



**PLANNING AND DEVELOPMENT DEPARTMENT MEMORANDUM
#44-2020**

DATE: October 26, 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-141 – Karl's Farm Filing No. 1, Amendment No. 2 Final Plat

PURPOSE

To seek approval of CR-141, approving the Karl's Farm Filing No. 1, Amendment No. 2 Final Plat from applicant Southern Land Company.

BACKGROUND

This resolution would create a new final plat for the 63.8-acre Karl's Farm development, creating a 12.23-acre subdivision to accommodate the construction of a 385-unit multifamily apartment complex.

The Planning Commission unanimously approved the major site plan and final plat at its Oct. 6, 2020 meeting. However, since public infrastructure is involved with the development, the City's Unified Development Ordinance (UDO) requires Council approval of the final plat. The commission's resolution for approval has been included as Attachment 1, and a copy of its staff report is included as Attachment 2.

A replat occurs when modifications are required to a lot that has already received final plat approval. Council approved the final plat for the Karl's Farm site at its Feb. 24, 2020 meeting. Replatting is common as development progresses and more information about the location of utility lines and access becomes available. This replat will memorialize utility and fire access easements associated with the apartment complex development. Further, it contains the final lot lines, all easements, and property measurements.

Staff finds that the proposed final plat complies with the requirements outlined in the UDO for subdivisions and submittal requirements outlined in the administrative manual for final plat applications. The new final plat is also compatible with the one Council approved in February.

Since the proposed final plat includes public infrastructure improvements for water and sewer mains, City Council is being asked to approve the final plat along with a Subdivision Improvement Agreement (SIA). The SIA is on the agenda as CR-142.

STAFF RECOMMENDATION

Attached to this memorandum is CR-141, 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, Amendment No. 2 Subdivision Final Plat request.

BUDGET/TIME IMPLICATIONS

There are no financial impacts to the City.

In accordance with UDO Section 11-6-6, Southern Land Company has 30 days to provide financial backing and the final plat fully executed on mylar, otherwise the approval will lapse. Once Southern Land Company has provided these items, the City will record the final plat with the Adams County Clerk and Recorder.

STAFF REFERENCE

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

ATTACHMENTS

1. Planning Commission Resolution #2020-03
2. Planning Commission staff report from the Oct. 6, 2020 meeting
3. Staff presentation
4. Applicant presentation

CR-141 – Karl's Farm Filing No. 1, Amendment No. 2 Final Plat

**RESOLUTION 2020-03
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. 2 SUBDIVISION FINAL PLAT AND APPROVING THE
KARL'S FARM MULTIFAMILY 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(c) requires that the Northglenn Planning Commission review and make recommendation to Council any application for Final Plat that requires the installation of public infrastructure; and

WHEREAS, the proposed development will include the installation of new public infrastructure, including water and sanitary 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 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) 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 Multifamily (Southern Land Company, LLC) Major Site Plan.

Section 2. The City of Northglenn Planning Commission hereby provides a favorable recommendation to the City Council for the Karl's Farm Filing No. 1 Amd. No. 2 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 Final Plat and associated Subdivision Improvement Agreement.
2. No grading, building or other permits required by the City shall be issued until all of the above conditions have been met.

DATED this 6th day of October, 2020



Sonia Di Carlo
Planning Commission Chair

ATTEST:


Rebecca Smith, AICP
Secretary



Planning & Development
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northglenn.org

PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: October 6, 2020
TO: Planning Commission
FROM: Eric Ensey, Senior Planner
THROUGH: Becky Smith, Planning Manager
Brook Svoboda, Director of Planning and Development
SUBJECT: Case # 20-03 Karl's Farm Filing No. 1, Amd. No. 2 Final Plat; and Karl's Farm Multifamily Major Site Plan (Southern Land Company, LLC)

REQUEST

The applicant, Southern Land Company, LLC, is seeking a recommendation of approval to City Council of a Final Subdivision Plat, and approval of a Major Site Plan for the development of a 385 unit multifamily apartment complex on 12.23 acres of the Karl's Farm development site.

RECOMMENDATION

Staff Recommendation:

Staff recommends the Planning Commission recommend approval to City Council of a Final Plat for the proposed Karl's Farm Filing No. 1, Amd No. 2 Subdivision, and for final approval of a Major Site Plan for the development of the Karl's Farm Multifamily apartment community on a portion of the Karl's Farm site. Staff is recommending the following conditions of approval for the Planning Commission's consideration of the Final Plat and Major Site Plan:

1. The Major Site Plan approval is subject to the City Council's approval of the Final Plat and associated Subdivision Improvement Agreement.
2. 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 Final Plat and Major Site Plan:

“I move to approve Resolution 2020-03, recommending approval to City Council of the Karl’s Farm Filing No. 1, Amd. No. 2 Subdivision Final Plat and approving Karl’s Farm Multifamily Major Site Plan, 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. 2 is a portion of the Mixed-Use Parcel C as identified in the approved Karl’s Farm Preliminary PD.]
Subdivision	Lot 1, Block 8; Karl’s Farm Filing No. 1, Amd. No. 1
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 Southern Land Company parcel is identified for “Mixed-Use” land use, which allows for multi-family development.
Existing Land Use	The site is currently undeveloped. Planning Commission approved a Major Site Plan for the single-family attached and detached development portion of the site (to be developed by Richmond American Homes and Meritage Homes) in January of 2020. The subject site will be located immediately to the south of the Richmond/Meritage portion of the site.
Acreage	63.8 acres for the overall Karl’s Farm site; the Southern Land Company portion of the site is 12.23 acres

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

- The proposed subdivision area includes the area of this development only, which is a part of the overall 63.8 acre Karl’s Farm site.
- There are a number of different structures on the site that will be removed prior to development that were associated with the original Karl’s Farm Dairy and subsequent commercial uses.
- Access to the site is currently from the intersection of 120th and Irma as well as from Race Street (Race is currently partially completed). Access to this property will be both from Race and Irma with 121st Avenue and 122nd Avenue on the south and north sides of the lot respectively.
- There is an existing oil pipeline that borders this property on the west (between the site property line and Irma right-of-way). The developer has an agreement with the pipeline company for the relocation of the line. However, that relocation will not impact this development. The pipeline rights are held by Magellan Midstream Partners, LP.

