park provides a centrally-located, community-gathering space with such features as a plaza, playground, open lawn area, and seating, amid various retaining structures and vegetation that frame passive and active recreational opportunities.

The circulation network is intended to provide safe and convenient connections for pedestrians, bicyclists, and motorists. The community extends Irma Drive and Race Street to the north and utilizes an orthogonal grid that maximizes connectivity. Homes face east/west to capitalize on solar access. The Preliminary PD incorporates a well laid out road network that will direct traffic to multiple intersections with Irma Drive and Race Street so as to not overload any particular access point into or out of the project. Sidewalks uninterrupted by driveways facilitate the walkability and bikeability of Karl's Farm, while a trail connection through the site provides off-street mobility. Further, proximity to the RTD station will encourage many residents to access public transportation in lieu of long-distance vehicular travel.

This development also achieves many of the City's Goals for Karl's Farm, including:

- Develop the last significant vacant property available in the City
- · Incorporate a diverse set of residential uses
- Bring new commercial retail users to the City, which will expand the City's tax base and provide new jobs
- Locate commercial services next to residences to help drive demand for brick and mortar destinations

- Attract employees and employers looking to relocate to Northglenn
- · Provide a central park for recreational uses
- Reduce the necessity of long-distance travel through the City by mixing housing and employment opportunities near the light rail station
- · Encourage usage of public transportation
- Leverage RTD's investment in the new station by increasing the number of potential riders in the vicinity
- Incorporate the site's agricultural history into the community's branding and theming

SUMMARY DEVELOPMENT CHART

The property will be divided into Planning Areas A-E (consisting of 48.8 acres total), each with its own prescribed zoning categories, and Planning Areas 1-5 (consisting of 3.4 acres total), which are reserved for parks and open space. The following chart provides a summary of each Planning Area.

Planning Area	Allowed Zoning Categories	Acreage	Min Density	Max Density	Max Units	Max
A	SFD, SFA	10.2	7	12	122	+
В	SFD, SFA	15.4	8	15	231	
C	MU	14.9	20	30(1)	447(1)	1.0(2)
D	C	7.6			*	1.0
E	C	0.7				1.0
1	POS	1.5		- 4	*	-
2	POS	0.5	-	-	+	-
3	POS	0.7	4	3:	4.1	
4	POS	0.3	4	+.		
5	POS	0.4		4	4	- 2
	R.O.W.	11.6				

(1) DENSITY IS BASED ON GROSS ACREAGE. NET DENSITY MAY BE HIGHER
(2) NON-RESIDENTIAL USES



D STANDARDS PRELIMINARY PD

A comment	1111
NORRIS	DESIGN
1401/1/13	DESIGNA

Kennedy/Jenks













ZONING CATEGORIES AND INTENTS

Karl's Farm customizes zoning in response to the unique nature of the property overall and the individual planning areas. This allows a greater degree of flexibility that will result in a more cohesive community than what could be accomplished under traditional zoning. The community incorporates four zoning categories as described below.

Residential

Single Family Detached (SFD) - Intended to allow for free standing structures where each structure is a single dwelling unit. A variety of different lot sizes and housing forms are appropriate depending on their location within the community and relationship to adjacent areas. Allowed in Planning Areas A and B.

Single Family Attached (SFA) - Intended to allow for individual dwelling units attached by one or more party walls, with the habitable spaces of different dwelling units arranged in a side-by-side or stacked configuration and intended for either sale or rent. A maximum of 8 units may be attached in a row. Allowed in Planning Areas A and B.

Drainage / Detention - If off-site drainage cannot be accommodated, then a detention pond and associated open space may be allowed in Planning Area A.

- Mixed Use (MU) Intended to allow for a compatible mix of commercial uses and/or multifamily dwelling units, defined as one or more buildings on a site designated for occupancy by two or more family groups living independently of each other and intended for either sale or rent. Uses can be either vertically or horizontally integrated within a well-connected street grid. Uses catering to automobiles, such as drivethroughs, are limited to foster a pedestrian environment and encourage the use of public transportation. The higher density and pedestrian orientation of this zone promote the public health, safety and welfare by encouraging fitness through walking and minimizing the environmental impacts associated with less-compact, automobile-oriented development, Allowed in Planning Area C.
- Commercial (C) Intended to provide a mix of general commercial and service uses, including, but not limited to, retail, office, personal services, restaurants, institutional, or civic uses, either vertically or horizontally integrated within a well-connected street grid. Allowed in Planning Areas D and E.
- Parks and Open Space (POS) Intended to provide an interconnected greenway system throughout the community and to provide lands for recreation, conservation, and education benefits. Parks are intended to be more manicured, programmed spaces with a variety of passive and active recreational amenities and a balance of hardscapes areas and decorative landscaping, whereas open space areas are intended to include more natural landscaping with native plants and opportunities for passive recreation. Allowed in Planning Areas 1 through 4.

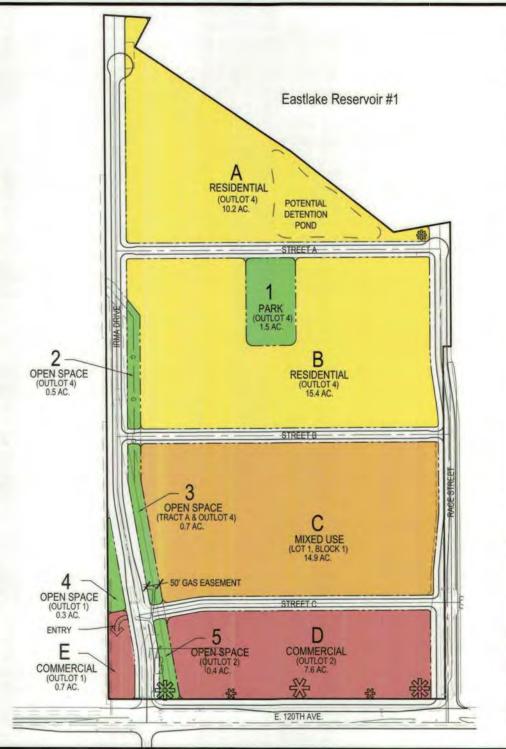




TABLE OF ALLOWED USES

The Preliminary PD allows for a wide variety of uses within the property in a layout that facilitates development of a mixed-use community and provides amenities to the residents and patrons of the area. The following Table of Allowed Uses lists the uses

allowed in each zoning category. The Northglenn Unified Development Ordinance defines these uses.

Uses allowed with a special use permit shall follow the Special Use Permit Procedure defined in the Unified Development Ordinance.

The consideration of any use not included in this table shall follow the procedure for the Classification of New and Unlisted Uses per the Unified Development Ordinance.

KARL'S FARM NORTHGLENN, CO

D STANDARDS PRELIMINARY PD

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	RES	MU	C	POS
RESIDENTIAL				
Household Living				
Dwelling, Duplex	R		-	. 2
Dwelling, Live / Work		R	500	-
Dwelling, Multifamily		R	S ⁽²⁾	-
Dwelling, Single-Family Attached	R		-	
Dwelling, Single-Family Detached	R	-	-	. +
Group Living				
Assisted Living Facility	S	R	-	В

Community and Cultural Facilities				
Community Center	S	R	R	7
Daycare	S	R	R.	
Emergency or Community Operations Facility	R	R	R	R
Park and Open Space, Active	R	R	R	R
Park and Open Space, Passive	R	R	R	R
Educational Facilities				
School, Public or Private	R	R	R	-
School, Vocational or Trade	4	S	R	- 4
Healthcare Facilities				
Hospital		-	R	
Medical or Dental Clinic		R	R	

ACCESSORY USES				
Accessory Dwelling Unit	A	A	+	+
Drive-Through Facility	-	-	A	1.0
Home Occupation	A	A	-	-
Outdoor Dining	+	A	A	+
Outdoor Sales and Display	-	A	A	-
Outdoor Storage, Accessory	A	A	A	A
Sales of Produce and Plants Raised on Premises	Α	A	A	А

TEMPORARY USES				
Construction Support Activity	R	R	R	R
Farmer's Market or Open Air Market	-	R	R	R
Seasonal Sales	4	R	R	R
Special Event	R	R	R	R

- (1) Live/Work Units are allowed as a special use in the commercial zone.
- (2) A multifamily use is allowed in the Commercial Zone as a special use only if it is vertically integrated into a building with a primary commercial use on the ground floor.

	RES	MU	C	POS
COMMERCIAL USES				
Agricultural and Animal Uses	-			
Agriculture, Urban	A	A	A	A
Community Garden	R	R	-	R
Recreation and Entertainment				
Indoor Recreation Facility		R	R	S
Food and Beverage Services				
Bar, Tavern, or Lounge	-	S	R	13
Catering Establishment	-	S	R	41
Microbrewery, Distillery, or Winery	1 2	S	R	-
Restaurant	-	R	R	+
Office, Business, and Professional Sei	rvices			
Administrative, Professional, and Government Office	4	R	R	-
Financial Institution	+	R	R	+
Research and Development	-	+	R	+
Personal Services				
Laundry Facility, Self-Service	1-1	-	R	+.
Personal Services, General	-	R	R	7
Retail Sales				
Building Materials and Supply Store	-	-	R	-
General Retail	-	R	R	4
Liquor Store		*	R	
Nursery or Garden Supply Store		4	R	
Lodging Facilities				
Bed and Breakfast	-	R	R	+
Hotel / Motel	~	R	R	-
Vehicles and Equipment				
Automotive Fuel Sales	9 1	-	R	
Automotive Repair, Minor	-	-	S	-
INDUSTRIAL USES	200			
Manufacturing and Processing	-			1
Manufacturing, Artisan	3.	S	R	-

ZONING LEGEND

RES = RESIDENTIAL

MU = MIXED USE

C = COMMERCIAL

POS = PARKS AND OPEN SPACE

USE LEGEND

R = ALLOWED BY RIGHT

S = SPECIAL USE PERMIT - = PROHIBITED USE

A = ACCESSORY USE

GENERAL PLANNED DEVELOPMENT STANDARDS

The PD Standards are intended to achieve the Vision for Karl's Farm by promoting innovative, high-quality, sustainable development that integrates a mix of uses, including retail, small-lot homes and recreational amenities, within a multi-modal transportation network. As such, the community will appeal to a broad demographic range ensuring its resiliency toward future socioeconomic trends.

The development standards define the site and architectural requirements for the zoning categories mentioned previously, and also provide guidance for community design and circulation.

APPLICABILITY OF STANDARDS

- A. All regulations not specified in the PD Standards for Karl's Farm shall conform to the requirements for each use or most compatible zoning district as outlined in the City of Northglenn Unified Development Ordinance (UDO).
- B. Should a conflict or deviation from the PD Plan and/or PD Standards arise during the review of subsequent development applications, the Planning Director shall have the ability to administratively approve such deviations, in accordance with the Administrative Adjustment section of the UDO. If the request is denied, it can be appealed in accordance with the Appeal section of the UDO. If the request exceeds the limits of Allowable Administrative Adjustments, a PD Amendment would need to be approved.
- C. Additional documents that may contain regulations regarding the design and development of Karl's Farm include but are not limited to all applicable City of Northglenn codes and standards and International Building Codes, as well as any development agreements and service plans.

 All future site, development, and subdivision plat approval processes will be defined in the Vesting Agreement.

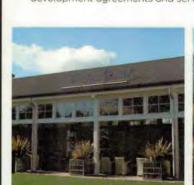
RESIDENTIAL PLANNED DEVELOPMENT STANDARDS

A. GENERAL RESIDENTIAL STANDARDS

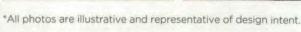
- Diverse residential products are envisioned for Karl's Farm. Different product types not graphically depicted in these standards that meet the intent of the residential zoning categories may be approved by the Planning Director if the lot configuration is within 10% of the density and lot size requirements, as well as the PD Architecture Standards described herein.
- These standards shall apply to additions to existing buildings. The exterior treatment of any building addition shall, to the extent possible, be of the same materials and colors as the existing structure.
- These standards shall apply to any modification to the exterior of existing buildings that requires a building permit.
- 4. Roof mounted mechanical equipment should be avoided, unless adequately screened. If A/C units are located on the ground, then they shall be located on the sides of the home a minimum of 5' from the front and rear planes of the home.
- High quality roof coverings meeting the International Building Code shall be applied.

B. SFD AND SFA SITE STANDARDS

- Different SFD and SFA lot configurations may be mixed within Planning Areas A and B.
- Setbacks and building separations shall be measured from the street right-of-way or property lot line.
- Encroachments of up to 3' maximum are allowed in setback areas for roof overhangs, window wells, minor architectural elements, canopies, shading devices, and stairs.
- 4. Patio covers and decks that require a building permit will be allowed to encroach in the setback per City code. For the rear yards, decks and patio covers may encroach up to 5', with the provision that they are never enclosed and shall not be located in any easements.
- See Community Design PD Standards for landscape requirements within front, side and rear setback areas.
- 6. Parking Requirements
 - · Minimum of two parkings spaces for each unit
 - 1/2 parking space per unit for guests
 - · Guest parking can be accommodated on street
- 7. Accessory Dwelling Units
 - · Must be located in rear or side yards
 - · Can be either attached or detached
 - Floor area not to exceed 40% SF of primary structure
 - · Building heights not to exceed 35' tall
 - Architectural features to match primary structure
 - Utilities can be connected to primary structures facilities









KARL'S FARM

D STANDARDS
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RESIDENTIAL PLANNED DEVELOPMENT STANDARDS (CONTINUED)

C. SFD AND SFA ARCHITECTURAL STANDARDS

 Building Models. In developments with more than 12 SFD dwelling units, four (4) different models with distinct front elevations are required. No two models with the same front elevation or color scheme shall be constructed side by side or directly across the street from one another. "Distinct elevation" shall mean a different roof line, different wall planes, or use of different finish materials.

2. Building Mass.

- a. SFD exterior walls shall be broken by recessed entryways, bay windows, use of more than one finish material, use of architectural details, or such other technique or combinations of techniques so as to prevent the appearance of featureless walls. All SFD homes shall incorporate three (3) or more of the following techniques:
 - Vertical variation between homes (terraces, tower elements, etc.)
 - Outdoor living via covered porches elevated deck, and/or rooftop terraces
 - Porch or deck rail appropriate for architectural style
 - · Use of awnings above windows
 - 50% of the windows and doors differ in location by 2' or more
 - · Vertical/ linear window massing
 - · Use of parapet elements
 - · Low pitched roof massing (4:12 maximum)
 - · Masonry "tower" elements
- b. For SFA, no more than eight (8) units shall be attached in a row. Front elevations shall create visual interest and break up building mass by incorporating wall plane projections and recesses. Differences in the facades shall be achieved with the following techniques:
 - Incorporate reveals or offsets between surface planes to create shadow lines and break up flat surface areas
 - 30% of all units shall have a covered entry and/ or porch
 - Architectural details
- 3. Roof Line. Parapet roofs are allowed and are encouraged to accommodate outdoor living space. Roofs should include a variety of planes, be staggered horizontally, provide variable overhangs, dormer windows, or other architectural devices to provide visual relief. Piping, venting, and other

rooftop penetrations should be painted to match the color of the roof.

4. Exterior Finish Materials. To achieve an overall aesthetic appearance and add economic value for the community, a variety of exterior finish materials are required. All elevations abutting public streets shall include sufficient architectural detail to provide visual interest. In addition, brick, stone, or other approved masonry materials are encouraged on elevations abutting public streets, open space, or greenway trails. Said materials shall wrap around to the adjacent facades a minimum of three (3) feet.

At least four (4) of the following exterior finishing techniques shall be employed:

- A variation of colors, to include rich earth tone colors will be used throughout the development
- For end conditions, paint and materials shall differ — The enhanced elevations shall have continued masonry or narrow lap siding wrapping the side of the units and all enhanced side elevations will have at least 2 windows
- Variation in masonry materials and application (drystack stone, ledge stone, Tivoli stone, running bond brick, stacked brick, etc.), compatible with the architectural style
- Diversity of materials including board and batten, standard lap siding, narrow lap siding, and shake shingle
- Variated siding reveal (8 ½" lap & 5 ¼" lap)
- Nominal decorative architectural elements in keeping with the clean, modern architectural styles
- . 15% glazing to overall front facade
- Glazing in the entry door, as appropriate with the architectural style
- 4. Windows. Windows shall be located on all building elevations and should provide visual interest through the following techniques:
 - · Use of awnings above windows
 - Mullions varied based upon architectural styles
 - · Variation in number and location of windows
 - Glazing in the entry door, as appropriate with the architectural style
- 5. Lighting. The front elevations will utilize photocell can lights above the front entry to provide lighting to the front of the unit. Two carriage lights will be located on each side of the garage in the rear, these lights will also be photocell to ensure lighting at all times when needed.
- 6. Accessory Buildings. SFD garages shall be alley-loaded or front-loaded while SFA garages shall be alley-loaded. Garages shall be finished in the same materials as the principal building and shall use simple contemporary-style garage doors. Other



accessory buildings shall be located to the rear of side of the principal building.



SINGLE FAMILY DETACHED EXAMPLE

*All photos are illustrative and representative of design intent.



PD STANDARDS
PRELIMINARY PD

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FELSBURG HOLT & ULLEVIG



korthglenn

RESIDENTIAL PLANNED DEVELOPMENT STANDARDS

(CONTINUED)

- 7. Masonry Requirements. Brick, stone, or other approved masonry materials shall be applied on at least 30% of SFD homes and 20% of SFA. These percentages apply to front elevations abutting public streets, not including glazing or doors.
- 8. Lot Coverage. The maximum lot coverage for all lots is 60% of the total lot square footage.
- Building Height. The maximum building height for SFD and SFA is 45' tall.

10. Lot Sizes.

REAR LOADED PRODUCT (1)	MIN. LOT FRONTAGE (2)	MIN. LOT AREA
SFD	30 Feet	1,500 S.F.
SFA - Duplexes	25 Feet	1,250 S.F.
SFA - Townhomes	20 Feet	1,000 S.F.

- Rear Loaded Product is a home design having garage doors facing in a direction other than the street on which the home fronts.
- Minimum lot frontage or minimum lot area per unit for Rear Loaded Product may not include an alley or common shared drive. The alley or shared drive may be located in a tract or public access easement.

11. Setbacks.

LOTTYPE	FRONT	SIDE	REAR	
SFD - Alley, Green Court or Motor Court	7' House 5' Porch [a]	5' or building code	3' if alley load, or applicable standard	
Duplex - Alley, Green Court or Motor Court	10' House 5' Porch [a]	5' or building code	3' if alley load or applicable standard	
SFA - Alley Loaded	10' House 5' Porch [a]	10' corner units	3'	
Accessory	20'	5'	3'	

[a] Porches and stoops associated with a front setback less than 10's shall be limited such that any roof element or associated structure is no greater than a single story. 5' porch setback shall be increased if needed to accommodate utility infrastructure or required landscaping.

ALLEY ALLEY ALLEY REAR YARD REAR YARD REAR YARD REAR VARD REAR YARD REAR YARD TOWNHOME UNIT I BUILDING ENVELOPE TOWNHOME UNIT 2 BUILDING ENVELOPE SFD BUILDING ENVELOPE DUPLEX UNIT I DUPLEX UNIT 2 UNIT 3 BUILDING ENVELOPE FRONT YARD FRONT YARD RIGHT-OF-WAY RIGHT-OF-WAY RIGHT-OF-WAY

LOCATIONS OF SETBACK AREAS



SFA TOWNHOME EXAMPLE



DUPLEX EXAMPLES

*All photos are illustrative and representative of design intent.



PD STANDARDS PRELIMINARY PD

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COMMUNITY DESIGN PLANNED DEVELOPMENT STANDARDS

The intent of these community design PD standards is to provide the framework for an appealing visual aesthetic throughout Karl's Farm. These minimum requirements will ensure a uniform appearance for each parcel within the community. The overall landscape should complement the modern farm design theme through use of consistent patterns, texture, and form. The landscape design should take inspiration from native regions north of the site as well as from the site's rich cultural history.

A. COMMUNITY DESIGN ELEMENTS

Community design elements play an important role in a well-planned community. Community design elements include signage, monumentation, and fencing that are designed and function in an aesthetic, uniform, and effective manner. Design elements should be viewed as a whole package, where each element has a particular function and all of the functions are accommodated within the public space of the community. By pre-planning the community design elements, a theme can be chosen with high quality materials selected. Designing within a theme creates an identifiable and cohesive community.

Karl's Farm intends to celebrate the agrarian history of the site. By utilizing the kinds of rustic materials, colors, and patterns that may have been found on the site while it was an active working farm, the intent is to evoke and commemorate the history of Karl's Farm. The agricultural heritage of the farm will be paired with modern design elements to create a modern farm design theme to be carried throughout the community.





EXAMPLES OF COMMUNITY DESIGN ELEMENTS

B. SIGNAGE

 Monumentation. Monumentation and signage should carry the modern farm design theme through use of similar materials, forms, and styles.

2. Comprehensive Signage Program. A

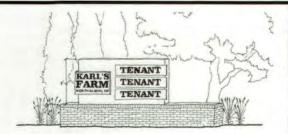
Comprehensive Signage Program for the entire development shall establish standards for appearance, types, number, sizes, materials, illumination, and location. The overall Comprehensive Signage Plan is to be completed prior to the first Final PD approval. A Signage Program for each Planning Area shall be submitted by the Developer for administrative review against the overall Comprehensive Signage Program. Approval by the City shall be complete prior to the approval of the Final PD for each planning area.

Exceptions to the requirements of a Comprehensive Signage Plan include:

 Permits for temporary signs — Prior to the approval of a Comprehensive Signage Program, temporary signs shall be subject to City Code in effect at the time of application.

3. Signage Family

- All signage shall be designed according to a signage family.
- b. Signage family to include:
 - i. Primary Monument
 - ii. Tenant ID
 - iii. Secondary Monument
 - iv. Wayfinding
 - v. Interpretive / Trailhead
- Temporary signs shall be allowed according to City Code.
- d. All signs must comply with Northglenn's Sign Code for size requirements unless otherwise defined in the Karl's Farm Comprehensive Signage Plan.







SIGNAGE LAYOUT EXAMPLES









SIGNAGE MATERIALS EXAMPLES



STANDARD

PRELIMINARY PD





LLLL

NORRIS DESIGN

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*All photos are illustrative and representative of design intent.

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COMMUNITY DESIGN PLANNED DEVELOPMENT STANDARDS

C. FENCING

1. General Requirements

- The fencing will be designed in a consistent manner to enhance the agrarian theme at Karl's Farm.
- Final fencing design and locations shall be submitted as a part of a comprehensive fencing plan in conjunction with Final PD.
- c. To achieve a harmonious plan and best accommodate the many uses allowed and proposed within Karl's Farm, the development shall be designed as a cohesive project.
- Fences can be utilized along lot lines within planning areas. These fences can include metal fencing and 3-rail fencing.
- e. Front yard fences are not to exceed 3.5' in height.
- Permanent Chain-link fences are prohibited across the entire site.

2. Mixed-Use / SFA / SFD

- a. Open Rail Fence
 - 42" tall open 3-rail fences shall be constructed on rear and side lot lines bordering open or park space. This style of fence may consist of woven wire mesh and dimension lumber.
- b. Ornamental Fence
 - Residential property lines along all arterial and collector street shall be defined with an ornamental metal fence. Ornamental metal fence shall maintain a minimum height of 6'-0" and columns shall be placed at a maximum of 60' on center. Columns must be located at termination points of fence and where changes in direction are greater than 45 degrees.

FENCING EXAMPLES C. Masonry Columns



3-RAIL STYLE FENCING *All photos are illustrative and representative of design intent.

- Materials on columns are to match those of the primary monumentation. Columns are to be 6'-6" in height and 26" wide. Columns are to be spaced at a maximum of 120' on center along fence lines or at logical fence corners.
- d. Solid Fencing
 - Solid including masonry and wood privacy fencing should be limited to rear yards of lots or at property perimeter.

3. Commercial

- a. Decorative Fence
 - When fencing is needed around commercial properties for safety and/ or aesthetic reasons, a 42" tall fence may be used and shall be comprised of dimensional lumber or material consistent with the signage.
- b. Solid Fencing
 - Solid fencing including masonry and wood to screen elements such as mechanical equipment and dumpsters.

D. LIGHTING

1. General Requirements

Lighting throughout the community will serve as both a functional and visual element in the landscape and play an import role in supporting the community theme. Streetlights, pedestrian lights and stationary light with raw, simple materials and finishes should be emphasized in lighting components to relate to the modern agrarian design aesthetic.

- To achieve a cohesive look thought the community, streetlights and pedestrian lights are to be from the same family of lights.
 Lights will vary in height based on location and use.
 - · Streetlights will be 25' max height.
 - · Pedestrian lights shall be 14' max height.
 - Bollards will be used where appropriate and have a max height of 4'.

BOLLARD LIGHTING

- All pole lights will downcast light to reduce light pollution.
- All light fixtures shall be integral LED type.
- Area lighting shall be provided for all roadways, alleys, playgrounds and public common areas and shall remain on all night. (UDO)
- c. Streetlighting fixtures placement should create an organized appearance that is coordinated with the location of trees, curb cuts, signage and other design features to provide a unified consistent streetscape.
- Lighting shall provide uniform illumination in compliance with the maximum levels of light fixture illumination.

2. Exterior Building Mounted Lighting (page 19)

- a. Lighting shall be used to highlight entrances and other prominent architectural features to provide clear direction for both pedestrian and vehicular traffic. Fixture color selection shall correlate with the material palette as well as natural color choices. Galvanized aluminum or similar finishes are also acceptable.
 - Simple, rustic, or plain forms shall be emphasized over ornate or decorative styles.
 - A unified color temperature and lamp type shall be maintained wherever possible.
- Lighting Shall enhance night-time views of buildings with accent lighting highlighting key amenities and architectural elements. The overall scale of architectural accent lighting should be proportional to the building or structure to which the fixture is mounted.
- c. Public gathering areas are encouraged to utilize decorative lighting, overhead string lighting or outdoor track lighting, as long as it connects to the project character. Low level bollards, tree accent lights, or similar accent lighting should be provided in key landscape areas for night-time interest and wayfinding.



PATH LIGHTING



D STANDARDS
PRELIMINARY PD

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Kennedy/Jenks

Brownstein Hyatt Farber Schreck







COMMUNITY DESIGN PLANNED DEVELOPMENT STANDARDS

E. RETAINING WALL REQUIREMENTS

1. General Requirements

- a. Where needed and appropriate, retaining walls of heights, material, and construction shall be provided by the builder / developer to keep slopes within acceptable ranges.
 - A minimum 4' of separation is required between multiple retaining walls.
 - Retaining walls shall not exceed 6' in height where feasible. Exceptions to the 6' height may be submitted for approval at time of Final PD.
- Walls, particularly in visible areas, will incorporate or give the appearance of field stone and natural stone to create an agrarian feel.
- c. Wall types will vary depending on visibility from the R.O.W. Highly visible walls in pedestrian areas should be designed with materials for the pedestrian scale. Large retaining walls where hidden from view can be MSE type walls.
- d. Where segmental block walls are used, the masonry units shall have multiple sizes, textures, or a randomized pattern to add interest
- Provide blended color throughout block selection to be visually appealing.
- f. Wood is not an acceptable wall material and shall not be used.

SITE FURNISHING EXAMPLES



BOARDFORM FINISH CONCRETE SEATWALLS



RETAINING WALL

*All photos are illustrative and representative of design intent.

F. SITE FURNISHINGS

1. General Requirements

- Site furnishings should promote visually attractive, versatile, and coordinated environments by matching in color and style.
- Site furnishings should include, but are not limited to, street lights and poles, pedestrian level lighting, bollards, benches, planters, railings, drinking fountains, and trash receptacles.
- Site Furnishings should be of one "family" of products to create a cohesive look and feel.
- d. A simple unified color palette and agrarian feel shall be maintained in site furnishing choices.

2. Benches

- Benches must be located at major building entryways, drop-off areas, pedestrian courtyards, and plazas.
- When placing benches consider areas that receive direct sunlight in the winter and shelter from winds. For summer months, consider placement in areas that are shaded.
- c. Fixed seating should provide a variety of arrangements without impeding pedestrian movement. Placement of site furniture shall complement the overall walkability of the development.
- d. A minimum of one bench is suggested for every 200 feet of commercial building frontage. Benches shall be grouped where appropriate.



PEDESTRIAN LIGHTING



INVERTED U BIKE RACKS

G. PARKING

1. General Requirements

- a. Islands. Islands are to be provided at the end of any parking row containing 12 or more parking stalls and every continuous 15 spaces. Each island shall be a minimum of 125 SF. Landscaping in each landscape island shall consist of one shade or ornamental tree, and an understory treatment consisting of mulched shrub beds, shrubs shall be planted at a rate of 6 shrubs per island.
- b. Medians. Landscaping shall consist of one shade or ornamental tree for each 30 linear feet of median length, and one or more understory treatments providing 100 percent surface coverage which may include decorative concrete, mulched shrub beds, and decorative paving. They will be maintained by the HOA.
- Irrigation, Landscaping in islands and medians that are less than 12 feet wide shall be watered by an underground drip irrigation system.
- d. Pedestrian Crossings. Whenever pedestrians must cross internal landscaped medians, the medians shall be landscaped with a combination of hardscape materials and living plant material. Hardscape shall consist of concrete, modular pavers, or decorative stamped and colored concrete. Landscaping shall consist of a combination of trees, shrubs, and groundcovers. Any parking area with more than 100 spaces shall include pedestrian walkways or sidewalks through the parking lot to the primary building entrance(s) or to a sidewalk that connects to the primary building entrance(s) (per UDO).



MODERN STYLE BENCHES



MODERN STYLE LITTER/RECYCLING RECEPTACLE



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COMMUNITY DESIGN PLANNED **DEVELOPMENT STANDARDS** (CONTINUED)

H. PUBLIC LANDSCAPED AREAS

Public landscape areas are defined in this section and shall include any landscaped area that is maintained by the City, Metro District, Homeowners Association, or Commercial Owners Association.

1. Drainages and Detention Areas. Drainage and detention areas shall be visually integrated into the surrounding context through landscape elements such as plant material, neighborhood trail connections or fencing.

2. Trail Corridors

- a. A trail connection will be provided along the south side of Street A to the existing trail on the north side of the apartment property to
- b. 10' wide trails will be provided on both Race Street and Irma Drive, including a connection to the existing WYCO trail to the south of the property.
- c. Trails will be similar in size and material to existing trails.
- d. Future trail connections to the north will be made when Race Street or Irma Drive are extended.
- e. Sidewalks along roadways will provide internal connections.

3. Parks and Open Space

The central feature of the northern half of the community, this public park will be the primary element in establishing the agrarian and farm theme and embrace the simple beauties of the site history in an authentic gesture. Designed as a pedestrian space, this park shall include space for relaxation, community interaction as well as passive and active play.

At the main entrance to the park, residents will pass through a pedestrian scaled plaza geared towards small social interactions. This plaza shall include decorative pavers, an ornamental orchard. seat walls and integrated landscaping with a planting composition that reinforces the project theme both physically and visually.

A playground geared towards young children shall be located to the south of the entry plaza and include play features celebrating the dairy farming history of the site.

Centrally located within the park, shall be a great lawn capable of hosting a variety of recreational actives. Open air shelters shall be strategically

located to provide shelter for both children on the playground and those enjoying the great lawn.

a. Central Park

- i. A centrally located flexible use
- Perimeter landscape to tie into surrounding community
- iii. Playground and passive use
- iv. Shelters and gathering areas
- v. Path connections to adjacent uses
- vi. Gathering nodes in key areas

b. Open Space Areas

- Use of native non-irrigated grasses
- ii. Maintained landscape adjacent to walks and trails

4. Maintenance

- a. Central Park and Open Space Areas are to be District owned. They will be maintained by the Home Owners Association through an IGA,
- b. Street trees to be maintained by the Home Owners Association.
- c. Best Management Practices:
 - i. No more than 25% of one species
 - Trees shall be an even distribution of evergreen & deciduous trees
 - iii. Plants shall be native and drought tolerant
 - iv. Trees shall be chosen based on longevity an disease resistance
 - v. No more than (5) five trees of the same species shall be planted adjacent to each other and there must be (2) two species of tree plantings separating each grouping

5. Right of Way

- a. Right-of-ways shall be landscaped as follows:
 - i. Detached sidewalks meeting the City standard shall be installed to allow for a landscaped six-foot planting strip (tree lawn) between the edge of the right-of-way and the sidewalk.
 - ii. Deciduous canopy trees shall be planted in the center of the tree lawn at a rate of one tree for every 40 linear feet of right-of-way.
 - iii. Living plant materials within a tree lawn may consist of sod, groundcovers, perennials, ornamental grasses, and deciduous and evergreen shrubs. When located within a site distance triangle. plant material shall not exceed 30 inches in height at maturity.
 - iv. Living plant materials within a tree lawn may be mulched with organic or in-organic mulches.
 - v. Street trees shall be selected from the City of Northglenn approved tree list

and be selected on their hardiness. disease resistance, and longevity. Trees shall be planted in a manner that creates a continuous canopy and promotes uniformity. The number and species of tree planted on one side of the street shall be replicated on the opposite side.





CENTRAL PARK

*All photos are illustrative and representative of design intent.

. Ha Ha Wall Feature



STANDARD PD PRELIMINARY

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COMMUNITY DESIGN PLANNED DEVELOPMENT STANDARDS (CONTINUED)

6. Landscaped Areas

- a. Landscaped Buffers
 - i. Buffers directly next to residential uses shall be 10 feet wide along side and rear lot lines of all proposed office and commercial developments except that any of the following buffer options may be considered to reduce the width requirement. The final selection of options shall be made by the Developer considering the site, the proposed use, adjacent uses, and the success in mitigation of any adverse impacts of development.
 - A combination of approved screening plant materials and fencing to create a continuous buffer a minimum of 6 feet high.
 - A combination of berming and approved plant materials a minimum of 6 feet high at installation.
 - Setback/buffer widths are measured from the ROW or property line to building or lot. Buffers are not calculated in addition to other setbacks. If standards differ, the greater setback will apply.
- Common Landscaped Areas Common landscaped areas in residential development include all landscaped areas outside of private lots for SFD and SFA, and outside of multifamily buildings.
- c. Streetscape
 - Trees shall be located in sod tree lawns or tree openings that are 5' x 10' minimum with an understory treatment that contains either sod, ornamental grasses, perennials, shrubs or a combination thereof.
 - ii. Avoid random changes in street tree species. Street trees should be grouped and no individual of a species should be in less than groups of two or three.
 - Tree grates can be used in conjunction with a paver grate that meets the 5' x 10' minimum tree opening.
 - iv. Aside from trees, the R.O.W. landscape from the back-of-curb and the property line shall not exceed a height of 36" above the level of the roadway.
 - Street trees species were selected from the City of Northglenn's approved tree list based on their hardiness, disease resistance, and longevity. Trees shall

be planted in a manner that creates a continuous canopy and promotes uniformity. The number and species of tree planted on one side of the street shall be replicated on the opposite side. No more than (5) five trees of the same species shall be planted adjacent to each other and there must be (2) two species of tree plantings separating each grouping.

I. PLANT MATERIAL REQUIREMENTS

1. Minimum Sizes for All Plant Material:

- a. Shade trees 2" caliper, balled and burlapped (B&B)
- b. Ornamental trees 1.5" caliper or 6' tall clump, B&B
- c. Evergreen trees 6' height minimum, B&B
- d. All shrubs five gallon container
- e. Ornamental grasses one gallon container
- f. Ground cover, annuals, vines, and perennials no restrictions
- Minimum Size Exceptions. The following upgrade sizes shall be provided at all primary entrances and by non-residential projects along landscape buffers adjacent to residential uses:
 - i. Shade trees 2.5" caliper, B&B
 - ii. Evergreen trees 8' height minimum, B&B
- Public Walks. Thorny plant material shall not be located adjacent to public walks. Clear space above public walks shall be 8' or greater.
- Seeded Area Regulations. All right-of-way areas must comply with the City of Northglenn Public Right of Way Standards and Specifications, Sections 2.3.5 and 2.3.6.

5. Turf Area Regulations

- Turf areas shall be separated from planting beds through the use of edger or concrete.
- Plantings of turf shall be discouraged in areas around hydrants, tree trunks and above ground valves or utilities.
- c. Large areas of turf where no activity or pedestrian circulation occurs are discouraged. In place of these areas, mulched plantings are recommended to maintain a green and water efficient landscape. Where additional turf areas are desired, alternate turf species that tolerate circulation, extended drought, and/or provide for reduced maintenance requirements are encouraged.
- With the exception recreation fields and park space, the use of cool-season grass sod, seed, and seed mixtures that contain cool-

- season grass species shall be limited to not more than 30 percent (per UDO) site's total landscaped area
- 6. Non-Living Materials Regulations. No greater than 33.3% of the required landscape area shall be covered with mulch, rock, crusher fines, or other approved non-living materials. A minimum of 50% of the required landscape area shall be covered by living plant materials at maturity.

J. IRRIGATION REQUIREMENTS

1. Irrigation Types

- All landscaped areas shall be irrigated with an underground automatic irrigation system. All new irrigation systems shall utilize automatic rain shut-off technology.
- The use of quick-coupler systems for specific areas (i.e. areas with naturalized plantings) may be submitted for review with the Development Permit.
- Within areas of native, dryland, and restorative grasses, applicants shall provide an automatic irrigation system for only the trees and shrubs.
- d. Permanent irrigation shall be provided for trees, shrubs, annuals, and perennials. Automatic irrigation is required in all plant beds, raised planters, and containers,



MOW BANDS ALONG TRAILS ARE INCOURAGED



TRAIL CONNECTIVITY

*All photos are illustrative and representative of design intent.



O STANDARDS
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COMMUNITY DESIGN PLANNED DEVELOPMENT STANDARDS (CONTINUED)

K. RESIDENTIAL LANDSCAPE STANDARDS

1. Single-Family Detached

Front Yard Landscape Requirements:

- a. Front yard landscaping shall be installed by the builder and shall be maintained by the homeowner, Metro District, or Homeowners Association. The builder is required to provide front yard landscaping for all homes in single family detached developments. Side yards shall be included, where visible from the right-of way (i.e. corner lots).
- In order to assure quality landscaping and a harmonious but varied streetscape, landscape packages will be approved with Final PD.
- c. Paving of front yard areas is prohibited.
- d. Each lot must have a private usable space no less than 180 square feet minimum. This minimum area can be a cumulative of yards, decks, rooftop decks, patios, and other similar spaces.
- It will be the responsibility of HOA to enforce timing on the installation of the front, side and rear yard landscapes.
- f. Lots shall be landscaped as follows: Front yard;
 - Turf. (At corner lots with side yard visible to the public view, turf areas shall include both front and side yard areas)
 - 1 shade tree and either 1 ornamental or 1 evergreen
 - 10 shrubs (A variety of shrubs should be used to provide seasonal interest)

Side Yard:

 Internal side yard not exposed to public view — No plant material is required but mulches are required for soil stability. External side yards on corner lots exposed to public view — Shall be landscaped with turf, and shrubs and trees at the rate of one tree and 10 shrubs per 40 linear feet of side yard.

Rear Yard:

 A minimum of 50% of the rear yard must have live coverage, Refer to Table 4.7-A in the UDO for rear yard landscape requirements.

Corner Lot Side Yard:

 Refer to Table 4.7-A in the UDO for rear yard landscape requirements and add 50% more landscaping for corner lots.

2. Single-Family Attached

Front Yard Landscape Requirements

- The builder is required to provide all landscaping for all homes in single-family attached developments except private areas inside fences.
- Front yard landscaping must be installed prior to Issuance of certificate of occupancy. Landscape packages will be approved with Final PD.
- On-going maintenance will be the responsibility of either the Metro District or HOA.

3. Multifamily or Mixed-Use

- Common forms and planting themes used to define the modern farm theme should be carried into the multifamily site.
- Open space shall be landscaped at a rate of 1 tree and 10 shrubs per 4,000 sf.
- c. Building perimeters shall be landscaped at 1.25 plants per 5 linear feet of perimeter. 5% of the total shall be trees. All other planting areas to meet the standards set out in the UDO, Table 4.7-A.

L. COMMERCIAL LANDSCAPE STANDARDS

- 1. Landscaped Areas. The use of drought tolerant, water efficient landscaping is encouraged. Drip irrigation is preferred to spray irrigation. Drought tolerant turf is preferred to bluegrass in highly trafficked areas. Use of native trees, shrubs and ground covers are encouraged. Slopes greater than 3:1, horizontal to vertical, shall require special treatment. Rock and gravel is discouraged on slopes greater than 3:1. Rock less than 2 inches in diameter shall not be placed adjacent to streets, sidewalks and trails Refer to Table 4.7-A in the UDO for commercial landscape requirements.
- Screening. Design Intent Minimize the visual presence of off-street service functions, such as deliveries and refuse pick up, by locating service areas away from primary public points.
 - Service and delivery facilities and utility appurtenances such as chimneys, water and gas meters, transformers, and switch gear shall be separated from the primary public building entries and shall be screened if visible from the public right-of-way.
 - II. Roof-mounted equipment shall be screened by architectural features such as a parapet wall or similar feature that is integral to the building's design. Such equipment and screening shall be of a sufficient height to screen from public streets or

- adjacent properties to the maximum extent practicable.
- All fencing must exhibit a high-quality design and construction reflecting the architectural character, color and material of the building or buildings to which it is attached or directly related.
- Screening enclosures for refuse container and service areas shall be consistent with building architecture and shall utilize similar materials.
- v. Screen walls and fences shall be a minimum of one foot higher than the object being screened, but not more than eight feet high on all sides where access is not needed.



MULTIFAMILY / MIXED USE SHARED SPACES



FRONT YARD PLANTING

 *All photos are illustrative and representative of design intent.



D STANDARDS
PRELIMINARY PD

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Northglenn

CIRCULATION PLANNED DEVELOPMENT STANDARDS

A. GENERAL CIRCULATION STANDARDS

The intent of these Circulation PD Standards is to provide the framework for connectivity throughout Karl's Farm and to the larger system of Northglenn and Thornton. Connections to Eastlake Station are important to create a successful community. These minimum requirements will ensure a uniform appearance for each parcel within the community.

B. STREET STANDARDS (PUBLIC AND PRIVATE)

1. Public Streets

- Local streets shall meet the following standards:
 - The majority of the transportation network shall be comprised of local streets, which shall have 5' detached sidewalks and 6' tree lawns.
 - A 56° wide right-of-way that provides for narrower, more walkable streets.
 - Street parking shall be provided on both sides of local streets.
- Clear sight lines are to be maintained at public street intersections to provide for vehicular, pedestrian, and bicycle safety as defined in the UDO, Table 2.19-B Vision Triangle Distance Requirements.
- Any potential vehicular traffic conflicts with users of multi-use trails shall be minimized.
- d. Tree lawns (area between sidewalk and street) shall be landscaped with street trees and sod, or in lieu of sod a combination of shrubs, ornamental grasses, and ground cover.
- e, Street tree selection and planting design along public streets shall be designed to unify the project through consistent application of landscape patterns.
- Landscape design within tree lawns shall not interfere with walkability, accessibility, or safety along public streets.
- g. The Race Street future alignment is to match the alignment of the realigned Claude Court in Thornton.
- h. A temporary cul-de-sac will be installed on the north side of Irma Dr., and a roadway "knuckle" will be installed on the north end of Race St. until the eventual time that these roadways connect to Thornton.
- i. A 10' trail will be provided along the east side of Irma Dr. This trail will provide connection to the existing 120th trail and the WYCO trail to the south. Future connections to the Farmer's High Line Canal trail will be added with the extension of Irma Dr.