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	PD (Planned Development)	Part of the Karl's Farm development area. This land is entitled to allow for Richmond American Homes and Meritage Homes to construct single-family attached and detached residential. At this point, construction has not commenced.
South	PD (Planned Development)	This is vacant land that is part of the Karl's Farm development area and is designated for commercial uses.
East	RM-2 (Multi-Family Residential)	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, a mailed notice was sent to all property owners within the City of Northglenn within 500 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 E) 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 F is a copy of the master plan document for reference purposes. This document was the basis for the development of Karl's Farm Preliminary PD.

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.

Final Plat

The Karl's Farm Filing No. 1, Amd. No. 2 Subdivision Final Plat is provided in Attachments C. The proposed Final Plat was 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 Final Plat is a replat of the existing Lot 1, Block 8 of the Karl's Farm Filing No. 1, Amd. No. 1. This plat was required to memorialize utility and fire access easements associated with this development. Further, it contains the final lot lines, all easements, and property measurements. This document is recorded and becomes the legal boundary for the included lots and right-of-way. This Final Plat is consistent with the approved Preliminary Plat approved for the Karl's Farm development.

The proposed subdivision includes the 12.23 acre portion of the 63.8 acre Karl's Farm site that is proposed for multifamily development. The plat also includes public infrastructure improvements for water and sewer mains. Because of these improvements, the City Council will be required to approve the Final Plat along with a Subdivision Improvement Agreement (SIA).

The required SIA outlines the responsibility of the developer to install all public infrastructure to city standards. Prior to the city assuming acceptance of those improvements, they will 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 D includes a copy of the Preliminary PD. With the 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 Southern Land Company proposed multifamily 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 12.23 acres and is identified in the Preliminary PD as Planning Area "C." 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
C	Mixed Use	12.23 (of 14.9 acres)	20-30 (for the entire development area)	298-447

The density proposed in the Major Site Plan for Planning Area "C" is up to 447 units. There is a remaining 2.7 acre parcel for future development within Planning Area "C." The development proposes a density of 30.6 units per acre or a total of 385 units. The density range in the

Preliminary PD is for the entire Planning Area “C”. Therefore, this development, by proposing a density of 30.6 units per acre, ultimately reduces the density allowed for the remaining 2.7 acre parcel.

Planning Area “C” allows for multifamily residential development as an allowed use. The proposed Major Site Plan provides for a multifamily apartment community from Southern Land Company. There are 19 apartment buildings and 4 accessory buildings proposed with this development. The unit count is broken down as follows:

Unit Type	Size	Number	Percentage
Studio	600-700 SF	75	19.5
1BD/1BA	775-1025 SF	222	57.7
2BD/2BA	1,125-1,325 SF	55	14.3
3BD/3BA	1,425 SF	21	5.5
Townhome	1,900 SF	12	3.1
TOTAL		385	

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 17-18 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.** For Planning Area “C”, the Preliminary PD contemplates a setback range of 0’ to 15’. This was contemplated to pull the buildings up to the street so that the streets are lined with buildings and not parking areas. All parking areas must be set back 5’ from a property line. All buildings and parking areas are consistent with the required setbacks.
2. **Open Space.** The minimum open space requirement outlined in this planning area is 20%. This allows for up to 80% of the lot to be covered in other structures and uses, such as buildings and parking. The proposed development includes 27% of the site as open space coverage, with 32% of the site covered by buildings and 9% covered by parking areas. Based on the information provided in the Major Site Plan, the applicant is in excess of the minimum open space requirement outlined in the Preliminary PD.
3. **Building Height.** The Preliminary PD stipulates a maximum building height of 60 feet for this planning area. Sheets 21-33 of the Major Site Plan show elevations of all the different building types, including the proposed height of each building in relation to the maximum building height of 60’. The proposed development will be within the maximum height approved in the Preliminary PD. One exemption is related to building “D”, which will exceed the maximum height of 60’ by 2’. However, Section 11-2-19(e)(2) allows for pitched or hip roofs to exceed the maximum height of the zone district by up to 5’. In this case all buildings are within the allowances of the Preliminary PD and the city’s UDO.

Architectural Design.

Sheets 21-33 of the proposed Major Site Plan show architectural details for the different buildings contemplated. Of note, the Preliminary PD requires a minimum of 30% of the façade be of a masonry product along street frontage elevations. The elevation sheets include those façade calculations. As proposed, those elevations fronting streets are in excess of the minimum 30% masonry requirement.

The Preliminary PD also provides some guidelines for building mass, rooflines, and entries.

Massing: The developer has proposed articulation in the facades to create a multiple level feeling of the structures. Additionally, the buildings have been designed with different colors and materials to break up the facades. They have broken up and prevented long facades without articulation, through incorporating windows, balconies, different materials and colors, and through gabled elements.

Roof lines: The proposed architecture of the buildings include gabled roof elements or varying heights in order to break up the massing of the roofs.

Entries. Entries have been designed to pedestrian scale and entrances have been provided to the street-fronting elevations.