- j. A 10' trail will be provided along the west side of Race Street. This trail will provide connection to the existing 120th trail and the proposed east-west trail on Street A. The east-west trail will take pedestrians to Claude Court and north to the Eastlake Station.
- k. A future connection to East Lake Station will be added with the extension of Race Street.

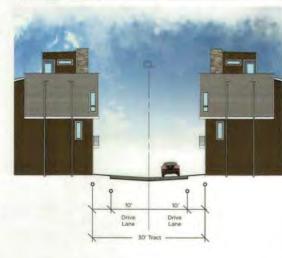
2. Private Streets

- a. Private street standards that vary from the public street sections and the City of Northglenn code requirements may be proposed at the time of the Final PD for that parcel. The developer and/or builder shall be responsible for the coordination of the construction and pavement design with Development Engineering and Fire Department for private drives and alleys. Pavement designs shall be approved prior to paving.
- Private drives shall be maintained by the Metro District or Homeowners Association.
- Minimum fire access easement of 20' for buildings under 30', and 26' for buildings over 30' shall be provided.
- d. Pavement shall be constructed according to a pavement design approved by Development Engineering based upon a geotechnical investigation.
- e. Private drives may not exceed a 10% grade.
- f. Parking on private drives can be accommodated with on-street parallel parking, in driveways longer than 18', or in parking pockets.

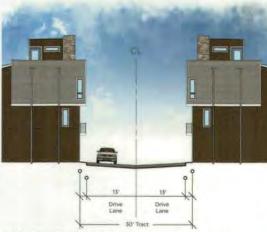
3. Alleys

- a.. Alleys shall have a minimum width of 20'.
- Utility easements shall be accommodated in a 20' tract provided in the alley.
- c. No curb and gutter is required on alleys.

20' ALLEY SECTION



26' ALLEY SECTION



NOTE: UTILITY LOCATIONS IN ALLEYS WILL BE DETERMINED AT TIME OF FINAL PD.

*All photos are illustrative and representative of design intent.



PD STANDARDS PRELIMINARY PD

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CIRCULATION PLANNED DEVELOPMENT STANDARDS (CONTINUED)

C. PEDESTRIAN AND BICYCLIST CIRCULATION

Sidewalks

- a. Primarily detached sidewalks along roadways will accommodate pedestrian circulation within Karl's Farm. By keeping the pedestrian walkways and the roadways within the same corridor, the activity level along the street shall be maximized.
- b. Pedestrian walking zones shall be unobstructed and clear along all streets.
- c. Internal pedestrian walkways should connect across major roadways through a combination of concrete with pattern, texture, or concrete pavers.
- d. Where parking stalls overhang onto any sidewalk, an additional 2' of paved area will be added to the sidewalk to allow for vehicle overhang and provide adequate space for pedestrian circulation.
- e. Pedestrian lighting shall be provided on streets that are considered major pedestrian environment within the Project. At plaza and trail locations, site amenities shall support the pedestrian and cyclist experience, providing adequate and convenient facilities.
- f. Connections between pedestrian walking zones and multi-use trails are encouraged.

2. Bike Facilities

- a. Bicycle traffic shall be directed to multi-use trails throughout the site.
- b. Multi-use trails accommodating pedestrians and cyclists shall provide connection to existing trails along 120th Ave, north of the Keystone Apartments, along the WYCO trail, and a future connection to the Farmer's High Line Canal trail.
- c. Bike parking shall be provided in parks and
- d. All nonresidential developments shall provide bicycle parking facilities at a ratio of at least one space for every 20 required automobile parking spaces.
- e. Multifamily developments shall provide bicycle parking facilities at a ratio of one space for every five units with a minimum of three spaces. These facilities can be internal or external to the building



3. Trails

- a. All trails to comply with MUTCD standards.
- b. Trail crossings at arterials shall not be allowed at uncontrolled locations. The developer will align trails so that they cross at signalized intersections. Crosswalks shall be distinguished from surrounding pavement through the use of brick pavers or integrally colored and scored concrete.
- c. Connections shall be required from the internal sidewalks of the residential subdivision to the sidewalks along arterial streets and neighborhood and regional trails.
- d. Curb extensions / bulb outs will be located at areas where trails cross roadways.

D. TRAFFIC CALMING

The following traffic calming measures shall be incorporated into all aspects of the street system design, creating safe and efficient routes for vehicles. while improving pedestrian connections. These methods work best in combination and result in an effective system for motorists and pedestrians. Additionally, the implementation of the following traffic calming design shall present opportunities for added aesthetic interest:

- 1. Curb extensions shall be located along streets with high pedestrian traffic to improve visibility between motorists and pedestrians and eliminate parking near intersections. Curb extensions will allow for an increased landscaping area between the sidewalk and road. This area shall be landscaped with vegetation over 8' or under 18" in height. Additionally, curb extensions will reduce pedestrian crossing time, resulting in safer travel for pedestrians and motorists. The narrowed portion of the street shall maintain a minimum width of 20'.
- 2. Local street lengths shall not exceed 1.200' without a speed control structure implemented. Speed control structures include:
 - a. Curb extensions /bulb outs
 - b. Speed bumps, humps, and tables
 - c. Rumble Strips
 - d. Pavers or stamped concrete

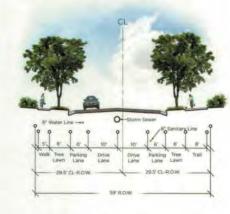


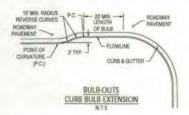
CURB EXTENSION / BULB OUTS

LOCAL STREET SECTION



LOCAL STREET SECTION WITH MULTI USE TRAIL





- 1. THE REVERSE CURVES AT EACH END OF THE BULB-OUT SHALL BE TANGENT TO EACH OTHER, AND EACH CURVE SHALL BE TANGENT WITH THE CURB LINE CONTINUING IN EACH
- 2 PROVIDE POSITIVE DRAINAGE ALONG THE BULB-OUT
- 3. BULB-OUTS TO BE PROVIDED AT TRAIL CROSSING LOCATIONS WHERE FEASIBLE AT ROADWAY CROSSINGS
- *All photos are illustrative and representative of design intent.



STANDARD PRELIMINARY PD

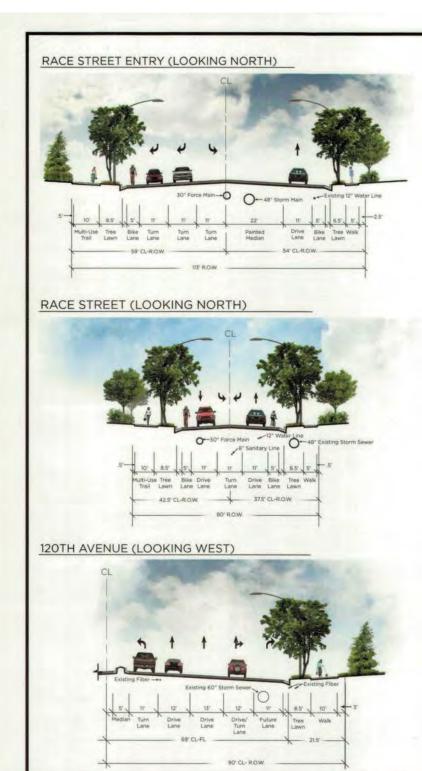
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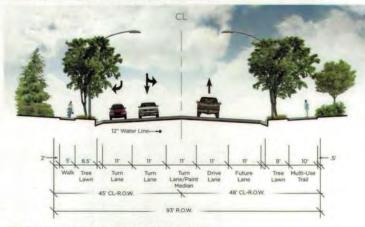




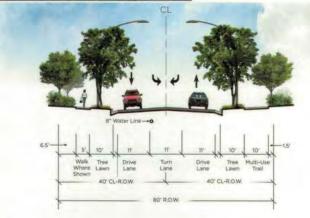




IRMA DRIVE ENTRY (LOOKING NORTH)



IRMA DRIVE (LOOKING NORTH)





STANDARDS PRELIMINARY PD

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MASTER PLAN





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Karl's Farm Market Analysis Northglenn M&O Area Market Assessment & Relocation Analysis 120th Avenue Corridor Study: Washington Street to Claude Court

Concept Roadway Plans



City of Northglenn staff:

Travis Reynolds, Project Manager Becky Smith, Deputy Project Manager Brook Svoboda, Director, Planning and Development Department Debbie Tuttle, Economic Development Manager

ULI Developer Panel:

Bruce O'Donnell, Starboard Realty, Chair Chris Coble, Black Label Development Jim Godwin, Wilson & Company Mike Kboudi, DTZ Brokers John Koval, Coburn Michael Leccese, Executive Director, ULI Colorado Heidi Majerik Gene Myers, New Town Builders George Thorn, Mile High Development

Hinkhouse Family:

Pam Drake Sharen Padzimek Karen Swaithes Lloyd Swaithes Deanna Durland

CHAPTER 1

INTRODUCTION



The City of Northglenn is an inner ring suburb of the greater Denver Metro Region that was once the premier land development of its day. The city enjoyed significant growth throughout the second half of the 20th century and was home to many proud citizens who contributed to making it a community that residents are still proud of. As time marched on, the city became encompassed by the surrounding growth of neighboring suburban cities. Today, as it approaches its 50th anniversary as an incorporated city, Northglenn exists as a nearly fully "built-out" community. The City has few significant opportunities for growth and must rely on infill and redevelopment as a major means of reinventing itself.

Throughout the City of Northglenn's development in the 20th century, one relatively small portion of the city remained immune to the growth pressures of the surrounding area and region. Karl's Farm is a 60-acre site nestled in the far northeast corner one of the last of Northglenn, near the city's border with **Greenfield Sites** Thornton. available for

development in Surrounded on three sides by residen-Northglenn. tial development, Karl's Farm and its related retail operations opened in 1947 and became a Northglenn institution. However, since its peak in the 1980s, the farm and its dairy have seen its business decline and ultimately close. In 2012 the family that owns the property decided to begin

the process of considering what's next for the land and the family's interests. The property is one of the last (and largest) greenfield development sites available in Northglenn, and certainly is the last significant greenfield site in the 120th Avenue corridor between I-25 to the west and Colorado Boulevard to the east.

In 2018, the Denver area Regional Transportation District (RTD) will open its North Metro electric commuter rail line, the culmination of years of planning and inter-governmental cooperation between the agency and the communities along the 18.5-mile line. The North Metro line is focused on serving the rapidly growing northern suburbs of the Denver metro area, including the City of Northglenn. As local development pressures mount with the coming of the rail line, the family wants to ensure that the future development of the site meets its goals of providing a quality addition to the City and region.

This study is aimed at helping the fam-The Karl's Farm ily - and the City of Northglenn - realize that goal. It is focused on building a consensus between the City of Northglenn and the family trust that owns the property with regard to future development opportunities and desires. The City of Northglenn hopes to capitalize on opportunities that commuter rail service will bring to the community and help to transform the

station area – including the Karl's Farm property – into a vibrant, walkable, mixed-use community with convenient rail access.

Property is

Project **Study Area**

The Karl's Farm property is located in the northeast portion of Northglenn, just to the south and west of the RTD Eastlake at 124th Station, as shown in Figures 1-2a and 1-2b. As Figure 1-2b shows, the property is bounded on the south by 120th Avenue, on the east by Race Street, on the north by City of Thornton property (formerly Eastlake Reservoir #1), and on the west by the City of Thornton city limits. The property is bounded by multi-family apartment development on the east and west, and single-family residential to the south across 120th Avenue. The 120th Avenue corridor from Claude Court to I-25 is lined with suburban commercial centers. In addition, the City of Northglenn's Maintenance and Operations (M&O) Facility is located northeast of the property along Claude Court.

FIGURE 1-2A: LOCATION OF KARL'S FARM PROPERTY IN NORTHGLENN

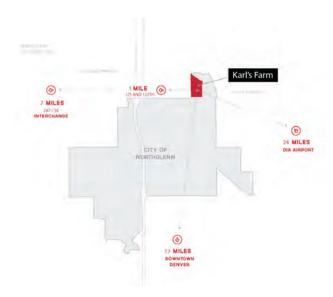


FIGURE 1-1B: KARL'S FARM PROPERTY STUDY AREA

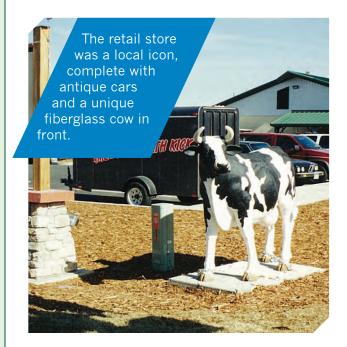


History of the Property

Karl's Farm Dairy has been a Northglenn institution since 1947, when Bud and Fern Hinkhouse started the business on an isolated 60-acre site with "pasture land, a dozen cows, a small bottling plant, and a delivery truck," according to a newspaper article from 2012. The farm was at its most active in the 1980s, when it had 400 cows and "delivered milk to more than 5,000 customers" in the area. After that time, business slowed with competition from large supermarkets. In 2005, the dairy closed its creamery operation and ended its home delivery service. It included a retail store at the southwest corner of 120th and Irma Drive that continued to sell fresh produce and meats (and included a U-Haul rental operation). The retail store was a local icon, complete with antique cars and a unique fiberglass cow in front.

In 2010, the City of Northglenn approved a comprehensive plan that called for rezoning the land from agricultural use to mixed-use development if and when the Hinkhouse family wanted to sell. Newspaper reports at the time and since noted that developers were interested in the property, but that the City was not putting pressure on the family to sell.

The family closed the retail store in 2012 and has recently begun exploring redevelopment possibilities for the site.







The North Metro Line

The North Metro commuter rail line is part of the RTD FasTracks regional transit system expansion program to build more than 100 miles of rail transit throughout the Denver region. The 18.5-mile North Metro line is proposed to run from Union Station in downtown Denver, through Commerce City, Thornton, and Northglenn to just north of Highway 7 near the Weld County border. Currently, the line is funded to the Eastlake at 124th Station, as shown in Figure 1-1a, and is expected to open in 2018. This means that, under current plans, the Eastlake at 124th Station is assumed to be the end-of-line station when the line opens in 2018.



FIGURE 1-1A: RTD FASTRACKS NORTH METRO LINE





Source: RTD



The RTD Eastlake at 124th Station and Park-n-Ride will be located at 124th Avenue and Claude Court, with the bulk of the station located west of the former Union Pacific railroad tracks. Figure 1-1b shows details of the proposed RTD Eastlake at 124th commuter rail station. The project shows the roughly 400 parking spaces planned for the primary Park-n-Ride at the station, with Claude Court relocated to the west of the Park-n-Ride to provide auto and bus access to the station. Additional 'overflow' parking of approximately 130 spaces is tentatively proposed by RTD for the parcel south of 124th Avenue, east of the tracks. RTD has stated that it will re-evaluate the need for this interim overflow parking if the agency is successful in funding and constructing the remainder of the North Metro corridor by 2018.

Project Scope

The purpose of this project is to build a consensus

between the City of Northglenn and the property owners

- the Hinkhouse Family trust – regarding future development opportunities and desires. The process included three phases that, collectively, resulted in an overall

Master Plan for the site that is mutually agreeable and beneficial to the City, the family, and area stakeholders. The three phases were:

The process ... resulted in an overall Master Plan

A VISIONING WORKSHOP,

where the consultant team led a series of interviews and exercises with the family and key City staff. The aim of that workshop was to develop a common vision for the property that incorporated the main concerns and objectives of the family and the City. This workshop took place on May 21, 2015.

A DEVELOPER PANEL, sponsored by the Urban Land Institute, to discuss the site's possibilities in the development market and perceived

obstacles from the development community's perspective. This panel provided a pragmatic, market-based viewpoint about the range of opportunities for the site, perceived constraints, and feedback on the potential of the vision established for the property. This panel was conducted on August 25, 2015. (See Appendix)

A MARKET AND FISCAL

IMPACT ANALYSIS regarding

market opportunities, constraints,
and existing and future conditions.

This analysis tested various scenarios
for their impact on the local economy, the
City, and the family. The market analysis
was combined with land use studies that examined the potential for different development
scenarios for the property. (See Appendix)

These phases contributed to the development of this Master Plan document that aims to maintain the family's legacy while considering the City's future interests through the creation of a new development that will benefit all stakeholders.



for the site that is

Guiding Principles

The Karl's Farm property represents one of the lone remaining, large-scale, greenfield development opportunities for the City of Northglenn. Assuming near-term development will occur, the City would like to maximize the property's development potential, ensure a sense of place, and reflect the Hinkhouse family's values and interests. The following are guiding principles that summarize the City's interests:

..the City has an interest in examining the potential of preserving certain landmarks and/or heritage traits that are inherent to the way the land was once used.

DIVERSIFY HOUSING: The majority of Northglenn's current housing was constructed in the middle of the last century based on the demands of the day. The City currently fills the role of providing "starter" or "more affordable" housing for residents of the region. The City seeks to diversify its housing stock with development of the Karl's Farm area through a mixture of residential products. This mix of housing products will fill gaps in the City's existing housing spectrum, leverage the advantage of the transit infrastructure, and provide contemporary components of mixed-use placemaking.

RETAIL: The City's interests are to leverage retail market potential in the areas along 120th Avenue at the southern portion of the site, and promote neighborhood retail in areas directly adjacent to the North Metro Eastlake station area. Like most local jurisdictions in the State of Colorado, retail sales tax plays a large role in the City's revenue generation. Nearly 42,000 vehicles per day pass by the Karl's Farm site. (Denver Regional Council of Government's Regional Traffic

The Karl's Farm site hosts traffic counts totaling 42,000 vehicles per day.

Count Program) Retail development in the appropriate locations is of interest to the City.

PRESERVATION: The Karl's Farm property represents a glimpse of what the area resembled for decades before the creation and incorporation of Northglenn. The current development pattern grew out of wheat fields and pasture lots that were once part of large family farm. The City recognizes that this is one of the last remaining opportunities to pay respect to that period and way of life. The City has an interest in examining the potential of preserving certain landmarks and/or heritage traits that are inherent to the way that the land was once used.

BUILD TRANSIT-SUPPORTIVE DE-VELOPMENT: The northern area of the site represents a key opportunity for capitalizing on Transit Oriented Development (TOD) densities (18+ units/acre) and a mixed-use land program that would maximize sustainable transit-supportive development or a sense of place. The City desires to employ appropriate TOD principles of development while at the same time ensuring the maximum leverage of a public partnership between the City and RTD.

CREATE A PLACE: As the Karl's Farm development area is the last large greenfield opportunity that the City of Northglenn may expect to see developed, the creation of a "great place" is critically important and vital to the community. Northglenn lacks a formal downtown area or true city center. From the outset, the City's interest is in the creation of a place that leverages the unique assets surrounding the site to create a development with special character and a uniqueness all its own. Placemaking and its tenets will be at the forefront of development proposals that the City will seek to endorse.

Key Study Area Conclusions & Observations

The project team collected and analyzed data related to the project study area, most of which is included in the Appendix. The information examined in that chapter leads to several conclusions and observations:

DEMOGRAPHICS: The half-mile radius around the station generally has fewer persons per household, a smaller percentage of seniors, a larger number of millennials, and a smaller number of Hispanic residents than the City of Northglenn or Adams County.

INFRASTRUCTURE: The Karl's Farm property has very limited infrastructure connectivity to the surrounding area, including water, sewer and wastewater, indicating that any new development would require substantial new infrastructure investment. The property's drainage issues present some obstacles to development, as does the City of Thornton's reservoir property on the north edge of Karl's Farm (both due to its drainage issues and its ownership by the City of Thornton).

TRANSPORTATION: Several new roadway projects or enhancements are planned on the periphery of the property. The same is true for regional trail connections. Any new development on the property has the opportunity to provide significant multimodal connections and investments, especially pedestrian/bicycle trail connections, that can improve the area's walkability and connectivity.

THE CITY OF THORNTON'S PLANS for redevelopment in areas to the west and northwest of the station provide a major opportunity for complementary redevelopment on the Karl's Farm property and can provide good synergies between the two developments.

THE CITY OF NORTHGLENN'S M&O

FACILITY is a barrier for redevelopment (separating the Karl's Farm property from the RTD station). A previous study examined the potential for relocation of the facility to promote redevelopment. Relocation should be studied in more detail.

The market analysis showed a fairly significant **DEMAND FOR RESIDENTIAL DEVEL-OPMENT** and more modest demand for office and retail development.

Key Findings:

- Infrastructure needs
- Opportunity for multimodal connections
- Opportunity to coordinate with Thornton station area redevelopment plans
- Demand for residential development

CHAPTER 2

VISION DEVELOPMENT



Introduction

Data collected by the project team, along with conversations with property owners and the ULI panel, revealed key opportunities, constraints and goals, along with an overall vision for the property.



Constraints & Opportunities

On May 21, 2015, the project team met with the Hinkhouse family to provide an introduction to the project and develop key constraints and opportunities based on their knowledge of and history with the property.

Key constraints for the property noted by the family are summarized in Table 2-1, below.

The Hinkhouse family discussed many issues related to development that is desired and not desired for the property.

TABLE 2-1: CONSTRAINTS AND OPPORTUNITIES

TABLE 2 1. CONSTRAINTS AND OFF ORTONITE	
Constraints	Corresponding Opportunities
Drainage: Water flow across the property is a concern for any new development given the terrain. The middle of the property is known to flood and/or has standing water.	Open Space: New development could provide an opportunity for park land/greenspace or trails to correspond with topography through the property (and integrate with a potential roadway grid).
Environmental Issues: Silo pits on the property are full of trash (including old tires and appliances) and will need to be cleaned up.	Legacy: There could be an opportunity to salvage the contents of the silo pits and other agricultural elements on the property as part of the agricultural heritage of the site.
Northglenn Roadway Plans: The potential offset of Irma Road coming south from Thornton (to line up with Irma south of 120th) makes for some odd shaped development issues on the west side of the property.	Roadway Network: There could be an opportunity to use the offset of Irma Road to create a development row on the west side of Irma to act as a buffer between the property and the apartments to the west. There could also be a potential retail use in that area, especially closer to 120th Avenue.
Infrastructure: There is a pipeline on the west side of the property that could present some barriers or challenges to development or establishment of a street grid.	Infrastructure: The alignment of the pipeline on the west side of the property should be investigated to determine its potential use for trails/open space (in conjunction with topographical issues described above).



Family Development Preferences

Elements the Family Does NOT Want to See

Industrial Development: There is already significant light industrial on properties in close proximity to the site in Thornton. This property should be more focused on residential family-type development opportunities.

Multi-Family Housing/Apartments: There are apartments to the east and west of the site (with plans for expansion on the west). The family does not want to add to the volume of multi-family rental housing in the area and instead wants to focus on more traditional neighborhood/village development.

Big-Box Retail: There is enough of that type of development to the west of the site in Thornton to sufficiently serve the area and the entire region.

Unattractive Senior Housing: If senior housing is included, it should be traditional and architecturally pleasing in its design.

Elements the Family DOES Want to See

Parks and Open Space: The site should include as much parkland and open space as is feasible to both integrate the agricultural and historical heritage and theme (detailed above) and provide recreational and landscaping opportunities for future residents, employees, and visitors. This could include significant dedicated parklands (including upgrading the former reservoir, at the north end of the property) as stand-alone sites and integration of parks, open spaces, and trails throughout the development. The development should include smaller pocket parks scattered throughout the site in coordination with development, and significant greenspace along streets and roadways, including boulevards with park space in medians, biking and pedestrian trails, and tree borders.



A Focus on Seniors: The development could become a place where senior citizens could thrive and integrate into an active, supportive community. The elements described above (agriculture/historical features, open space and parkland, and a village center) could be well-utilized by seniors and designed to ensure access and with specific activities for seniors. In addition, the development could included different levels of residential development for seniors, beginning with seniors-only apartments and condos up to and including residential care facilities of differing levels in different 'pods' in close proximity to each other. One entire quadrant of the development site could be devoted just to seniors and senior care, with well-integrated and well-designed residential and care components.



Elements the Family DOES Want to See

Northglenn Village Center: The site could become a significant 'village center' for Northglenn through implementation of the historical and parklands components discussed above and through a conscious effort to focus civic and community uses that can benefit local residents and employees but also attract visitors and community-focused activities. This could include the integration of a 'village square' or village green that could accommodate activities such as children's play areas, indoor or outdoor farmers/dairy/ meat market, community concerts, and other neighborhood-friendly activities. The town square could be bordered by civic, retail, restaurant, and residential uses to make it a lively community and more than an 8-5 environment. This could include a community center, a branch library or "Anythink" library, a community theater or movie theater, a recreation center, a police substation and other municipal functions, a senior center, and other similar activities to make the village center a community hub.



Educational Activities: In addition to residential and community facilities, the development could include public or private educational facilities that could provide benefits to the surrounding community by the area's close proximity to a regional rail station. In particular, it could focus on STEM (science, technology, engineering, and math) facilities and potentially provide supportive services for seniors and other local residents. In particular, health-related educational facilities could be integrated with local health care or medical facilities focused on senior care.



Overall Vision for the Property

Based on the discussion with the family on constraints and opportunities and desired/undesired development for the site, the project team developed an overall vision statement for the property:

The vision of the Karl's Farm development is to create a new neighborhood village for the City of Northglenn that reflects the important agricultural and historical heritage of the farm, as well as its role in the growth of the local community.

This village will incorporate the classic "placemaking" attributes of a well rounded community that fosters the following:

- Housing for various stages of life
- Connections that promote access to all forms of transport
- Open areas for recreation and a connection to nature
- Development character that reflects a common aesthetic and helps memorialize the heritage of activities that once occurred on the property
- Maximize the development opportunities provided by the area's proximity to the FasTracks Eastlake Station

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Urban Land Institute Panel

On August 25, 2015, a panel of developers, civil engineers, and commercial real estate brokers was convened by the City of Northglenn and the Urban Land Institute (ULI) to discuss the potential for development of the Karl's Farm property. The panel discussed items that are critical for the city and the family to consider as the Master Planning process moves forward and when real development scenarios are brought forward by a developer. These critical considerations include the following:

> The PROXIMITY TO THE EASTLAKE **STATION** makes the Karl's Farm site one of the City's most valuable assets; especially in a scenario where the City relocates the M&O facilities and sells the property. Moving the M&O facilities and opening the site for TOD that connects Karl's Farm to the station increases the value of both properties as well as others in the area.

There is an opportunity to **DIVERSIFY THE HOUSING** to include high density for sale products, townhomes (20 dwelling units per acre), small lot single family, duplex and higher density patio homes. Under a 100% multi-family scenario these opportunities will be lost.

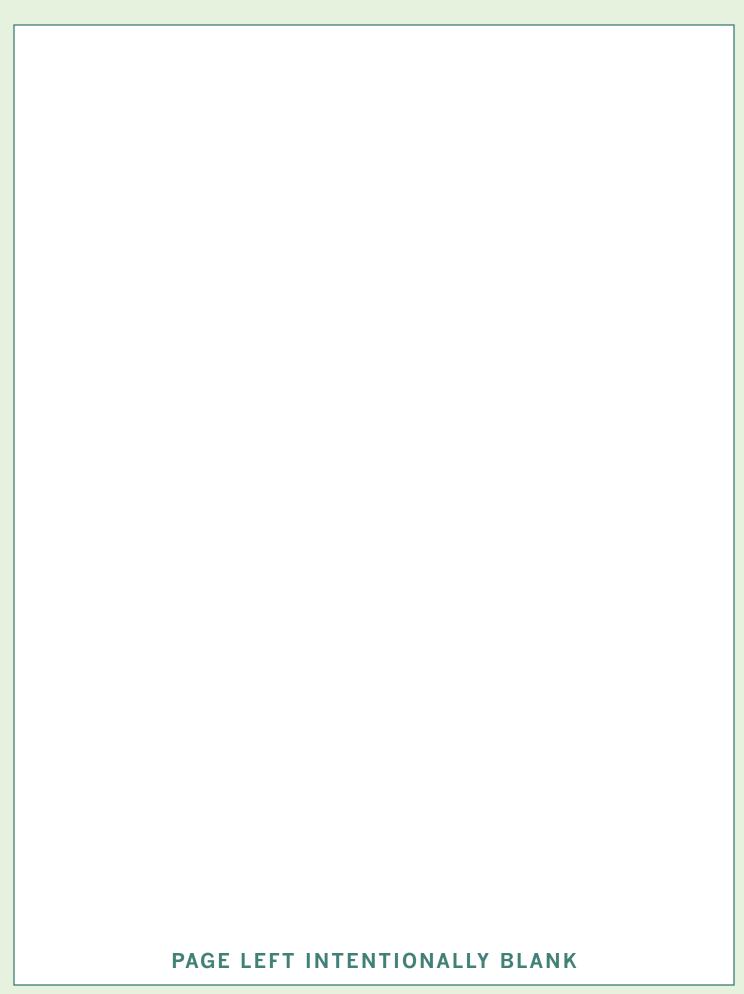
Understanding the ON AND OFF SITE IN-FRASTRUCTURE COSTS are critical to understanding the overall development costs. The City may need to assist with some of the development costs to realize the type of development it prefers for this location.

Incorporate all **DESIRED CIVIC AMENITIES** and delineate public improvements into the plan.

DEVELOP A FINANCING PLAN that accounts for all needed improvements. This will help the City to understand the financial tools available to achieve the desired development for this site, as well as risks, revenues and recourse.

Consider **REGIONAL SOLUTIONS** for financing and infrastructure needs.

INVEST IN THIS AREA to generate benefits and civic amenities desired by the City.





CHAPTER 3

CONCEPT LAND USE PLANS



Introduction

Based on the family's vision for the property, an analysis of existing and future conditions, the City's development principles and guidelines, and the guidance of the Urban Land Institute review panel, the project team developed an initial land use concept for Karl's Farm that can be used as a blueprint for future development. Figure 3-1 shows the proposed general concept plan for land use on the site, and the sections that follow provide more detailed information.

Land Uses

Figure 3-1 (next page) is an illustration of the framework of land uses that would form the basis of any refined plan for development of the Karl's Farm parcel. As in any master plan, there should be an element of flexibility keeping in mind overall project goals. Northglenn's goals for the property include taking advantage of station proximity that would allow higher densities (in appropriate areas) than typically seen in Northglenn residential neighborhoods and potentially add new housing types to the local market. Because the property is relatively large, there is the potential for adding significant place-making elements and attributes so the property also functions as a "community center" for this area. The 120th Avenue frontage also allows the property to offer valuable commercial services to the future residents and surrounding community.

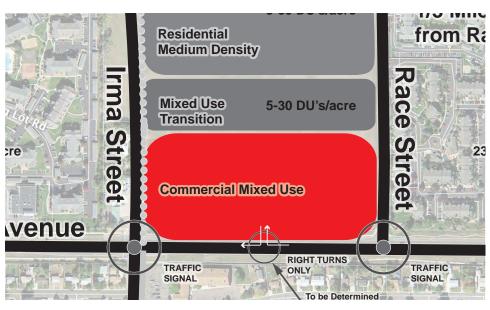


The south end of Karl's Farm is shown as commercial land use generally fronting on, with access and visibility to 120th Avenue (see Figure 3-3a). While strip centers are the prevailing commercial land use pattern along 120th Avenue, there would be a strong preference to orient the retail in a town center configuration to present a gateway to the Karl's Farm development and to differentiate the property from the strip centers along the corridor. The configuration of the entrance to the Bradburn development in Westminster is a good model for this area (see Figure 3-3b). The market study suggests 40,000 to 50,000 square

feet of retail in this area, similar to that found in the Prospect development in Longmont (as shown on page 19). There is also a modest amount (20,000 to 30,000 square feet) of small office demand for neighborhood commercial services such as insurance offices, medical offices, etc., which could also be placed in this area, either vertically or horizontally mixed in with the retail uses.

North of the commercial land use is an area that could serve as a transition between the commercial and residential land uses farther to the north (as shown in Figure 3-4). Options for this area could include mixed-use in the form of "live/work" residential, residential over commercial (office or retail), apartments over professional services, or some other mixed-use combination that serves to transition the scale of commercial down to the scale and intensity of residential uses (the photo on page 19 shows an example of retail with residential above in the Prospect development in Longmont). Medium density residential is another option for this area, ranging from 5 to 30 DU's/acre with a diversity of housing types and price points.

North of this mixed-use transition area and southwest of the 124th at Eastlake rail station, residential land use is proposed, generally medium-density with a possible range from 5 to 30 DU's/acre, with a diversity of housing types and price points (as shown in



Commercial development on either side of major point of access (120th Avenue), transitioning to mixed use and then to residential development.





Figure 3-5). Because of the proximity to the station, and the potential to create a desirable residential community, Karl's Farm has the potential to provide new housing types to the northern metro market, including small lot single family residences, townhomes, and condos (assuming the construction defects problem is adequately addressed).

Several good examples of mixed-use residential exist in the Denver metro area. The photos on Page 20 show townhomes and condos in the Holiday neighborhood of north Boulder; low-to-medium density multi-family residential in the Lowry development in Denver; and multi-family

FIGURE 3-4: TRANSITION AREA DEVELOPMENT CONCEPT DETAILS

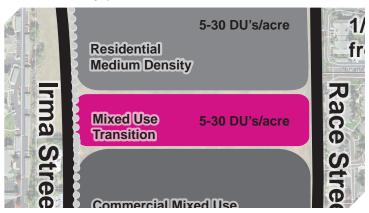


FIGURE 3-5: NORTH RESIDENTIAL AREA DEVELOPMENT CONCEPT DETAILS



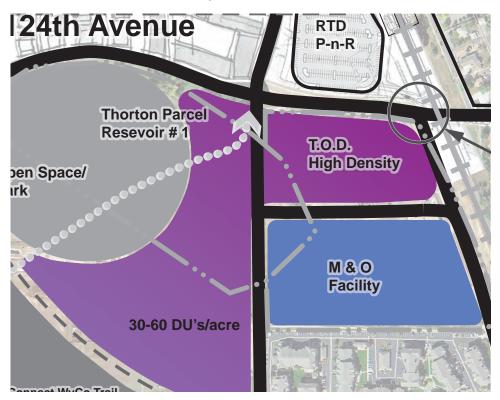


Examples from Longmont's Prospect Development.

FIGURE 3-6: STATION AREA RESIDENTIAL DEVELOPMENT CONCEPT

housing bordering open space in the Bradburn development in Westminster.

The area within the 1/3rd-mile radius of the 124th at
Eastlake rail station is proposed for residential land use at a higher density, as high as 60 DU's/acre (see Figure 3-6). Some of this area would be higher-density residential near open space as described below. The M&O Facility, owned by the City of Northglenn, is also located within this radius.



Northglenn **M&O** Facility

The M&O Facility abuts the Karl's Farm property to the northeast and is directly across the street from the future Eastlake station area along the FasTracks North Metro Commuter Rail Line. Construction of the station changes the dynamic of the land use environment near the M&O Facility and has the potential to have a significant impact on Karl's Farm as well necessary to purchase as any redevelopment to the M&O Facility a suitable replacement site as TOD. site (15 acres) with

The issue of the potential relocation

of the Northglenn M&O Facility will capabilities. need to be explored and studied in more detail. Relocation of the M&O Facility would need to proceed in a way that does not seriously degrade the City's ability to respond to emergencies or increase the daily operational cost of providing services. However, its uncertain state hinders the redevelopment of the land with the highest-density potential in the project area – the land closest to the Eastlake Station. It is likely that the redevelopment of Karl's Farm will (and should) proceed in advance of this issue's resolution. However, its continued location near the station could be a major barrier for more intensive redevelopment around the immediate station area.

In 2014, the City explored various development strategies and options for the M&O Facility to better understand the prospects for TOD development. (See Appendix, Page XX) The consultant hired, the ArLand team, completed a series of technical reports and analysis which summarized the site's potential and provided the City a recommendation to optimize TOD land uses near the station.

The technical analysis was comprised of:

- An assessment of the M&O Facility needs
- An analysis of potential candidate sites for M&O relocation
- A cursory infrastructure assessment
- A cursory environmental conditions overview

- A market analysis
- A financial feasibility analysis
- An analysis of fiscal and economic benefits

The study concluded that an updated M&O Facility needs approximately 9 to 10 acres; however, given the

built out nature of Northglenn, a replacement 10-acre For full site redevelopment site owned by the City with to take place, it would be the potential to accommodate all of the relocated M&O functions proved to be impossible to find. Therefore, two scenarios were analyzed more specifically in order to provide the City with the best potential range of redevelopment options.

> The first scenario consolidated all of the M&O functions onto the southern 9-10 acres of the current site. This scenario opened up 2.5 to 3.5 acres on the northern portion of the site, adjacent to the station, for TOD. While this scenario would seem to be cost-effective, utility relocations would be necessary from the northern section of the site and the majority of the existing buildings would require redevelopment - thus adding significant cost with little benefit. In addition to the expense, this scenario cuts off any synergies with any development that occurs on Karl's Farm, impacting the potential mix of uses on the site as well as any connective TOD opportunities.

> > The second scenario examined **DISTRIB**-UTING THE M&O FUNCTIONS OFF-SITE TO VARIOUS OTHER LOCATIONS in the city. This scenario provides significantly more opportunity for redevelopment on the site, as well as opportunity to connect to the larger Karl's Farm site. Creating synergy between the two sites also increases the likelihood that commercial or office could be developed on the M&O site in closer proximity to the transit station. Currently, no market exists for uses beyond multifamily residential.

> > The report recommends pursuing the second scenario, that **REQUIRES THAT THE M&O** FACILITIES BE COMPLETELY RELOCAT-**ED**, thereby opening up the potential for TOD development on the site. It is mentioned that real

similar citywide access,

operational efficiencies

and emergency response





Higher density residential development examples.



Residential development in Lowry development of Denver.





Residential development in Holiday neighborhood of North Boulder.



Residential development in Bradburn development in Westminster.

estate value for the M&O site would ultimately be best created by Master Planning Karl's Farm with a large mixed use community in the area. Connecting to a larger Karl's Farm redevelopment enables some of the mix of uses desired by the city and that the station alone will not create for this site. Planning for community connectivity and improvement of area ameni-

ties, on both properties, through the Karl's Farm Master Plan process, creates value and improves the development potential for both sites.

While there would be a long term preference for redevelopment of the entire site into a station oriented land use, such as high-density residential, there are impediments in place that make this difficult to achieve in the short term. For that reason, the land use diagram (3-1) depicts high-density residential on the northern portion of the site closest to the station with the M&O functions in this section of the site relocated to another site within



Open space example from Denver's Lowry development.

the City. This scenario, although least efficient and costly, would assume a portion of the operations would be moved to an alternative site. This depiction includes the benefit of providing an aesthetically pleasing "front door" to the City of Northglenn in close proximity to the station, allows for some level of connectivity between the former M&O site and the Karl's Farm site, and maintains critical proximal operations at the existing

M&O Facility. For full site redevelopment to take place, it would be necessary to purchase a suitable replacement site (about 15 acres) with similar citywide access, operational efficiencies, and emergency response capabilities. The photos above show examples of higher-density residential development.

Open space is a valuable amenity and highly desirable for any new development. Figure 3-7 shows an open space or park area south of 124th Avenue/Eastlake Avenue, either as all or a part of the Thornton-owned Reservoir #1 parcel, or entirely on the Karl's Farm parcel.

The final configuration of the open space or park will depend on the resolution of a number of issues:

- Determination of any rights or conditions on its use held by the ditch company that historically provided the water that once filled the reservoir.
- Determination of Thornton's willingness to provide the land for a park or open space use.
- Determination of whether Thornton could or would make the parcel available for storm drainage detention that serves a larger area.
- An understanding of offsite impacts of the adjacent neighborhoods for potential drainage conveyance or historic impacts of offsite drainage to the Karl's Farm parcel.
- An understanding of the Thornton Reservoir #1 pond and its current outflow to the east.
- Determination of the on-site in-tract infrastructure that will be required for detention and water quality to serve the Karl's Farm parcel.

Street Network

Connectivity within the site, to the station, and the network of streets beyond the development is imperative for project success. One of the project goals is to connect to the existing street network surrounding the development so that the project works within the existing street network of Northglenn and sets a future framework for development.

The intersections and roadway alignments of Irma and Race Streets will act as the eastern and western "brackets" of the development and promote connectivity to the surrounding street network to aid in the distribution of traffic and ease navigation.



The City commissioned a corridor study of 120th Avenue in 2015. The study highlighted improvements to 120th Avenue that would be necessary to accommodate traffic, brought about by the station and surrounding land development, for the planning horizon of 2034. These improvements included additional lanes for through traffic and turning movements, enhanced intersection treatments, and corridor streetscaping. Figures 5.2a - 5.2b depict the recommendations. The full study is an appendix to this plan.

Race Street will act as the major north/south bus route due to its alignment with the western boundary of the planned Park-n-Ride facility at the Eastlake station. The extension of Race Street will aid in the efficiency of the planned bus routes that will serve the Eastlake station through minimizing turns and providing a far more direct route for station bus access.

The Irma Street intersection and roadway extension should equally emphasize pedestrian/bike movements and safety, in addition to access for automobiles, based on its proximity to the existing terminus of Irma Street and the northern terminus of the Wyco Pipeline trail system. This street's intersection and template should be designed with the principals of the Complete Streets movement.

Internal to the site, the local road network should place an emphasis on mobility and connectivity for all forms of transport. Consideration of a major greenway or pedestrian corridor that allows mobility, free of conflicts, to move people in a northeast and southwest direction would be a major asset to the site.

The major elements of a proposed street network are outlined below and include:

124TH AVENUE (EASTLAKE AV- ENUE) will be realigned to connect with a roundabout that will connect Lafayette Street, Irma Street, 124th Avenue/Eastlake, and an unnamed street that will exit the roundabout to the southwest and intersect with Washington Center Parkway.

TRMA STREET will connect the 124th/ Lafayette roundabout to 120th Avenue and jog to the east to line up with the existing intersection of 120th Avenue and Irma Street (see Figure 5-2a).

CLAUDE COURT north of 124th Avenue/ Eastlake Avenue will be realigned as part of the construction of the Eastlake Station on the North Metro Commuter Rail Line to accommodate the Park-n-Ride parking lot.

RACE STREET will extend north from 120th Avenue to 124th Avenue/Eastlake Avenue, where it will intersect with 124th and realigned Claude Court. There will be a new traffic signal at the intersection of Race Street and 120th Avenue (see Figure 5-2b).

■EXISTING CLAUDE COURT SOUTH OF 124TH AVENUE/EASTLAKE AVENUE

will turn west and intersect with the proposed Race Street. Alternatively, Claude Court could be disconnected from 124th and become a dead end street that extends north from 120th Avenue.

120TH AVENUE will be widened to six lanes (according to the 120th Avenue Corridor Study, Washington Street to Claude Court, EST, June 2015).

The diagram also shows a **RIGHT-IN**/ **RIGHT-OUT TURNING MOVEMENT** at the mid-point between Race Street and Irma Street to provide access to the commercial develop-

ment. This would have to be verified by a traffic study to make sure it does not create a conflict with traffic movements at the Race Street/120th Avenue intersection. The EST study does not show an acceleration lane west of Race for buses and there should be no conflict but it should be verified (see Figure 5-2b).

The diagram shows an EXTENSION OF THE WYCO BICYCLE AND PEDESTRIAN TRAIL at Irma and 120th Avenue proceeding north and east to the intersection of Race Street and 124th Avenue/Eastlake Avenue. Ideally this would be in the form of an off-street trail that winds its way through the commercial and residential development and the park or open space to the Eastlake Station.

Detailed Concept Scenarios

In addition to the general land use concept plans, the project team developed a number of more detailed development scenarios for the property. These scenarios embody the broad concepts contained in the general concept while providing options for development at varying levels of intensity and land uses.

All detailed concepts incorporate the potential to retain many family-desired legacy elements, including:

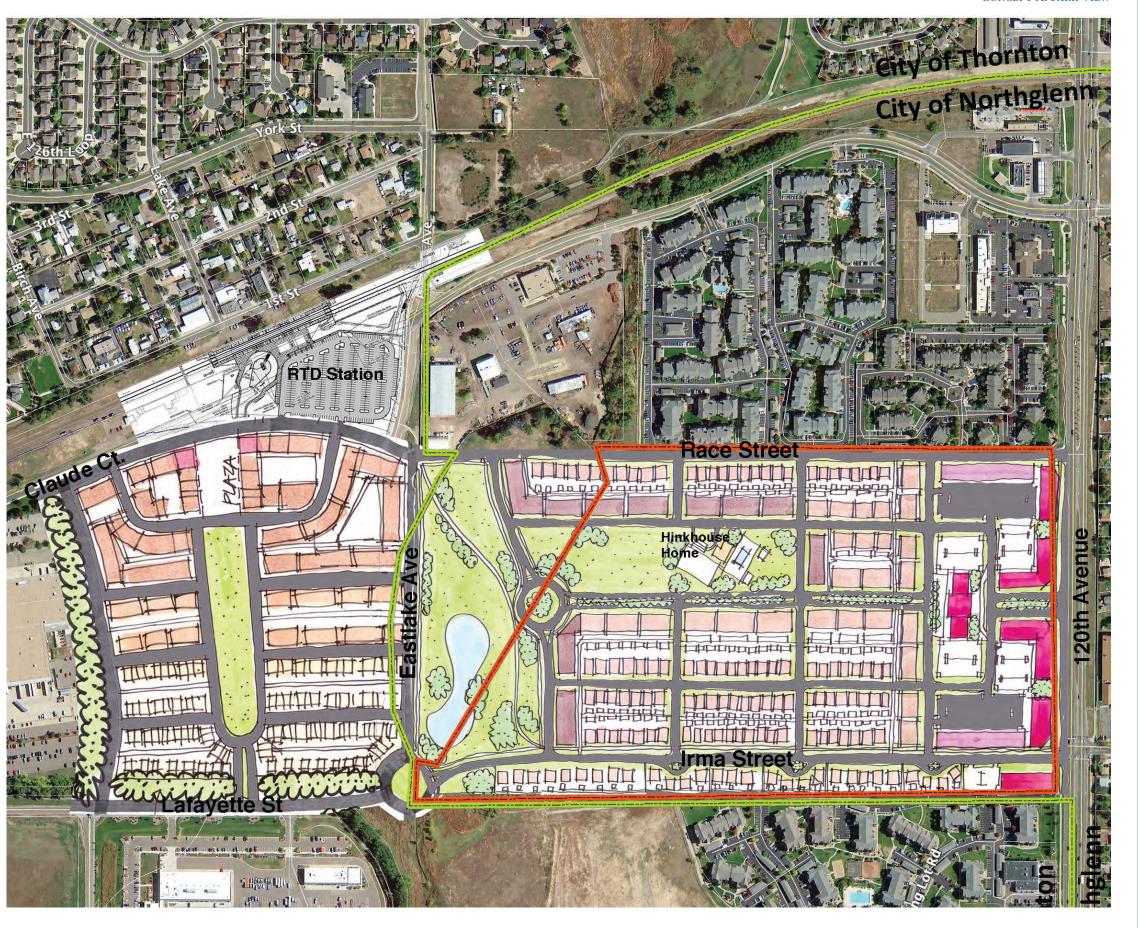
- Area for a farmer's market and/or retail store
- Adaptive re-use of the Hinkhouse family home as a museum, library, community center, or other civic use
- Retention of the family name on one or more parks or the name of a civic building
- An iconic family or agricultural-themed sculpture prominently displayed in a park
 - A park pavilion and/or public gardens

CONCEPT A: PARK VIEW

Figure 3-8 shows a concept idea that focuses on preserving the Hinkhouse home as the centerpiece of a significant amount of park land and open space in the development.

Key Elements

- Neo-traditional street grid
- Preserves Karl's Market, centrally located for maximum impact on entering the retail development at the south end
- Other retail is at zero setback along 120th Avenue
- Two parks: large park on north end along Eastlake Avenue; smaller two-block park with Hinkhouse home as community center, library, or clubhouse
- High-density residential development lining the west and south sides of the parks



City of Northglenn / Karl's Farm Master Plan 24

CONCEPT B: CURVING IRMA

CONCEPT B: CURVING IRMA

Figure 3-9 shows a concept idea that focuses on one central park and a large curve on Irma street north-south through the development.

Key Elements

✓ One large central park that stretches from Eastlake Avenue to Hinkhouse home

Hinkhouse home serves as community center, library, or clubhouse, etc.

Irma Street curves to the east, then back to Lafayette alignment on the northwest to bring the Wyco trail extension across the site to the rail station

Central retail access connects to Irma; mixeduse backs up against retail and serves a transition to residential

M&O facility contains senior housing

City of Northglenn / Karl's Farm Master Plan 25

CHAPTER 4

RECOMMENDATIONS

Issues for Further Exploration

The concept plan developed for this project outlines a general blueprint for the property owners and the City of Northglenn to follow as redevelopment of Karl's Farm occurs in the future. However, based on the information developed in this report and the guidance of the ULI technical review panel, there are several outstanding issues to be resolved before redevelopment can occur.

The issue of the M&O Facility location will need to be explored in more detail. Relocation would need to proceed in a way that does not seriously degrade the City's ability to respond to emergencies or increase the daily operational cost of providing services. However, its uncertain state hinders the redevelopment of the land with the highest-density potential in the project area – the land closest to the Eastlake Station. It is likely that the redevelopment of Karl's Farm will (and should) proceed in advance of this issue's resolution. However, its continued location near the station could be a major barrier for more intensive redevelopment around the immediate station area.

The Reservoir #1 property owned by the City of Thornton in the northern part of the study area also needs resolution. While the property presents a major opportunity for development of an open space/recreational/drainage facility that could be a tremendous amenity to the study area, the lack of resolution of this issue presents a major barrier to continuity and circulation throughout the station area. As

noted earlier, the City of Thornton was asked to comment on these items but declined. Thornton's position is that once its staff sees a concrete land use proposal, its staff will respond.

Off-site infrastructure construction to accommodate

the proposed higher density of the property will need to be explored further to ensure that redevelopment can occur in the manner desired by the property owners and the City.

In January 2016 the City retained Wilson and Company, Engineers & Architects, Inc. to prepare a utility master plan for the Karl's Farm property based on the preferred land use plan included herein (Figure 3-1). Within the context of the land use plan, the study aimed to analyze the on- and off-site impacts of the anticipated development as they relate to the infrastructure needed to support the growth. The study highlights two separate tiers of infrastructure required to realize the anticipated development, "In-tract" infrastructure and "Trunk" infrastructure.

> In-tract infrastructure refers to the service line utilities, local roads, pedestrian amenities, landscaping, and dry utilities required to develop the individual parcels of the property.

Trunk infrastructure typically refers to the main transmission lines of citywide utility systems and, for the sake of this study, includes

> sanitary and storm sewers, water transmission main lines, collector roadways (extensions of Race and Irma streets), and any other items to which the individual tracts of development will connect as they develop.

improvements necessary The findings of this study provide a conservative estimate of the cost of infrastructure for any proposed development and will help to clarify communications between the City and the development community.

> The City should explore various public financing **mechanisms** to aid in the financing of the infrastructure improvements necessary to facilitate development of Karl's Farm. A variety of sources need to be explored including the Urban Drainage and Flood Control District Funds,

The City should explore

various public funding

mechanisms to aid

in the financing of

to facilitate development

the infrastructure

of Karl's Farm.

Transit Funds, and most importantly, a Title 32 Metro District. Early estimates based on the aforementioned utility infrastructure study indicate that a Metro District alone may not fully accommodate the required cost of infrastructure for the development and may require "upfront" money for the early phases of development. There needs to be a fairly certain and predictable tax base identified or in place in order to issue the Metro District Bonds.

Lessons Learned and Next Steps

Based on the project team's previous experience and the information gathered for this project, the graphic below outlines general next steps for the City of Northglenn to consider as it moves forward with development at Karl's Farm.

PUT IT IN WRITING: Develop specific regulatory and policy guidelines to ensure that the property owners, potential developers, and the local community understand what is expected and how things will evolve in the future. This will eliminate uncertainty and provide clear guidance on how development will occur.

FIND THE CATALYST PROJECT: Work with the development community to solicit an initial project or projects to 'jump-start' devel-

opment at the site that meet the goals of the City and property owners while encouraging other additional development activity. Find opportunities to 'market' the development opportunities at conferences and seminars and other non-traditional ways.

PAY ATTENTION TO THE PRIVATE

SECTOR: The development community can be the City's best advocates for quality, realistic development. Re-visit the concept of formal or informal 'developer panels' to provide ongoing guidance and 'reality checks' for development progress on the site.

REMEMBER ALL MODES: While transit-oriented development focuses on alternative modes, automobile traffic will still be an important part of the transportation network. Make sure that all design decisions are made to safely and conveniently accommodate all modes, including pedestrians, bicyclists, transit, and autos.

PAY ATTENTION TO THE DETAILS:

Good urban design is good TOD design. Develop design guidelines that encourage walkability and active spaces. Keep the user of the development in mind when creating streets, sidewalks, and buildings. Include good wayfinding, public art, and other amenities that make the development a pleasant place to live, work, play, and visit.

CHAPTER 5

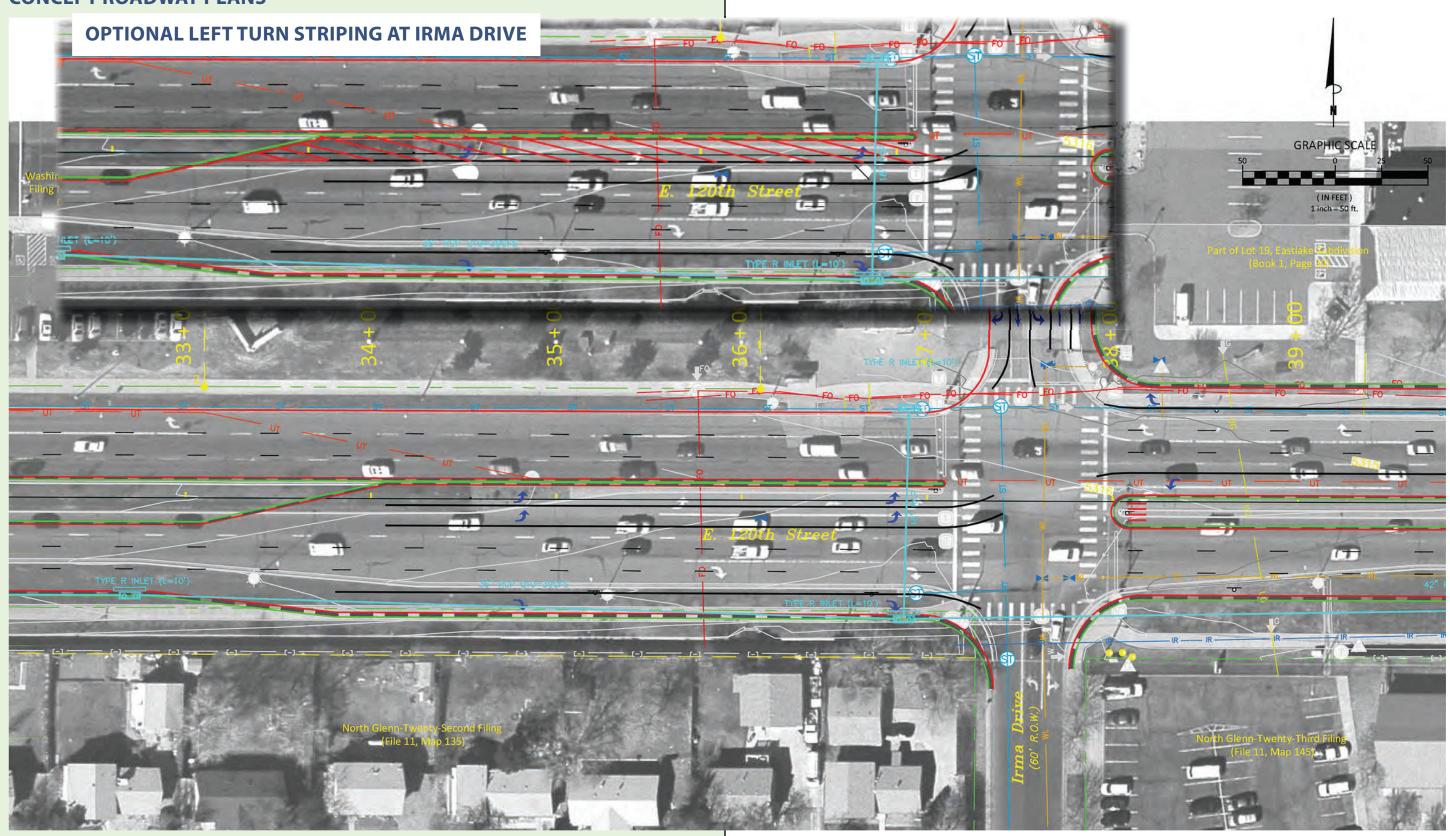
APPENDIX

- **Concept Roadway Plans**
- Karl's Farm Market Analysis
- Northglenn M&O Area Market Assessment & Relocation Analysis
- **120th Avenue Corridor Study: Washington Street to Claude Court**

CONCEPT ROADWAY PLANS



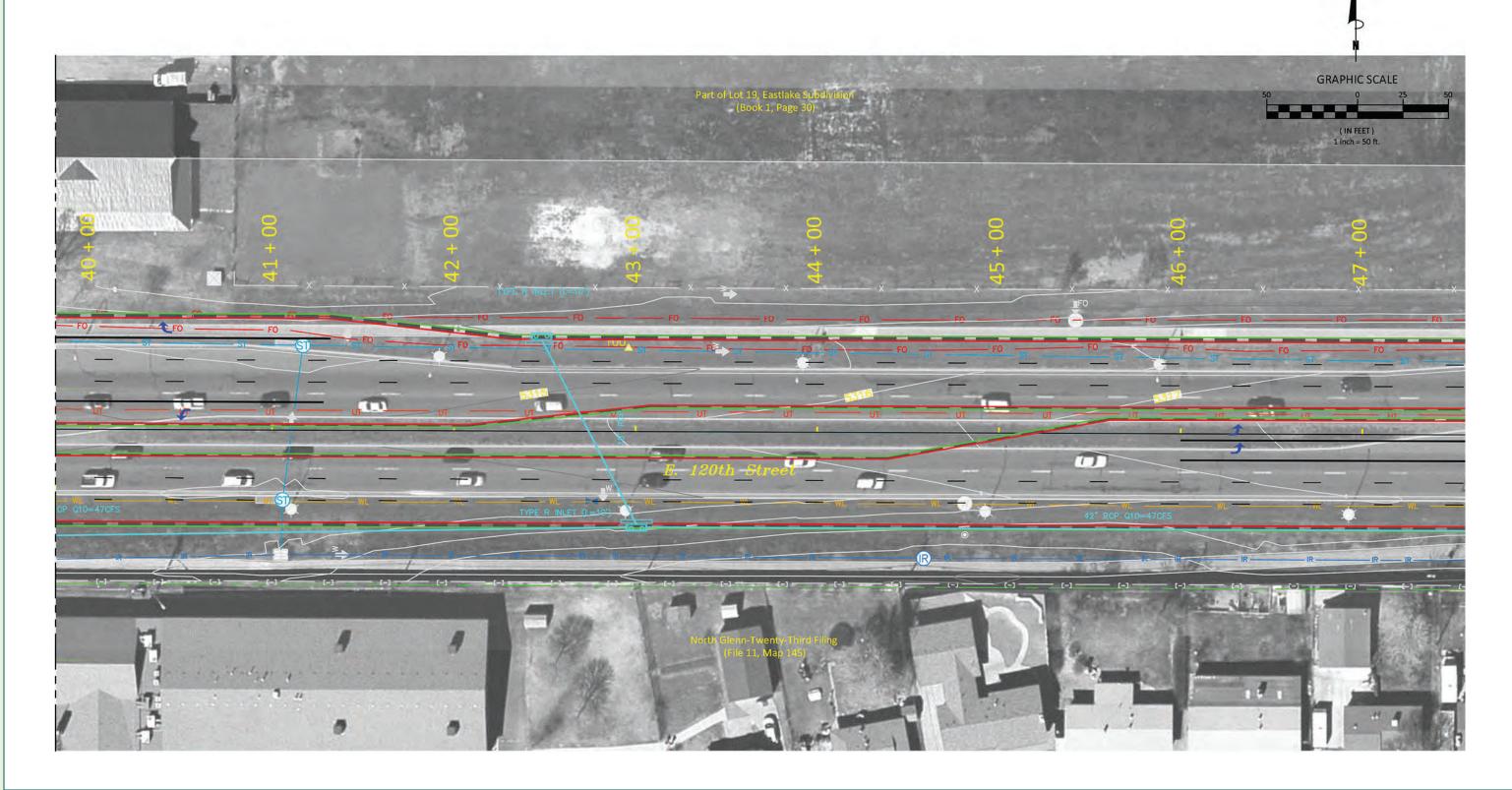
FIGURE 5-2A



WASHINGTON STREET TO CLAUDE COURT

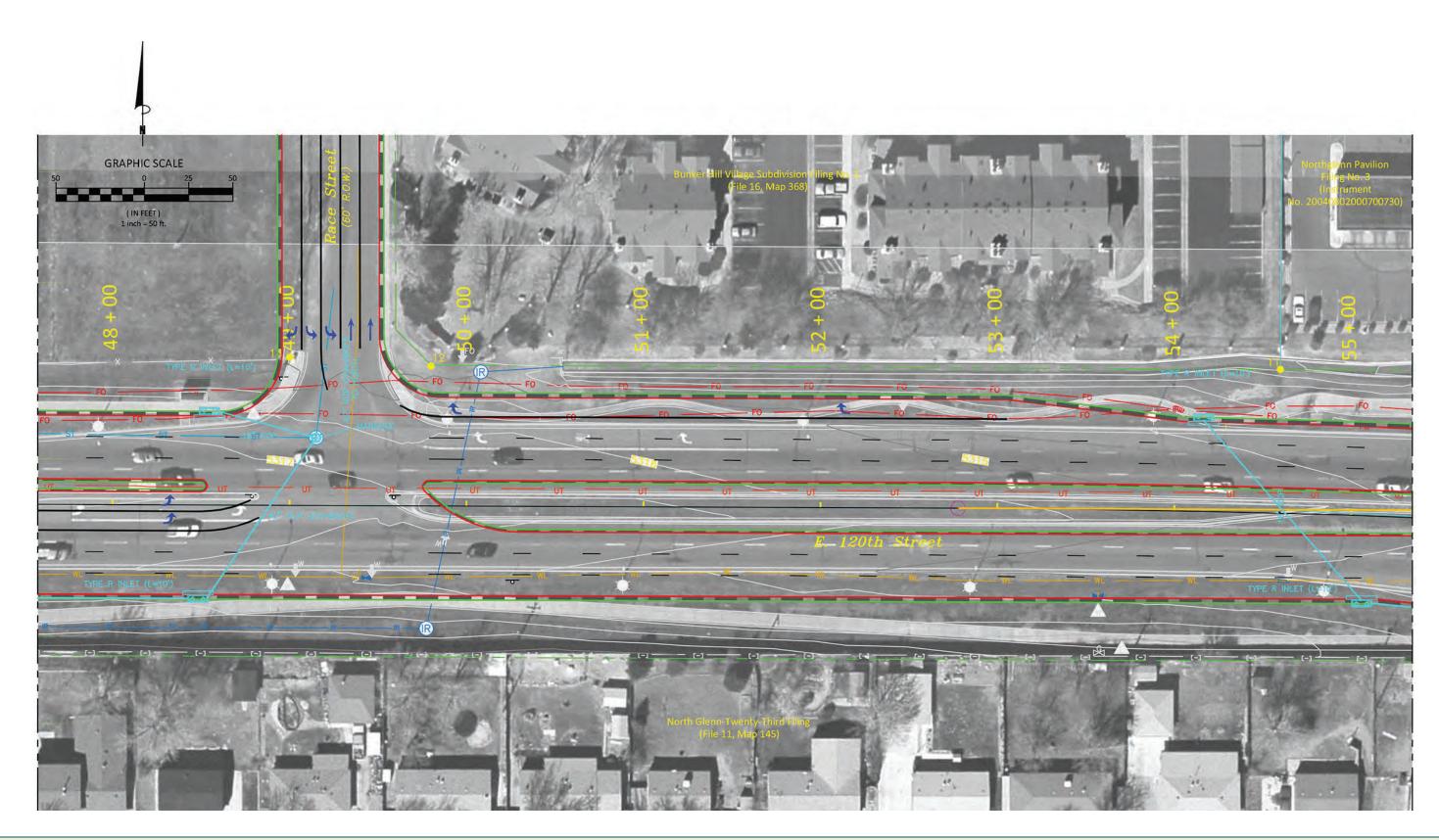
CONCEPT ROADWAY PLANS





WASHINGTON STREET TO CLAUDE COURT

CONCEPT ROADWAY PLANS





Karl's Farm Market Analysis

Northglenn, Colorado

August 10, 2015

Prepared for:

City of Northglenn 11701 Community Center Drive Northglenn, CO 80233 Prepared by:

ArLand Land Use Economics 1807 South Pearl Street Denver, CO 80210 (t) 720.244.7678 www.arlandllc.com

Conclusions

- The Karl 's Farm site is approximately 66 acres on 120th Avenue and Race Street in the City of Northglenn.
- The site has excellent vehicular access and visibility. Additionally, the site will have direct access to the future Eastlake Station, slated to be completed by 2018.
- Eastlake Reservoir #1 north of the site as well as future open space and trails could provide an important recreational amenity.
- The property is bordered primarily by 3-story walk up apartments. The 120th Avenue corridor from Claude Court to I-25 is lined with suburban commercial centers. There are also single family subdivisions south of the site and further to the east and the north.
- There is little infrastructure on the site. One of the challenges in financing improvements is the relatively limited retail and office demand for tax increment financing. Title 32 Metropolitan District Financing is a possibility, although relatively high property tax mill rates in Northglenn (approx. 125 mills) is a consideration.
- Demographics
 - The market area is bordered by 144th Avenue to the north, 100th Avenue to the south, just west of I-25 and to the current edge of development to the east (approximately 3 mile radius).
 - The City of Northglenn has a higher proportion of seniors (persons ages 65-74 and 75+) than the market area and Adams County.
 - In the ½ mile radius around Karl's Farm, about 20% of the population falls into the millennial age group (25-34). In the market area, the City and the County, this group represents about 15% of the population.
 - The median household income in the market area is about \$67,000.
 - The population is predominantly white. In the ½ mile radius and the market area, about 25% of the population is Hispanic.

Conclusions

Psychographics

- In the ½ mile radius, the majority of the population can be described as an "Educated Earner". Single, in their 20s and 30s, earning between \$30,000-\$50,000 annually in a white collar job, college educated. The next largest group is very similar, except with incomes less than \$30,000 and with high school educations.
- In the market area, the majority of the population can be described as "Sitting Pretty". 20's and 30's, married, with incomes \$50,000 to \$60,000. Some college with white collar jobs.

Residential

- There has been very little recent residential construction activity in the City of Northglenn. The most recently built project, which is currently in lease-up is Carrick Bend, a 228 unit apartment project near I-25 and 120th Avenue. An interview with the developer indicates that it's popular because of proximity to the park, new restaurants at 120th Avenue and I-25, higher end finishes (newer product than other products in the area).
- There are a large number of apartment projects around the site and in the City of Northglenn and Thornton.
- The closest comps have relatively low vacancies, rents at about \$1.50 per square foot with 1,2, and 3 bedroom units. The most common unit types are 2 bedroom and 2 bath units.
- There are very few single family attached ownership projects in the market area.
- There are a large number of single family detached residential subdivisions close to the site as well as planned north and east of the subject site.
- Based on past absorption and growth forecasts, it is estimated that there is demand for 900-1,800 residential units over the next 20 years on the Karl's Farm site. This is primarily based on a multifamily unit assumption, although the site, from a market perspective, could accommodate single family detached units. There would be a strong desire for a mix of housing types, including condos and potentially townhomes, and higher density products.

Conclusions

• There is senior affordable housing demand which could be accommodated on the site. While demand is strong, the challenge is providing the appropriate amount of housing balanced with the desire to create an activated community. Currently, there is no demand for congregate care or assisted living units given the large supply in the market. However, demand will grow for this use over time and may be a longer term consideration.

Retail

- There is a fairly significant amount of retail along the 120th Avenue Corridor and along I-25.
- Retail demand is currently estimated at 40,000 to 50,000 square feet, although flexibility is recommended with its configuration and size.
- There are a number of grocery stores including Safeway, King Soopers, several Albertson's, Sprouts, Super Target in the market area.
- An ideal anchor retail use would be a neighborhood grocery, however, that use is not currently feasible at this time, without additional residential development activity and potentially the opening of the North Metro Corridor.

Office

- Most of the major office activity is along the I-25 corridor. There is some office along the 120th Avenue corridor, although vacancy rates are high (19%).
- There is reportedly a mismatch between demand and supply. There is apparently small office demand which is not being met by current supply which is primarily large floor plate offices.
- There would be limited demand for small neighborhood, medical, and commercial office spaces (20,000-30,000 square feet) as part of the retail / commercial development program along 120th Avenue.

Other Uses

• Other uses considered but not feasible include industrial (although there is some industrial in this area, given the land use changes in the area, it is no longer considered an appropriate use). Hotels in this part of the market are primarily along I-25 as are entertainment and major regional shopping venues.

The site analysis presented on the following pages addresses a number of factors regarding the project's location that are likely to have an impact on any development program's potential for success:

- Access
- Visibility
- Traffic Volume
- Current Property Owners
- Surrounding Land Uses
- Scenic / Topographic Attributes
- Current Infrastructure
- Other Considerations



ArLand Land Use Economics

Category	Comments	Summary (Current)
Access	In general, the site has great vehicular access from 120 th Avenue. The Eastlake station just north and east of the property will be served by the North Metro line commuter rail system slated to be completed by 2018. There will be additional traffic signaling added to 120 th Avenue at Race Street for bus and vehicular access with access from the station to the Karl's Farm area built as part of the FasTracks project.	Currently good vehicular access and future transit access
Visibility	Visibility generally mirrors access – good for motorists currently. The new transit station and associated plans for increased connectivity should improve pedestrian accessibility.	Good
Traffic Volume	Traffic volumes on 120 th Avenue are high for an arterial road with just over 41,000 daily vehicles.	Good
Current Property Owners	Karl's Farm Dairy family. Does not want industrial development, big box retail. Doesn't like the apartments around them, wants senior services, including housing, and more of a neighborhood / village type development. Family is interested in selling. Legacy is important to them.	Family members are scattered. They are in contact with the City. Have received unsolicited offers.
Scenic & Topographic Attributes	Eastlake Reservoir #1 and the adjacent open space and trails provide a recreational amenity. The middle of the property is known to flood.	Opportunity for parks to correspond with topography

Category	Comments	Summary (Current)
Surrounding Land Uses	The parcel is bordered on the east and west by three-story walk up apartment communities constructed in the 1990's and 2000's. The north side of the parcel abuts open space and the City's Maintenance and Operations facility. To the south, the site is bordered by a large suburban division. The future RTD commuter rail station at 124 th and Eastlake Avenues is just northeast of the site.	Generally good
Infrastructure / Environmental	Irma Road coming south from Thornton doesn't line up with Irma south of 120 th . Potential for odd-shaped development parcels. Pipeline on west side of property. No Infrastructure to serve new development. City's infrastructure maps may also be incorrect so further investigations are warranted.	Potential to creatively use the offset. Exact alignment of pipeline would need to be determined. Infrastructure plan is also needed.
Financing Considerations	The City of Northglenn's permits and fees are lower than other jurisdictions, but its total property tax rates are higher at about 125 mills.	Consideration in thinking about Title 32 Metropolitan Districts

Draft Vision Statement

Create a new neighborhood village for Northglenn that builds upon and reflects the important agricultural and historical heritage of the farm and its role in the growth of the local community. The area should integrate this heritage with well-designed housing for all ages (including seniors) at appropriate densities, along with significant parks and open space and related pedestrian and bicycle trails, all focused on a village center that provides community facilities, employment and educational opportunity, and supportive retail and commercial development, and all of which maximizes the opportunities provided by the area's proximity to the 124th Avenue/Eastlake RTD rail station.

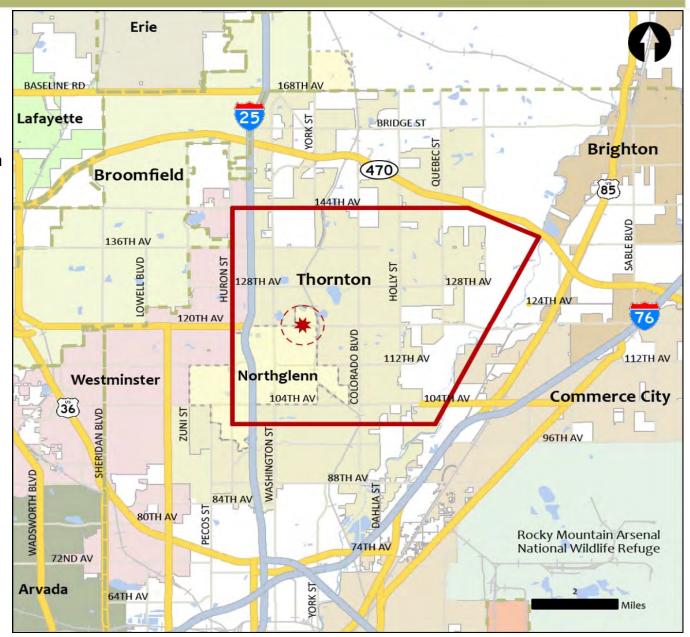


Economic / Demographic Framework

Market Area

The Karl's Farm market area is an area from which a project will draw the majority of its residents (housing), patrons (retail), employees (office, industrial, institutional) and visitors and those areas will likely be a source of competition / demand.

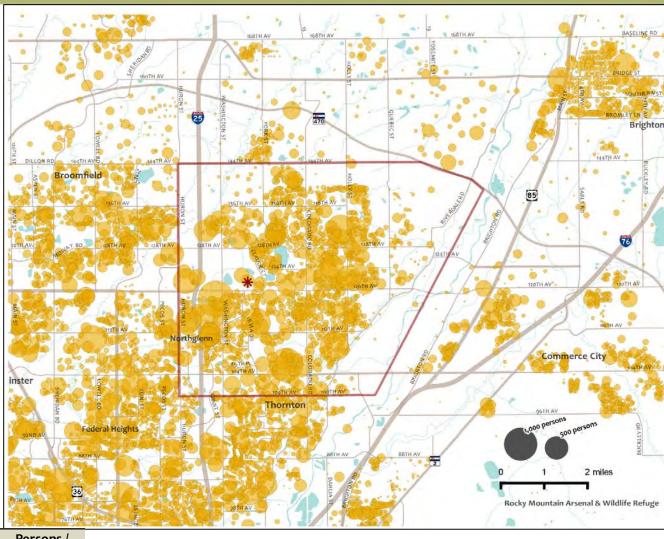
The boundaries of the Market
Area generally represent a 3 mile
market area and extends just
west of I-25, north to 144th
Avenue, south to about 100th
Avenue, and east to the current
edge of development in
Northglenn / Thornton.



ArLand Land Use Economics

Population

Karl's Farm is located approximately 10 miles north of Downtown Denver in an area which saw residential growth beginning in the 1950's and 1960's. There are approximately 44,000 households in the Market Area. Average household sizes in the Market Area are about 2.8 persons per household. In the ½ mile radius, household sizes are smaller at 2.64, reflecting the presence of apartments surrounding the Karls' Farm site.



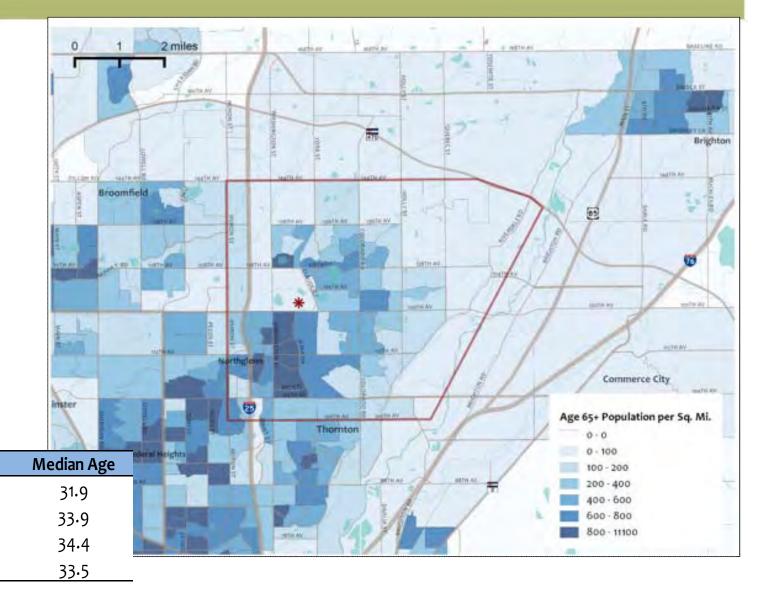
			Persons /
	Persons	Households	Households
1/2 Mile Radius	5,737	2,176	2.64
Market Area	122,215	43,679	2.80
City of Northglenn	37,016	14,349	2.58
Adams County	481,372	166,988	2.88

Source: ArLand, DRCOG, Claritas, US Census

Source: Claritas, ArLand Use Economics

Seniors

The City of
Northglenn has
a relatively
higher
proportion of
seniors (65-74
and 75+)
compared with
the Market Area
and Adams
County.



Source: Claritas, ArLand

Primary Market Area

City of Northglenn

1/2 Mile Radius

Adams County

Source: ArLand, DRCOG, Claritas, US Census

Millennials

30.0%

25.0%

20.0%

15.0%

10.0%

5.0%

0.0%

1/2 Mile

Radius

The density of Millennials (ages 25-34) is greatest in downtown Denver, and other neighborhoods close to downtown. However, in the Northglenn area, about 15% of the population falls into this key age range. Because of the apartments, the 1/2 mile radius has a much higher proportion of households in this age group.

Market

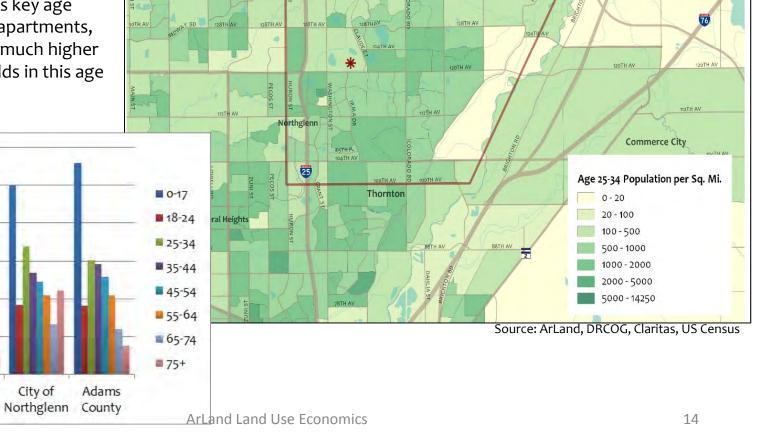
Area

City of

0

Broomfield

2 miles



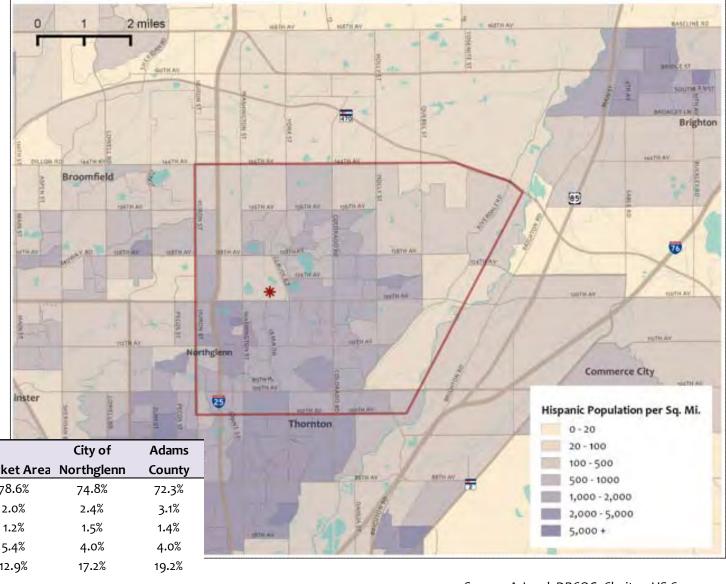
BASELINE RD

Brighton

85

Ethnicity

The entire market area is predominantly white. A quarter to a third of the population are of Hispanic origin.



1/2 Mile Race/Ethnicity Market Area Northglenn **Radius** White 77.8% 78.6% Black 2.1% 2.0% American Indian 1.0% 1.2% Asian/Pacific Island 5.4% 3.2% Other / Two or mo 15.9% 12.9% Hispanic Origin* 38.9% 25.4% 25.5% 31.7%

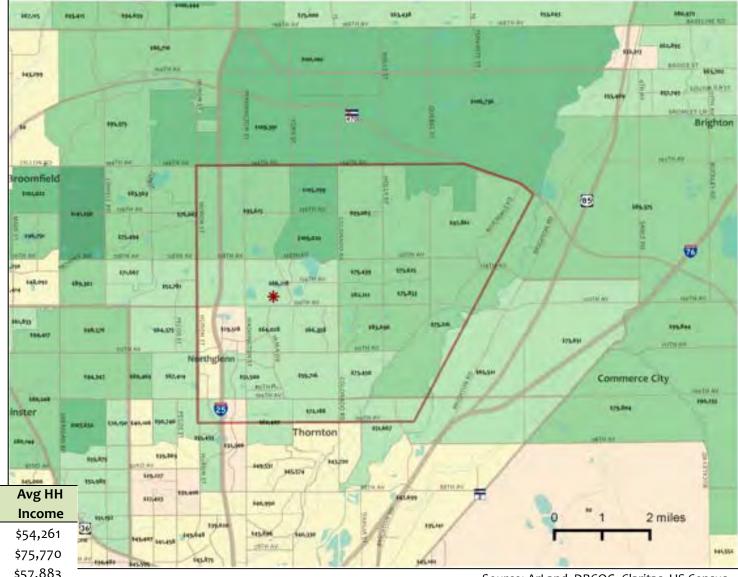
Source: ArLand, DRCOG, Claritas, US Census

Source: Claritas, ArLand

^{*} can be of any race

Incomes

The Market Area has the highest median household incomes at nearly \$67,000 (2015 estimates). The average household income is \$76,000 in this area.



Median HH
IncomeAvg HH
Income1/2 Mile Radius\$42,780\$54,261Market Area\$66,686\$75,770City of Northglenn\$49,377\$57,883Adams County\$57,751\$69,066

Source: ArLand, DRCOG, Claritas, US Census

Source: Claritas, ArLand

Household Growth

Forecast growth in the market area (DRCOG) is approximately 1% annually through 2035. In the broader area, the greatest amount of future household growth is forecast for the areas around E-470. The areas in white are predominantly areas that are currently built out (or open space).

43,679

45,895

48,293

54,260

10,581

1.1%

-0.1%

122,215

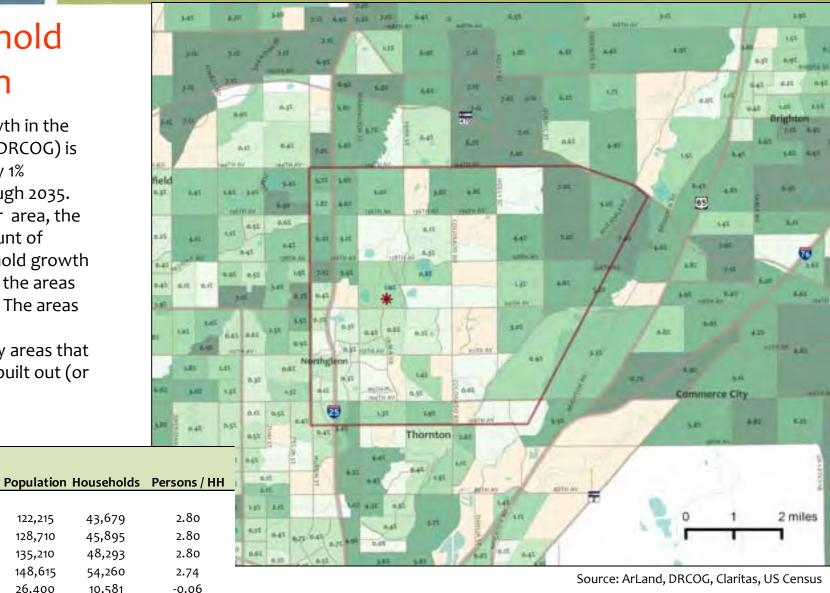
128,710

135,210

148,615

26,400

1.0%



Source: ArLand, DRCOG, Claritas, US Census

Source: DRCOG, ArLand, Claritas

2015

2020

2025

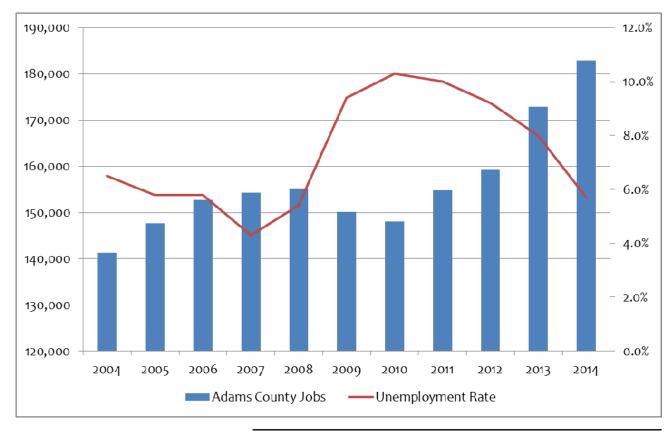
2035

Change 2015-2035

CAGR 2015-2035

Adams County Employment

There has been an overall net gain of more than 41,000 jobs in Adams
County from 2004 to 2014.
Employment numbers reached a peak in 2008 and dropped sharply in 2009, due to the Great Recession. There has been steady employment growth since 2011.