Staff finds that the proposed development is consistent with the architectural standards outlined in the Preliminary PD.

Parking.

The Preliminary PD stipulates that parking requirements are based on the city's Unified Development Ordinance (UDO). The following are minimum parking requirements for the multifamily residential:

Unit Type	Minimum Amount of Parking Required
Studio	1 space per unit
1BD	1.25 spaces per unit
2BD	1.5 spaces per unit
3BD	2 spaces per unit
Guest parking	10% of the total required

Based on the parking requirements, the development is required to provide a minimum of 474 spaces. They are proposing 497 spaces total parking spaces on the site, which is in excess of the amount of parking required in the code. Of the spaces provided, they are also including 27 EV parking spaces. Because these are EV ready spaces, the code allows for a 10% reduction in parking which has been taken into account in the parking calculation.

Site Lighting.

Site lighting will be installed in the parking area and on buildings for safety and security purposes. Site lighting is not exceeding 1 footcandle of illumination at the property lines except in driveway locations where increased lighting is necessary for safety reasons. Additionally, there is a note on the lighting plans that limit the height of parking lot pole lighting to 25'.

Landscaping, Fencing, and Open Space.

Pages 12-22 of the Major Site Plan package includes the landscaping proposed for the development. The landscaping proposed is in excess of that required by the code. Street trees on the perimeter have been provided per the approved Preliminary PD. The landscaping within the site is the responsibility of the developer for this site. Additionally, they are in excess of the amount of open space required for the site. The site is required a minimum of 20% and they are providing 27%.

Although the streets internal to the development are private, the developer is proposing a detached 5' sidewalk throughout the site that will help to connect this development with the development of the residential to the north and commercial to the south. There will be no gates or fencing that would restrict access.

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.

The regional detention pond that was approved with the Major Site Plan for Richmond American Homes and Meritage Homes was sized to accommodate the stormwater detention and water quality for this site as well. This Major Site Plan was approved by the Planning Commission in January 2020. The Metro District will be constructing the pond and must be completed before any certificates of occupancy will be issued for the buildings.

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.

The Metro District will be constructing all public infrastructure, including all public streets within the development. This includes the adjacent public rights-of-way for Race Street, Irma Drive, 121st Avenue, and 122nd Avenue. The driveways internal to the site will be owned and maintained by the developer of the site. The Master TIA contemplated the densities proposed with the multifamily development.

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.

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. The trunk infrastructure will be installed by the Metro District and transferred over to the city upon acceptance of those improvements. This was approved during the Richmond/Meritage approvals.

As part of this development project, the developer will be required to install an internally looped water system that will be a public system as well as a sanitary sewer line connection. These public infrastructure improvements will be outlined in the Subdivision Improvement Agreement (SIA) that is reviewed by the City Council. This SIA is not reviewed by the Planning Commission as it is a legal agreement reviewed and approved by the City Council.

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

Final Plat Procedure.

Section 11-6-6(c) of the UDO outlines that the Planning Commission review and provide a recommendation to City Council, followed by City Council review and adoption for any Final Plat that includes public infrastructure. The Karl's Farm Filing No. 1, Amd. No. 2 Subdivision includes public infrastructure, including public main water and sanitary sewer utility lines.

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:

Criteria:	Staff Analysis:
a) The final plat conforms to the approved preliminary plat, including any conditions of approval;	The proposed Final Plat is consistent with the Preliminary Plat for the Karl's Farm development. This plat is a replat of this lot to add the necessary easements for public utility lines.
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 the traffic report, utility report, and drainage report approved for the Karl's development.

Site Plan Procedure.

Section 11-6-5(a) of the UDO outlines that the Planning Commission reviews and decide on any Major Site Plan application. The Karl’s Farm Multifamily Major Site Plan covers 12.23 acres within Planning Area “C” of the Karl’s Farm Preliminary PD. 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:

Criteria:	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 Multifamily 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, Amd. No. 2 Final Plat. Additionally, the proposed development is consistent with the Karl’s Farm Master Plan, which was the basis for the establishment of the Karl’s Farm Preliminary PD.
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, which was 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 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.