Source: Colorado Department of Labor & Employment, BLS, ArLand

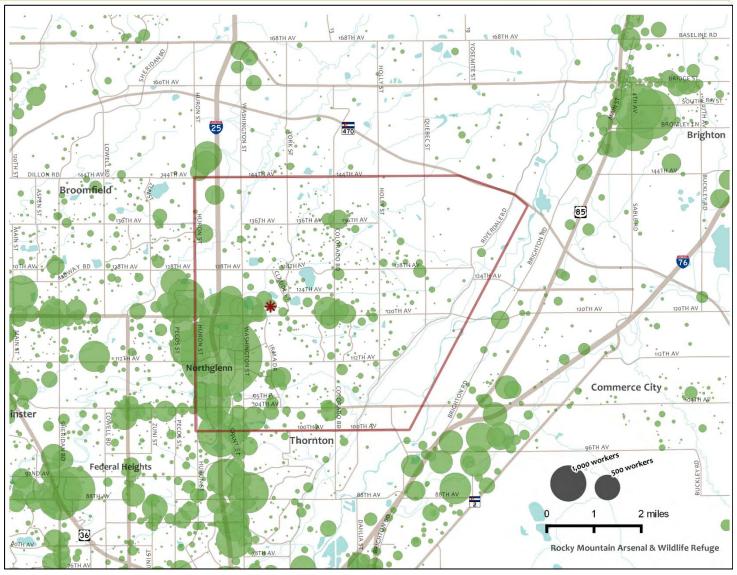
Adams County Employment

				Change 2004-	CAGR 2004-
Industry	2004	2009	2014	2014	2014
Agriculture Forestry Fishing and Hunting	087	1.060	4 42 8	454	1.6%
Agriculture, Forestry, Fishing and Hunting	987	1,069	1,138	151	
Mining	231	241	693	462	13.0%
Utilities	883	792	649	-234	-3.4%
Construction	17,509	15,056	19,257	1,748	1.1%
Manufacturing	13,345	10,803	13,110	-235	-0.2%
Wholesale Trade	13,185	13,425	15,077	1,892	1.5%
Retail Trade	15,037	16,667	19,028	3,991	2.7%
Transportation and Warehousing	14,965	13,972	13,936	-1,029	-0.8%
Information	1,749	2,296	2,501	752	4.1%
Finance and Insurance	3,332	2,838	3,062	-270	-0.9%
Real Estate and Rental and Leasing	2,718	2,691	2,812	94	0.4%
Professional, Scientific, and Technical Services	3,715	4,814	5,451	1,736	4.4%
Management of Companies and Enterprises	1,178	1,577	1,371	193	1.7%
Administrative and Support and Waste Management	8,992	9,390	11,082	2,090	2.3%
Educational Services	11,182	13,362	12,409	1,227	1.2%
Health Care and Social Assistance	9,092	15,446	17,027	7,935	7.2%
Arts, Entertainment, and Recreation	1,493	1,427	1,266	-227	-1.8%
Accommodation and Food Services	10,520	12,313	14,205	3,685	3.4%
Other Services (except Public Administration)	4,340	4,653	5,288	948	2.2%
Public Administration	6,859	7,320	7,483	624	1.0%
Total	141,313	150,160	182,843	41,530	2.9%

Adams County Employment

In 2014, most of the county's jobs were in Construction, followed by Retail Trade, Health Care and Social Assistance, Wholesale Trade, Accommodation and Food Services, and Transportation and Warehousing.

Not surprisingly, most of the region's jobs are located along highways and major arterials.



Source: ArLand, DRCOG, Claritas

Psychographics

Psychographics

Psychographics is a term used to describe the characteristics of people and neighborhoods which, instead of being purely demographic, speak more to attitudes, interests, opinions and lifestyles.

Commercial retail developers are interested in understanding a community's psychographic profile, as this is an indication of its resident's propensity to spend across select retail categories. Residential developers are also interested in understanding this profile as it tends to suggest preferences for certain housing product types.

The segments and neighborhood groups for residents in the ½ mile radius and market area are depicted.

Top Neighborhood Groups

Group	% in ½ mile radius	% in 3 mile radius
Urban Cliff Dwellers	45.8%	7.2%
Urban Cliff Climbers	0%	44.1%
Single in the Suburbs	42.9%	19.0%
Married in the Suburbs	0%	11.7%
Going it Alone	11.3%	5.0%

Top Dominant Segments

Segment	% in ½ mile radius	% in 3 mile radius
Educated Earners	42.9%	9.6%
Sitting Pretty	0%	29.6%
Strapped	24.5%	1.8%
Social Whirls	21.3%	0%
Charmed Life	0%	19.5%

ArLand Land Use Economics

Psychographics Preferences by Group

Neighborhood Group	Preference Overview
Urban Cliff Dwellers	"Exceptionally ordinary" is the best way to describe Urban Cliff Dweller segments. Just as they are average in income, education, and occupations, they are also average in spending on and participating in everything from computer purchases, to groceries, to leisure activities. Most likely these neighborhoods do not rank above-average in most purchasing areas predominantly due to their lower income levels. In other words, they simply don't have the money for extra spending after paying the mortgage or rent, utilities, and the car payment (most likely a small domestic make and model).
Urban Cliff Climbers	While Urban Cliff Climbers share several demographic similarities, their differences are glaringly obvious once you start looking at their purchasing patterns. This six-segment category is divided evenly into two consumer types: the high-purchase-high-activity group and the low-purchase-low-activity group. The first group includes: Charmed Life (the biggest spenders), Sitting Pretty, and Kindred Spirits. The second group includes: Middle of the Road, White-Collar Status, and Blue-Collar Starts.
Single in the Suburbs	Most of the households in these areas have children, with a much higher-than-average rate of single-parent households. Presumably they could be viewed as "starter suburbanites" who may move up to better suburban environs as they mature. In this category, you'll find a cross-section of single lifestyles in the suburbs. They include active consumers, minimally active consumers, and minimalists. The most active consumers are the Educated Earners, whose higher incomes afford them the opportunity to pursue a wide range of interests. The minimally active consumers in this category are Suburban Singles, whose smaller incomes require more conservative spending.

Psychographics Preferences by Group

Neighborhood Group	Preference Overview
Married in the Suburbs	The Married in the Suburbs segments are populated by well-educated, white-collar workers. Everyone has a high-school degree and the vast majority of residents are college-educated. While not wealthy, Married in the Suburbs residents do very well at earning enough to support comfortable and active family-centered lifestyles.
Going it Alone	Like Thriving Alone segments, Going it Alone segments are single. But unlike Thriving Alone residents, Going it Alone singles are living modest lives with only a few luxuries. In fact, the common characteristic of Going it Alone segments is their propensity to live as well as possible despite their means. These residents are a true testament to finding opportunities for comfort and enjoyment no matter what their economic, education, age, and family status — whether it's through domestic travel, premium beer, rock concerts, or the occasional fast-food treat.

Source: Business Decisions, ArLand

Resident Segment Profile Summary

½ mile radius

Educated Earners (1,704/42.9%)		
Median Age	20s/low 30s	
Family Status	Single	
HH Income	\$30k - \$50k	
Urbanization	Suburban	
Education	College	
Occupation	White Collar	
Group	Single in Suburbs	

Strapped (973/24.5%)		
Median Age	30s	
Family Status	Married	
HH Income	\$30k or less	
Urbanization	Urban	
Education	High School	
Occupation	White/Blue Collar	
Group	Urban Cliff Dwellers	

Social Whirls (847/21.3%)		
Median Age	30s	
Family Status	Married	
HH Income	\$50k - \$70k	
Urbanization	Urban	
Education	High School	
Occupation	White Collar	
Group	Urban Cliff Dwellers	

Solo Acts (244/6.1%)		
Median Age	20s/low 30s	
Family Status	Married & Single	
HH Income	\$30k - \$50k	
Urbanization	Urban	
Education	High School	
Occupation	White Collar	
Group	Going it Alone	

Hard Act to Follow (205/5.2%)			
Median Age	30s		
Family Status	Married & Single		
HH Income	\$30k - \$50k		
Urbanization	Urban		
Education	High School		
Occupation	White Collar		
Group ArLand L	and Use Economics Going it Alone		

Resident Segment Profile Summary

Market Area

Sitting Pretty (38,469/29.6%)				
Median Age 20s/low 30s				
Family Status	Married			
HH Income	\$50k - \$60k			
Urbanization	Urban			
Education	Some College			
Occupation	White Collar			
Group	Urban Cliff Climber			

Educated Earners (12,553/9.6%)				
Median Age	20s/low 30s			
Family Status	Single			
HH Income	\$30k - \$50k			
Urbanization	Suburban			
Education	College			
Occupation	White Collar			
Group	Single in Suburbs			

Charmed Life (1	12,350/9.5%)
Median Age	20s/ low 30s
Family Status	Married
HH Income	\$50k - \$60k
Urbanization	Urban
Education	Some College
Occupation	White Collar
Group	Urban Cliff Climber

Suburban Singles (9,891/7.6%)				
Median Age 20s/low 30s				
Family Status	Married & Single			
HH Income \$30k - \$50k				
Urbanization	Suburban			
Education	High School			
Occupation	White Collar			
Group	Single in Suburbs			

Couples with C	apital (7,179/5.5%)
Median Age	30s
Family Status	Married
HH Income	\$70k - \$90k
Urbanization	Suburban
Education	College
Occupation	White Collar
Group ArLand La	Married in Suburbs

The Sweet Life (5,406/4.2%)				
Median Age 20s/low 30s				
Family Status	Married			
HH Income	\$70k - \$90k			
Urbanization	Urban			
Education	College			
Occupation	White Collar			
Group	Crème de la Crème			

Residential Market Conditions

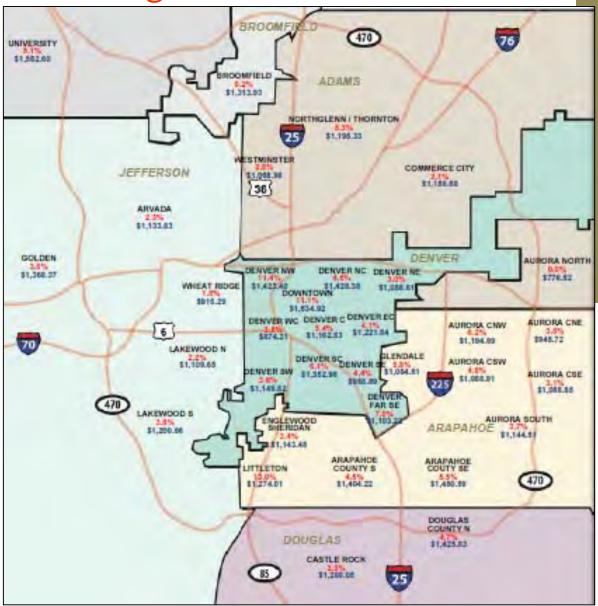
Building Permits

City	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total	Avg	% 5+ Units MF
Broomfield	1,082	1,060	827	160	232	229	2,010	896	820	7,316	813	55.1%
Thornton	1,045	826	344	240	260	260	527	309	376	4,187	465	14.6%
Commerce City	818	480	248	132	240	116	192	384	354	2,964	329	2.2%
Westminster	320	168	88	44	48	96	148	32	34	978	109	8.1%
Federal Heights	2	20	5	3	5	3	4	2	12	56	6	0.0%
Northglenn	1	0	0	0	0	0	0	229	0	231	26	99.0%

Source: ArLand, HUD SOCDS

Since 2006, there have been 2 single family residences and the 228 unit Carrick Bend on Community Center Drive built in Northglenn. In the larger region, of the 15,731 units permitted since 2006, 32% of the permits were issued for multifamily units with at least 5 units. The remainder were primarily for single family detached units.

Rental Housing



(2 Q 2015) Northglenn /
Thornton vacancies at
about 5.3% compared to
downtown Denver at
11.1%. Many new
properties in lease up in
downtown Denver. Average
rents in Northglenn /
Thornton are 73% of
downtown rents. Average
rents downtown are \$1,635
compared to Northglenn /
Thornton rents at \$1,195.

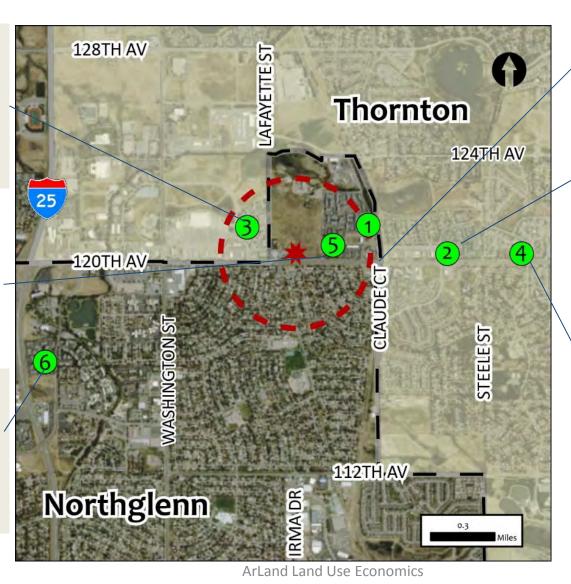
Source: Apt. Association of Metro Denver, ArLand

Rental Comps (3Q 2015)

3. Red Hawk Ranch 384 Units 8% Vacancy 1, 2 & 3 BRs \$1.50 / sf rents Built in 2001 17 Dus/Ac Plans to expand

5. Keystone 208 Units 6% Vacancy 1 & 2 BRs \$1.57 / sf rents Built in 1986 24 Dus / ac

6. Carrick Bend 228 Units Built in 2013 / 2014 1, 2, & 3 BRs \$1.47 / sf rents 25 Dus/ac Leasing up



1.Griffis North Metro 228 Units 3% Vacancy 1, 2 & 3 BRs \$1.50 / sf rents Built in 2001 23 Dus / Ac

2. Waterford Place 335 Units 1% Vacancy 1,2 & 3 BRs \$1.52 / sf rents Built in 1998 18 DUs / Ac

4. Madison Park 344 Units 5% Vacancy 1,2, & 3 BRs \$1.40 / sf rents Built in 2004 13 Dus / Ac

Source: Colorado Apartment Insights, ArLand

Other Residential Types

- Submittal under review at City of Northglenn for 36 duplexes and 1 single family residence at 12185 Claude Ct. The average size per unit will be approximately 2,300-2,400 sf for the duplexes and 2,200 sf for the single family residence. They will be ownership units.
- Very few single family attached ownership units in market. At 127th Avenue and Colorado Boulevard, Terra Lago Attached Townhomes are being sold for \$260,000 to \$292,000 at \$130 / sf, 1,969 to 2,297 sf on 4,300 sf lots.
- Newer resale residences (2000's) just east of Karl's Farm generally range from \$160 / sf to \$200 / sf for 3 and 4 bedroom houses. Older homes (1970's) to the south are priced much lower at about \$120 / sf.
- New single family detached units north and east of the market area range from \$204,800 to \$631,000 at about \$150 / sf.

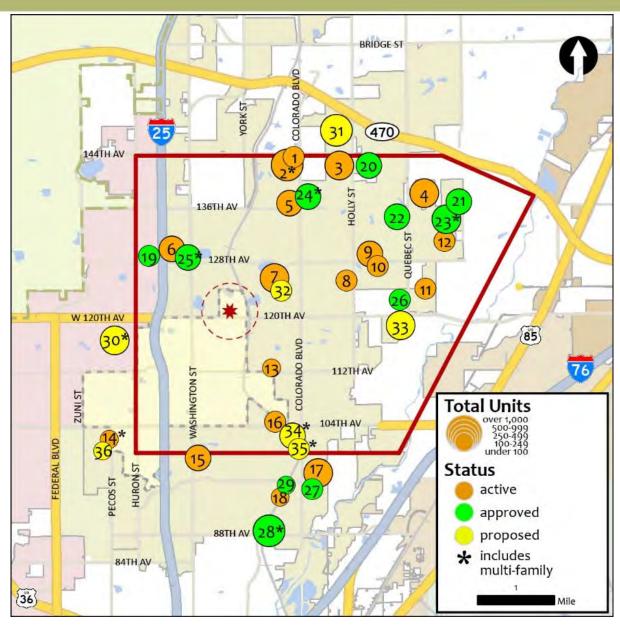


Planned Residential

There are a total of 2,526 multi-family units and 6,576 single family units in the development pipeline shown in the attached map, including projects outside of the market area.

A number of these projects, particularly those closer to E-470, are larger and will take a number of years to materialize.

Inside of the market area, there are a total of 1,597 multi-family units and 4,908 single family units proposed in the market area.



Source: ArLand, Municipalities in market area

Residential Demand

Market Area Households 2015	43,679
Market Area Households 2035	54,260
HH Growth (15-35)	10,581
Vacancy Rate	5.00%
Demolition Rate/yr.	5.00%
Total Unit Requirement	11,666
Pct. Renters [1]	32%
Pct. Owners [2]	68%
Market Area Rental Need	3,733
Market Area Rental Multifamily (80%)	3,360
Market Area Owner Need	7,933
Market Area Owner Multifamily (15%)	1,190

Source: Claritas, DRCOG, ArLand

[1][2] Estimated current housing tenure breakdown in Market Area

Demand for 900-1,800 Residential Units through 2035 based on forecasts, past trends, and projects in the pipeline

Market Area MF Unit Forecast through	th 2035
Supportable Rental Units	3,360
Supportable For-Sale Units	1,190
Total	4,550
Annual Absorption / Lease up	227
Past Trends	
Townhomes Built (2008-2013)	158
Condos Built (2008-2013)	57
Apartments Built (2008-2013)	386
Total Multifamily Units	601
Annual HH Change	120
Future Market	
Market Area HH Forecasts (20 Year)	3,477
- Other Competitive Developments	1,597-2,597

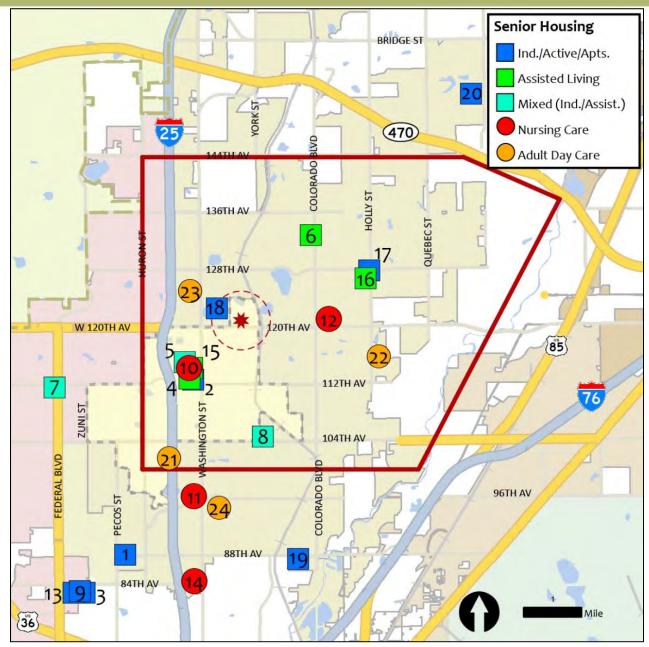
Supportable MF Units in Karl's Farm 900-1,800

Source: DRCOG, CAI, Adams County Assessor's, US Census Bureau, ArLand

Senior Housing

While Northglenn has a significant senior population, it also has a number of senior facilities and services. Area facilities include Independent and Assisted Living, Alzheimer's care, nursing, and day care.

There are an estimated 938 Independent (Congregate care), Assisted Living, and Alzheimer's Units in the market area. There are about 400 estimated senior housing units in the market area including manufactured housing.



ArLand Land Use Economics

Senior Housing

Existing senior affordable apartments generally have long waiting lists and very high occupancies. While there is significant senior affordable housing demand in the general market, the challenge is providing the appropriate amount of housing balanced with the desire to create an activated community.

Senior Housing Demand

	2015	2020
Number of Age Qualified Persons	2,856	3,683
Number of Age and Income Qualified Persons	1,888	2,531
Percent Living Alone	50%	50%
Number of Existing Age Restricted Senior Units [1]	402	402
Potential Demand	542	863

Source: Dixon-Hughes, US Census; Claritas, ArLand

Congregate Care and Assisted Living Demand

	2015	2020	2015-2020
Number of Age Qualified Persons	2,856	3,683	827
Number of Age and Income Qualified Persons	1,888	2,531	643
Percent Requiring Assistance	28%	28%	
Percent Living Alone	50%	50%	
Estimate Number of Age-Qualified Individuals	400	516	
Estimate Number of Age and Income Qualified Persons	264	354	90
5% of Caregiver Aged Population	525	641	115
Number of Existing Competitive IL and AL Units	938	938	
Number of Market Area Planned Units			
Potential Demand	-148 ArLand	57 Land Use I	Economics

There are a significant number of independent and assisted living units in the market area. Within the market area, there are an estimated 938 units and a number of other facilities in the general regional area. While additional research would be necessary to ascertain vacancy rates at existing facilities, there doesn't appear to be current demand for this use based on the available unit count and an estimate of persons requiring these types of services. However, demand will grow as the population grows and ages.

35

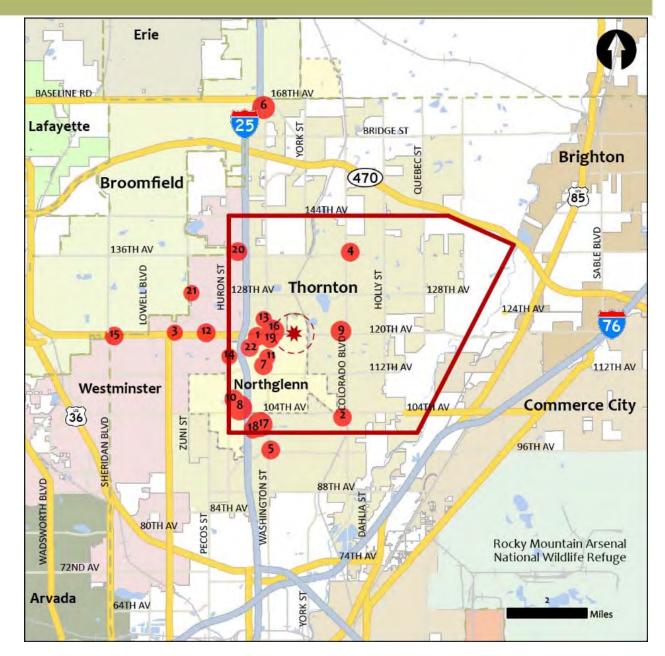
^[1] includes Thornton Estates Manufactured Homes which provides affordable housing options for seniors

Retail Market Conditions

Retail Centers

and restaurant corridor from Colorado Boulevard west to Sheridan Boulevard. There are also clusters of retail along Washington Street from 96th Avenue north to 120th Avenue. There is approximately 3.375 million square feet of retail and restaurants within major centers in the market area.

On the 120th Avenue corridor from I-25 to Claude Court (just east of Karl's Farm), there is approximately 1.7 million square feet. Vacancies along 120th are approximately 6.7% according to CoStar. Average lease rates are \$18.50 nnn.



ArLand Land Use Economics

Retail Tenants

Wide variety of retail and restaurant tenants in the market area. At 120th Avenue and I-25, at the Webster Lake Promenade (#22), there are a variety of new restaurant tenants new to the market area

Map ID	Name	Address	Yr	GLA	Stores	Туре	Grocery	Anchors	Tenant List
									Party City, Petco, GNC, Discount Liquor, Cost
									Cutters, Tasty Garden, Hair & Nails, Select
									Physical Therapy, Snappy Nails & Spa, Second
1	Albertson's Center	420 E 120th Ave	NA	63,828	14	Neighborhood	Yes	Albertson's	Hand Kids, Anytime Fitness
									O'Reilly Auto Parts, First Bank, McDonalds, H&R
2	Colorado Marketplace	3778 E 104th Ave	1998	106,426	15	Community	Yes	Albertson's	Block, Thollot Jewelry, Pizza Hut, Quizno's
									Firstier Bank, Baker St Pub, Caribou Coffee,
									Village Bistro, Jewelry, My Dentist, B Fitness,
3	Country Club Village	2851 W 120th Ave	2008	33,147	10	Neighborhood	No	No Major Anchors	Edible Arrangements,
									Dentist, Great Clips, Taco Bell, Pre-School,
4	Hilltop Village	4243 E 136th Ave	2003	100,028	22	Neighborhood	Yes	King Soopers	Wendy's, First Bank, Grease Monkey
									TCF Bank, Chipotle, Jackson Hewitt, Comfort
5	Lambertson Lakes	771 Thornton Pkwy	2004	109,944	19	Community	Yes	Safeway	Dental, Dry Cleaner, The Egg & I, Great Clips
									Toys/Babies R Us, Dick's, Bed Bath & Beyond,
									Pier 1 Imports, Office Max, Petsmart, Buffalo
								Home Depot, Sears	Wild Wings, La Fogata, Chik-Fil-A, Chili's, Famous
6	Larkridge Retail Center	16557 Washington St	NA	441,959	51	Regional	No	Grand, Costco	Dave's
									EZ Pawn, The Green Solution, Dollar Shop,
7	Malley Heights Shopping Center	450 Malley Dr	1978	86,383	25	Neighborhood	No	Mile High Thrift Store	Cricket, Dry Cleaners, Laundromat, Hair Escape
									Petsmart, Office Depot, Ulta, Bed Bath &
									Beyond, Ross, Radio Shack, Cinzettis, Gunther
8	Marketplace at Northglenn	10578 Melody Dr	1999	652,272	41	Regional	No	Lowes	Toody's
									Ace Hardware, Old Chicago, Carpet Mill, Dry
9	Mission Trace North	3801-3929 E. 120th Avenue	1984	235,000	61	Community	Yes	King Soopers	Cleaner, Church
10	Northglenn Shopping Center	10669-10697 Melody Dr.	1990	73,624	10	Neighborhood	No	Dollar City	Barber, Antique Store, Mexican Restaurant

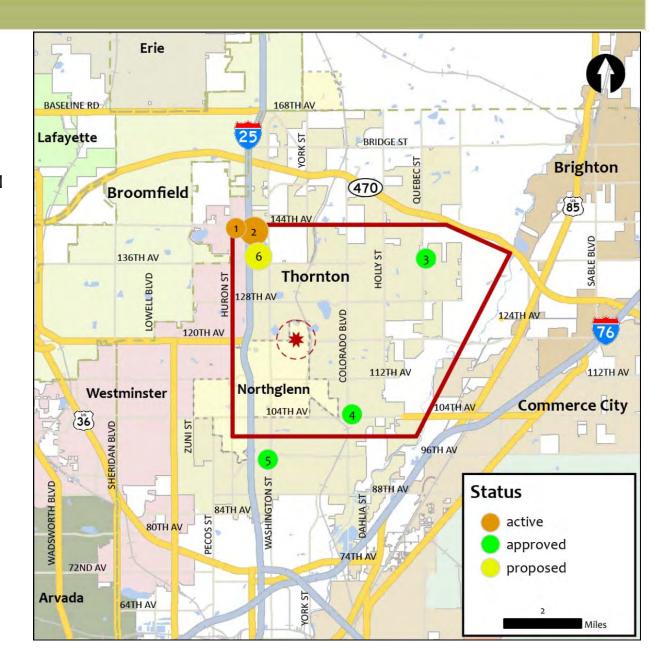
Retail Tenants (cont'd)

									Fantastic Sams, Abbey Carpet & Tile, Sherwin
11	Palmer Plaza Shopping Center	11455 Washington St.	1987	16,230	8	Neighborhood	No	No Major Anchors	Williams, Curves, Nails, Check Cash, Teriyaki
									Pizza Hut, 7-11, Cricket, Jersey Mikes Subs,
									Karate, Cleaners, Wine & Spirits, Salon, Hookah
12	Park Plaza	12001-12057 Pecos St	1982	63,828	14	Neighborhood	No	No Major Anchors	Station, Kabob Station
									Vet Hospital, All Climate Systems, ARK Plumbing,
13	Pinnacle at Washington Square	12295 Pennsylvania St	NA	10,198	10	Community	No	No Major Anchors	H&H Builders, Team Direct
									Goodyear, Max Air, Splash Windows Tinting,
14	Road Masters Auto Center	11550 Huron St	NA	30,589	5	Neighborhood	No	No Major Anchors	Exhaust Pros
								Sprouts, Staples, 24	Big Lots, Fox & the Hound, IHOP, Wendy's,
15	Sheridan Crossing Shopping Cent	4830 W 120th Ave	1996	132,586	22	Community	Yes	Hour Fitness	Jamba Juice
									Barnes & Noble, Office Max, Michaels, Cost Plus
16	Thorncreek Crossing	931-1301 E. 120th Avenue	2002	386,000	33	Community	Yes	Super Target	World Market, Sprouts
17	Thornton Marketplace	10160 Grant St.	2005	35,000	5	Neighborhood	No	Old Chicago	McDonalds, Tires Plus
								SuperCenter, Home	
18	Thornton Town Center	10001-10003 Grant St.	1990	562,981	30	Regional	Yes	Depot	GNC, Family Christian, Gander Mtn., Gordmans
									Pizza Hut, Quality Auto Sound, Smashburger,
									Subway, Check Cashing, Metro PCS, Colorado
19	Washington Center	11870 Washington St.	1980	80000	16	Neighborhood	No	No Major Anchors	Drivers License
									Starbucks, Big City Burrito, Pet Grooming,
									Subway, Chase Bank, Carl's Jr, Mathnasium,
20	Westminster Crossings	13640 Orchard Pkwy	NA	63,828	14	Community	No	Lowes	Slimgenics, Fine Wine & Spirits, Venus Nails
									Subway, McDonald's, Chase Bank, K&G
									Petroleum, Willow Run Liquors, Dentist, Cash
21	Willow Run Plaza Shopping Cent	12900-12910 Zuni St.	1999	91,575	16	Neighborhood	Yes	Safeway	Advance
									Longhorn Steakhouse, Bad Daddy Burger Bar,
									Café Rio, Jamba Juice, Genghis Grill, Taziki
									Mediterranean, Pacific Dental, Panera Bread, Jim
22	Webster Lake Promenade	I-25 and 120th	2014	47,000	11	Community	No	No Major Anchors	N Nicks BBQ, Jimmy Johns, Sleep Number

Planned Retail

There are also a small number of retail projects in the development pipeline, likely neighborhood retail centers.

The larger retail developments are currently under construction and focused in areas along I-25 between 136th and 144th Avenues at the Grove anchored by Cabela's.



Retail Demand

- Corridor oriented retail demand potentially of 40,000 to 50,000 sf
- There are grocery stores in the market (Albertson's, Sprouts, Super Target, Safeway, King Soopers), however, further exploration of smaller natural foods grocers could occur as residential community develops
- With a grocery store, a greater amount of retail space could be accommodated (100,000 to 120,000 sf)
- A grocery store could be an important anchor tenant to help solidify the community
- It could contribute to the food / agricultural heritage theme of the community
- Without an anchor tenant, lease-up will be slower
- Could be combined with small office space
- Explore retail in a village format; perpendicular to the arterial ie Bradburn, 29th Street at Stapleton





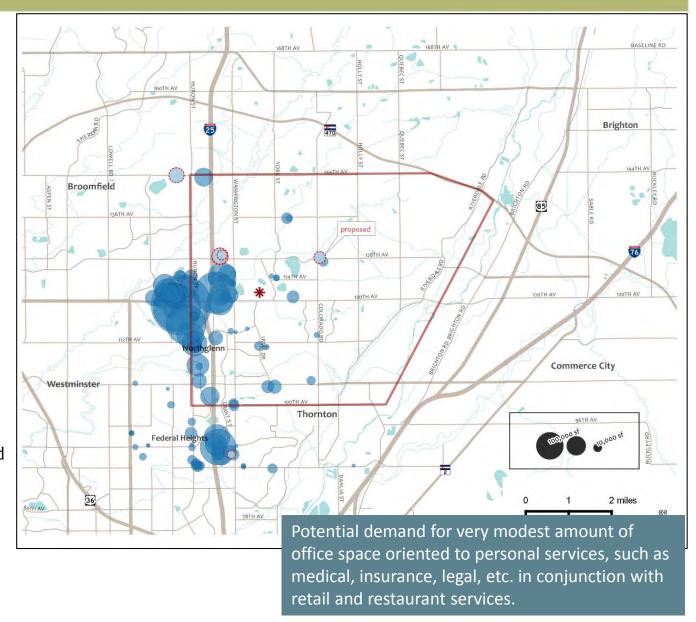
Office Market Conditions

Office

Office prefers locations accessible and visible to I-25. Most of the region's office buildings are along the I-25 corridor.

There is some office along 120th Avenue. According to CoStar, corridor office experiences high vacancies (19%) in office space along the corridor. Lease rates are \$22.12 / fs.

However, conversations with Economic Development staff indicate a potential demand and supply mismatch. Demand for small office space (1,000 to 2,000) sf spaces are not being met along the corridor. Most space available is much larger. Most of the proposed office projects are medical office.





Northglenn M&O Area Market Assessment & Relocation Analysis

Presented to:

City of Northglenn, Colorado July 21, 2014

Prepared by:

ArLand Land Use Economics 1807 S. Pearl St., Denver, CO 80210 http://www.arlandllc.com/

OZ Architecture 3003 Larimer St., Denver, CO 80205 http://ozarch.com/

Drexel, Barrell & Company 1800 38th Street, Boulder, CO 80301 http://www.drexelbarrell.com/

Pinyon Environmental, Inc. 9100 W. Jewell Ave., Lakewood, CO 80232 http://www.pinyon-env.com/







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IV.	Conclusions and Recommendations	15

Appendix

- A. M&O Background Analysis
- B. Candidate Receiving Sites
- C. Infrastructure Analysis
- D. Environmental Overview
- E. Market Analysis
- F. Financial Feasibility Analysis
- G. Fiscal and Economic Benefit Analysis



I. PROJECT BACKGROUND

ArLand Land Use Economics (ArLand), OZ Architecture (OZ), Drexel Barrell Inc., and Pinyon Environmental were retained by the City of Northglenn in 2014 to prepare a market assessment and relocation analysis for the Northglenn Maintenance and Operations (M&O) Facility located at 12301 Claude Court adjacent to the future 124th Avenue-Eastlake Station.

The M&O Facility is located on approximately 12.7 acres. Originally developed in 1912 for the school district, it has been added on to over the years and repurposed. It currently houses a number of the City's critical Maintenance and Operations functions including Public Works, Parks Maintenance, and Code Enforcement. Public Works encompasses:

- Fleet Services
- Facility Maintenance
- Streets Maintenance
- Utility Maintenance
- Solid Waste, and
- Engineering

The M&O Facility is directly across the street from the future Eastlake station area along the North Metro Commuter Rail Line. The RTD Board recently approved a contract award to Regional Rail Partners to design and build the North Metro Commuter Rail Line to 124th Avenue. The Regional Rail Partners team has committed to completing construction of the line by January 2018, with plans to open to the public in mid-2018. This changes the dynamic of the land use environment near the M&O station.

The City is interested in exploring various development strategies and options for its M&O Facility and potential TOD development. To that end, the ArLand team completed a series of technical reports and analysis which are summarized here to help the City determine the best potential strategy for the M&O facility site.

The technical analysis was comprised of:

- An Assessment of the M&O Facility Needs
- An Analysis of Potential Candidate Sites for M&O Relocation
- A High Level Infrastructure Assessment
- A High Level Environmental Overview
- A Market Analysis
- A Financial Feasibility Analysis
- An Analysis of the Fiscal and Economic Benefits

An updated M&O Facility needs approximately 9 to 10 acres; however, given the built out nature of Northglenn, a 10-acre site owned by the City with the potential to accommodate all of the relocated M&O functions proved to be impossible to find. Two scenarios were analyzed more specifically in order to provide the City with the best potential range of redevelopment options.

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Table 1 Scenarios

Scenario	M&O	TOD
Scenario 1	Consolidates all of the M&O functions into the southern 9-10 acres of the current site	14,000 sf of retail and 44,000 square feet of office or residential
Scenario 2	All of the M&O functions would be moved off-site to other potential locations including: City Hall, Northwest Open Space, Scout Park, Water Tank area, and a privately owned Industrial Park	120 units, 84,000 sf of office, 10,000 sf of restaurant & 40,000 sf of retail

Source: City of Northglenn, OZ, ArLand

II. M&O SCENARIOS

Scenario 1

Scenario 1 groups all of the M&O facility functions on the southern portion of the current site and leaves approximately 2.5 to 3.5 acres on the northern section of the site for TOD as shown in Figure 1.

The team is assuming 14,000 square feet of retail and 44,000 square feet of office or residential TOD development on the northern section of the site.

Although this scenario would seemingly be cost-effective, utility relocations would be necessary from the northern section of the site where they're currently located in order to serve new facilities on the southern section of the site. Most of the buildings, with the exception of the newer office building on the site, would need to be redeveloped. The cost of new structures and utility relocations would result in an estimated cost of \$11.4 million.

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Figure 1 Consolidated M&O



Source: OZ

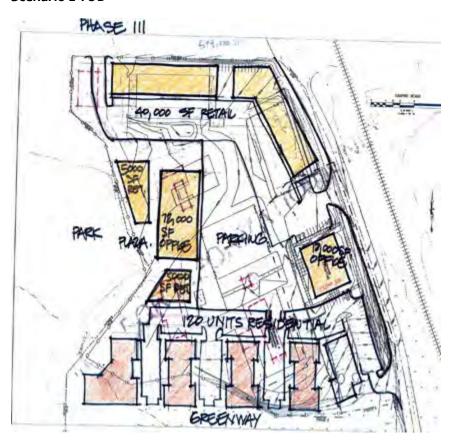
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Scenario 2

Scenario 2 provides for significantly more redevelopment as shown in Figure 2. As depicted here, the scenario could result in 120 residential units, 84,000 square feet of office space, 10,000 square feet of restaurant space, and 40,000 square feet of retail space. Parking is accommodated on-site. It should be noted that there is currently no commercial or office market in the area. This would need to be created, and as further discussed, would be attainable as part of a larger Karl's Farm and Eastlake Station area redevelopment scenario. The scenario, as depicted here, would likely change in the future as master planning of these areas is undertaken.

Figure 2 Scenario 2 TOD



Scenario 2 relocates the M&O facility functions off-site. Due to the lack of available sites within the City, it scatters the M&O facility functions to various properties, most of them City-owned, located throughout the City. The summary table below shows the needs for each of the departments / functions broken out. This scenario assumes that administrative functions would move to City Hall.

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Table 2 Space Needs

Program	2014 - SF	Acres	2034-SF	Acres Notes
Single site	410,502	9.42	440,222	10.19 Single site with entire program
Single site with Admin off-site Admin at City Hall	386,600 3,990	8.88	415,395 4,389	9.54 Single site with program excluding Admin Office Square Feet only
Public Works Parks Facilities Solid Waste 4 Site Total with Admin at City Hall	204,012 90,920 56,338 107,843 459,113	4.68 2.09 1.29 2.47 10.54	96,463 59,509	 5.02 PW Fleet Garage & heated storage as well as 2.21 fuel, MGCL Sand and Salt and material bins 1.37 2.56 Solid Waste only 11.16 Includes area required for program if split between 4 sites and using City Hall for admin
Public Works Parks, Facilities & Solid Waste 2 Site Total with Admin at City Hall	204,012 195,727 399,739	4.68 4.49 9.17	, ,	5.02 4.84 9.86 Includes area required for program if split between 2 sites and using City Hall for admin

Source: OZ

The candidate receiving sites were provided by the City and include the sites shown in Figure 3.

The sizes of the sites are shown in Table 3. The City Hall site would be assumed to accommodate administrative functions only in existing space. The sizes of the other sites are as follows:

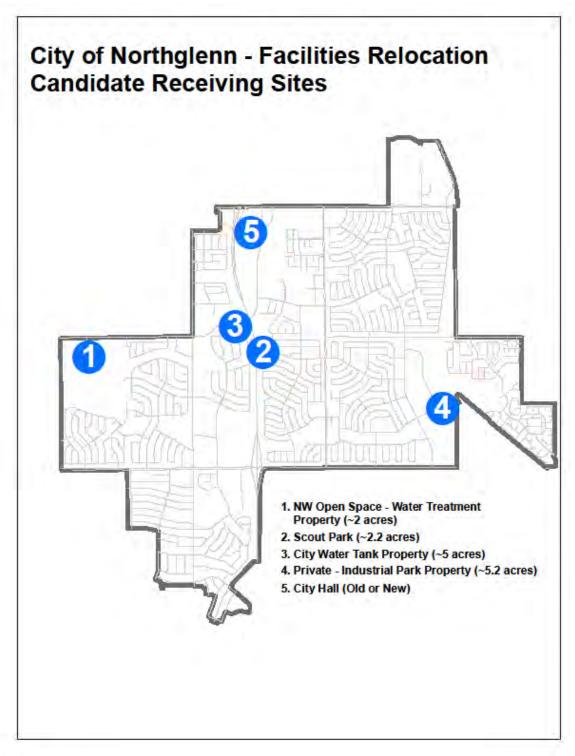
Table 3
Alternative Site Sizes

Area Land Area					
Area	Lanu Area				
Northwest Open Space	2 Acres				
Scout Park	2.2 Acres				
City Water Tank area	5 Acres				
Industrial Park	5.2 Acres				

Source: City of Northglenn



Figure 3 Candidate Receiving Sites



Source: City of Northglenn

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Public Works has the largest space needs and could potentially locate on the Industrial Park site, as shown in Figure 4.

Figure 4
Public Works on Industrial Site



Source: OZ

While the team did have preliminary discussions about potential locations for each function / department, it became clear that further consideration of community concerns would need to be incorporated. The Parks Department had the most serious short term need for a new facility, given the state of its existing facility. Our infrastructure analysis also highlighted serious cost issues which need to be considered.

Infrastructure Analysis

Drexel Barrell conducted a high level infrastructure analysis in order to identify infrastructure challenges that would need to be addressed prior to either M&O area redevelopment or the relocation of M&O facilities to alternative locations.

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It should be noted that the existing M&O site has adequate infrastructure to serve the needs of the facilities as they are currently in place. However, relocating or consolidating buildings to the southern portion of the site will require significant changes to the current utility layout. Fire hydrants, storm sewer, potential need for new water quality / detention (which may limit the developable area), potential need for a sanitary sewer lift station and changes to the existing sanitary sewer layout would need to be addressed. Dry utilities to the area appear to be adequate and the relocation of facilities should have no impact on traffic conditions.

Table 4 summarizes the infrastructure needs on each of the sites. The industrial park is currently best suited to most easily accommodate any new City facility. The Northwest Open Space, Scout Park, and the Water Tanks site would all need to address storm sewer issues prior to further development. The Water Tanks site would need to address sanitary sewer issues. The Northwest Open Space and Scout Park would also need to potentially address site access issues.

Table 4
Infrastructure Needs of Candidate Receiving Sites

		WATER		STORM SEWER SANITARY SEWER			SITE ACCESS		
	ADJACENT TO/ WITHIN SITE?	SIZE/LOCATION	ADJACENT TO/ WITHIN SITE?	OUTFALL LOCATION	ADJACENT TO/ WITHIN SITE?	SIZE/LOCATION	PROVIDED?	LOCATION	
Existing M&O	Yes	Internal (Unknown size)	Yes	Drainage Channel South Property Line		4" - Internal Force Main-Claude Court	Yes	Claude Court	
NW Open Space	Yes	20" - W. 112th Ave 16" - Pecos Street	No	Drainage Channel Crossing @ W. 112th Ave		8" - Internal	No	Pecos Street Ranch Drive	
Scout Park	Yes	10" - North Property Line 8" - Northglenn Drive	No	Ditch East Property Line		8" - Northglenn Drive	No	Northglenn Drive	
Water Tanks	Yes	10" - Acoma Street 12" - South Property Line	No	I-25 Roadside Swale and Culvert		8" - Acoma Street	Yes	Community Center Drive	
Industrial Park	Yes	12" - Leroy Drive Internal (Unknown Size)	Yes	Stub adjacent to Leroy Drive	Yes	Internal (Unknown Size) 18" - Leroy Drive	Yes	Leroy Drive	

Source: Drexel Barrell

The estimated infrastructure needs on the Northwest Open Space, Scout Park, and Water Tanks site roughly total \$200,000 per acre, adding significantly to the cost of new facilities. The M&O Facility site with reconfigured facilities would need \$1.5 to \$1.75 million. The industrial park site appears to have most of the major infrastructure issues addressed. It should be noted that the site is currently for sale at \$450,000 which is equivalent to \$86,000 per acre for land and infrastructure.

III. TOD POTENTIALS

ArLand Land Use Economics conducted a market study to analyze the potential demand for residential, office, retail, and other uses near the station area taking into consideration local market trends, feedback from area real estate experts, brokers, property owners, and competitive development projects.

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- As with other rail lines in the Denver metro area, strong development interest in TOD is likely to materialize after the construction of the commuter line.
- The presence of the station alone is not enough to create a change in the real estate market. While it is a desirable amenity and has served to significantly enhance real estate values in areas where TOD has been planned thoughtfully, market fundamentals always apply. The Northglenn M&O facility would be competitive currently for a multifamily rental project.
- While townhome and condos are also strong potential residential alternatives or additions, there is strong interest on the part of the City in exploring the potential for commercial and office development.
- Current office and retail development interest would primarily be on I-25 or the major east-west corridors (ie 120th Avenue). The M&O property is somewhat buried currently making it challenging for any commercial or office development. There is limited connectivity to the site beyond the current connections. While the presence of the station will bring additional traffic to the site, and potentially change the nature of Claude Court, additional studies would be needed to more fully understand the magnitude of the anticipated traffic in the area.
- The redevelopment of the 60-acre Karl's Farm to the west could potentially have synergies with the M&O site as would redevelopment at the Eastlake Station Area.
- As the economy has emerged from the recession, various infill development opportunities have emerged in the Northglenn / North Denver area. Larger and longer term development interest is primarily along I-25 near State Highway 7. The North Park development, in particular, has generated substantial interest. It is nearly 1,000 acres and is being developed by the McWhinney Company into a large mixed use community. The area near the Orchard Town Center and the new St. Anthony's hospital and medical facilities at 144th Avenue is also an area of interest. To potentially garner development interest and change market perceptions, the M&O site should be part of a larger mixed use development such as a Karl's Farm and the Eastlake Station Area redevelopment.
- While redevelopment of the M&O site into a multifamily site would potentially be feasible in the nearer term, this option was not considered attractive enough to outweigh the potential costs of relocating the M&O facility for a variety of different reasons including:
 - Desire to assist in the rebranding of the City
 - Desire to attract a higher level of investment and development than previously seen in the City
 - Desire to provide additional commercial services in the area
- The scenarios carried forward envisioned commercial mixed use on the site. It should be
 noted that currently, there is no commercial or office market on this site. This would need to
 be created. The mixed use scenario that has been analyzed as part of this project would
 undoubtedly change in the future.

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Environmental Considerations

 The M&O site has environmental issues which need to be further explored should redevelopment be desired. Pinyon Environmental conducted a high level environmental overview. The site has seven (7) above-ground and underground storage tanks. Although there are no reported releases, staff has reported smells during past construction projects.

Recommendations for further investigations of the site include:

- An ASTM-compliant Phase I Environmental Site Assessment (Phase 1 ESA) would include additional information which would potentially identify additional environmental concerns. The estimated cost for this task is \$2,500.
- Due to the historical presence of Underground and Above Ground Storage Tanks containing petroleum products, Pinyon recommends soil sampling and subsurface soil and groundwater investigation to evaluate potential site contaminants. The estimated cost for this task is approximately \$20,000.
- A survey for asbestos containing building materials must be conducted on all of the buildings per state and federal regulations prior to demolition. The estimated cost for this task is approximately \$50,000.

Financial Feasibility

Table 5 shows the potential financial feasibility of the two mixed use scenarios on the site. Because Scenario 1 does not accomplish the goal of placemaking and makes it difficult to include the site in a larger community, it assumes that rental rates for commercial development do not have the potential to rise to make development feasible.

Scenario 2 assumes that the M&O is part of a larger community and that rental rates for commercial development rise above current levels in the community at \$12-\$15 per square foot to \$25 per square foot. This would only occur with placemaking and the inclusion of the M&O site in a larger community which Scenario 1 doesn't accomplish.

Tax increment is one of the more powerful potential financial tools that cities have to encourage redevelopment. Both scenarios assume that the M&O site is found to be blighted and that the site is part of a future urban renewal area.

Both scenarios show the potential value of tax increment financing over 25 years assuming projected property development and retail and restaurant sales equivalent to \$375 per square foot (without taking into consideration an increase in revenues over time and up-front legal and administrative fees). To compare, big boxes and grocery stores typically gross over \$500 per square foot.

• Under Scenario 1, land values are negative because it assumes that revenue values are constant at today's rates. Adding the costs of the M&O on site creates a financial gap of nearly \$20 million. Under the scenario where only the City's Mills are assumed for property tax increment (and including sales tax revenue) to help fill the gap, a gap of over \$12 million

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- remains. The financial gap is closed when sales tax increment and the entire property tax increment becomes available to offset the financial gap.
- Scenario 2 assumes a significant amount of placemaking and development lease rates at much higher values supporting redevelopment. The land value is positive. It should be noted that the potential costs for the M&O facility are much larger in this scenario because the facilities are scattered across multiple sites, some of which have significant infrastructure needs. Consolidating the M&O into fewer sites would help offset this large potential cost. Even with this larger significant cost, the value of the sales and property tax TIF generated by the City alone or the TIF generated by future sales and the entire property tax mill levy more than offsets the cost of new M&O facilities.

Table 5
Financial Feasibility

	Scenario		
_	1	2	
Total Revenue Value	\$4,324,000	\$41,118,000	
Development Costs	\$12,697,212	\$38,297,512	
Land Value	(\$8,373,212)	\$2,820,488	
M&O Costs	\$11,400,000	\$17,561,823	
Financial Gap before TIF	(\$19,773,212)	(\$14,741,335)	
With City Portion of Property Tax Mill Levy Only			
Value of Property Tax TIF	\$1,334,449	\$2,177,405	
Value of Sales Tax TIF	\$6,000,000	\$18,750,000	
Financial Gap	(\$12,438,763)		
With Entire Mill Levy			
Value of Property Tax TIF	\$14,106,245	\$23,016,999	
Value of Sales Tax TIF	\$6,000,000	\$18,750,000	
Financial Gap with TIF			

Source: ArLand, OZ

It is important to note that the analysis provides a "snapshot" in time after the M&O facility is moved and constructed and TOD development is successful on the site. The returns to the City do not materialize until later in the process after redevelopment has occurred. It assumes that the City would make up front investments in land, planning, new M&O facilities, infrastructure, and that long term this opens up TOD redevelopment potentials that ultimately result in property and sales tax revenues.

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^{*} Numbers in parentheses are negative

^{*} Assumes that the M&O site is found to be blighted, and ultimately becomes part of an urban renewal area

Public Finance Tools

While there are a variety of financial tools that Cities can use to help pay for needed public infrastructure improvements, the two most common and powerful tools, applicable here, are Urban Renewal and Title 32 Metropolitan District. They are outlined below:

- Urban Renewal Area (URA) Urban Renewal Areas are a commonly used tool to generate money for redevelopment. Northglenn's Urban Renewal Authority (NURA) was established in 1990. NURA is governed by a board of commissioners consisting of seven commissioners and two advisers appointed by the mayor with the approval of City Council. The designation of a URA must be preceded by a hearing to determine whether conditions of "slum" and blight exist within the urban renewal area. Urban Renewal Authorities have the power of eminent domain and tax increment financing (TIF). TIF earmarks new property and/or sales tax revenue generated from new development and funnels this "incremental" revenue toward various infrastructure costs. After a period of time (TIF districts last for 25 years) incremental annual tax revenue is redirected back to the city. NURA also has the ability to issue tax exempt revenue bonds based upon the projected increment.
- Title 32 Metropolitan Districts Title 32 Metropolitan Districts (Metro Districts) are the most widely used special district, seen particularly in large scaled master planned new development and redevelopment projects. It would be most appropriate for use here if the site is part of a larger Karl's Farm redevelopment. A metro district is a quasi-governmental entity and political subdivision of the state formed to finance, construct, and maintain public facilities. A common use of metro districts is the financing of public infrastructure as part of new development or redevelopment. A wide array of public improvements can be provided including: street improvements, water, sewer, drainage, parks and recreation, fire protection, TV relay, mosquito control, public transportation systems, ambulance, solid waste, some transportation, limited security. Metro districts possess ad valorem taxing authority and can also establish fees for services. They do not levy assessments or sales taxes. Metro districts have the ability to issue general obligation and revenue bonds and have limited condemnation powers.

There are a variety of special districts as well as other grants / tax credit programs and the like that could be applicable for specific issues like environmental cleanup or to help with specific projects within the broader development.

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Economic and Fiscal Benefits

Table 6
Summary Economic and Fiscal Benefits

	Scenario 1	Scenario 2
Construction Period - 1 Time		
Direct Employment	153	337
Direct Earnings	\$4,947,228	\$10,862,623
Construction Value	\$13,950,000	\$30,630,000
Sales Taxes and Fees	\$1,307,971	\$4,453,053
Ongoing - Annual		
Direct Employment	240	543
Direct Earnings	\$16,004,484	\$33,112,344
Property Taxes	\$620,695	\$1,012,871
Sales Taxes	\$240,000	\$750,000

Source: ArLand

The one time construction and ongoing operations as a result of the construction of new M&O facilities, and new commercial development in either of the scenarios is shown in Table 6. Both scenarios would result in additional employment, property taxes and sales taxes and other fees paid to the City of Northglenn, although given the larger magnitude of development under Scenario 2, both the one-time and ongoing benefits are considerably larger.

IV. CONCLUSIONS AND RECOMMENDATIONS

Immediate Actions for Consideration

- Address the Parks Department needs. The Parks department has the most immediate need
 for upgraded facilities or a fix. A move on the current M&O property would require costly
 utility upgrades and short term remodeling doesn't accomplish long term goals.
- **Purchase the Industrial Site**. From our experience with this exercise, there appears to be very few available sites in Northglenn for a M&O relocation. The industrial site is reportedly for sale at \$450,000 for land and infrastructure, and provides some planning flexibility for the M&O facility. Our high level assessment indicated that there were no major infrastructure issues, however, additional due diligence would be recommended. At approximately 5.2 acres, the price of the site is equivalent to \$86,000 per acre. Estimated infrastructure costs at the alternative sites identified ranged up to \$200,000 per acre with the largest component

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of costs being curb and gutter, as well as water, storm drainage, sewer, and dry utilities. The site is also located in the middle of an industrial park with unlikely neighborhood opposition to a relocation scenario.

Near Term Actions

- Engage in a Development and Phasing Plan for relocating the M&O Facility. One scenario has the Public Works Department (which has the greatest space needs) moving to the industrial park site with the Parks department moving into the current Public Works department space in the short term. Another scenario would move Parks, Facilities & Solid Waste to the industrial site. A development plan exploring the scenarios and phasing would be necessarily to identify the optimal scenario to keep the departments functioning while the transition is taking place.
- Explore M&O environmental issues. This analysis identified high level environmental concerns. Further testing has been recommended, which would be necessary for redevelopment, as well as any M&O building demolition (due to the potential presence of asbestos).
- Master Plan the Karl's Farm site. Real estate value for the M&O site would ultimately be best created by developing a large mixed use community in the area. A station alone doesn't create value. Connecting to a larger Karl's Farm redevelopment would enable some of the mix of uses desirable to the Northglenn community. The station area should be planned taking into consideration the larger framework of potential redevelopment of this area. The master plan should plan for community connectivity and the improvement of area amenities including Eastlake Reservoir #1.

Maintenance and Operations Facility

- Consider dividing the M&O functions into two locations, rather than multiple locations. While the M&O staff was open to dispersing their activities across a number of different Cityowned locations, a dispersed scenario significantly added to costs because of the need to address infrastructure issues on multiple sites. While interviews indicated that staff can operate in dispersed facilities, the industry trend is towards consolidation for a number of different reasons. The ideal scenario would actually keep all the functions in one location.
- Explore other sites of at least 5 acres in size. A search should also include consideration of other sites within the southeast industrial park. While most of the industrial park is built out, parcels become available from time to time. Remodeling and demolition would need to be factored into the analysis, however, it would keep many of the City functions in the same general area.
- Explore political feasibility and potential community input. Although political feasibility was
 not explored, a couple of the smaller sites (Scout Park, Northwest Open Space) appear to be
 close enough to residential neighborhoods, where there may be opposition to any M&O
 facility activity.

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• **Do not consolidate the M&O facility on the current site.** The team explored consolidating the M&O facility on the southern portion of the site. This move doesn't save much because of the need to relocate the majority of the buildings, which are on the northern section of the site. Additionally, the utilities for the site are primarily on the northern section of the site and would need to be upgraded in order to serve consolidated facilities on the southern section of the site. While there will unlikely be an immediate shift in land use, once the train is operational, in the long term, the M&O land uses should be shifted to a more appropriate non –TOD location.

Transit-Oriented Development

• Engage the Owners / Developers of the Karl's Farm Properties. Value would be created for the M&O property if it's part of a larger community. A larger area redevelopment could take advantage of urban renewal, Title 32 Metropolitan Districts, and other powerful financial tools to help offset environmental and infrastructure costs. It would be anticipated that there would be significant commercial development particularly along 120th Avenue, which would generate the tax increment to help offset the necessary investment costs.

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120TH AVENUE CORRIDOR STUDY WASHINGTON STREET TO CLAUDE COURT

CITY OF NORTHGLENN









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INTRODUCTION

This study was commissioned to determine recommended ultimate improvements to 120th Avenue between Washington Street and Claude Court in anticipation of the new rail transit station at East Lake, the eventual redevelopment of Karl's Farm and the potential development of other vacant properties in the area. The City of Northglenn seeks a safe and efficient roadway facility that provides for appropriate access to adjacent properties, presents a pleasing pedestrian and driver experience and maintains an overall roadway "character" consistent with prior planning efforts for the City's arterial corridors.

TRAFFIC

A traffic study was conducted to determine the future traffic demand expected on 120th Avenue. The focus of this study was to estimate the potential trip generation and distribution of those new trips from the current undeveloped area north and east of Washington Street and 120th Avenue bounded on the north 128th Avenue and on the east by the Claude Court. Working with the Community Development staff, a land use scenario was developed for roughly 220 acres of undeveloped property including Karl's Farm within this area. Assuming this land use scenario, a total trip generation estimate was prepared. The trip generation analysis assumed full build out of the 960 parking spaces planned by RTD at the East Lake Transit Station. Through conversation with City staff, a general trip distribution and resulting trip assignment was made to a proposed roadway network within the same area. The emphasis was directing traffic to 120th Avenue via either Irma Drive or Race Street. Claude Court was assumed to be a "non-through" street to 124th Avenue.

To determine future (2034) "background" traffic, a nominal growth rate was applied to existing traffic volumes obtained from traffic counts conducted as part of this study. The estimated total traffic demand is the sum of the new trips, assigned to the network, plus the future (2034) "background" traffic. Using total traffic demand, the operational character of the existing 120th Avenue roadway was then checked and improvements designed to:

- Create a consistent six lane cross section from west of Washington Street to east of the railroad tracks.
- Respond to the turning movement demand on and off of 120th Avenue at Washington Center Parkway, Irma Drive, Race Street and Claude Court by identifying required auxiliary (right turn and left turn) lane requirements.

Recommendations for signal synchronization were also included to improve the efficiency of 120th Avenue to accommodate the through traffic.

The proposed concept plan is shown at the end of this report.

The results of this detailed analysis are presented in the Appendix and summarized below:

Figure 1 - Intersection Level of Service 2034 Traffic Conditions

2034 Traffic Conditions						
AM	Peak	PM Peak				
Roadway Geometry						
Existing	Improved	Existing	Improved			
C	Α	F	C			
F	C	F	C			
D	В	E	C			
E	C	F	C			
	AM	AM Peak Roadway Existing Improved C A F C	AM Peak PM Roadway Geometry Existing Improved Existing C A F F C F			

Intersection Level of Service (LOS)

DRAINAGE

1.0 GENERAL LOCATION AND SITE DESCRIPTION

This report represents a Conceptual Drainage Report for the reconstruction and widening of 120th Avenue from Washington Street to east of Claude Court (railroad tracks) in Northglenn, Colorado. 120th Avenue is currently a four/six lane minor arterial that will be reconstructed and/or widened to a six lane divided arterial roadway. 120th Avenue is primarily surrounded by residential property and housing on the south and commercial properties on the north.

Although no major drainage ways or facilities are present in the area, the present flows are conveyed northerly on Race Street to a channel located southerly of the City of Northglenn's maintenance facility. The drainage area associated with 120th Avenue is very linear and is roughly south to 119th Avenue north to the north right-of-way (ROW) line of 120th Avenue. According to FEMA flood maps, this site is not located in a flood hazard area.

Proposed construction includes widening 120th Avenue and installing storm sewers to accommodate the 10-year event from the tributary drainage area. Flows exceeding the capacity of the system will be conveyed by the street section. This report has been prepared with the assumption that surrounding and contributing land (south of 120th Avenue) will remain as currently developed (2015). Likewise, it is assumed that any future development will also include adequate on-site detention to reduce the discharges to the current existing conditions with a runoff coefficient equal to existing and as shown in the drainage calculations found in the Appendix.

2.0 DRAINAGE FACILITY DESIGN

The hydrologic analysis and hydraulic design for the site is based on criteria established in the Northglenn Storm Drainage Design and Technical Criteria Manual. The Rational Method was used to calculate peak runoff rates during the 10-year storm event. 100-year peak runoffs were also calculated and are found in the tables in the Appendix. Street inlets were also sized based on the 10-year flows and were sized based on curb opening inlets similar to CDOT Type R inlets.

Final pipe sizes and slopes will be finalized during the Preliminary and Final Design processes. Potholes of utilities will also be used to determine the final design.

Water quality for this project will be provided by a regional water quality facility that will likely be part of a regional storm water detention facility. Neither the sizing nor the design of either the regional water quality facility or the regional storm water detention facility is being developed as part of this conceptual design.

The existing storm sewer is primarily corrugated metal pipe (CMP). The life of the pipe has likely been reached and should be replaced before failure of the pipes begins to occur. Reinforced concrete pipe (RCP) is the selected replacement pipe type due to it being longer lasting and is more hydraulically efficient due to its relatively smooth interior, especially compared to CMP. The outfall in Race Street north is believed to be CMP as well and should be replaced with the reconstruction of the street.

DRAINAGE

3.0 CONCEPTUAL DRAINAGE FACILITY SYSTEM

The primary drainage outfall system is located on the south side of 120th Avenue. The south side was selected for several reasons: the largest contributing drainage area is south of 120th Avenue and the number of inlets is greatest on the south and minimizes inlet cross pipe sizes; the increased number of inlets on the outfall side allows the most opportunities to adjust pipe slopes and depths; a large portion of the existing drainage system is on the south and reconstruction will likely be easier in a corridor already constructed around an existing storm sewer system; and lastly the existing utilities, including the existing irrigation system, are currently located around the existing storm sewer system.

The generalized conceptual storm sewer system is as follows based on the north-south street grid:

Washington St. to Sylvia Dr.

- Q10 = 18 cfs, Q100 = 30.4 cfs
- Street Slope = 2%
- 10-yr. Pipe = 21" RCP

Sylvia Dr. to Washington Ctr.

- Q10 = 26.4 cfs, Q100 = 44.5 cfs
- Street Slope = 1.6%
- 10-vr. Pipe = 24" RCP

Washington Ctr. to Lafayette St.

- Q10 = 33.4 cfs, Q100 = 56.2 cfs
- Street Slope = 1.6%
- 10-yr. Pipe = 30" RCP

Lafayette St. to Irma Dr.

- Q10 = 39.4 cfs, Q100 = 66.2 cfs
- Street Slope = 0.3%
- 10-yr. Pipe = 36" RCP

Irma Dr. to Race St.

- Q10 = 46.6 cfs, Q100 = 77.9 cfs
- Street Slope = 0.18%
- 10-yr. Pipe = 42" RCP

Race St. to Claude Ct.

- Q10 = 9.9 cfs, Q100 = 16.5 cfs
- Street Slope = 3.1%
- 10-yr. Pipe = 30" RCP

Claude Ct. East to Railroad

- Q10 = 21.3 cfs, Q100 = 38.7 cfs
- Street Slope = 3%
- 10-yr. Pipe = 30" RCP

ROADWAY IMPROVEMENTS

The current roadway section varies where generally, there are two through lanes eastbound and three through lanes westbound starting just west of Irma Drive. In the eastbound direction the section narrows to two lanes with the lane drop at Sylvia Drive. It remains a two lane section eastbound until east of the railroad where, in Thornton, it changes to a 3 lane section.

The alignment was designed to use the north curb line along the Washington Center shopping complex (within Thornton). This places the centerline (the project control line) slightly south of the center of the right-of-way. The exception is at Washington Center Parkway where a right turn is recommended. A right turn lane at Lafayette Street is not shown in this design but could be considered during the preparation of the preliminary/final design.

An intersection or access point for the proposed Karl's Farm is not recommended or shown. Access to the future development of the Karl's Farm property is recommended to be focused to and from the collector street network of Irma Drive on the west, Race Street to the east, or to a potential future street between Irma Drive and Race Street approximately on the 122nd Avenue alignment. Connections to Irma Drive and Race Street should be a minimum of 500 feet north of 120th Avenue. An intersection or access point for the proposed Karl's Farm directly to 120th Avenue is not recommended or shown on the Concept Plan.

Salient features of the proposed roadway include:

Section: 6-lane major arterial section with raised medians and turn lanes at major crossing roadways. Right turn lanes are recommended at each crossing public street. Double left turn lanes (eastbound to northbound) are recommended at Washington Center Parkway, Irma Drive and Race Street. The following design criteria is recommended:

- Design speed = 50 mph (posted speed = 45 mph)
- Through lanes = 12 feet
- Turn lanes (right and left) = 11 feet
- Outside gutter = 2 feet
- Median gutter = 1 foot
- Side Streets = 11 feet

Traffic Control: the design will replace or modify four signals (Washington Center Parkway, Irma Drive and Claude Court) and install one new signal (at Race Street). The signal control for intersections along 120th is recommended to be an eight phase, coordinated system. Generally, it is recommended that a protected only phase be provided where there are double left turns. Final design should consider the phase treatments for the other turning movements.

ROW: The design presented avoids taking of additional right-of-way. However, there are several locations within the corridor (the southwest corner of Irma Drive and the southwest corner of Claude Court) that right-of-way is limited. Should the shopping center (and the City of Thornton) wish to provide a westbound to northbound right turn lane at Washington Center Parkway (or Lafayette Street), new right-of-way will be needed. Temporary easements thought out the project will be needed during construction.

Utilities: The utilities that exist in the corridor include:

- Xcel Energy (electric)
- Xcel Energy (gas)
- The East Lake Ditch (City of Thornton)
- The Union Ditch (City of Thornton)
- Water
- Telephone (underground)
- Fiber Optics (underground) 2 lines
- Storm Sewer

LANDSCAPE

Lighting: Lighting is currently provided on both the north and south sides of 120th Avenue along then entire corridor. The Xcel standard "cobra head" fixtures are currently installed. There is the desire to create a metered system along 120th Avenue where the City owns and controls this system.

The concept plan unifies landscape treatments from Washington Street to Claude Court with an emphasis on xeriscape plantings and rock mulch. Irrigated turf areas are minimized to reduce water consumption and maintenance activities. Canopy trees bordering the street particularly along the residential sections help to reduce traffic noise, make the trail more comfortable with increased shade and provide a psychological buffer between the vehicular and pedestrian/bicycle traffic.

PEDESTRIAN TREATMENTS

Walkways: Where possible, a 10' wide trail to provide continuous pedestrian connections on both the south and north sides of 120th Avenue is incorporated. Intermittent benches and directional signage to recreational and other important regional landmarks is included. The irrigation canal may either need to be placed in a conduit or contained by retaining walls in order to maintain the 10 foot multi-use trail section.

Crossings: A major crossing for bicycle and pedestrian movements is incorporated at Irma to encourage safer and more direct access between the south and the north properties. The eastern leg of 120th Avenue at Irma Drive contains a widened median to provide a refuge. A pedestrian crossing button should be provided so as to not trap pedestrians/bicyclist in the median area. The Race Street intersection is a secondary node for bicycle and pedestrian features.

Bicycles: Due to the nature of the arterial with its high traffic volume, an on-street bike lane is not included in the design. Instead, a combined multi-use 10' wide trail with pavement markings to delineate directional flow will be provided. In some isolated areas, the open irrigation ditch will need to be covered or contained by retaining walls in order to accommodate this widened trail section.

CONSTRUCTION COSTS



Engineer's Estimate of Probable Cost and Quantities McIntyre Street: W. 44th Avenue to W. 54th Avenue

120th Avenue from Washington St. to East of Claude Ct. (Railroad)

City of Northglenn Costs Only

Date: May 31, 2015

Item No.	Description	Unit	Estimated Quantity	Unit Cost	Extented Cost
			Qualitity		
201	Clearing and Grubbing	LS	1	\$100,000.00	\$100,000.0
202	Removal of Pipe	LF	0	\$20.00	\$0.0
202	Removal of Concrete/Asphalt Median Cover	SY	10200	\$12.00	\$122,400.
202	Removal of Sidewalk	SY	5700	\$32.00	\$182,400.
202	Removal of Curb and Gutter	LF	22200	\$5.00	\$111,000.
202	Removal of Asphalt Mat	SY	38100	\$4.50	\$171,450.
202	Removal of Asphalt Mat (Planing)	SY	500	\$3.25	\$1,625.
202	Removal of Pavement Markings	SF	1000	\$2.00	\$2,000.
202	Removal of Ground Sign	EACH	20	\$103.00	\$2,060.
202	Removal of Traffic Signal Equipment (Intersection)(CIP)	LS	1	\$5,000.00	\$5,000.
203	Unclassified Excavation (CIP)	CY	3100	\$10.50	\$32,550
203	Potholing	HOUR	120	\$250.00	\$30,000
208	Erosion Control Temporary	LS	1	\$250,000.00	\$250,000
210	Reset Ground Sign	EACH	20	\$240.00	\$4,800
210	Adjust Manhole	EACH	20	\$625.00	\$12,500
210	Adjust Valve Box	EACH	40	\$475.00	\$12,300
		LS	1		
214	Landscaping Restoration and Irrigation System Restoration			\$6,500.00	\$6,500
304	Aggregate Base Course (Class 6)	CY	3100	\$22.00	\$68,200
306	Reconditioning	SY	38100	\$4.30	\$163,830
403	Hot Mix Asphalt (Grading SX) (75) (PG 64-22)(2")	TON	4300	\$85.00	\$365,500
403	Hot Mix Asphalt (Grading S) (75) (PG 64-22) (10")	TON	20100	\$75.00	\$1,507,500
403	Hot Mix Asphalt (Patching) (Asphalt)	TON	600	\$200.00	\$120,000
411	Emulsified Asphalt (Slow Setting)	GAL	5000	\$3.00	\$15,000
504	Landscaping, Median and Pedestrian Treatments	LS	1	\$650,000.00	\$650,000
603	18 Inch Reinforced Concrete Pipe (CIP)	LF	936	\$91.00	\$85,176
603	24 Inch Reinforced Concrete Pipe (CIP)	LF	620	\$120.00	\$74,400
603	30 Inch Reinforced Concrete Pipe (CIP)	LF	1670	\$140.00	\$233,800
603	36 Inch Reinforced Concrete Pipe (CIP)	LF	408	\$160.00	\$65,280
603	42 Inch Reinforced Concrete Pipe (CIP)	LF	1250	\$185.00	\$231,250
604	Inlet Type R L 10 (5 Foot)	EACH	7	\$4,500.00	\$31,500
604	Inlet Type R L 10 (10 Foot)	EACH	9	\$5,500.00	\$49,500
604	Manhole Box Base (15 Foot)	EACH	1	\$7,000.00	\$7,000
608	Concrete Sidewalk (6 Inch)	SY	11100	\$39.50	\$438,450
608	Concrete Curb Ramp	SY	170	\$100.00	\$17,000
609	Concrete Curb & Gutter Type 2 (Section I-B)	LF	12900	\$16.00	\$206,400
609	Concrete Curb & Gutter Type 2 (Section II-B)	LF	9200	\$18.00	\$165,600
610	Median Cover Material (Patterned Concrete) (4 Inch)	SF	15300	\$7.00	\$107,100
613	3 Inch Electrical Conduit (Plastic)	LF	12200	\$16.00	\$195,200
613	Wiring (Signals)	LS	1	\$30,000.00	\$30,000
613	Wiring (Luminaires)	LS	1	\$244,000.00	\$244,000
613	Luminaire & 30' Pole	EACH	35	\$4,500.00	\$157,500
614	Modify Traffic Signal	EACH	4	\$300,000.00	\$1,200,000
	Traffic Signal	EACH	1	\$350,000.00	\$350,000
614	-		1		
620	Field Office Class 2	EACH		\$32,400.00	\$32,400
621	Detour Pavement (As Directed by Engineer)	SY	2000	\$34.00	\$68,000
625	Construction Surveying	LS	1	\$75,000.00	\$75,000
625	Mobilization	LS	1	\$500,000.00	\$500,000
629	Survey Monument (Type 3A)	EACH	10	\$730.00	\$7,300
630	Uniformed Traffic Control	HOUR	100	\$114.00	\$11,400
630	Construction Traffic Control	LS	1	\$400,000.00	\$400,000
630	Concrete Barrier (Temporary)	LF	500	\$32.50	\$16,250
630	Impact Attenuator (Sand Filled Plastic Barrel) (Temporary)	EACH	5	\$1,800.00	\$9,000
700	F/A Minor Contract Revisions	FA	1	\$250,000.00	\$250,000
700	F/A Asphalt Cement Cost Adjustment	FA	1	\$65,000.00	\$65,000
700	F/A Dewatering Pretreatment	FA	1	\$20,000.00	\$20,000
700					

Concept Contingency (30%): \$2,809,000.00 Enginering(12%): \$1,405,000.00

\$13,575,821.00

WASHINGTON STREET TO CLAUDE COURT



ENVIRONMENTAL CONDITIONS/PERMITS

EST conducted a review of the potential environmental impacts that would be encountered during the course of this project.

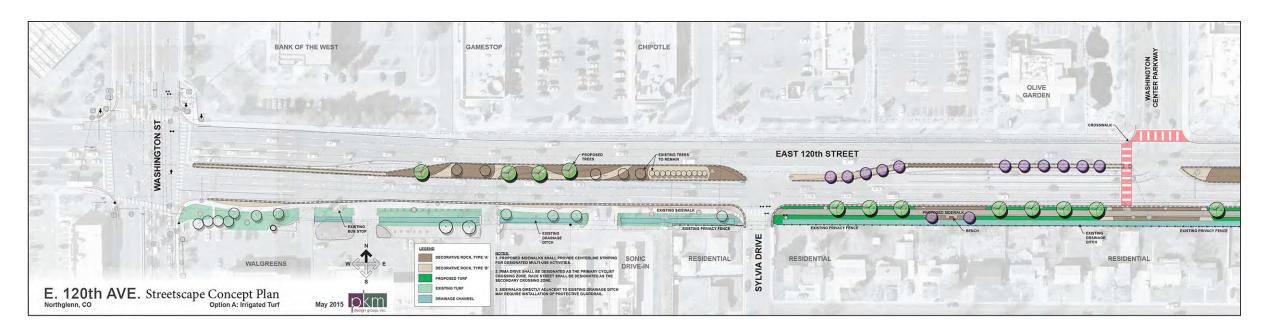
Potential Significant Natural and Cultural Resources and/or Hazardous Material Conditions in the Project Areas

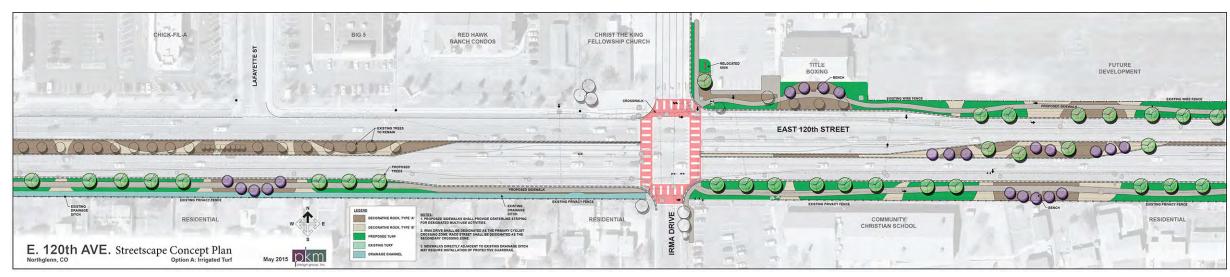
- 1. Irrigation Canal cultural resource
- 2. Lead based paint
- 3. Contaminated soil or groundwater
- 4. Migratory birds
- 5. Prairie dog burrows- burrowing owl habitat
- 6. Wetlands/stream
- 7. Railroad tracks cultural resource
- 8. T&E species habitat
- 9. Temporary closure of City parks or trails

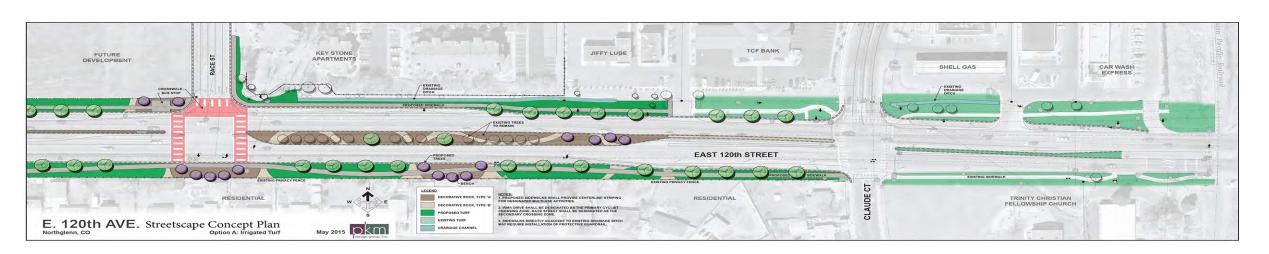
A detailed discussion of these conditions is presented in the Appendix.