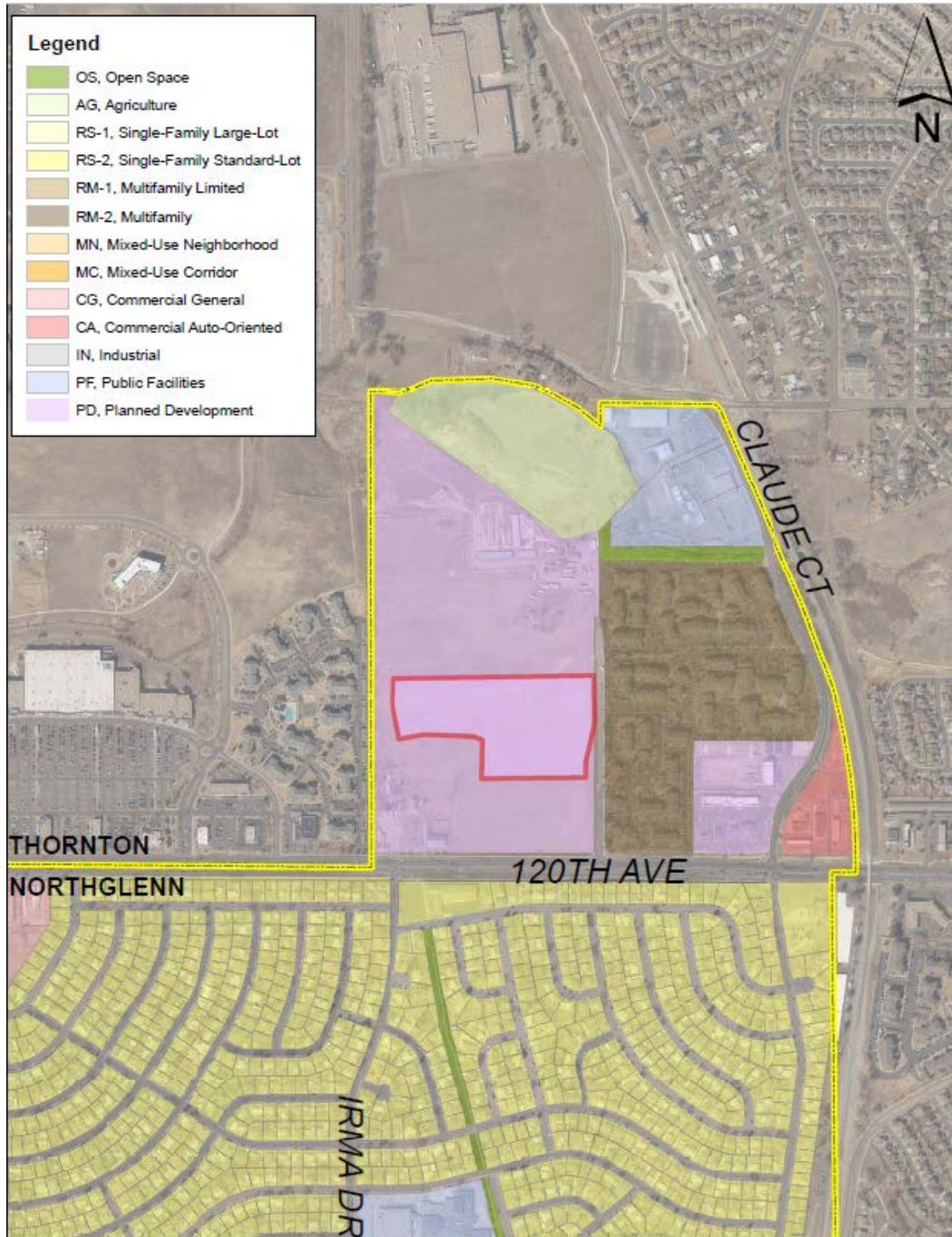
The Planning Commission's recommendation on the Final Plat will be forwarded to City Council for consideration. A public hearing for the application will be held at the October 26, 2020, City Council meeting. The Planning Commission's decision on the Major Site Plan will be conditioned upon City Council approval of the proposed Final Plat.

ATTACHMENTS

- Attachment A – Aerial Zoning Map
- Attachment B – Project Description Letter
- Attachment C – Karl's Farm Filing No. 1, Amd. No. 2 Final Plat
- Attachment D – Karl's Farm Multifamily Major Site Plan
- Attachment E – Karl's Farm Preliminary PD
- Attachment F – Karl's Farm Master Plan

ATTACHMENT A

Aerial Zoning Map





October 31, 2019

City of Northglenn
Planning and Development
11701 Community Center Drive
Northglenn, CO 80223

Northglenn Planning and Development Staff,

Please find the major site plan submittal for an apartment community located within the Karl's Farm 65 acre planned development. Karl's Farm has a long, storied history as a working dairy farm in the heart of Northglenn and has primarily been classified as agriculture land with the exception of a few out parcels. On April 8th, Centre Communities received near unanimous approval from Northglenn's City Council to rezone the entirety of Karl's Farm from agricultural land to a Planned Development (PD). The new PD will consist of single-family, multifamily and retail uses with the potential to include either hospitality or a senior living facility

Within the mixed-use parcel as shown in the Karl's farm PD, Southern Land is purchasing from Centre Communities ±12.2 acres to develop a 'suburban-urban' multifamily apartment community. More specifically, the project will be bounded by Street C to the south; Race Street to the east; Street B to the north and Irma Street to the West. A two-acre parcel will be reserved in the southwest corner of the larger mixed-use parcel for either hospitality or senior living uses that are outside the scope of this application.

The Project, when complete, will consist of:

- 373 walkup apartment units with floorplans ranging from Studios to three bedrooms, and a townhome component
- 537 parking spaces, bifurcated between attached garages and surface parking spaces
- 11,300 square feet of enclosed amenity space
- pool amenity space.

Additional amenities within the development will consist of significant open space, trail connectivity via sidewalks on Race Street, an enclosed dog park with accompanying grooming station and several outdoor gathering areas that may incorporate outdoor seating, grills, shade structures or entertainment features.

The Development will adhere to the design guidelines approved within the Karl's Farm PD and more specifically will adhere to the following setbacks:

- 19' 0" from Race Street
- 12' 0" from Street B
- 12' 0" from Street C
- 71' 0" from Irma Street.



The Project, upon completion, will be a residential use for its residents and serve as a link between the commercial and residential uses in Karl's Farm for the general public. The Project's main entrance shall be located off Street C and was intentionally placed there to take advantage of public gathering spaces planned for the commercial uses within Karl's Farm. The Project will have additional access from Race Street as well as Street B via a divided boulevard.

The Project design intent examines the historical use of the land as a farming community. The apartment massing reflects traditional farmhouses utilizing masonry, board and batten, and high-pitched roofs. The proposed colors of the project give a more modern feel to the farmhouse design by utilizing high contrast. The landscape and proposed streetscape add to agrarian feel providing a natural setting that aids in social interaction. The siting of the apartment allows a pedestrian scale and creates a more urban atmosphere with the connection between the commercial to the South and the single family to the North. The amenity buildings are located on the main access points and follow the farmhouse design and add more interest to the community through bright high contrast colors.