CONCEPT LANDSCAPE & ROADWAY PLANS

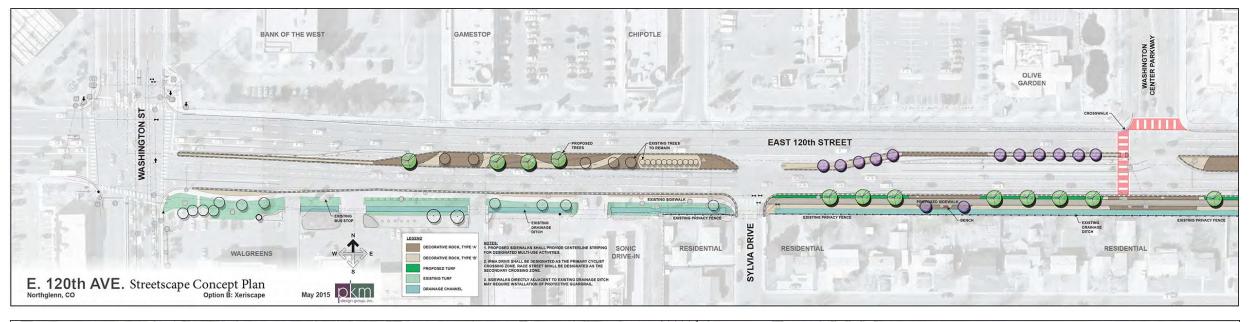
CONCEPT LANDSCAPE PLANS

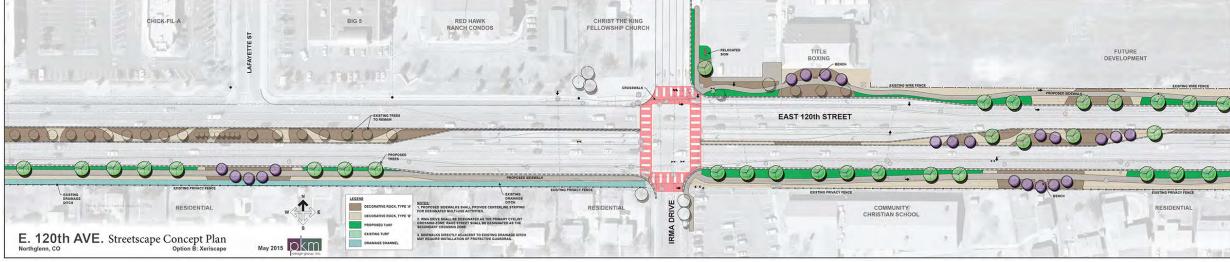


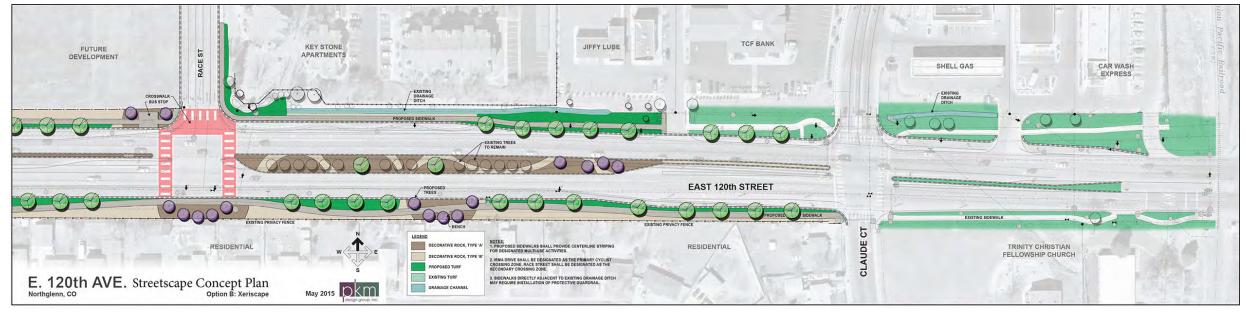




CONCEPT LANDSCAPE PLANS



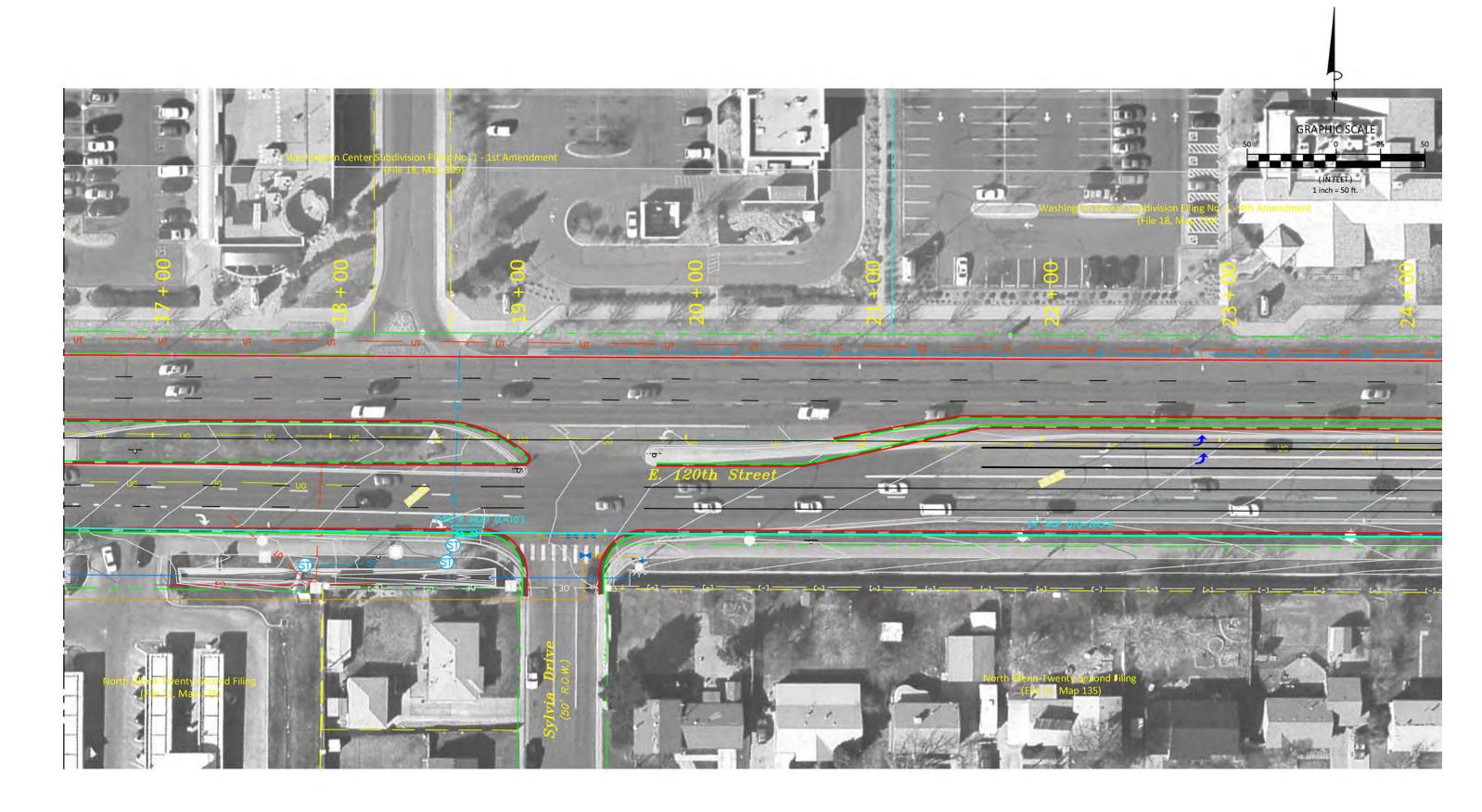






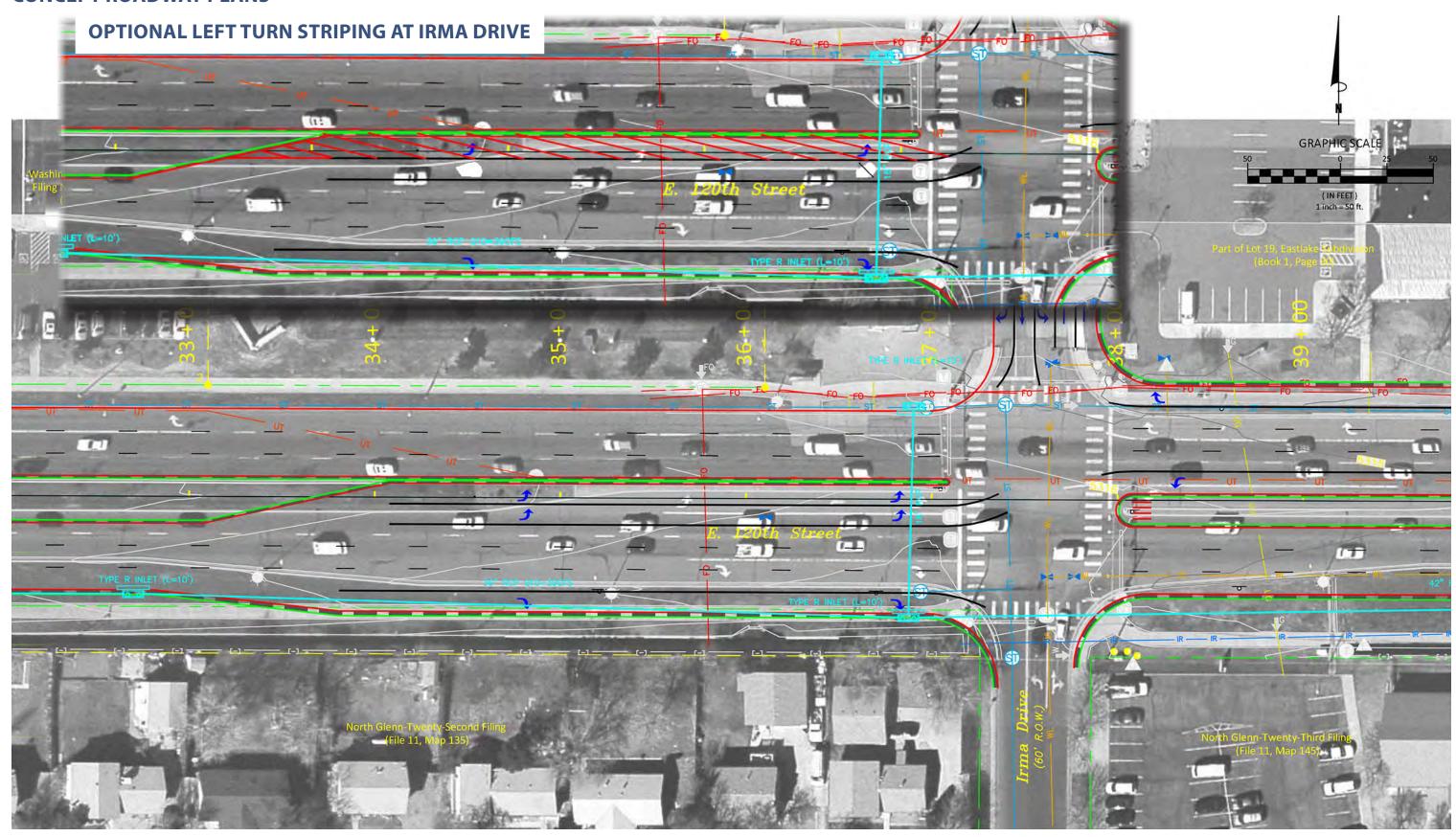




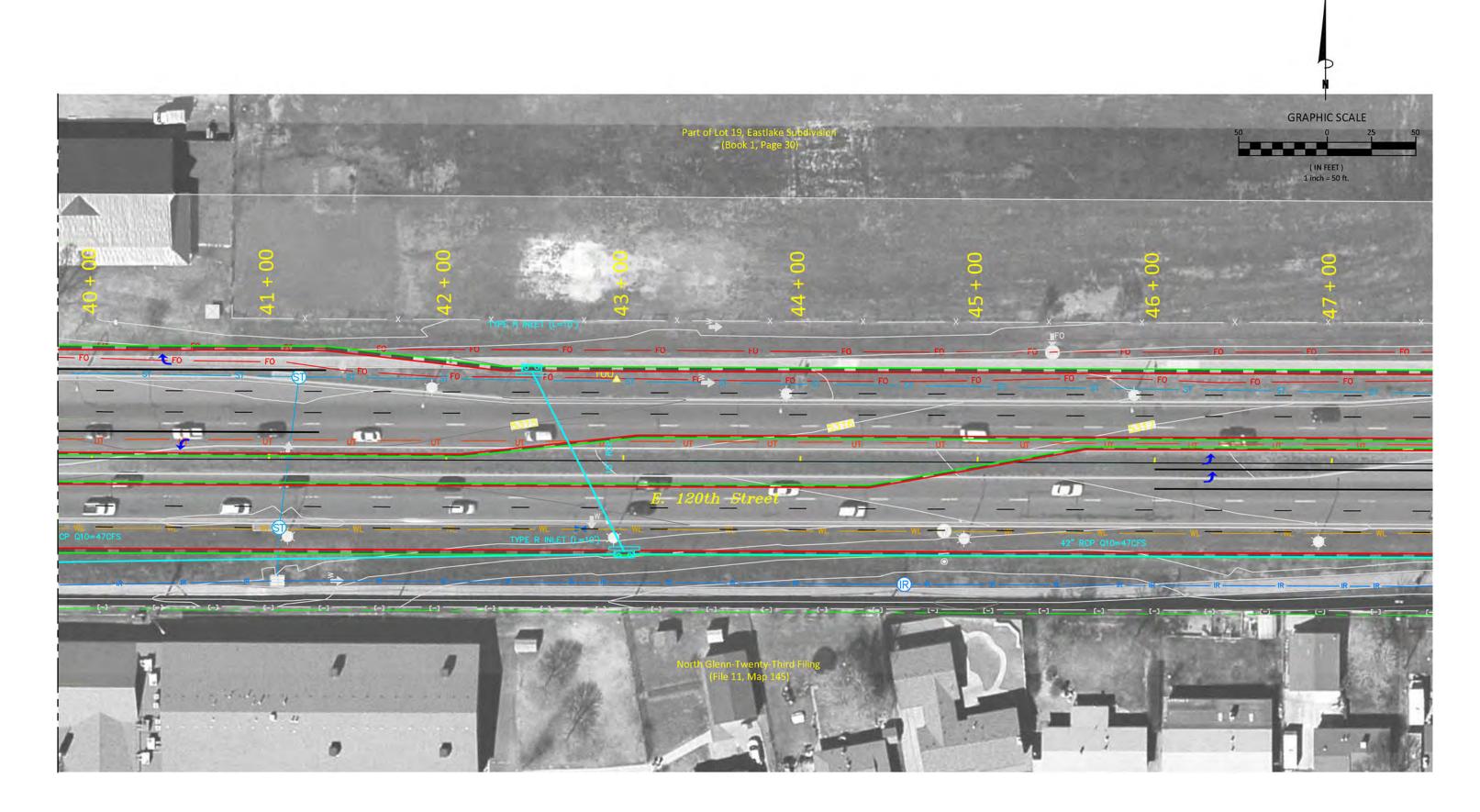


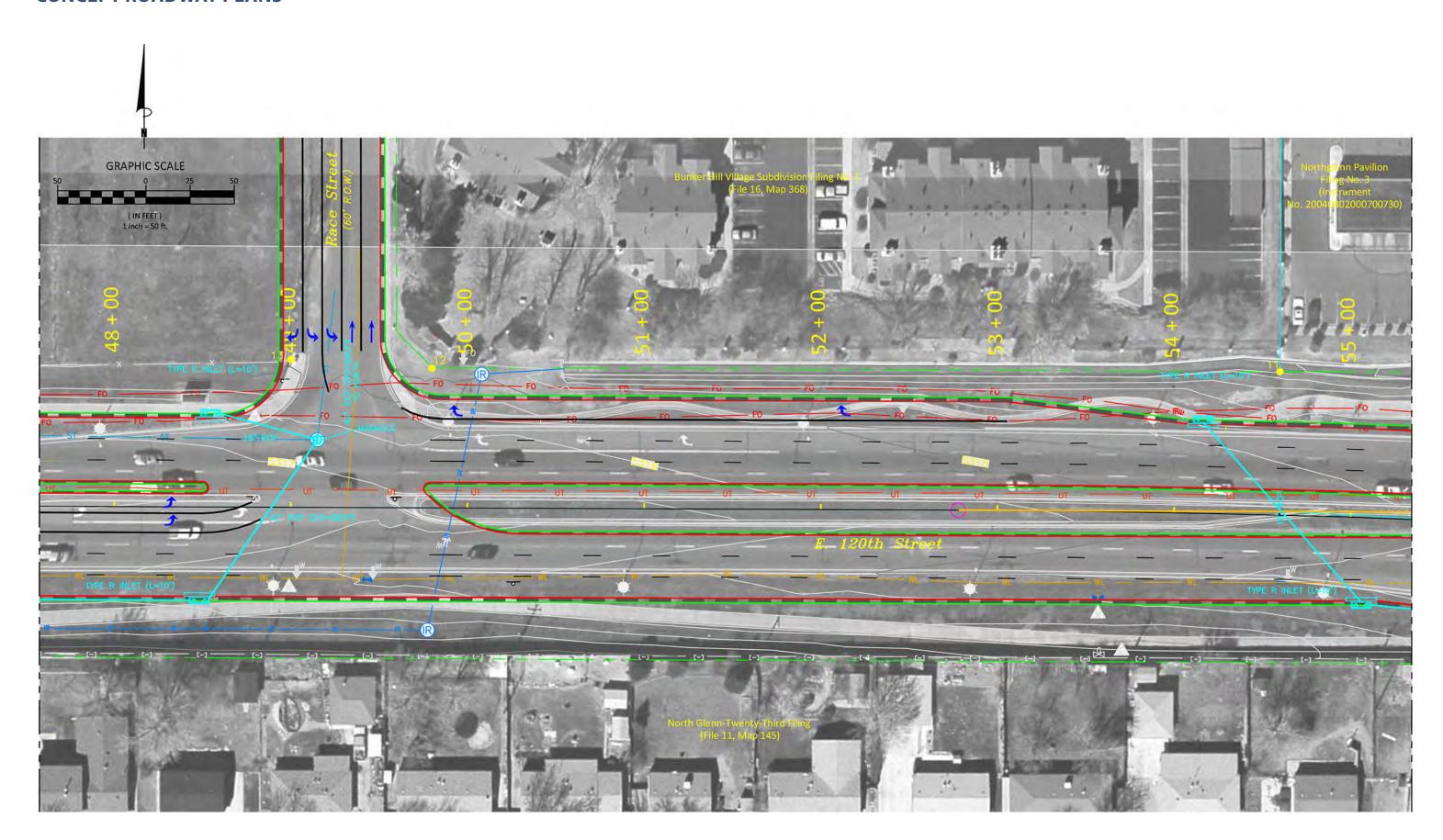




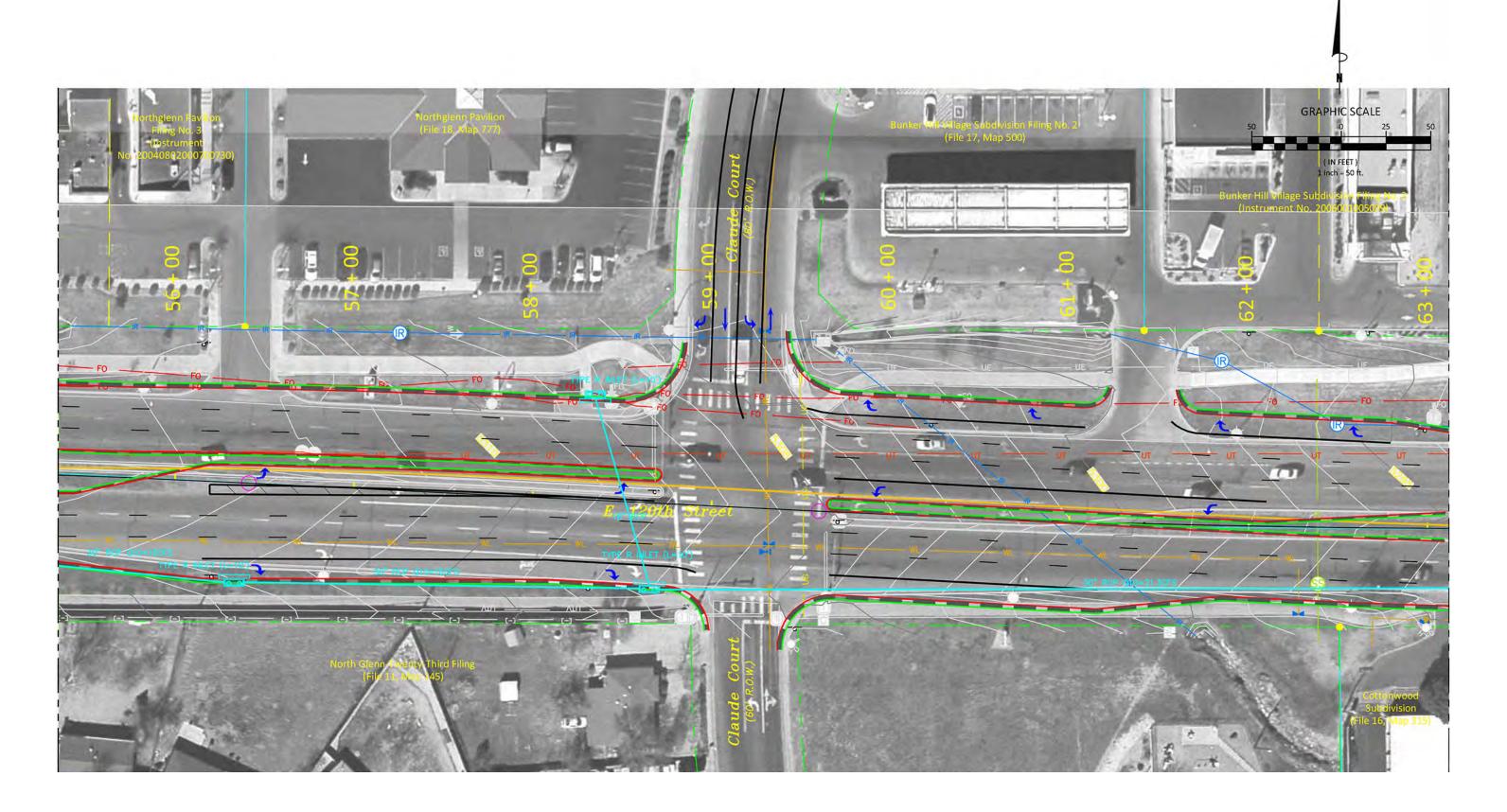




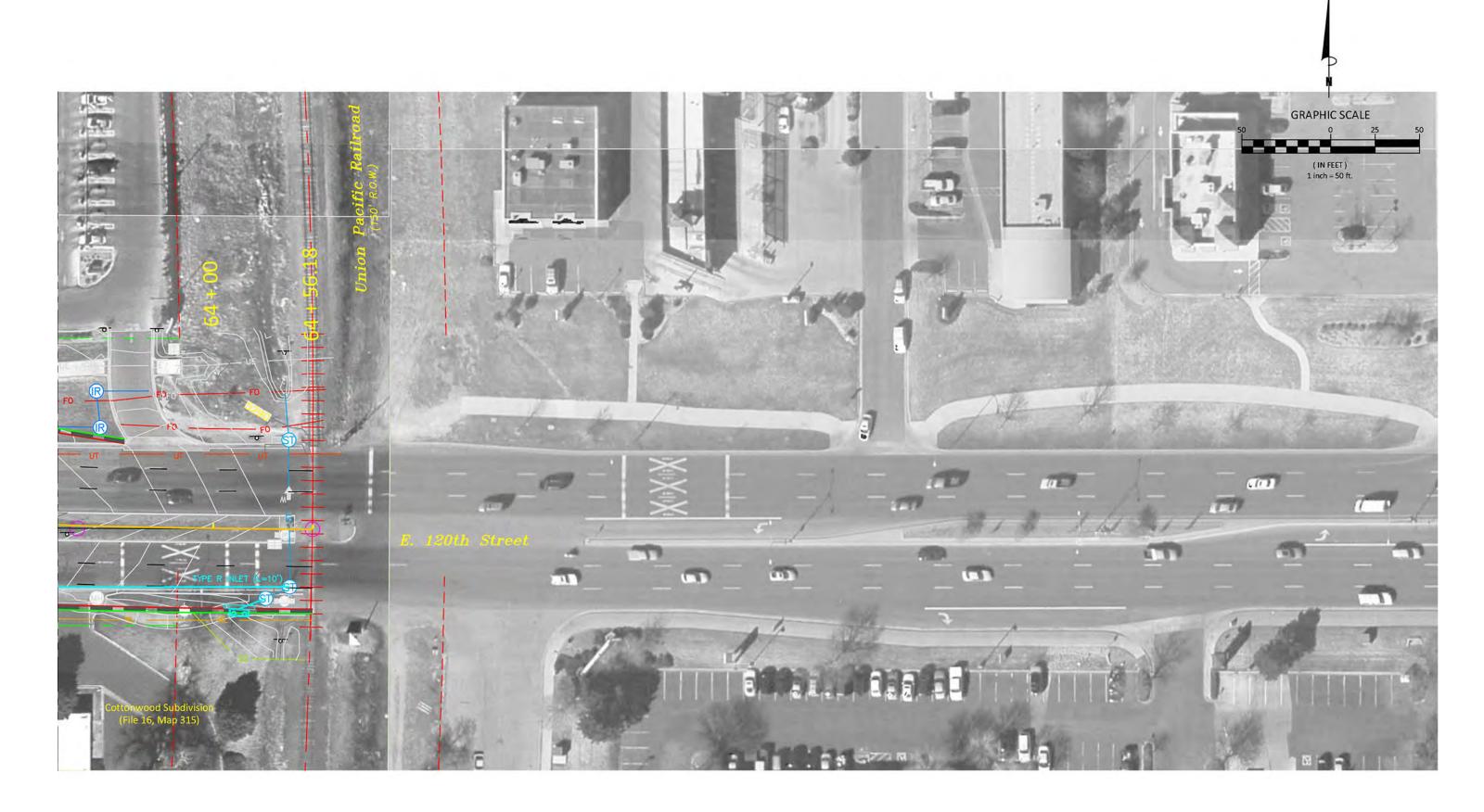


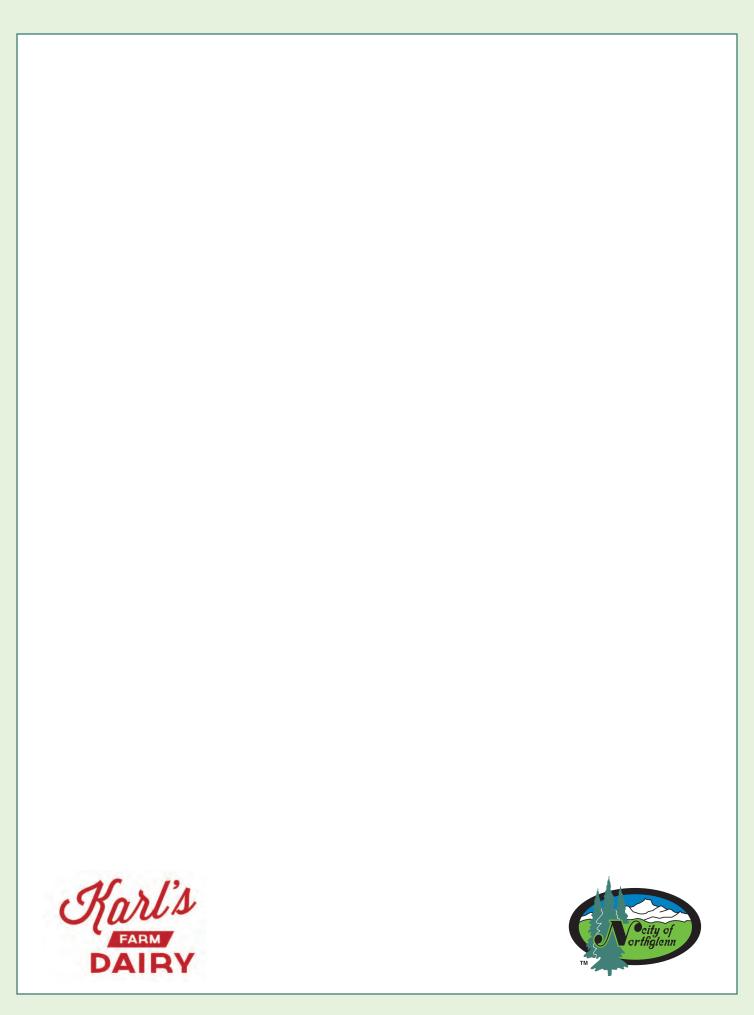














Karl's Farm Development Package

Presented to:

The Northglenn City Council: February 24, 2020



OVERVIEW TO PRESENTATION

KARL'S FARM

Items Under Consideration

- CR-45 Preliminary and Final Plat
- CR-46 Development Agreement (Trunk Infrastructure)
- CR-47 Subdivision Improvement Agreement (Richmond/Meritage Improvements)
- CR-48 120th Avenue Cost Share Agreement (tied to CR-49 120th Avenue IGA between the City and CDOT)



Karl's Farm Preliminary and Final Plat CR-45

Presented to:

The Northglenn City Council: February 24, 2020



REQUEST

APPLICANT:

Karl's Farm Investors
Richmond American Homes/Meritage Homes

REQUEST:

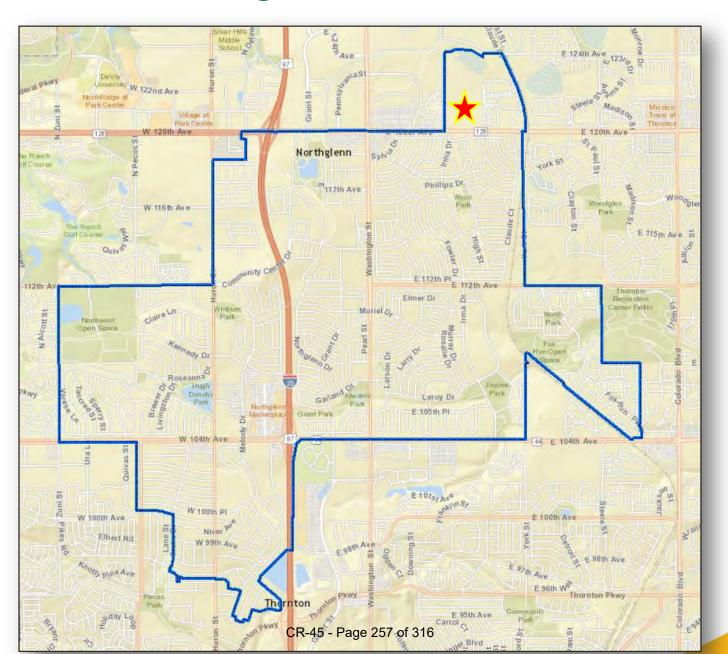
Preliminary and Final Plat Subdivision

LOCATION:

North of 120th Avenue between Irma Drive and Race Street.



VICINITY MAP





VICINITY MAP





SITE DATA

Location	Karl's Farm North side of 120 th Avenue, between Irma Drive and Race Street [The proposed Filing No. 1 is Residential Parcels A&B as identified in the approved Karl's Farm Preliminary PD.]
Subdivision	Lot 19 of the Eastlake Subdivision (also known as Outlot 3 of the Karl's Farming Filing No. 1 Conveyance Only Plat)
Zoning	The overall Karl's Farm site is zoned Planned Development (PD); development standards are subject to the approved Karl's Farm Preliminary PD approved by City Council On April 8, 2019. The Richmond/Meritage parcels are identified for "Residential" land use for single family attached and detached residential development
Existing Land Use	The majority of the site is being used for agricultural uses; a portion of the site is used commercially near the intersection of Irma and 120 th .
Acreage	63.8 acres for the overall Karl's Farm site; the Richmond/Meritage portion of the site is 32.09 acres

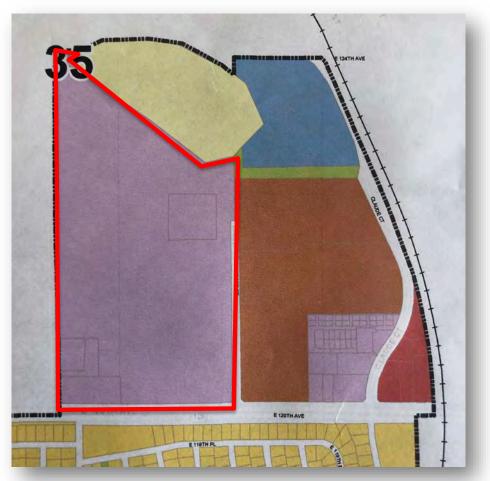


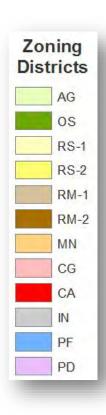
SITE CHARACTERISTICS

- The proposed subdivision area includes the entire site, which was historically a dairy farm, with commercial uses near the intersection of Irma and 120th.
- There are a number of different structures on the site that will be removed prior to development.
- Access to the site is currently from the intersection of 120th and Irma as well as from Race Street (Race is currently partially completed).
- There is an existing pipeline that traverses the property from 120th Avenue to the north and west. The rights to this pipeline easement are held by Magellan Midstream Partners, LP.
- The site is adjacent to the decommissioned Eastlake Reservoir #1 and Brantner Gulch to the north.



ZONING





	Zoning	Land Use	
North	AG (Agricultural)	De-commissioned Eastlake Reservoir #1;	
		owned by Thornton Water	
South	RS-2 (Single Family Residential)	Single Family Residential and Cavalry	
		Community Baptist Church (south of 120th	
		Avenue)	
East	RM-2 (Multi-Family Residential)	Keystone Apartments and Haven 124 at	
		Eastlake Station Apartments	
West	City of Thornton	CR-42edH496KR19EKAPartments	



NOTICE

Notification was performed in accordance with the requirements of Section 11-6-3(e) of the Unified Development Ordinance (UDO):

- A. Mailed notice sent to all property owners within 300 feet.
- B. Publication in the Northglenn-Thornton Sentinel 15 days prior.
- C. Public Hearing Notice signs were posted on the property 15 days prior.







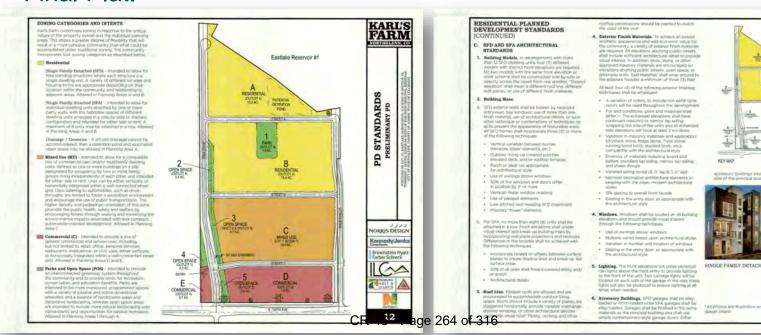
Karl's Farm Preliminary and Final Plat CR-45

CASE ANALYSIS



PRELIMINARY PD

- In April 2019, City Council approved the Karl's Farm Preliminary PD.
- The Preliminary PD was developed in accordance with review of the approved Master Plan, which was adopted
- This document contains the various development standards for the entire development.
- In essence, it created a new "Zoning Code" that governs the development of this site.
- This document was used as review of the proposed Preliminary and Final Plat.



STANDARDS



PRELIMINARY & FINAL PLAT

 The Karl's Farm Filing No. 1, Amd. No. 1 Subdivision Preliminary & Final Plat are provided as attachments to CR-45.

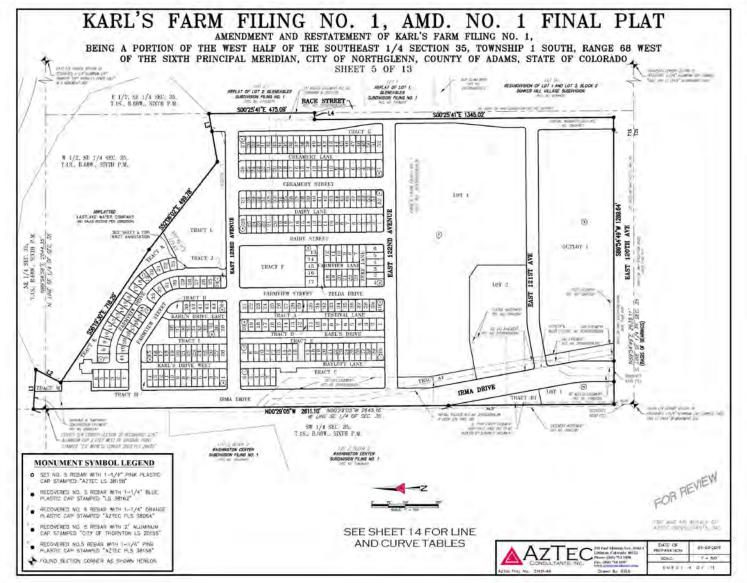
Preliminary Plat:

- Required when more than four lots proposed, and dedication of public infrastructure.
- This document does not get recorded; it is intended to demonstrate the feasibility of subdivision, access and utility connection.

Final Plat:

- Contains final lot lines, easements, and property measurements.
- This document is recorded and becomes the legal boundary for the included lots and right-of-way.
- The Final Plat includes the entire Karl's Farm site as access and utilities to this development requires connectivity to 120th and utilities along 120th. CR-45 - Page 265 of 316







PRELIMINARY & FINAL PLAT

- The proposed subdivision includes the entire Karl's Farm site; which is 63.8 acres.
- Breakdown of Lots and Blocks:
 - Blocks 1-7 include the lots associated with the Richmond/Meritage development area (282 lots, for single family attached and detached residential).
 - Block 8, contains two lots and is identified as the "Mixed Use" area in the Preliminary PD.
 - Blocks 9 and 10 are identified as "Commercial" area in the Preliminary PD.
- Future subdivision plats may be required for those blocks depending on proposed development.
- Because the proposed Final Plat includes the dedication of right-of-way and the installation of public utility lines (including water, sanitary sewer, and storm sewer), the Preliminary and Final Plat require final approval by the City Council for acceptance of those public improvements.



DEVELOPMENT AGREEMENTS

The City Council will consider the proposed Preliminary and Final Plats along with required improvement agreements.

- Development Agreement (CR-46) This outlines the parameters of improvements for the trunk infrastructure, including main water, sanitary sewer, storm sewer, and drainage improvements for the site.
- Subdivision Improvement Agreement (CR-47) This outlines those improvements required by the development of the Richmond/Meritage portion of the development.
- Shareback Agreement for 120th Improvements (CR-48) The development is responsible for a portion of the overall widening improvements to 120th Avenue. (This request is tied to CR-49, an IGA between the city and CDOT for the widening of 120th Avenue.)



SITE LAYOUT





Karl's Farm Preliminary and Final Plat CR-45

RECOMMENDATIONS



CRITERIA PRELIMINARY AND FINAL PLAT

Approval Criteria:

- Section 11-6-6(b) and 11-6-6(c) of the Unified
 Development Ordinance (UDO) requires the proposal to comply with approval criteria.
- Staff provided a thorough analysis of these criteria in the staff memorandum (pages 11-12 of the PC Memo).
- Staff finds that the proposed Preliminary and Final Plat is consistent with the approval criteria outlined in the UDO, the submittal requirements in the Administrative Manual, the Karl's Farm Preliminary PD and the Comprehensive Plan.



PLANNING COMMISSION

- The Planning Commission review the Preliminary and Final Plat at their January 21, 2020 meeting.
 - This request was also accompanied by a Major Site Plan application for the development of the Richmond/Meritage portion of the site.
 - Major Site Plan applications are reviewed by the Planning Commission only – no City Council review is required.
- The Planning Commission voted to recommend approval of the proposed Preliminary and Final Plat (also, they approved the Major Site Plan, subject to Council approval of the Preliminary and Final Plat).
- The Planning Commissions recommendation has been included in their resolution (Attachment 1).



OPTIONS

- Approve the request, with or without conditions or stipulations;
- 2. Deny the request for reasons stated and by identifying where the request does not meet the approval criteria outlined in the Municipal Code; or
- 3. Table the request for further consideration or additional information.



NEXT STEPS

• Should City Council approved the proposed Preliminary and Final Plat along with all associated agreements, the applicant has 30 days to submit all documents fully executed along with the securities outlined in the agreements or the approval is void.





DANIEL & RICHARD FRANK, MARC COOPER, DAVID GOLDBERG



JASON POCK



GLENN NIER



DIANA RAEL



CHRIS FASCHING



TESS HOGAN



SHAUN LEE





Overall Vision for the Property

Housing for various stages of life.

Connections that propose access to all forms of transport.

Open areas for recreation and connection to nature.

Development character that reflects a common aesthetic and helps memorialize the heritage of activities that once occurred on the property.

Maximize the development opportunities provided by the area's proximity to the Eastlake Station.



- Total Site 63.8 acres
- Last major infill opportunity
- Near future Eastlake commuter rail station







- 32 acre site
- 100% Alley-loaded Homes
- 1.3 acres of Park
- 6.0 acres of Open Space









- 86 Cityscape Homes (30.5%)
- Smaller footprints reduce land cost for homeowners
- Consistent with UDO standards
- Appeals to a broad buyer market

Land Use	Front Setback	Side Setback	Rear Setback
Single-Family Detached Homes	7' House	5' or building code 10' at corners	3' from alley







- 92 Duplex Homes (32.6%)
- Shared walls reduce land cost for homeowners
- Opportunity for attainable housing
- Housing Diversity

Land Use	Front Setback	Side Setback	Rear Setback
Duplex – Single-Family Attached Homes	10' House	5' or building code	3' from alley
	5' Porch	10' corner units	









- 104 Single-Family Attached homes (36.9%)
- Shared walls reduce land cost for homeowners
- Opportunity for attainable housing
- Housing Diversity

Land Use	Front Setback	Side Setback	Rear Setback
Single-Family Attached Homes	10' House	5' or building code	3' from alley
	5' Porch	10' corner units	





- Pasture Park :: 1.3 acre
 - Large multi-use field
 - Playground
 - Pavilion structures and plaza
 - Benches, bike racks, picnic tables, etc.
- Community garden
- 10' wide trails on Race and Irma











Overall Vision for the Property

Housing for various stages of life.

Connections that propose access to all forms of transport.

Open areas for recreation and connection to nature.

Development character that reflects a common aesthetic and helps memorialize the heritage of activities that once occurred on the property.

Maximize the development opportunities provided by the area's proximity to the Eastlake Station.





SPONSORED BY: MAYOR LEIGHTY COUNCILMAN'S RESOLUTION RESOLUTION NO. No. CR-45 Series of 2020 Series of 2020 A RESOLUTION APPROVING THE KARL'S FARM FILING NO. 1, AMD. NO. 1 SUBDIVISION PRELIMINARY AND FINAL PLAT WHEREAS, Karl's Farm Investors, LLC, on behalf of Richmond American Homes and Meritage Homes has submitted applications for preliminary and final plat approval of the Karl's Farm Filing No. 1, Amd. No. 1 Subdivision, as shown in Exhibit A; and WHEREAS, the proposed development will also include the dedication of new public right-of-way and other public infrastructure; and WHEREAS, City Staff has completed a review of said applications and made a report to the Planning Commission, a copy of which has been presented to the City Council; and WHEREAS, the Planning Commission, on the 21st day of January 2020, following proper notice, held a public hearing regarding the applications, and following said public hearing made findings and recommended approval of the applications; and WHEREAS, a public hearing was held before the City Council on the Karl's Farm Filing No. 1, Amd. No. 1 Preliminary Plat on February 24, 2020; and WHEREAS, based upon said report, hearing, and recommendation, the City Council hereby finds that approval of the Preliminary and Final Plat for the Karl's Farm Filing No. 1 Subdivision meets the approval criteria in the Unified Development Ordinance and is appropriate. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT: The City Council of the City of Northglenn, Colorado hereby approves the Section 1. Preliminary and Final Plat for the Karl's Farm Filing No. 1, Amd. No. 1 Subdivision, attached hereto as **Exhibit A**, and incorporated herein by this reference. DATED at Northglenn, Colorado this ______ day of _______, 2020. MEREDITH LEIGHTY

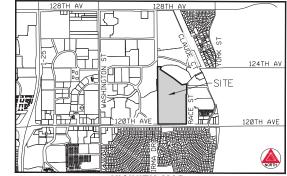
Mayor

ATTEST:
JOHANNA SMALL, CMC City Clerk
APPROVED AS TO FORM:
COREY Y. HOFFMANN City Attorney

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 13



VICINITY MAP

OWNERSHIP AND DEDICATION

LEGAL DESCRIPTION

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF THE CITY OF NORTHOLENN, COLORADO THAT AS OF THE DATE SET FORTH BELOW, KARL'S FARM NORTHGLENN LLC, A LIMITED LIABILITY COMPANY, HINKHOUSE FAMILY LIMITED PARTNERSHIP NUMBER ONE LLLP, A COLORADO LIABILITY LIMITED PARTNERSHIP, KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIABILITY LIMITED PARTNERSHIP, KAREN SWAITHES, DEANNA DURLAND, SHAREN PODZIMEK, LLOYD SWAITHES, PAMELA DRAKE, KF DEVELOPERS INC., A COLORADO CORPORATION BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE GOOD RIGHT AND POWER TO CONVEY, ENCUMBER AND SUBDIVIDE THROUGH THIS PLAT ONLY THE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS—OF—WAY DEPICTED ON THIS PLAT. IN THE VENT OF A DETECT IN SAID THE WHICH DERECHES THE WARRANTES IN THIS CERTIFICIAL, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY THE CITY OF NORTHGLENN, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

ALL OF KARL'S FARM FILING NO. 1, RECORDED AT RECEPTION NO. 2019000055836 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING AN AREA OF 63.821 ACRES, (2,780,057 SQUARE FEET), MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES OR LIEN HOLDERS OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF KARL'S FARM FILING NO.1, AMD. NO. 1 PRELIMINARY PLAT AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREYER AND IN FEE SIMPLE THE ROADS AS SHOWN HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN TEE SIMPLE THE ROADS AS SHOWN HEREON, AND THE LANDOWNERS SHALL BEAR ALL EXPENSE INVOLVED IN PLANNING, DESIGN AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT TO THE EXTENT EXPRESSLY STATED IN ANY CITY—APPROVED AND RECORDED SUBBIVISION IMPROVEMENT AGREEMENT, DEDICATION SHALL BE FINAL UPON ADOPTION BY THE CITY COUNCIL ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT. EXCEPT AS OTHERWES STATED ON THIS PLAT. THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.

IN WITNESS WHEREOF: WE DO HEREUNTO SET OUR HANDS AND SEALS THE ____ DAY OF _____ . 20 OWNER: KARL'S FARM NORTHGLENN LLC. A COLORADO LIMITED LIABILITY COMPANY NOTARIAL CERTIFICATE THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ______, A.D. 20__, BY ___ AS _____ OF KARL'S FARM WITNESS MY HAND AND SEAL BY _____NOTARY PUBLIC MY COMMISSION EXPIRES NOTARY LD NUMBER

SEE SHEET 2 & 3 FOR SIGNATURE BLOCKS

STANDARD NOTES

- STREET MAINTENANCE. IT IS MUTUALLY AGREED BY THE SUBDIVIDER AND THE CITY THAT THE DEDICATED PUBLIC WAYS, INCLUDING STREETS, SHOWN ON THIS PLAT, WILL NOT BE ACCEPTED FINALLY FOR MAINTENANCE BY THE CITY UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE SAME IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT AND SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF RECORDING THIS PLAT AND APPROVAL OF THE CITY HAS ISSUED TO THAT EFFECT.
- 2. DRAINAGE MAINTENANCE. THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE DRAINAGE SEASEMENTS. DRAINAGE IMPROVEMENTS ARE SUBJECT TO SECTION 16-17-13. POST-CONSTRUCTION REQUIREMENT OF PERMANENT BMPS, AS AMENDED.
- VEHICULAR ACCESS CONTROL. VEHICULAR ACCESS TO PUBLIC STREETS IN THIS SUBDIVISION SHALL BE SOLELY BY WAY OF DRIVEWAYS, DRIVES, AND LANES SPECIFICALLY APPROVED BY THE CITY OF NORTHGLENN.
- UNDERGROUND UTILITIES. ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES AND OTHER LIKE UTILITY SERVICES SHALL BE PLACED UNDERGROUND, TRANSFORMER, SWITCHING BOXES, KERMINAL BOXES, METER CABINETS, PEDESTALS, DUCTS AND OTHER FACILITIES NECESSARILY APPURTENANT TO SUCH UNDERGROUND UNITILITIES MAY DE PLACED ABOVE GROUND.

SURVEYOR'S STATEMENT

I, SHAUN D. LEE, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF KARL'S FARM FILING

NO.1 AND. NO. 1 PRELIMINARY PLAT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING
PLAT ACCURATELY REPRESENTS SAID SURVEY. I ALSO CERTIFY THAT SAID PLAT HAS BEEN
PREPARED IN FULL COMPULANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO PERTAINING TO MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND.

FOR REVIEW

SHAUN D. LEE, PLS NO. 38158 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIEY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

APPROVALS

HIS MINO	R SU	BDIVISION	HAS	BEEN	APPRO	VED	BY TI	HE DIREC	CTOR (OF THE	DEPARTMENT	OF
LANNING	AND	DEVELOP	MENT	OF TI	HE CITY	OF	NORT	HGLENN,	COLO	RADO	ON THE	

____ DAY OF ______ 20___.

PLANNING AND DEVELOPMENT, DIRECTOR

THIS MINOR SUBDIVISION HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND UTILITIES OF THE CITY OF NORTHGLENN, COLORADO ON THE

____, 20___.

PUBLIC WORKS AND UTILITIES, DIRECTOR

CITY APPROVAL

SIGNED THIS _____ DAY OF ____

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO, THE STREETS, ROADS, DRIVES AND ALLEYS FOR PUBLIC USE SUBJECT TO THE PROVISIONS CONTAINED. IN THE STREET MAINTENANCE NOTE HEREIN AND THE DEDICATION OF PUBLIC LANDS ARE SHOWN HEREON

	BY
ATTEST:	MAYOR
BY	
OUTLA OF EDIA	

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER C
ADAMS COUNTY ATM. ON THE DAY OF, 20,
RECEPTION NO
ADAMS COUNTY CLERK AND RECORDER
BY:

Drawn By: RBA

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

DATE OF 09-03-2019 PREPARATION: SCALE: SHEET 1 OF 15

SHEET 1 LEGAL DESCRIPTION, GENERAL AND STANDARD NOTES.