The Karl's Farm multi-family project aligns with the city's future goals and visions as stated by the city. We look forward for the opportunity to aid in the development of the future of Northglenn.

Sincerely,

Scott Bryans

Director, Architecture

KTGY Architecture + Planning

820 16th Street, Suite 500

Denver, CO 80202

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KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 9

Parcel Description
(PREPARED BY FLATIRONS, INC.)

ACRES DESCRIBED AS FOLLOWS: _____ BEING THE OWNER(S) OF THE REAL PROPERTY OF 12.23

LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF SAID SECTION 35 TO BEAR NORTH 89°54'49" EAST, A DISTANCE OF 2,639.11 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T1S R68W S35 S2 T2S 1991 PLS 11434" IN RANGE BOX AT THE SOUTH QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T1S S36 S36 S2 S1 T2S R68W 1991 RLS NO. 11434" AT THE SOUTHEAST CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH QUARTER CORNER; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'49" EAST, A DISTANCE OF 111.49 FEET; THENCE NORTH 00°05'11" WEST, A DISTANCE OF 708.23 FEET TO THE SOUTHWESTERLY CORNER OF TRACT A1, KARL'S FARM FILING NO. 1, 1ST AMENDMENT; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT, NORTH 79°33'28" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE PARALLEL WITH AND 50.00 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF IRMA DRIVE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 01°19'34" WEST, A DISTANCE OF 208.60 FEET;
- 2) THENCE NORTH 00°29'05" WEST, A DISTANCE OF 141.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 122ND AVENUE;
- THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°30'55" EAST, A DISTANCE OF 1170.57 FEET TO A POINT OF CURVATURE; THENCE 15.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN INCLUDED ANGLE OF 90°03'24" AND SUBTENDED BY A CHORD BEARING SOUTH 45°27'23" EAST, A DISTANCE OF 14.15 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF RACE STREET THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 00°25'41" EAST, A DISTANCE OF 259.09 FEET;
- 2) THENCE SOUTH 05°16'57" WEST, A DISTANCE OF 221.10 FEET;
- 3) THENCE SOUTH 00°25'41" EAST, A DISTANCE OF 86.95 FEET;
- 4) THENCE SOUTH 07°48'27" WEST, A DISTANCE OF 1.45 FEET TO A POINT OF CURVATURE; THENCE 14.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN INCLUDED ANGLE OF 81°45'52" AND SUBTENDED BY A CHORD BEARING SOUTH 48°41'23" WEST, A DISTANCE OF 13.09 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121ST AVENUE SOUTH 89°34'19" WEST, A DISTANCE OF 608.51 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 220.60 FEET; THENCE NORTH 55°52'30" WEST, A DISTANCE OF 64.12 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 278.87 FEET TO A POINT OF CURVATURE; THENCE 24.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 141.70 FEET, AN INCLUDED ANGLE OF 10°05'27" AND SUBTENDED BY A CHORD BEARING SOUTH 84°36'11" WEST, A DISTANCE OF 24.92 FEET; THENCE SOUTH 79°33'28" WEST, A DISTANCE OF 160.80 FEET TO THE POINT OF BEGINNING.



Vicinity Map
SCALE: 1"=1000'

Ownership and Dedication Certificate

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF NORTHGLENN CITY, COLORADO, THAT AS OF THE DATE SET FORTH BELOW, WE _____

AND _____ BEING THE OWNER(S) OF THE LAND DESCRIBED ABOVE, HAVE GOOD RIGHTS AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY NORTHGLENN CITY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOWING 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 AND STYLE OF KARL'S FARM FILING NO. 1, 2ND AMENDMENT AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE THE ROADS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO NORTHGLENN CITY, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED IN COMPLIANCE WITH THE CITY OF NORTHGLENN SUBDIVISION REGULATIONS 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 HERETO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

[PRINTED NAME OF OWNER]

STATE OF COLORADO }
COUNTY OF ADAMS } SS

ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 20____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

[SEAL]

MY COMMISSION EXPIRES: _____

Surveyor's Certificate

I, JOSHUA BREEDLOVE, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF KARL'S FARM FILING NO. 1, 2ND AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.

Sheet Index	
SHEET #	DESCRIPTION
1	DESCRIPTION & CERTIFICATIONS
2	NOTES & LEGEND
3	CONTROL DIAGRAM
4	BOUNDARY INFORMATION
5	UTILITY EASEMENT
6	FIRE ACCESS EASEMENT
7	DRAINAGE EASEMENT
8	LINE & CURVE TABLES
9	LINE & CURVE TABLES

Mortgage Interest Holder(s) Consent to Dedication

MORTGAGEE CONSENT TO DEDICATION: THE UNDERSIGNED HOLDERS OF MORTGAGE INTERESTS AND LIENS AGAINST THE PROPERTY OFFERED FOR DEDICATION AND TRANSFER TO THE PUBLIC AND CITY OF NORTHGLENN CONSENTS AND APPROVES OF SUCH DEDICATIONS AND TRANSFERS AND SUBORDINATES AND RELEASES ITS INTERESTS TO SUCH DEDICATED AND TRANSFERRED PROPERTY.

IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

[PRINTED NAME OF MORTGAGE INTEREST HOLDER]

IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

[PRINTED NAME OF OWNER]

STATE OF COLORADO }
COUNTY OF ADAMS } SS

ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 20____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

[SEAL]

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

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, 2ND AMENDMENT IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF NORTHGLENN.

DIRECTOR, PLANNING AND DEVELOPMENT _____

DIRECTOR, PUBLIC WORKS _____

CHAIR, PLANNING COMMISSION _____

MAYOR, CITY OF NORTHGLENN _____

Recordation Certificate

STATE OF COLORADO }
COUNTY OF ADAMS } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED OF RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____

RECEPTION NO. _____ FILED _____ MAP _____

BY: _____
CLERK AND RECORDER

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REVISION	DATE
1-ADDITIONAL EASEMENTS	-01/26/2020 JS
2-CLIENT COMMENTS	-03/17/2020 JS
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KARL'S FARM FILING NO. 1
2ND AMENDMENT

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
4501 LOCAN ST.
DENVER, CO 80216
TEL: (303) 982-9180
FAX: (303) 982-9180

JOB NUMBER: 19-73,011
DATE: 11-18-2019
DRAWN BY: J. STEPHENSON
CHECKED BY: JMB/BL
SHEET 1 OF 9

BY: JSTEPHENSON FILE: Z73011-SUBDIVISION_REV: 4-C18.DWG DATE: 9/16/2020 12:16 PM

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 9

Notes

- LAND TITLE GUARANTEE COMPANY ORDER NUMBER ABC70597944-4, DATED OCTOBER 23, 2018 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: A BEARING OF N89°54'49"E ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AS SHOWN ON THE PLAT OF KARL'S FARM FILING NO. 1, AS RECORDED IN ADAMS COUNTY AT REC. NO. 2019000055836, BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T1S R68W S35 S2 T2S 1991 RLS 11434" IN RANGE BOX AT THE SOUTH QUARTER CORNER, AND A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T1S S35 S36 S2 S1 T2S R68W 1991 RLS NO. 11434" AT THE SOUTHEAST CORNER AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: OCTOBER 24 & 25, 2019 (CREW CHIEF J. FOWLER)
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 533,148 SQ. FT. OR 12.23 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	JUNE 30, 1947	BOOK 339, PAGE 206	EASEMENT (BLANKET OVER THE WEST 1/2 OF SE 1/4 OF SECTION 35)
#11	AUG. 21, 1986	BOOK 3189, PAGE 608	TERMS, CONDITIONS, PROVISIONS, BURDENS & OBLIGATIONS CONTAINED IN AGREEMENT
#16	MAR. 20, 2002	REC. NO. C0943381	TERMS, CONDITIONS, PROVISIONS, BURDENS & OBLIGATIONS CONTAINED IN EASEMENT AGREEMENT (BLANKET IN NATURE)
#18	MAY 20, 2002	REC. NO. C0971636	REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#12	SEPT. 05, 1989	BOOK 3598, PAGE 595	STORM SEWER EASEMENT (NOT LOCATED ON OR DIRECTLY ADJACENT TO SUBJECT PROPERTY)
#13	AUG. 30, 1999	REC. NO. C0585037	DRAINAGE & TEMPORARY CONSTRUCTION EASEMENT (NOT LOCATED ON OR DIRECTLY ADJACENT TO SUBJECT PROPERTY)
- ITEMS 10, 11, 14, 15 AND 17 OF SCHEDULE B EXCEPTIONS OF THE ABOVE REFERENCED TITLE DOCUMENT ARE LISTED AS BEING INTENTIONALLY DELETED.

Legend

- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ⊕ FOUND BRASS TAG AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON'S SURV 38174"
- (AM) AS MEASURED AT TIME OF SURVEY

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KARL'S FARM FILING NO. 1
2ND AMENDMENT

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
4501 LOCAN ST.
DENVER, CO 80216
PHONE (303) 923-7878
FAX (303) 923-7180



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JOB NUMBER:
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DATE:
11-18-2019

DRAWN BY:
J. STEPHENSON

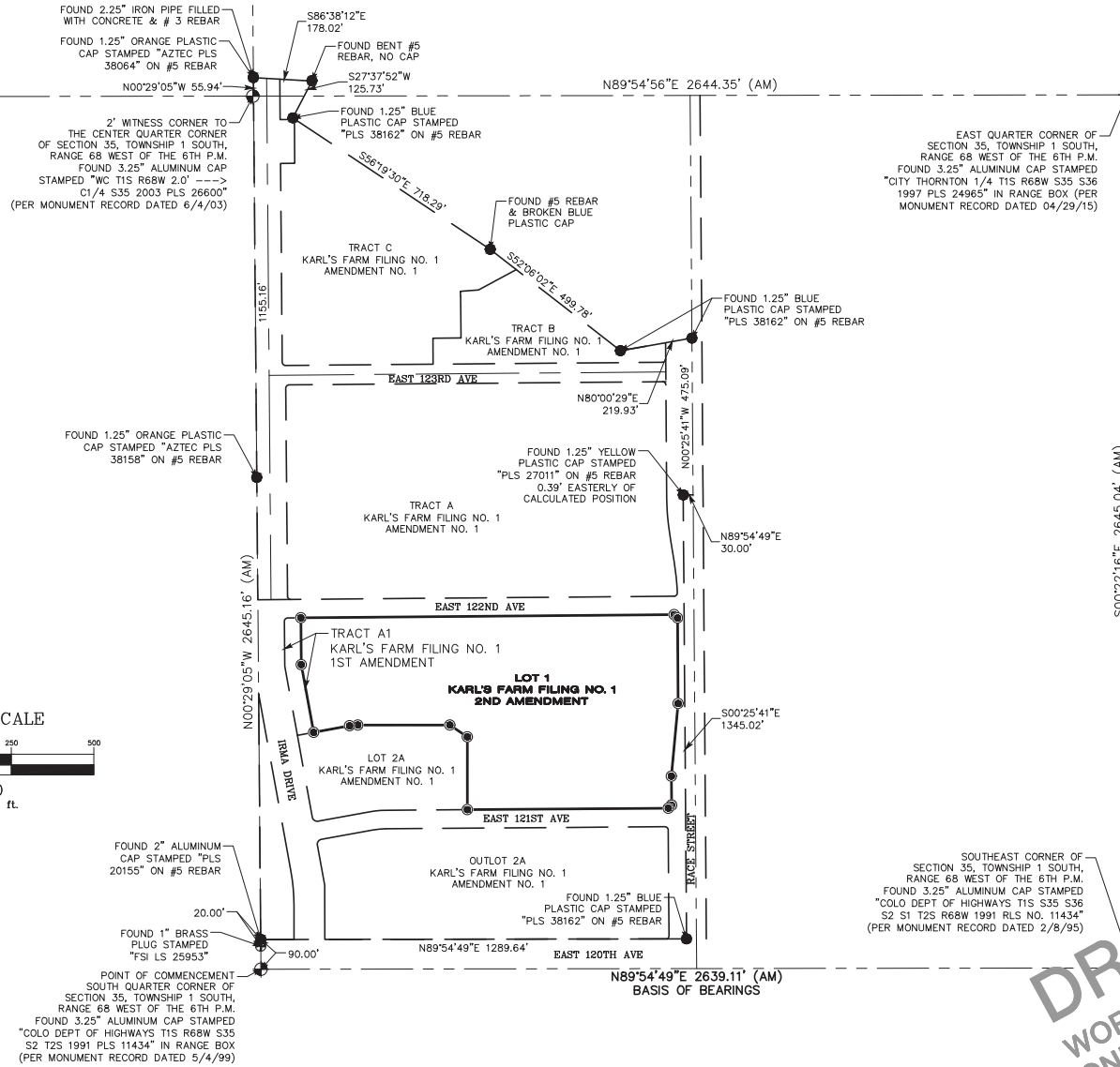
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SHEET 2 OF 9