SHEET 2-3 OWNERSHIP SIGNATURES

SHEET 4 GENERAL NOTES AND TRACT/DRIVE/ALLEY SUMMARY TABLE

SHEET 5 OVERALL BOUNDARY SHEETS 6-11 LOT DETAILS

SHEET 12 DETAILS A & B

SHEET 13 LINE AND CURVE TABLES SHEET 14 CONCEPTUAL GRADING PLAN

SHEET 15 CONCEPTUAL UTILITY PLAN

SEE SHEET 4 FOR GENERAL NOTES

LAST REVISED: 1/6/2020 AzTec Proj. No.: 21419-44

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 13

OWNER: HINKHOUSE FAMILY LIMITED PARTNERSHIP NUMBER ONE LLLP, A COLORADO LIMITED	DEANNA DURLAND	PAMELA DRAKE
LIABILITY LIMITED PARTNERSHIP NUMBER ONE LLLP, A COLORADO LIMITED	BY:	BY:
KAREN SWAITHES	AS:	AS:
BY:	NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
AS:	STATE OF)	STATE OF)
NOTARIAL CERTIFICATE	COUNTY OF	COUNTY OF SS.
STATE OF) SS.	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED
COUNTY OF	BEFORE ME THIS DAY OF, A.D. 20, BY	BEFORE ME THIS DAY OF, A.D. 20, BY
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY		
DEFORE WE THIS DAT OF, A.D. 20, BT	BY WITNESS MY HAND AND SEAL	BY WITNESS MY HAND AND SEAL
BY WITNESS MY HAND AND SEAL	MY COMMISSION EXPIRES	MY COMMISSION EXPIRES
MY COMMISSION EXPIRES	NOTARY I.D. NUMBER	NOTARY I.D. NUMBER
NOTARY I.D. NUMBER	OWNER:	DEANNA DURLAND
SHAREN PODZIMEK	KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP	BY:
BY:	KAREN SWAITHES	AS:
AS:	BY:	NOTARIAL CERTIFICATE
NOTARIAL CERTIFICATE	AS:NOTARIAL CERTIFICATE	STATE OF
STATE OF)		COUNTY OF
COUNTY OF SS.	STATE OF	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED		BEFORE ME THIS DAY OF, A.D. 20, BY
BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	
		BY WITNESS MY HAND AND SEAL
BY WITNESS MY HAND AND SEAL	BY WITNESS MY HAND AND SEAL	MY COMMISSION EXPIRES
MY COMMISSION EXPIRES	MY COMMISSION EXPIRES	NOTARY I.D. NUMBER
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER	
PAMELA DRAKE	SHAREN PODZIMEK	
BY:	BY:	
AS:	AS:	
NOTARIAL CERTIFICATE	NOTARIAL_CERTIFICATE	
STATE OF)	STATE OF)	
) SS.	COUNTY OF) SS.	REVIL
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D. 20 BY	FOR REVIE
		FOR AND ON BEHALF AZTEC CONSULTANTS
BY WITNESS MY HAND AND SEAL NOTARY PUBLIC	BY WITNESS MY HAND AND SEAL	

MY COMMISSION EXPIRES __

NOTARY I.D. NUMBER

MY COMMISSION EXPIRES ____

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 3 OF 13

OWNER:	OWNER:
KAREN SWAITHES	DEANNA DURLAND
BY:	BY:
AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF)	STATE OF)
) SS.) SS. COUNTY OF
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGE BEFORE ME THIS DAY OF, A.D. 20, BY
BY WITNESS MY HAND AND SEAL	BY WITNESS MY HAND AND SEAL
NOTARY PUBLIC	
MY COMMISSION EXPIRES	MY COMMISSION EXPIRES
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER
OWNER:	OWNER:
SHAREN PODZIMEK	LLOYD B. SWAITHES
BY:	BY:
AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF)	STATE OF)
) SS.	COUNTY OF
COUNTY OF	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
BY WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES	BY WITNESS MY HAND AND SEAL
WI COMMISSION EXPINES	MY COMMISSION EXPIRES
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER
OWNER:	OWNER:
PAMELA DRAKE	KF DEVELOPERS INC., A COLORADO CORPORATION
BY:	BY:
AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF)	STATE OF)
) SS.	COUNTY OF Ss.
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
BY WITNESS MY HAND AND SEAL	
MY COMMISSION EXPIRES	BY WITNESS MY HAND AND SEAL NOTARY PUBLIC



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



iite 1	DATE OF PREPARATION:	09-03-2019
	SCALE:	N/A
n	SHEET	3 OF 15

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 4 OF 13

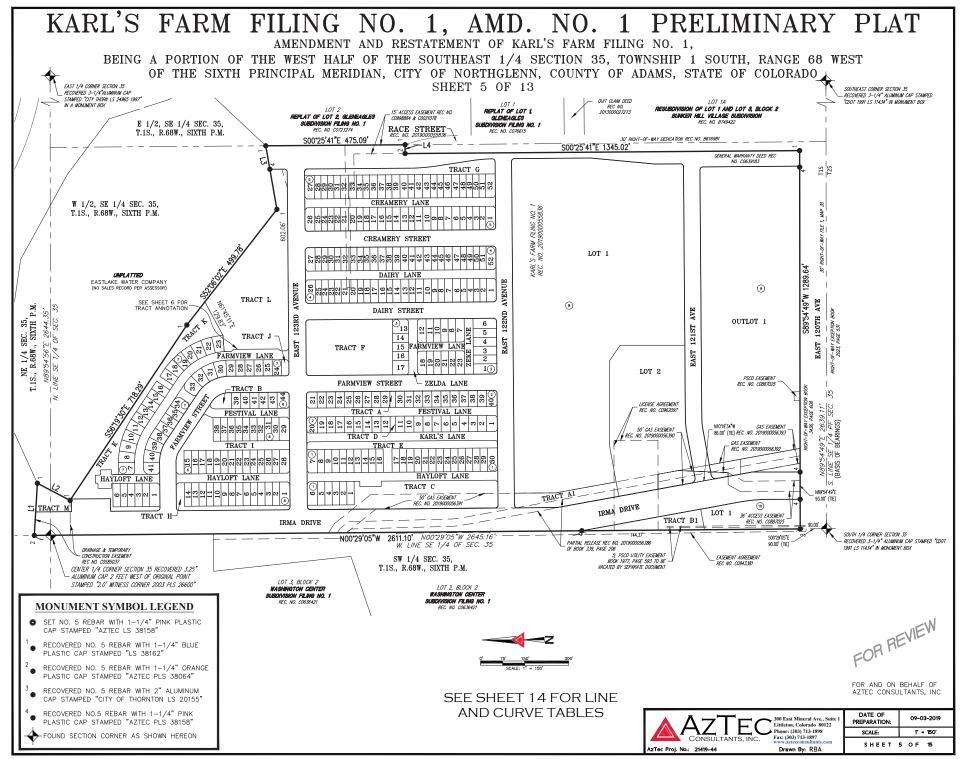
		TRAC	CTS & PRIVATE DR	IVE SUMMARY TABLE	
TRACT	AREA (SQ.FT)	AREA (AC ±)	OWNED BY	USE	MAINTAINED BY
TRACT A	1,045	0.024	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE	HOA
TRACT B	3,240	0.074	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT C	47,507	1.091	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	НОА
TRACT D	1,045	0.024	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE	HOA
TRACT E	19,257	0.442	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE	HOA
TRACT F	56,007	1.286	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	НОА
TRACT G	18,569	0.426	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT H	7,929	0.182	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	НОА
TRACT I	18,995	0.436	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	НОА
TRACT J	1,367	0.031	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT K	38,947	0.894	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT L	96,913	2.225	METRO DISTRICT	OPEN SPACE/DRAINAGE	HOA
TRACT M	18,570	0.426	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT A1	17,717	0.407	METRO DISTRICT	DRAINAGE/OPEN SPACE	НОА
TRACT B1	31,116	0.714	METRO DISTRICT	DRAINAGE/OPEN SPACE	НОА
CREAMERY LANE	19,607	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
DAIRY LANE	19,607	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILTY	НОА
ARMVIEW LANE	28,674	0.658	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
FESTIVAL LANE	30,136	0.692	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
HAYLOFT LANE	40,662	0.933	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА
KARL'S LANE	19,586	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
ZEKE LANE	5,700	0.131	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	НОА
ZELDA LANE	5,807	0.133	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
SUBTOTAL	521,103	11.962		H.O.A. = HOMEOW	NERS ASSOCIATIO

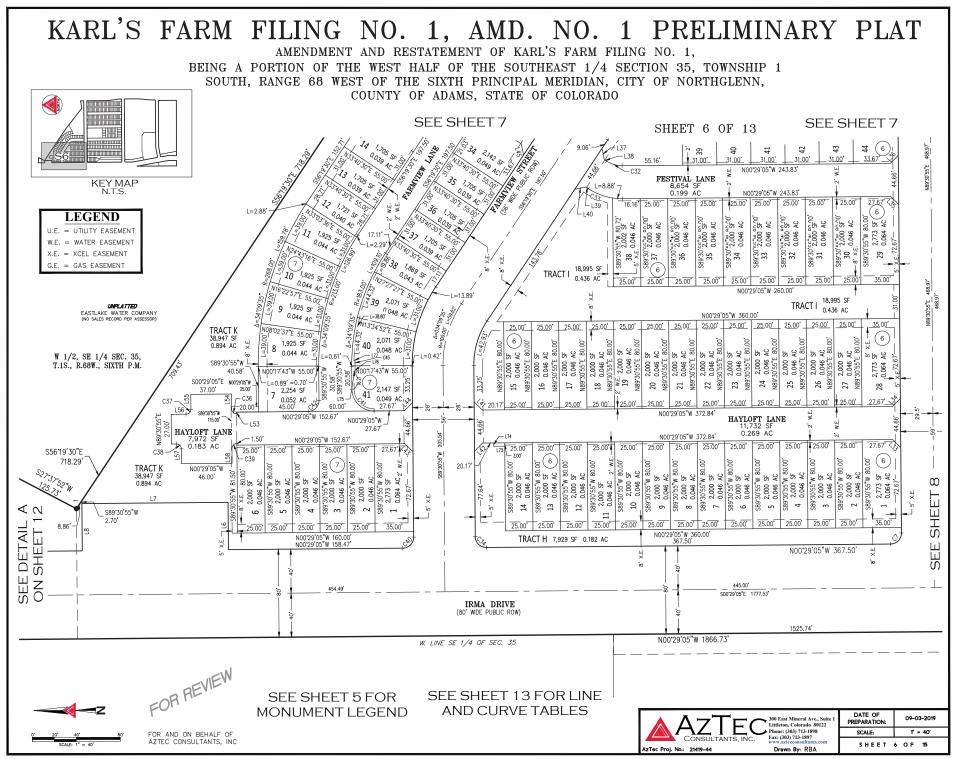
GENERAL NOTES

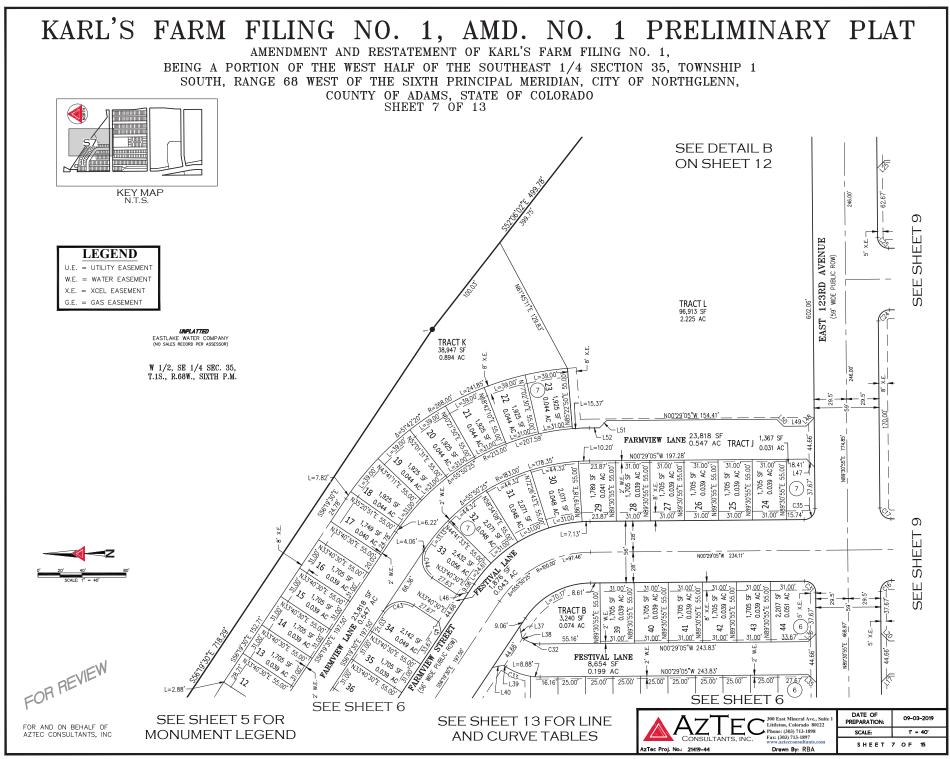
- 1. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70630705-2, WITH AN EFFECTIVE DATE OF JULY 26, 2019, 5:00 P.M. AND THAT ALL EASEMENTS REFERENCED IN SAID THILE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. SAID PLAT DOES NOT CONSTITUTE A THILE SEARCH BY AZTEC CONSULTANTS INC. FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- 2. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON OCTOBER 26, 2018.
- 3. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, FXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 4. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0312H, MAP REVISED MARCH 5, 2007.
- 5. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH QUARTER CORNER AND AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "CDOT 1991 LS 11434" IN A MONUMENT BOX, ASSUMED TO BEAR NORTH 895449" EAST.
- 6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- 7. THIS PLAT IS BEING PROCESSED IN ACCORDANCE WITH SECTION 12-1-3(B)(6) OF THE NORTHGLENN MUNICIPAL CODE AS A PLAT EXEMPTION THAT IS HEREBY AUTHORIZED BY APPROVAL OF RESOLUTION _________2019 BY THE NORTHGLENN CITY COUNCIL.
- 8. OVERALL ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT IS 350,786 SF OR 8.053 AC.
- 9. AN APPROVED AND EXECUTED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR ANY SUCH LOT, OUTLOT, BLOCK OR TRACT WILL BE REQUIRED BY THE CITY OF NORTHGLENN BEFORE ANY BUILDING PERMIT WILL BE ISSUED FOR VERTICAL DEVELOPMENT ON ANY LOTS, OUTLOTS, BLOCKS OR TRACTS SHOWN HEREIN.
- 10. A BLANKET DRAINAGE EASEMENT, EXCLUDING BUILDING FOOTPRINTS AND EXCLUSIVE EASEMENTS, IS HEREBY GRANTED TO AND BETWEEN ALL LOTS AND TRACTS, FOR THE PURPOSES OF CONVEYING SURFACE STORM WATER.
- 11. A BLANKET EASEMENT IS HEREBY GRANTED TO THE KARL'S FARM HOMEOWNERS ASSOCIATION FOR ACCESS, CONSTRUCTION, MAINTENANCE AND REPAIR TO DRAINAGE IMPROVEMENTS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR BASIC MAINTENANCE OF THE EASEMENT AREA.
- 12. WATER AND SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NORTHGLENN ACROSS THE ENTIRETY OF FARMWEW DRIVE, FESTIVAL LANE, HAYLOFT LANE, ZEKE LANE, GREAMERY LANE, DAIRY LANE AND KARL'S DRIVE TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION, AND SERVICE LINES AND APPURIENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. HESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER UTILITIES MAY CORSO STHE EXCLUSIVE SUBSTANTIALLY 90 DEGREES.
- 15. THE CITY OF NORTHGLENN BEARS NO RESPONSIBILITY FOR ANY UTILITY SERVICE LINES. MAINTENANCE AND CARE OF ALL SANITARY, WATER, AND STORM SERVICE LINES OUTSIDE OF DEDICATED EASEMENTS AND THAT THEY ARE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.
- 16. DRIVES AND LANES, WITH THE EXCEPTION OF IRMA DRIVE, WILL NOT BE DEDICATED TO THE CITY AND WILL BE OWNED BY THE KARL'S FARM FILING NO. 1
 METRO DISTRICT AND MAINTAINED BY THE KARL'S FARM HOMEOWNERS ASSOCIATION (HOA).
- 17. THE RIGHT TO AND USE OF ALL NON-TRIBUTARY GROUNDWATER IS HEREBY DEDICATED TO THE CITY OF NORTHGLENN
- 18. THIS FINAL (PRELIMINARY) PLAT AS AMENDED AND RESTATED DOES NOT CREATE ANY VESTED RIGHTS UNDER COLORADO LAW OR THE NORTHGLENN UNIFIED DEVELOPMENT ORDINANCE.
- 19. REFER TO THE ADDRESS PLAT APPROVED BY THE CITY, COMMUNITY, AND PLANNING DEPARTMENT.
- 20. CREAMERY LANE, DAIRY LANE, FARMYLEW LANE, FESTIVAL LANE, HAYLOFT LANE, KARL'S LANE, ZEKE LANE, AND ZELDA LANE ARE HEREBY DEDICATED HAS PRIVATE ACCESS, DRAINAGE AND UTILITY RIGHT-OF-WAY.
- 21. IRMA DRIVE, FARMMEW STREET, EAST 123RD AVENUE, DAIRY STREET, CREAMERY STREET, EAST 122ND AVENUE, AND EAST 121ST AVENUE ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY.











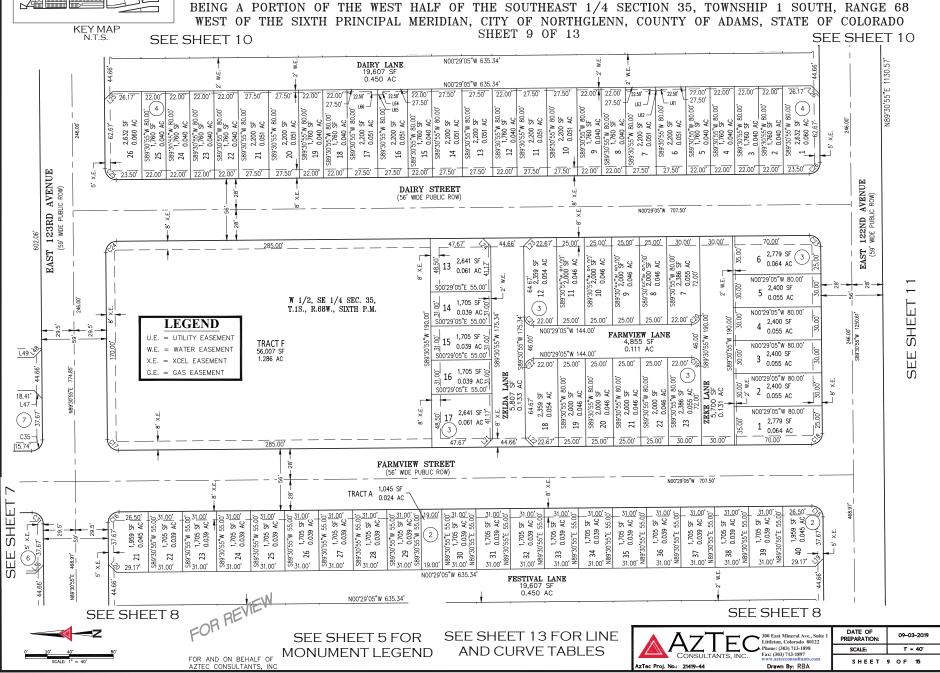
KARL'S FARM FILING NO. 1, AMD. NO. 1 PRELIMINARY PLAT AMENDMENT AND RESTATEMENT KARL'S FARM FILING NO. 1, BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, LEGEND COUNTY OF ADAMS, STATE OF COLORADO SHEET 8 OF 13 U.E. = UTILITY EASEMEN FOR REVIEW W.E. = WATER EASEMENT X.E. = XCEL EASEMENT G.E. = GAS EASEMENT **KEY MAP** FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC SEE SHEET 9 SEE SHEET 9 39 56 27 28 30 21 22 23 24 25 31.00 29.17 31.00 31.00 31.00' 31.00' 19.00' 31.00 31.00 31.00 31.00 31.00 31.00 N00°29'05"W 635.34 FESTIVAL LANE 19,607 SF 0.450 AC 19.00' N00'29'05"W 635.34' \$893055"W 55.00" 2" W.E. 2" W.E. 2" W.E. 10.011705 SF 100" 10.011705 SF 100" 10.011705 SF 100" 10.01705 S AC .00.25 S89'30'55"W 55.00' 31.00' AC 32.00' 731.00, 00 131.00, 00 31.00, 00 131.00, 00 31.00 31.00 2 31.00° g 3. SF 3.00. C 31.00° 50.15 1,705 SF 0.039 AC SF. 1,705 SF 0.039 AC PS SF AC 55.0 SF AC 55.0 SF AC 55.(55.1 AC S P S | 1,705 8 | 89'30'55"E 1,705 1,705 5 1,705 5 00 4 0.039 N89 30 55 E S89'30'55"W 5 100'1705 0 S89'30'55"W 5 S89'30'55 9 0.039 9:30'55"E 1,705 0.039 1,705 0.039 0.55"E 2,773 SF 0.064 AC EAST 122ND AVENUE (59' WIDE PUBLIC ROW) 1 <u>26.50'</u> 15 13 ∞ 12 6 29 N00'29'05"W 630.00' TRACT D 1,045 SF 0.024 AC **KARL'S LANE** 19,586 SF 0.450 AC W 1/2, SE 1/4 SEC. 35, T.1S., R.68W., SIXTH P.M. 35.00 AVENUE ROW N00°29'05"W 630.00' TRACT E 19,257 SF 8' X.E. N00*29'05"W 360.00' α 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00 __2<u>5.00</u>" 35.00' 123RD WDE PUBLIC ්ස වූ¶ SHEET (6) 2,000 SF 11 0.046 AC 8 N S 30'55"W 80 2,000 SF 0.046 AC SF AC S89'30'55"W 8 2,000 S 19 0.046 A 2,000 SI 16 0.046 A S89'30'55"W 2,000 3 17 0.046 \$89'30'55"W 2,000 S 18 0.046 A AC St S89'30'55"W S 2,000 S 10 0.046 A 2,773 0.064 4.E.72.6 23 21 56 20 22 25 13 389. 389: 14 SEE 8 25.00 27.67 N00°29'05"W 635.34' **HAYLOFT LANE** 20,958 SF - C9 0.481 AC C1 N00°29'05"W 389.96' ~ N00°29'05"W 171.96' N44*30'55"E 389.96 19.29 70.29 27.67 25.00 25.00 _ S89'30'55"W 3.00' 10.36' SHEET \$89'30'55"W 6 S89'30'55"W 80.0 4 2,000 SF 0.046 AC S89'30'55"W 80.0 3 2,000 SF 2 2,000 SF 2 2,000 SF 2 2,000 SF 1 2,000 SF N00*29'05"W 73.00' P SF AC AC 47,507 SF 1.091 AC Ш \vdash W 1/2, SE 1/4 SEC. 35, T.1S., R.68W., SIXTH P.M. SE - C53 25.00' 25.00' 25.00' N00*29'05"W 160.00 630.00 PARTIAL RELEASE 10. 2019000056387 OF BOOK 339, PAGE 206 IRMA DRIVE 50° GAS EASEMENT REC. NO. 2019000056393 707.50 W. LINE SE 1/4 OF SEC. 35 NO0*29'05"W 2645.16 N00°29'05"W 1866.73 DATE OF PREPARATION: SEE SHEET 13 FOR LINE 09-03-2019 SEE SHEET 5 FOR Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 AND CURVE TABLES SCALE: MONUMENT LEGEND SHEET 8 OF 15 Drawn By: RBA

S9#

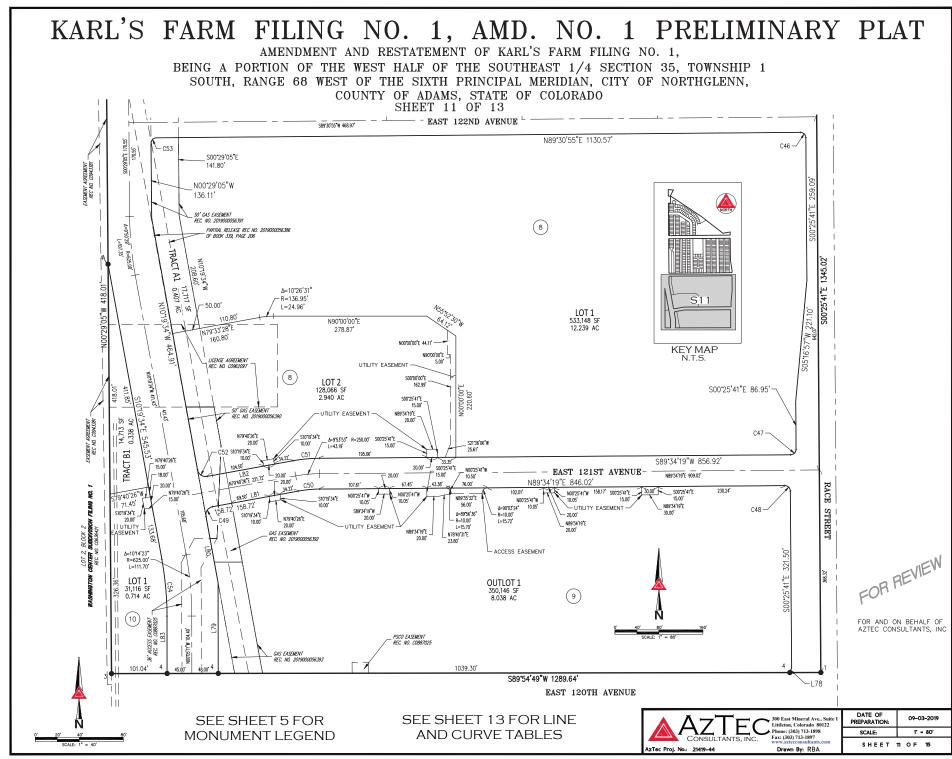
KARL'S FARM FILING NO. 1, AMD. NO. 1 PRELIMINARY

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



KARL'S FARM FILING NO. 1, AMD. NO. 1 PRELIMINARY PLAT AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1, **S**10 BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY LEGEND OF ADAMS, STATE OF COLORADO = UTILITY EASEMENT SHEET 10 OF 13 FOR REVIEW = WATER EASEMENT = XCEL EASEMENT REPLAT OF LOT 2, GLENEAGLES G.E. = GAS EASEMENT SURDIVISION FILING NO. 1 **KEY MAP** S00°25'41"E 475.09' RACE STREET FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC S00°25'41"E 1345.02' N00'25'41"W_480.92 Δ=8°21'13" R=625.00" L=91.12 N08'46'54"W 5.98 385.19 RACE STREET TRACT G 18,570 SF (VARIABLE WIDTH PUBLIC ROW) EAST 122ND AVENUE (59' WDE PUBLIC ROW) 0.426 AC 18,570 SF TRACT G 0.426 AC N00'29'05"W 650.00' 27.50' 27.50' 22.00' 22.00' 22.00' 27.50' 27.50' 22.00' 22.00' 27.50' 22.00' 22.00' 27.50' 27.50' 22.00' 22.00' 22.00' 22.00' 22.00' 27.50 X.E. SHE 30'55"W 80.0 1,760 SF 0.040 AC 58930/55"W E 1,760 SF 48 0.000 AG 58930/55.W E 1,760 SF 0.000 AG 58930/55.W E 1,760 SF 50 0.000 AG 58930/55.W E 1,760 SF 51 0.000 AG 51 0.000 Щ Ш 29 1,760 SF 29 1,760 SF 29 0,040 AC S8930557W 80.0 30 1,760 SF 31 1,760 SF 31 1,760 SF 31 0,040 AC S8930557W 80.C S8930557W 80.C S8930557W 80.C 33 0.051 AC S89'30'55"W 80. 34 1,760 SF S89'30'55"W 80. 35 0,000 SF S89'30'55"W 80. S89'30'55"W 80. 2,200 SF 8 0,051 AC SF AC 0'55"W 2,200 0.051 SHE Ш 38 42 43 45 46 37 39 4 41 44 889 Ш S Ш Ш 27.50 22.00' 27.50 22.00 N00'29'05"W 635.34' CREAMERY LANE 19,607 SF 0.450 AC AVENUE W 1/2, SE 1/4 SEC. 35, T.1S., R.68W., SIXTH P.M. N00°29'05"W 635.34 26.17' 22.00' 22.00' 22.00' 27.50' 22.00' 22.00' 27.50' 27.50' 27.50 22.00 27.50 27.50 27.50 22.00' 22.00' | 22.00' | 22.00' | 22.00' | - 27.50' 27.50 (59' WIDE PUBL S89'30'55"W 80.0 1,760 SF 0.040 AC S89'30'55"W 80.0 1,2200 SF 1 0.051 AC 289730'55"W 80.0 23 1,760 SF 20.040 AC S8970'55"W 80.0 2,000 SF 22 0.040 AC S89730'55"W 80.0 2,200 SF \$89'30'55" W 80.0 1,760 SF 19 0.40 AC \$89'30'55" W 80.0 1,760 SF 0.040 AC \$89'30'55" W 80.0 2,200 SF 17 0.051 AC 0.040 AC 30'55"W 80.1 2,200 SF 0.051 AC S89*30*55"W 80. 2,200 SF 10 0.051 AC .30'55"W 80. 2,200 SF 0.051 AC \$89730'55"N 80 5 1,746 SF 5 1,746 SF 5 1,746 SF 4 1,760 SF 889730'55"N 80 589730'55"N 80 589730' S89'30'55"W 8 1,760 SF 9 0.040 AC S89'30'55"W 8 2,200 SF 20 0.051 AC EAST 389° 15 389° 14 3897 389. 16 9 22.00' 22.00' 22.00' 22.00' 27.50' 22.00' 27.50' 22.00' 22.00' 27.50' 27.50' 22.00' 22.00' 27.50' 27.50' 22.00' 27.50' CREAMERY STREET (56' WIDE PUBLIC ROW) N00"29'05"W 707.50 22.00' 22.00' 22.00' 22.00' 22.00' 27.50' 27.50' 27.50' 27.50' 22.00' 2<u>7.5</u>0' 22.00' 22.00' 22.00' 22.00' 27.50' 27.50' 22.00' 22.00' 27.50' 9:90'55"W 80.00' 1,760 SF 1,760 SF 1,760 SF 0.040 AC 0.040 AC 2,200 SF 0.051 AC SHEET \$89'30'55"W 80.00 38 0.040 AC \$89'30'55"W 80.01 2,200 SF 39 0.051 AC S89'30'55"W 80.0 2,200 SF 43 0.051 AC \$89'30'55"W 80.0 2,200 SF 40 0.051 AC 30'55"W 80.0 1,760 SF 0.040 AC 30'55"W 80.0 2,200 SF 0.051 AC S89*30*55"W 80.0 2,200 SF 37 0.051 AC 2,200 SF 0.051 AC 36 \$89° 42 883. 88. 889 289. 20 289. 33 34 32 Ш 22.00' SEI N00°29'05"W 635.34' DAIRY LANE 19,607 SF 0.450 AC N00'29'05"W 635.34' SEE SHEET 9 SEE SHEET 9 DATE OF SEE SHEET 5 FOR SEE SHEET 13 FOR LINE 300 East Mineral Ave., Suite 09-03-2019 PREPARATION: Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 SCALE: 1" = 30" AND CURVE TABLES MONUMENT LEGEND SHEET 10 OF 15 Drawn By: RBA

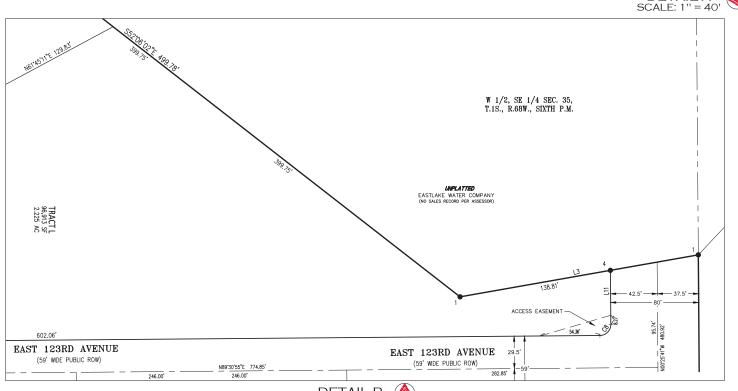


AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,
BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 13

SEE SHEET 4 FOR MONUMENT LEGEND

SEE SHEET 14 FOR LINE AND CURVE TABLES





FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

DETAIL B SCALE: 1" = 40'

AZTEC CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com
AzTec Proj. No.: 21419-44	Drawn By: RBA

uite 1	DATE OF PREPARATION:	09-03-2019			
	SCALE:	T = 40"			
m	SHEET	12 OF 15			

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 13 OF 13

> LINE TABLE BEARING

S89'31'29"W

N00'28'31"W

N89*31'29"E S89'31'29"W

N00°28'31"W

N89*31'29"E

S89°30'55"W

N00*29'05"W N89*30'55"E S89*30'55"W

N00*29'05"W

N89*30'55"E

N00*29'05"W N89*30'55"E S00*29'05"E N89*30'55"E

S00°29'05"E

S20*50'23"W

N00°05'11"W

N10*19'34"W

N79*40'26"E S79*40'26"W S00'05'11"E

LENGTH

1.00'

10.00'

2.95

10.00'

2.95

3.00'

10.00'

10.00

3.00

10.00'

4.36'

1.00'

9.10'

164.70

122.97

104.40'

	LINE TABLE	
LINE	BEARING	LENGTH
L1	S86*38'12"E	178.02
L2	N27*37'52"E	125.73
L3	N80°00'29"E	219.93'
L4	S89'54'49"W	30.00'
L5	S08*46'54"E	115.21
L6	N89*30'55"E	43.00'
L7	N00*29'05"W	132.89'
L8	S89*30'55"W	43.00'
L9	N00*29'05"W	122.43
L10	S86*38'12"E	97.84
L11	S00*25'41"E	49.13'
L12	S45'29'05"E	10.36'
L13	N89*30'55"E	17.50'
L14	S89'30'55"W	17.50'
L15	S45'29'05"E	10.36
L16	N44*30'55"E	10.36
L17	S45'29'05"E	10.36
L18	N44*30'55"E	10.36
L19	S45'29'05"E	10.36
L20	N44*30'55"E	10.36
L21	S45'29'05"E	10.36
L22	N44*30'55"E	10.36'
L23	S45'29'05"E	10.36'
L24	N44*30'55"E	10.36'
L25	S45'29'05"E	10.36'
L26	N44*30'55"E	10.36'
L27	S45'29'05"E	10.36'
L28	S44'30'55"W	10.36'
L29	S45'29'05"E	10.36'
L30	S44'30'55"W	10.36

	LINE TABLE			
ΝE	BEARING	LENGTH	LINE	
31	S45*29'05"E	10.36	L61	1
32	N44*30'55"E	10.36	L62	l
33	N44*30'55"E	10.36	L63	ı
34	S45*29'05"E	10.36	L64	
35	N44*30'55"E	10.36	L65	
36	S45*29'05"E	10.36	L66	
37	N78*40'30"E	10.36	L67	
38	N33*40'30"E	2.57	L68	
39	N33*40'30"E	2.57	L69	
10	S1119'30"E	10.36'	L70	
41	N44*30'55"E	10.36'	L71	
12	S45*29'05"E	10.36	L72	
13	N44*30'55"E	10.36	L73	
14	S45*29'05"E	10.36	L74	l
15	N78*40'30"E	10.36	L75	l
16	N11*19'30"W	10.36	L76	
17	N44*30'55"E	10.36	L77	
18	S45*29'05"E	10.36'	L78	
19	N00*29'05"W	20.46	L79	
50	N44*30'55"E	9.19'	L80	
51	N45*29'05"W	9.19'	L81	
52	N00*29'05"W	9.40'	L82	
53	N89*30'55"E	1.50'	L83	
54	S89*30'55"W	13.50'		
55	N89*30'55"E	13.50'		
6	S00*29'05"E	13.50'		
57	N89*30'55"E	13.50'		
8	S89*30'55"W	13.50'		
59	N00*29'05"W	10.00'		

N89*30'55"E 3.00'

CURVE TABLE				CURVE	TABLE	
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS
C1	90'00'00"	10.00'	15.71'	C21	90'00'00"	8.00'
C2	90'00'00"	10.00'	15.71	C22	90'00'00"	8.00'
C3	90*03'24"	10.00'	15.72'	C23	90'00'00"	10.00'
C4	8*21'13"	665.00	96.96	C24	90'00'00"	10.00'
C5	712'50"	585.00	73.66	C25	90'00'00"	10.00
C6	91'04'58"	10.00'	15.90'	C26	90*00'00"	10.00
C7	90'00'00"	10.00'	15.71	C27	90*00'00"	10.00'
C8	89*56'36"	10.00'	15.70	C28	90'00'00"	10.00'
C9	23*34'41"	2.50'	1.03'	C29	90'00'00"	10.00'
C10	23*34'41"	2.50'	1.03'	C30	90*00'00"	10.00'
C11	90'00'00"	10.00'	15.71'	C31	90*00'00"	10.00'
C12	90'00'00"	10.00'	15.71'	C32	34*09'35"	25.00'
C13	90'00'00"	10.00'	15.71'	C33	24*54'38"	55.00'
C14	90'00'00"	10.00'	15.71'	C34	90'00'00"	10.00'
C15	90'00'00"	10.00'	15.71	C35	90'00'00"	10.00'
C16	90'00'00"	10.00'	15.71	C36	90'00'00"	4.50'
C17	90'00'00"	10.00'	15.71	C37	90'00'00"	4.50'
C18	90'00'00"	10.00'	15.71	C38	90'00'00"	4.50'
C19	90'00'00"	8.00'	12.57	C39	90°00'00"	4.50'
C20	90*00'00"	8.00'	12.57	C40	90*00'00"	10.00'

	CURVE	TABLE				CURVE	TABLE	
RVE	DELTA	RADIUS	LENGTH		CURVE	DELTA	RADIUS	LENGT
21	90'00'00"	8.00'	12.57'		C41	90'00'00"	20.00'	31.42
22	90'00'00"	8.00'	12.57		C42	90*00'00"	10.00'	15.71
23	90'00'00"	10.00'	15.71		C43	90'00'00"	20.00'	31.42
24	90'00'00"	10.00'	15.71		C44	91"16'13"	20.00'	31.86
25	90'00'00"	10.00'	15.71		C45	1*47'42"	180.00'	5.64
26	90*00'00"	10.00'	15.71		C46	90*03'24"	10.00'	15.72
27	90'00'00"	10.00'	15.71		C47	81*45'52"	10.00'	14.27
28	90'00'00"	10.00'	15.71		C48	90'00'00"	10.00'	15.71
29	90'00'00"	10.00'	15.71		C49	90'00'00"	15.00'	23.56
50	90'00'00"	10.00'	15.71		C50	9*53'53"	222.00'	38.35
31	90'00'00"	10.00'	15.71		C51	9*53'53"	278.00'	48.03
52	34*09'35"	25.00'	14.90'		C52	90'00'00"	15.00'	23.56
33	24"54'38"	55.00'	23.91'		C53	90'00'00"	10.00'	15.71
54	90'00'00"	10.00'	15.71		C54	10*14'23"	580.00'	103.65
55	90'00'00"	10.00'	15.71'	1		Ť	·	

7.07

7.07

7.07'

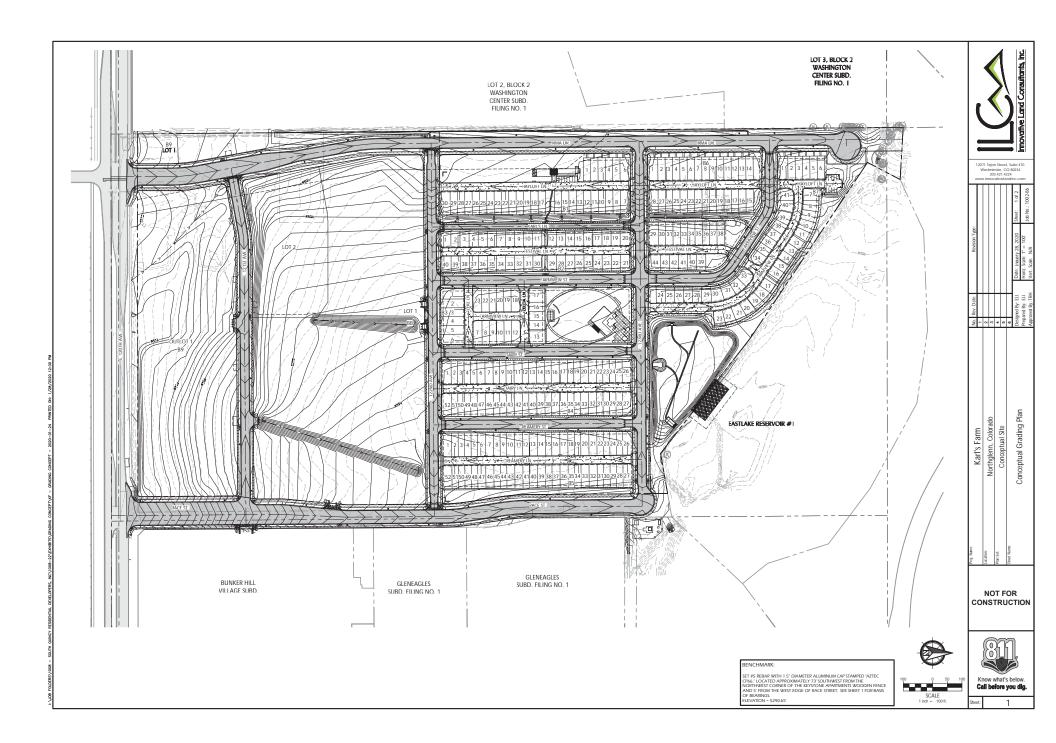
7.07

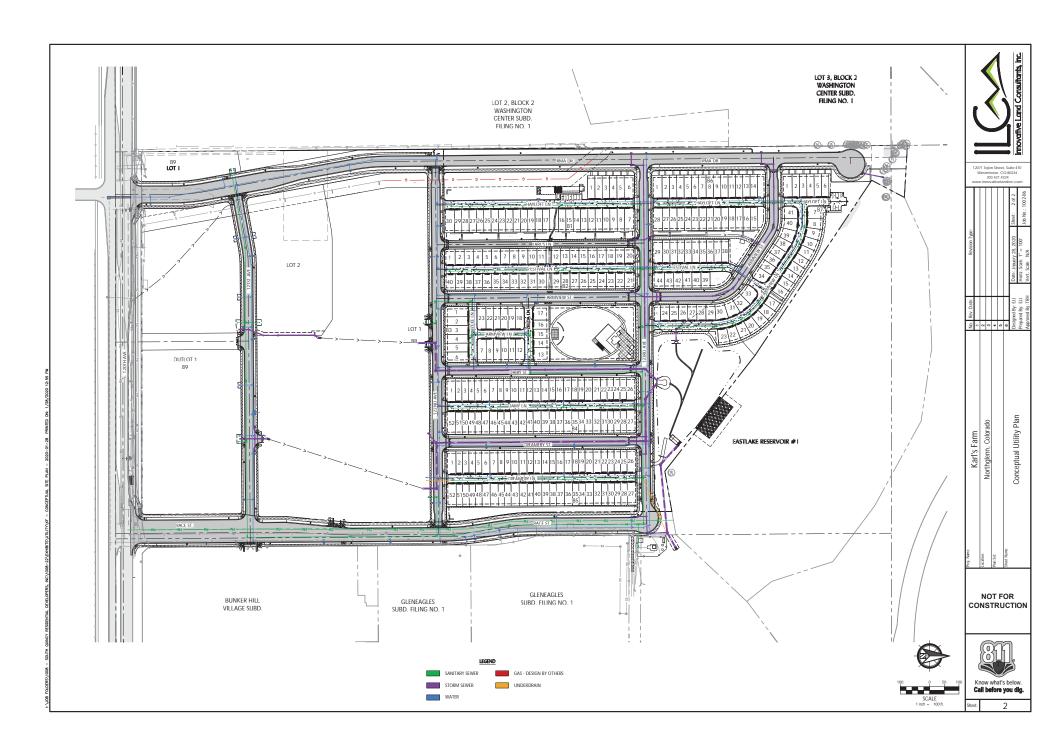
15.71





uite 1	DATE OF PREPARATION:	09-03-2019
	SCALE:	N/A
m	SHEET	13 OF 15

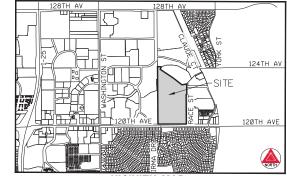




AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 13



VICINITY MAP

SCALF 1" = 2000

OWNERSHIP AND DEDICATION

SEE SHEET 2 & 3 FOR SIGNATURE BLOCKS

LEGAL DESCRIPTION

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF THE CITY OF NORTHOLENN, COLORADO THAT AS OF THE DATE SET FORTH BELOW, KARL'S FARM NORTHGLENN LLC, A LIMITED LIABILITY COMPANY, HINKHOUSE FAMILY LIMITED PARTNERSHIP NUMBER ONE LLLP, A COLORADO LIABILITY LIMITED PARTNERSHIP, KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIABILITY LIMITED PARTNERSHIP, KAREN SWAITHES, DEANNA DURLAND, SHAREN PODZIMEK, LLOYD I SWAITHES, PAMELA DRAKE, KF DEVELOPERS INC., A COLORADO CORPORATION BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE GOOD RIGHT AND POWER TO CONVEY, ENCUMBER AND SUBDIVIDE THROUGH THIS PLAT ONLY THE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS—OF—WAY DEPICTED ON THIS PLAT. IN THE VENT OF A DETECT IN SAID THE WHICH DERECHES THE WARRANTES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY THE CITY OF NORTHGLENN, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

ALL OF KARL'S FARM FILING NO. 1, RECORDED AT RECEPTION NO. 2019000055836 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING AN AREA OF 63.821 ACRES, (2,780,057 SQUARE FEET), MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES OR LIEN HOLDERS OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE LAID OUT AND LIEN HOLDERS OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF KARL'S FARM FILING NO.1, AMD. NO. 1 FINAL PLAT AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE THE ROADS AS SHOWN HEREON, AND THE LANDOWNERS SHALL BEAR ALL EXPENSE INVOLVED IN PLANNING, DESIGN AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT TO THE EXTENT EXPRESSLY STATED IN ANY CITY—APPROVED AND RECORDED SUBDIVISION IMPROVEMENT AGREEMENT, DEDICATION SHALL BE FINAL UPON ADOPTION BY THE CITY COUNCIL ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT. EXCEPT AS OTHERWISE STATED ON THIS PLAT. THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.