BY:JSTEPHENSON FILE:Z3011-SUBDIVISION_REV4-C18.DWG DATE:9/16/2020 12:17 PM

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 9



BY: JSTEPHENSON FILE: 73011-SUBDIVISION_REV: 4-C18.DWG DATE: 9/16/2020 12:17 PM

REVISION	DATE
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**KARL'S FARM FILING NO. 1
2ND AMENDMENT**

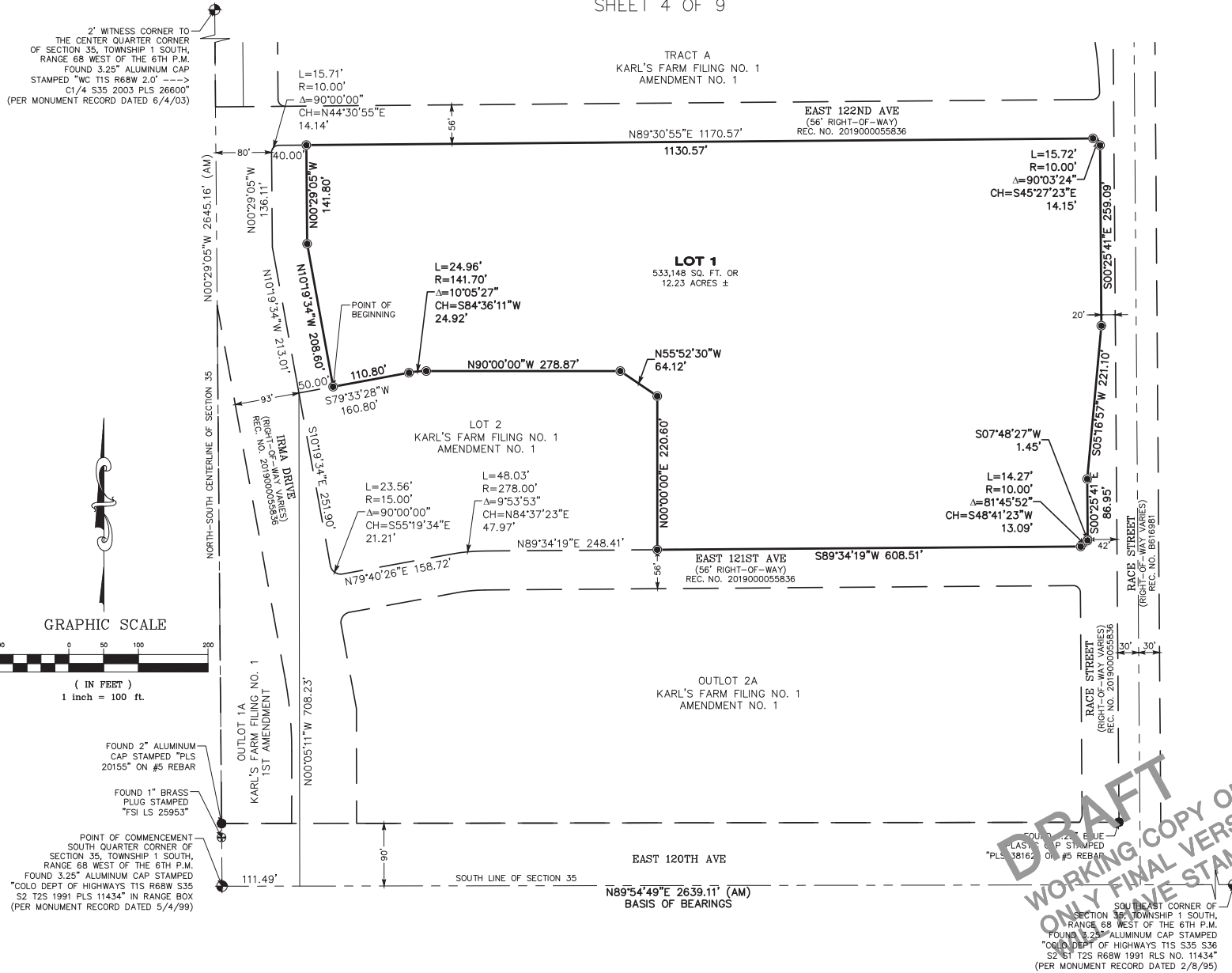
Flatrons, Inc.
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FAX: (303) 923-3180