IN WITNESS WHEREOF; WE DO HEREUNTO SET OUR HANDS AND SEALS
THE DAY OF, 20
OWNER:
KARL'S FARM NORTHGLENN LLC, A COLORADO LIMITED LIABILITY COMPANY
BY:
AS:
NOTARIAL CERTIFICATE
STATE OF
COUNTY OF) SS.
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY
NORTHGLENN LLC AS OF KARL'S FARM
BY WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES
NOTARY ID NUMBER

STANDARD NOTES

SHEET INDEX SHEET 1

SHEETS 6-11 LOT DETAILS

SHEET 2-3

SHEET 4

SHEET 12

SHFFT 13

SHEET 5

- STREET MAINTENANCE. IT IS MUTUALLY AGREED BY THE SUBDIVIDER AND THE CITY THAT THE DEDICATED PUBLIC WAYS, INCLUDING STREETS, SHOWN ON THIS PLAT, WILL NOT BE ACCEPTED FINALLY FOR MAINTENANCE BY THE CITY UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE SAME IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT AND SUBDIVISION REGULATIONS, IN EFFECT AT THE DATE OF RECORDING THIS PLAT AND APPROVAL OF THE CITY HAS ISSUED TO THAT EFFECT.
- 2. DRAINAGE MAINTENANCE. THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE DRAINAGE SASEMENTS. DRAINAGE IMPROVEMENTS ARE SUBJECT TO SECTION 16-17-13. POST-CONSTRUCTION REQUIREMENT OF PERMANENT BMPS, AS AMENDED.
- VEHICULAR ACCESS CONTROL. VEHICULAR ACCESS TO PUBLIC STREETS IN THIS SUBDIVISION SHALL BE SOLELY BY WAY OF DRIVEWAYS, DRIVES, AND LANES SPECIFICALLY APPROVED BY THE CITY OF NORTHGLENN.
- UNDERGROUND UTILITIES. ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES AND OTHER LIKE UTILITY SERVICES SHALL BE PLACED UNDERGROUND, TRANSFORMER, SWITCHING BOXES, KERMINAL BOXES, METER CABINETS, PEDESTALS, DUCTS AND OTHER FACILITIES NECESSARILY APPURTENANT TO SUCH UNDERGROUND UNITILITIES MAY DE PLACED ABOVE GROUND.

LEGAL DESCRIPTION, GENERAL AND STANDARD NOTES

GENERAL NOTES AND TRACT/DRIVE/ALLEY SUMMARY TABLE

SURVEYOR'S STATEMENT

I, SHAUN D. LEE, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF KARL'S FARM FILING NO.1. AND. NO.1. FINAL PLAT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY. I ALSO CERTIFY THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO PERTAINING TO MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND.

FOR REVIEW

SHAUN D. LEE, PLS NO. 38158 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIEY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

PPR	O	IΑ	LS
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THIS MINOR SUBDIVISION HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF NORTHGLENN, COLORADO ON THE

__ DAY OF ____ ___, 20___.

PLANNING AND DEVELOPMENT, DIRECTOR

THIS MINOR SUBDIVISION HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND UTILITIES OF THE CITY OF NORTHGLENN, COLORADO ON THE

____ 20___.

PUBLIC WORKS AND UTILITIES, DIRECTOR

CITY APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO, THE STREETS, ROADS, DRIVES AND ALLEYS FOR PUBLIC USE SUBJECT TO THE PROVISIONS CONTAINED IN THE STREET MAINTENANCE NOTE HEREIN AND THE DEDICATION OF PUBLIC LANDS ARE SHOWN HEREON.

SIGNED THIS DAY OF, 20	
	BY
ATTEST:	MAYOR
BY	

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER (
ADAMS COUNTY ATM. ON THE DAY OF, 20,
RECEPTION NO
ADAMS COUNTY CLERK AND RECORDER
BY:

SEE SHEET 4 FOR GENERAL NOTES

DETAILS A & B

OWNERSHIP SIGNATURES

LINE AND CURVE TABLES

OVERALL BOUNDARY

300 East Mineral Ave., Suite Littleton, Colorado 80122 ▲ Phone: (303) 713-1898 Drawn By: RRA AzTec Proj. No.: 21419-44

DATE OF 09-03-2019 PREPARATION SCALE: SHEET 1 OF 13

LAST REVISED: 1/6/2020

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 13

OWNER: HINKHOUSE FAMILY LIMITED PARTNERSHIP NUMBER ONE LLLP. A COLORADO LIMITED		PAMELA DRAKE
LIABILITY LIMITED PARTNERSHIP	BY:	BY:
KAREN SWAITHES	AS:	AS:
BY:	NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
AS:	STATE OF)	STATE OF)
NOTARIAL CERTIFICATE	COUNTY OF	COUNTY OF Ss.
STATE OF	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D. 20 BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D. 20 BY		
	BY WITNESS MY HAND AND SEAL	BY WITNESS MY HAND AND SEAL
BY WITNESS MY HAND AND SEAL	MY COMMISSION EXPIRES	MY COMMISSION EXPIRES
MY COMMISSION EXPIRES	NOTARY I.D. NUMBER	NOTARY I.D. NUMBER
NOTARY I.D. NUMBER	OWNER:	DEANNA DURLAND
SHAREN PODZIMEK	KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP KAREN SWAITHES	BY:
BY:	BY:	AS:
AS:	AS:	NOTARIAL CERTIFICATE
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE	STATE OF
STATE OF)	STATE OF)	COUNTY OF
COUNTY OF	COUNTY OF	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	
		BY WITNESS MY HAND AND SEAL
BY WITNESS MY HAND AND SEAL	BY WITNESS MY HAND AND SEAL	MY COMMISSION EXPIRES
MY COMMISSION EXPIRES	MY COMMISSION EXPIRES	NOTARY I.D. NUMBER
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER	
PAMELA DRAKE	SHAREN PODZIMEK	
BY:	BY:	
AS:	AS:	
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE	
STATE OF) SS.	STATE OF) SS.	-VIEV
COUNTY OF) 55.	COUNTY OF	ag REVIE
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20 BY	FOR REVIEV
		FOR AND ON BEHALF (AZTEC CONSULTANTS,
BY WITNESS MY HAND AND SEAL NOTARY PUBLIC	BY WITNESS MY HAND AND SEAL	

09-03-2019

DATE OF PREPARATION: SHEET 2 OF 13

MY COMMISSION EXPIRES ___

NOTARY I.D. NUMBER

MY COMMISSION EXPIRES ____

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 3 OF 13

OWNER:	OWNER:
KAREN SWAITHES	DEANNA DURLAND
BY:	BY:
AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF)	STATE OF
COUNTY OF) SS. COUNTY OF
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGE BEFORE ME THIS DAY OF, A.D. 20, BY
BY WITNESS MY HAND AND SEAL	BY WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES	MY COMMISSION EXPIRES
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER
OWNER:	OWNER:
SHAREN PODZIMEK	LLOYD B. SWAITHES
BY:	BY:
AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF)	STATE OF)
) SS.	COUNTY OF) SS.
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
BY WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES	BY WITNESS MY HAND AND SEAL NOTARY PUBLIC
M I COMMISSION EAFINES	MY COMMISSION EXPIRES
NOTARY I.D. NUMBER	NOTARY I.D. NUMBER
OWNER:	OWNER:
PAMELA DRAKE	KF DEVELOPERS INC., A COLORADO CORPORATION
BY:	BY:
AS:	AS:
NOTARIAL CERTIFICATE	NOTARIAL CERTIFICATE
STATE OF	STATE OF
COUNTY OF) 55.	COUNTY OF) SS.
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20, BY	THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
BY WITNESS MY HAND AND SEAL NOTARY PUBLIC	DV WITNESS MV HAND AND SEA
MY COMMISSION EXPIRES	BY WITNESS MY HAND AND SEAL NOTARY PUBLIC
m. Commodicit Ext INEO	MY COMMISSION EXPIRES



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



ite 1	DATE OF PREPARATION:	09-03-2019
	SCALE:	N/A
1	SHEET	3 OF 13

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 4 OF 13

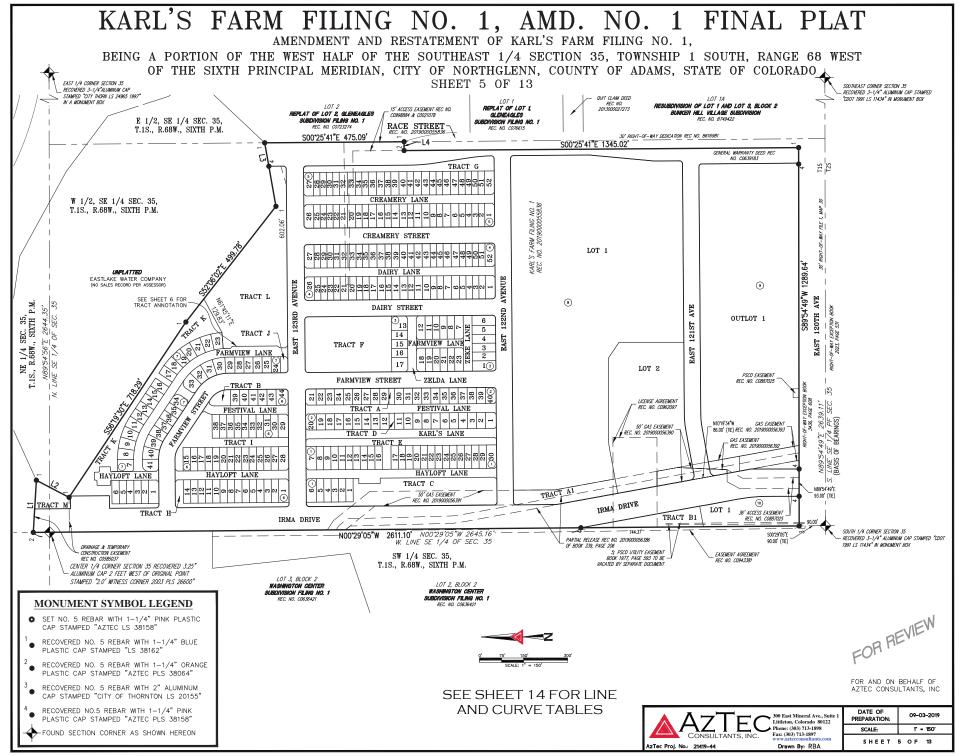
		TRAC	CTS & PRIVATE DR	VE SUMMARY TABLE	
TRACT	AREA (SQ.FT)	AREA (AC ±)	OWNED BY	USE	MAINTAINEI BY
TRACT A	1,045	0.024	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE	HOA
TRACT B	3,240	0.074	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT C	47,507	1.091	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT D	1,045	0.024	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE	HOA
TRACT E	19,257	0.442	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE	HOA
TRACT F	56,007	1.286	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT G	18,569	0.426	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT H	7,929	0.182	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT I	18,995	0.436	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT J	1,367	0.031	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT K	38,947	0.894	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT L	96,913	2.225	METRO DISTRICT	OPEN SPACE/DRAINAGE	HOA
TRACT M	18,570	0.426	METRO DISTRICT	ACCESS/DRAINAGE/OPEN SPACE/UTILITY	HOA
TRACT A1	17,717	0.407	METRO DISTRICT	DRAINAGE/OPEN SPACE	HOA
TRACT B1	31,116	0.714	METRO DISTRICT	DRAINAGE/OPEN SPACE	HOA
REAMERY LANE	19,607	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
DAIRY LANE	19,607	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILTY	HOA
ARMVIEW LANE	28,674	0.658	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
ESTIVAL LANE	30,136	0.692	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
HAYLOFT LANE	40,662	0.933	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
KARL'S LANE	19,586	0.450	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
ZEKE LANE	5,700	0.131	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
ZELDA LANE	5,807	0.133	METRO DISTRICT	ACCESS/DRAINAGE/UTILITY	HOA
SUBTOTAL	521,103	11.962		H.O.A. = HOMEOW	NERS ASSOCIATIO

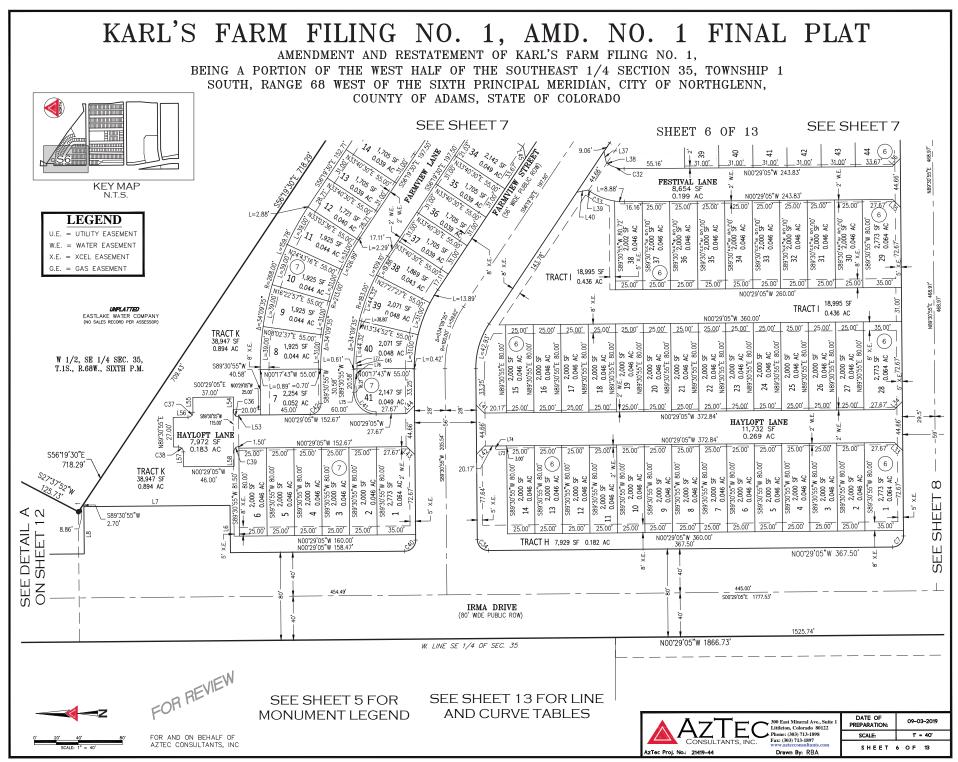
GENERAL NOTES

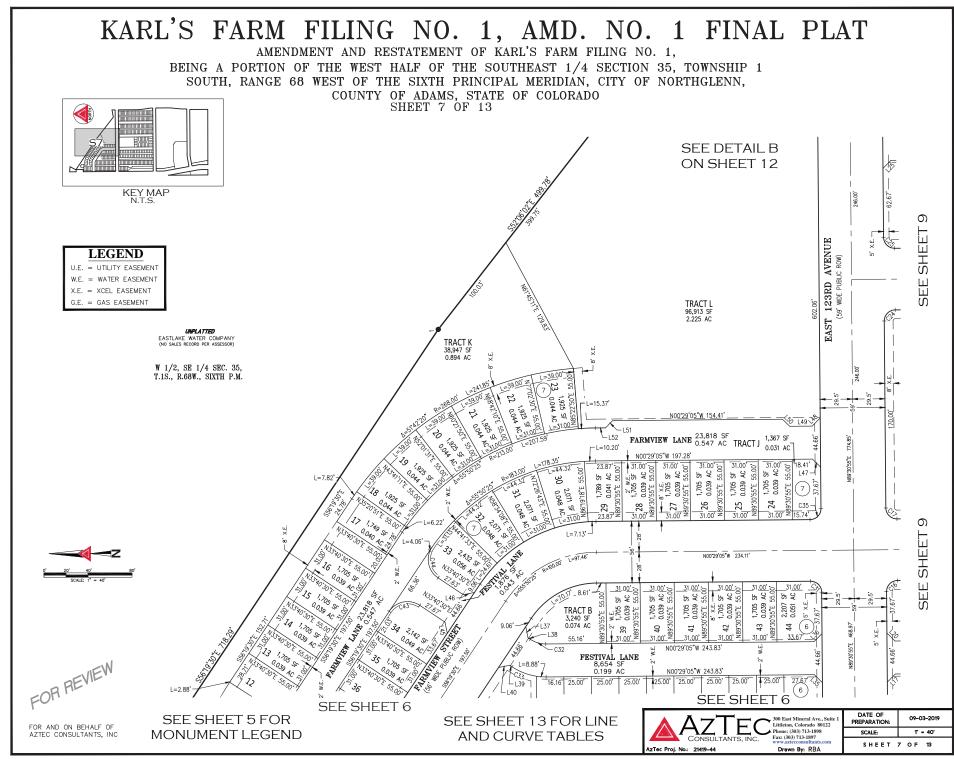
- 1. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70630705-2, WITH AN EFFECTIVE DATE OF JULY 26, 2019, 5:00 P.M. AND THAT ALL EASEMENTS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. SAID PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZITEC CONSULTANTS INC. FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- 2. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON OCTOBER 26, 2018.
- 3. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, FXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 4. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0312H, MAP REVISED MARCH 5, 2007.
- 5. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERDIAN, BEING MONUMENTED AT THE SOUTH QUARTER CORNER AND AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "CDOT 1991 LS 11434" IN A MONUMENT BOX, ASSUMED TO BEAR NORTH 89'54'9" EAST.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- 7. THIS PLAT IS BEING PROCESSED IN ACCORDANCE WITH SECTION 12-1-3(B)(6) OF THE NORTHGLENN MUNICIPAL CODE AS A PLAT EXEMPTION THAT IS HEREBY AUTHORIZED BY APPROVAL OF RESOLUTION __________2019 BY THE NORTHGLENN CITY COUNCIL.
- 8. OVERALL ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT IS 350,786 SF OR 8.053 AC.
- 9. AN APPROVED AND EXECUTED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR ANY SUCH LOT, OUTLOT, BLOCK OR TRACT WILL BE REQUIRED BY THE CITY OF NORTHGLENN BEFORE ANY BUILDING PERMIT WILL BE ISSUED FOR VERTICAL DEVELOPMENT ON ANY LOTS, OUTLOTS, BLOCKS OR TRACTS SHOWN HEREIN.
- 10. A BLANKET DRAINAGE EASEMENT, EXCLUDING BUILDING FOOTPRINTS AND EXCLUSIVE EASEMENTS, IS HEREBY GRANTED TO AND BETWEEN ALL LOTS AND TRACTS. FOR THE PURPOSES OF CONVEYING SURFACE STORM WATER.
- 11. A BLANKET EASEMENT IS HEREBY GRANTED TO THE KARL'S FARM HOMEOWNERS ASSOCIATION FOR ACCESS, CONSTRUCTION, MAINTENANCE AND REPAIR TO DRAINAGE IMPROVEMENTS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR BASIC MAINTENANCE OF THE EASEMENT AREA.
- 12. WATER AND SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NORTHGLENN ACROSS THE ENTIRETY OF FARMWEW DRIVE, FESTIVAL LANE, HAYLOFT LANE, ZEKE LANE, GREAMERY LANE, DAIRY LANE AND KARL'S DRIVE TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINTAINSTAIN, DISTRIBUTION, AND SERVICE LINES AND APPURITENANCES OR OTHER IMPROVEMENTS, FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. HESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER UTILITIES MAY CORSO STHE EXCLUSIVE SUBSTAINTIALLY 90 DEGREES.
- 15. THE CITY OF NORTHGLENN BEARS NO RESPONSIBILITY FOR ANY UTILITY SERVICE LINES. MAINTENANCE AND CARE OF ALL SANITARY, WATER, AND STORM SERVICE LINES OUTSIDE OF DEDICATED EASEMENTS AND THAT THEY ARE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.
- 16. DRIVES AND LANES, WITH THE EXCEPTION OF IRMA DRIVE, WILL NOT BE DEDICATED TO THE CITY AND WILL BE OWNED BY THE KARL'S FARM FILING NO. 1
 METRO DISTRICT AND MAINTAINED BY THE KARL'S FARM HOMEOWNERS ASSOCIATION (HOA).
- 17. THE RIGHT TO AND USE OF ALL NON-TRIBUTARY GROUNDWATER IS HEREBY DEDICATED TO THE CITY OF NORTHGLENN
- 18. THIS FINAL (PRELIMINARY) PLAT AS AMENDED AND RESTATED DOES NOT CREATE ANY VESTED RIGHTS UNDER COLORADO LAW OR THE NORTHGLENN UNIFIED DEVELOPMENT ORDINANCE.
- 19. REFER TO THE ADDRESS PLAT APPROVED BY THE CITY, COMMUNITY, AND PLANNING DEPARTMENT.
- 20. CREAMERY LANE, DAIRY LANE, FARMMEW LANE, FESTIVAL LANE, HAYLOFT LANE, KARL'S LANE, ZEKE LANE, AND ZELDA LANE ARE HEREBY DEDICATED HAS PRIVATE ACCESS, DRAINAGE AND UTILITY RIGHT-OF-WAY.
- 21. IRMA DRIVE, FARMVIEW STREET, EAST 123RD AVENUE, DAIRY STREET, CREAMERY STREET, EAST 122ND AVENUE, AND EAST 121ST AVENUE ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY.

FOR REVIEW







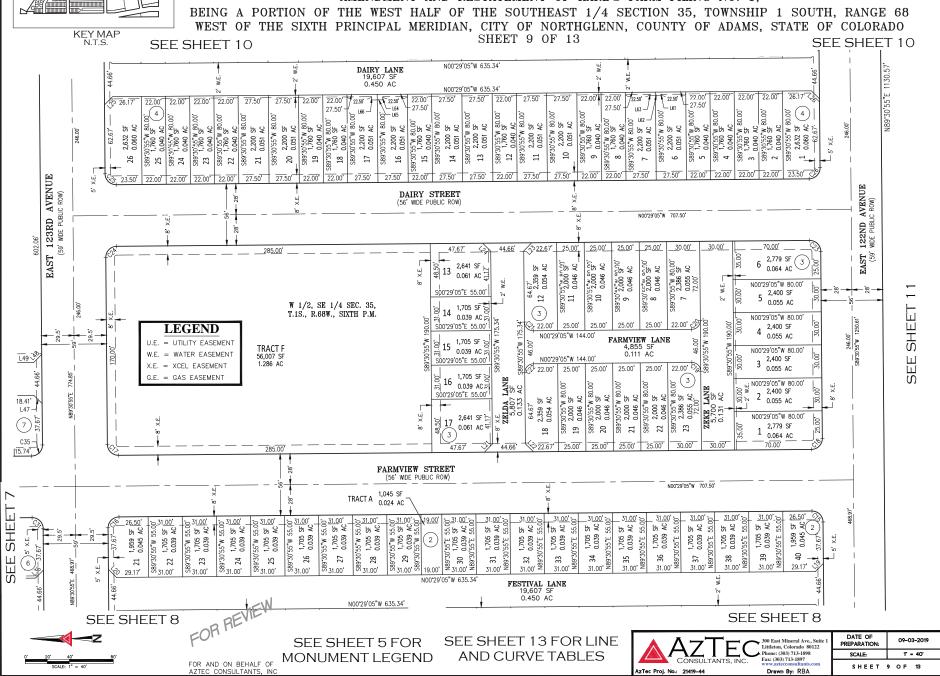


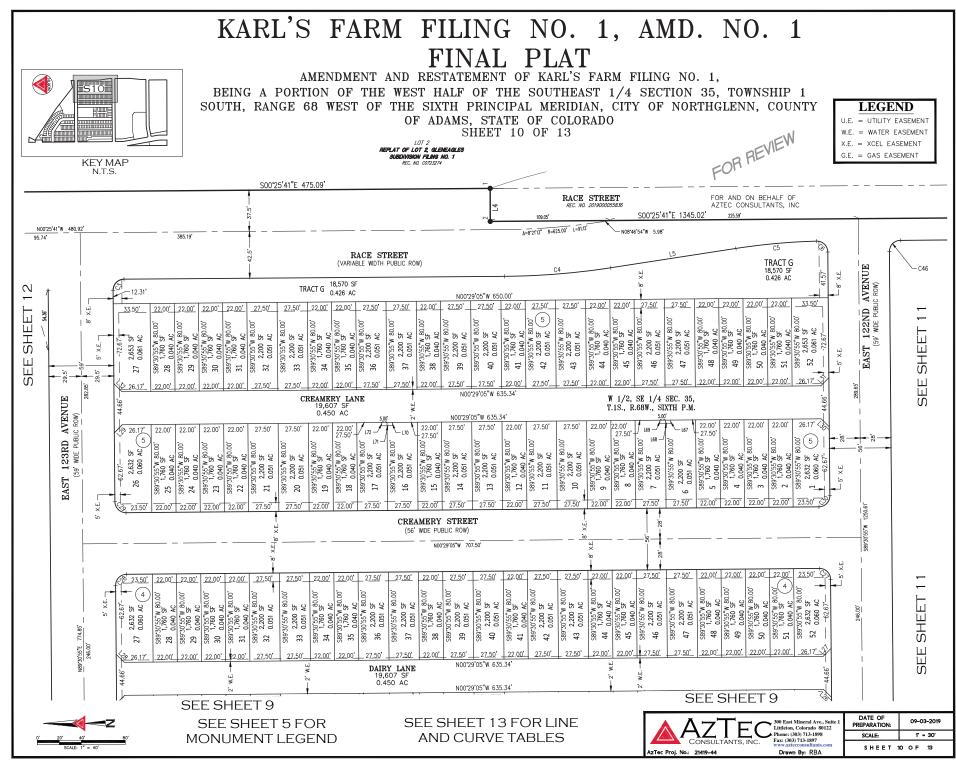
KARL'S FARM FILING NO. 1, AMD. NO. 1 FINAL PLAT AMENDMENT AND RESTATEMENT KARL'S FARM FILING NO. 1, BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, LEGEND COUNTY OF ADAMS, STATE OF COLORADO SHEET 8 OF 13 U.E. = UTILITY EASEMEN FOR REVIEW W.E. = WATER EASEMENT X.E. = XCEL EASEMENT G.E. = GAS EASEMENT **KEY MAP** FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC SEE SHEET 9 SEE SHEET 9 39 56 27 28 30 21 22 23 24 25 29.17 31.00 31.00 31.00' 31.00 31.00 31.00 31.00 31.00' 19.00' 31.00 31.00 31.00 31.00 31.00 N00°29'05"W 635.34 FESTIVAL LANE 19,607 SF 0.450 AC N00'29'05"W 635.34' \$893055"W 55.00" 1705 SF 100" 2" W.E. — 0.039 AC 0.00" 2" W.E. — 0.00" 16.10" S893055"W 55.00" 16.10" S893055"W 55.00" 16.10" S893055"W 55.00" AC .00.25 S89'30'55"W 55.00' 31.00' S S S 31.00 31.00 2 31.00° g 3. SF 3.00, AC 1,705 SF 0.039 AC SF AC 1,705 SF 0.039 AC PS SF SF AC 55.0 SF AC 55.0 SF AC 55.0 SF AC 55.(55.1 AC S P S | 1,705 8 | 89'30'55"E 1,705 1,705 5 0.039 00 4 0.039 N89 30 55 E S89'30'55"W 5 100'1705 0 S89'30'55"W 5 S89'30'55"W 5 S89'30'55"W 5 1705 0 1,705 0.039 55"W 1,705 1,705 0.039 0.55"E 2,773 SF 0.064 AC EAST 122ND AVENUE (59' WIDE PUBLIC ROW) 16 15 13 10 00 12 6 29 N00'29'05"W 630.00' TRACT D 1,045 SF 0.024 AC **KARL'S LANE** 19,586 SF 0.450 AC W 1/2, SE 1/4 SEC. 35, T.1S., R.68W., SIXTH P.M. 35.00 AVENUE ROW N00'29'05"W 630.00' TRACT E 19,257 SF 0.442 AC 8' X.E. N00*29'05"W 360.00' α 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00' 25.00 25.00 35.00 123RD WDE PUBLIC _P S € SHEET (6) 27 2,000 SF 27 0.046 AC S89'30'55"W 80.0 S89'30'55"W 80.0 2,000 SF 2,000 SF S89'30'55"W 80.1 2,000 SF 11 0.046 AC N S 30'55"W 80 2,000 SF 0.046 AC SF AC S89'30'55"W 8 2,000 S 19 0.046 A 2,000 SI 16 0.046 A \$89'30'55"W 2,000 S 18 0.046 A 2,000 3 SF AC S89'30'55"W S 2,000 S 10 0.046 A 2,773 0.064 6 F 72.6 23 21 25 56 17 20 22 13 389. 14 389 SEE 28 25.00 27.67 N00°29'05"W 635.34' **HAYLOFT LANE** 20,958 SF - C9 0.481 AC C1 N00°29'05"W 389.96' ~ N00°29'05"W 171.96' N44*30'55"E 389.96 70.29 25.00 19.29 27.67 25.00 _ S89'30'55"W 3.00' 10.36 SHEET \$89'30'55"W 6 N00*29'05"W 73.00' S8930'55'W 80.0 5.000 SF 5.000 SF 6.0046 AC 2.000 SF 4.000 SF 3.000 SF 3.000 SF 2.000 SF 2.000 SF 2.000 SF 1.0006 AC 0.046 AC P SF SF AC 47,507 SF 2,773 0.064 -72.67 1.091 AC Ш \vdash W 1/2, SE 1/4 SEC. 35, T.1S., R.68W., SIXTH P.M. SE - C53 35.00 25.00' 25.00' 25.00' N00*29*05"W 160.00 630.00 630.00 PARTIAL RELEASE 10. 2019000056387 OF BOOK 339, PAGE 206 IRMA DRIVE 50' GAS EASEMENT REC. NO. 2019000056393 707.50 W. LINE SE 1/4 OF SEC. 35 NO0*29'05"W 2645.16 N00°29'05"W 1866.73 DATE OF PREPARATION SEE SHEET 13 FOR LINE 09-03-2019 SEE SHEET 5 FOR Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 SCALE: AND CURVE TABLES MONUMENT LEGEND SHEET 8 OF 13 Drawn By: RBA

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KARL'S FARM FILING NO. 1, AMD. NO. 1 FINAL PLAT

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,





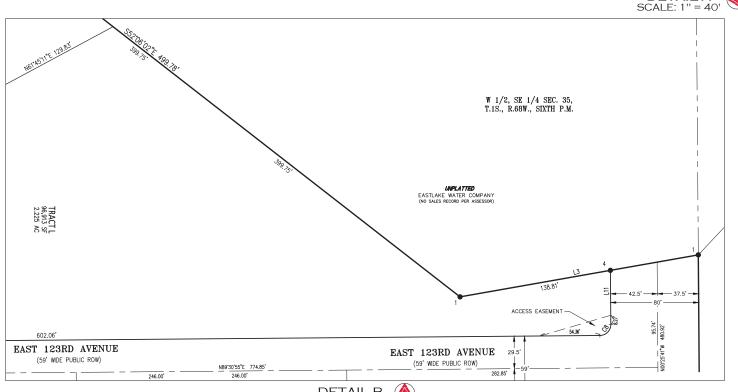
KARL'S FARM FILING NO. 1, AMD. NO. 1 FINAL PLAT AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1, BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 11 OF 13 - EAST 122ND AVENUE L N89*30'55"E 1130.57 -053S00°29'05"E 141.80 N00°29'05"W 136.11 50' GAS EASEMENT REC. NO. 2019000056391 (8) PARTIAL RELEASE REC NO. 2019000056386 OF BOOK 339, PAGE 206 TRACT AL 0.407 Δ=10'26'31" R=136.95 S11 - 50.00' L=24.96 8 8 LOT 1 533,148 SF 12,239 AC N90°00'00"E 160.80 **KEY MAP** N90'00'00"E N.T.S. LICENSE AGREEMENT LOT 2 128,066 SF 38 AC | 58.114 3.78 AC | 58.114 S00°25'41"E 86.95' 2.940 AC S00°25'41"E 15.00' 50' GAS EASEMENT REC. NO. 2019000056390 JTILITY EASEMENT 14,713 SF 0.338 AC 70 JA 55 N794026 E 15.00' N79'40'26 E \$1079'34"F A=9"53"53" R=250.00" S00"25"41"6 \$21"36"06"W TRACT B1 S89'34'19"W 856.92' N00"25"41"W EAST 121ST AVENUE-N89'34'19"E 909.02' - 18 00* 15.00 N89'34'19"E 846.02' 76.00 RACE - 20.00" __ S00"25"41"E 15.00" 230.24 102.01 N00"25"41"W 158.17' S00"25"41"E 579'40'26"W _ N00*25'41*W 10.05' N00'25'41"W __/L S10"19"34"E N00'25'41"W 71.45 158.72 56.00 A=90013'24" LITHITY FASEMENT -C48 -STREET S89*34*19*W S1019'34'E ∆=89"56"36" - R=10.00' S1019'34'E R=10.00° N79'40'26"F -C49 10.00 L=15.72 N89"34"19"F LUTILITY UTILITY FASEMENT 1=15.70 N89'34'19"E GAS EASEMENT REC. NO. 2019000056392 N78'40'31"F - ACCESS FASEMENT A=10*14*23* R=625.00' L=111.70' LOT 1 31,116 SF OUTLOT 1 0.714 AC (9) FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC PSCO EASEMENT REC. NO. CO887025 GAS EASEMENT 1039.30 S89°54'49"W 1289.64' EAST 120TH AVENUE DATE OF PREPARATION SEE SHEET 5 FOR SEE SHEET 13 FOR LINE 09-03-2019 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 SCALE: AND CURVE TABLES MONUMENT LEGEND SHEET 11 OF 13 Drawn By: RBA

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,
BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 13

SEE SHEET 4 FOR MONUMENT LEGEND

SEE SHEET 14 FOR LINE AND CURVE TABLES





FOR REVIEW



AZTEC CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	
AzTec Proj. No.: 21419-44	Drawn By: RBA	l

AMENDMENT AND RESTATEMENT OF KARL'S FARM FILING NO. 1,

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST 1/4 SECTION 35, TOWNSHIP 1
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 13

LINE TABLE				
LINE	BEARING	LENGTH		
L1	S86*38'12"E	178.02		
L2	N27*37'52"E	125.73		
L3	N80°00'29"E	219.93'		
L4	S89'54'49"W	30.00'		
L5	S08*46'54"E	115.21		
L6	N89*30'55"E	43.00'		
L7	N00°29'05"W	132.89'		
L8	S89'30'55"W	43.00'		
L9	N00*29'05"W	122.43		
L10	S86*38'12"E	97.84		
L11	S00*25'41"E	49.13'		
L12	S45'29'05"E	10.36'		
L13	N89*30'55"E	17.50'		
L14	S89'30'55"W	17.50'		
L15	S45'29'05"E	10.36'		
L16	N44*30'55"E	10.36'		
L17	S45*29'05"E	10.36'		
L18	N44*30'55"E	10.36		
L19	S45*29'05"E	10.36'		
L20	N44*30'55"E	10.36'		
L21	S45*29'05"E	10.36'		
L22	N44*30'55"E	10.36'		
L23	S45*29'05"E	10.36'		
L24	N44*30'55"E	10.36'		
L25	S45'29'05"E	10.36'		
L26	N44*30'55"E	10.36'		
L27	S45"29'05"E	10.36		
L28	S44'30'55"W	10.36		
L29	S45'29'05"E	10.36		
L30	S44*30'55"W	10.36		

	LINE TABLE					
LINE BEARING LENGTH						
L31	S45*29'05"E	10.36				
L32	N44*30'55"E	10.36				
L33	N44*30'55"E	10.36				
L34	S45*29'05"E	10.36				
L35	N44*30'55"E 10.36					
L36	S45*29'05"E	10.36				
L37	N78*40'30"E	10.36				
L38	N33*40'30"E	2.57				
L39	N33*40'30"E	2.57				
L40	S1119'30"E	10.36				
L41	N44*30'55"E	10.36				
L42	S45*29'05"E	10.36				
L43	N44*30'55"E	10.36				
L44	S45*29'05"E	10.36				
L45	N78*40'30"E	10.36				
L46	N11*19'30"W	10.36				
L47	N44*30'55"E	10.36				
L48	S45*29'05"E	10.36				
L49	N00*29'05"W	20.46				
L50	N44*30'55"E	9.19'				
L51	N45*29'05"W	9.19'				
L52	N00*29'05"W	9.40'				
L53	N89*30'55"E	1.50'				
L54	S89*30'55"W	13.50'				
L55	N89*30'55"E	13.50'				
L56	S00*29'05"E	13.50'				
L57	N89*30'55"E	13.50'				
L58	S89*30'55"W	13.50'				
L59	N00*29'05"W	10.00'				
L60	N89*30'55"E	3.00'				

LINE TABLE					
LINE	BEARING	LENGTH			
L61	S89*31'29"W	1.00'			
L62	N00*28'31"W	10.00			
L63	N89*31'29"E	1.00'			
L64	S89*31'29"W	2.95			
L65	N00*28'31"W	10.00			
L66	N89*31'29"E	2.95			
L67	S89*30'55"W	3.00'			
L68	N00*29'05"W	10.00'			
L69	N89*30'55"E	3.00'			
L70	S89*30'55"W	3.00'			
L71	N00*29'05"W	10.00'			
L72	N89*30'55"E	3.00'			
L73	N00*29'05"W	10.00'			
L74	N89*30'55"E	3.00'			
L75	S00*29'05"E	1.00'			
L76	N89*30'55"E	4.36'			
L77	S00*29'05"E	1.00'			
L78	S20*50'23"W	9.10'			
L79	N00°05'11"W	164.70			
L80	N1019'34"W	122.97			
L81	N79*40'26"E	158.72			
L82	S79*40'26"W	158.72			
L83	S00*05'11"E	104.40			

CURVE TABLE			CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	90'00'00"	10.00'	15.71'	C21	90'00'00"	8.00'	12.57
C2	90'00'00"	10.00'	15.71'	C22	90'00'00"	8.00'	12.57
C3	90*03'24"	10.00'	15.72	C23	90'00'00"	10.00'	15.71
C4	8*21'13"	665.00'	96.96'	C24	90'00'00"	10.00'	15.71
C5	712'50"	585.00'	73.66'	C25	90'00'00"	10.00'	15.71
C6	91'04'58"	10.00'	15.90'	C26	90*00'00"	10.00'	15.71
C7	90*00'00"	10.00'	15.71	C27	90'00'00"	10.00'	15.71
C8	89*56'36"	10.00'	15.70'	C28	90'00'00"	10.00'	15.71
C9	23*34'41"	2.50'	1.03'	C29	90'00'00"	10.00'	15.71
C10	23*34'41"	2.50'	1.03'	C30	90'00'00"	10.00'	15.71
C11	90'00'00"	10.00	15.71'	C31	90'00'00"	10.00'	15.71
C12	90'00'00"	10.00'	15.71'	C32	34*09'35"	25.00'	14.90'
C13	90'00'00"	10.00'	15.71'	C33	24*54'38"	55.00'	23.91
C14	90*00'00"	10.00	15.71'	C34	90'00'00"	10.00'	15.71
C15	90'00'00"	10.00'	15.71	C35	90'00'00"	10.00'	15.71
C16	90*00'00"	10.00'	15.71	C36	90'00'00"	4.50'	7.07
C17	90*00'00"	10.00	15.71	C37	90'00'00"	4.50'	7.07
C18	90*00'00"	10.00'	15.71	C38	90'00'00"	4.50'	7.07
C19	90*00'00"	8.00'	12.57	C39	90'00'00"	4.50'	7.07
C20	90,00,00	8.00'	12.57	C40	90*00'00"	10.00'	15.71

TABLE			CURVE TABLE					
	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH		
	8.00'	12.57'	C41	90*00'00"	20.00'	31.42'		
	8.00'	12.57'	C42	90*00'00"	10.00'	15.71'		
	10.00'	15.71	C43	90*00'00"	20.00'	31.42'		
	10.00'	15.71'	C44	91"16'13"	20.00'	31.86		
	10.00'	15.71	C45	1*47'42"	180.00'	5.64		
	10.00'	15.71	C46	90*03'24"	10.00'	15.72		
	10.00'	15.71'	C47	81*45'52"	10.00'	14.27		
	10.00'	15.71'	C48	90*00'00"	10.00'	15.71'		
	10.00'	15.71'	C49	90'00'00"	15.00'	23.56'		
	10.00'	15.71'	C50	9*53'53"	222.00'	38.35'		
	10.00'	15.71'	C51	9*53'53"	278.00'	48.03'		
	25.00'	14.90'	C52	90'00'00"	15.00'	23.56'		
	55.00'	23.91'	C53	90'00'00"	10.00'	15.71'		
	10.00'	15.71'	C54	10*14'23"	580.00'	103.65'		

FOR REVIEW



ite 1	DATE OF PREPARATION:	09-03-2019			
	SCALE:	N/A			
n	SHEET	13 OF 13			