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DRAWN BY: J. STEPHENSON
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SHEET 3 OF 9

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A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE
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CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 9



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KARL'S FARM FILING NO. 1
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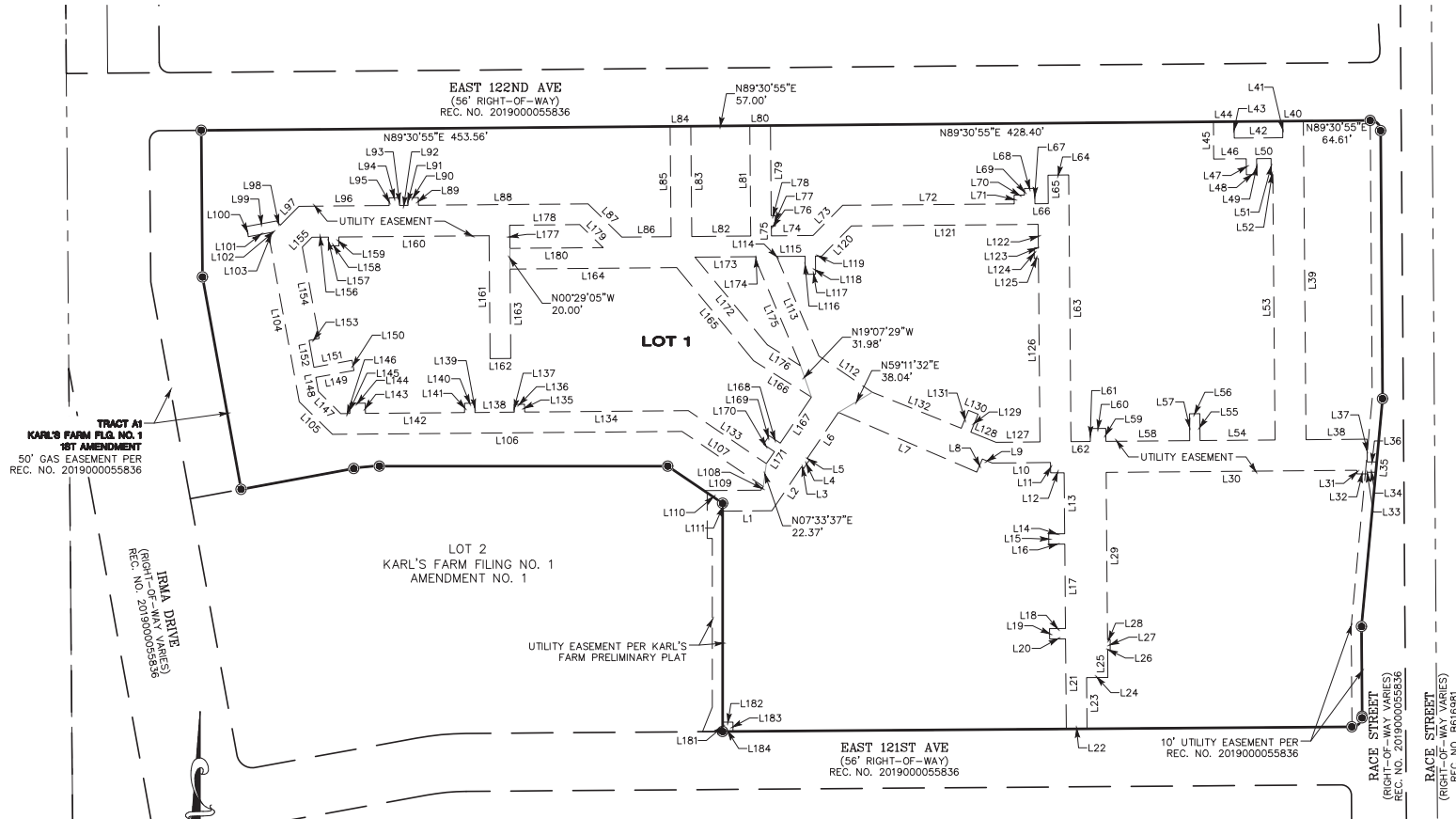
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SHEET 4 OF 9

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KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 9



TRACT A1
KARL'S FARM P.L.G. NO. 1
1ST AMENDMENT
50' GAS EASEMENT PER
REC. NO. 2019000055836

IRMA DRIVE
(RIGHT-OF-WAY VARIES)
REC. NO. 2019000055836

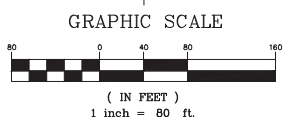
LOT 2
KARL'S FARM FILING NO. 1
AMENDMENT NO. 1

UTILITY EASEMENT PER KARL'S
FARM PRELIMINARY PLAT

EAST 121ST AVE
(56' RIGHT-OF-WAY)
REC. NO. 2019000055836

RACE STREET
(RIGHT-OF-WAY VARIES)
REC. NO. 2019000055836

RACE STREET
(RIGHT-OF-WAY VARIES)
REC. NO. B616951



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KARL'S FARM FILING NO. 1
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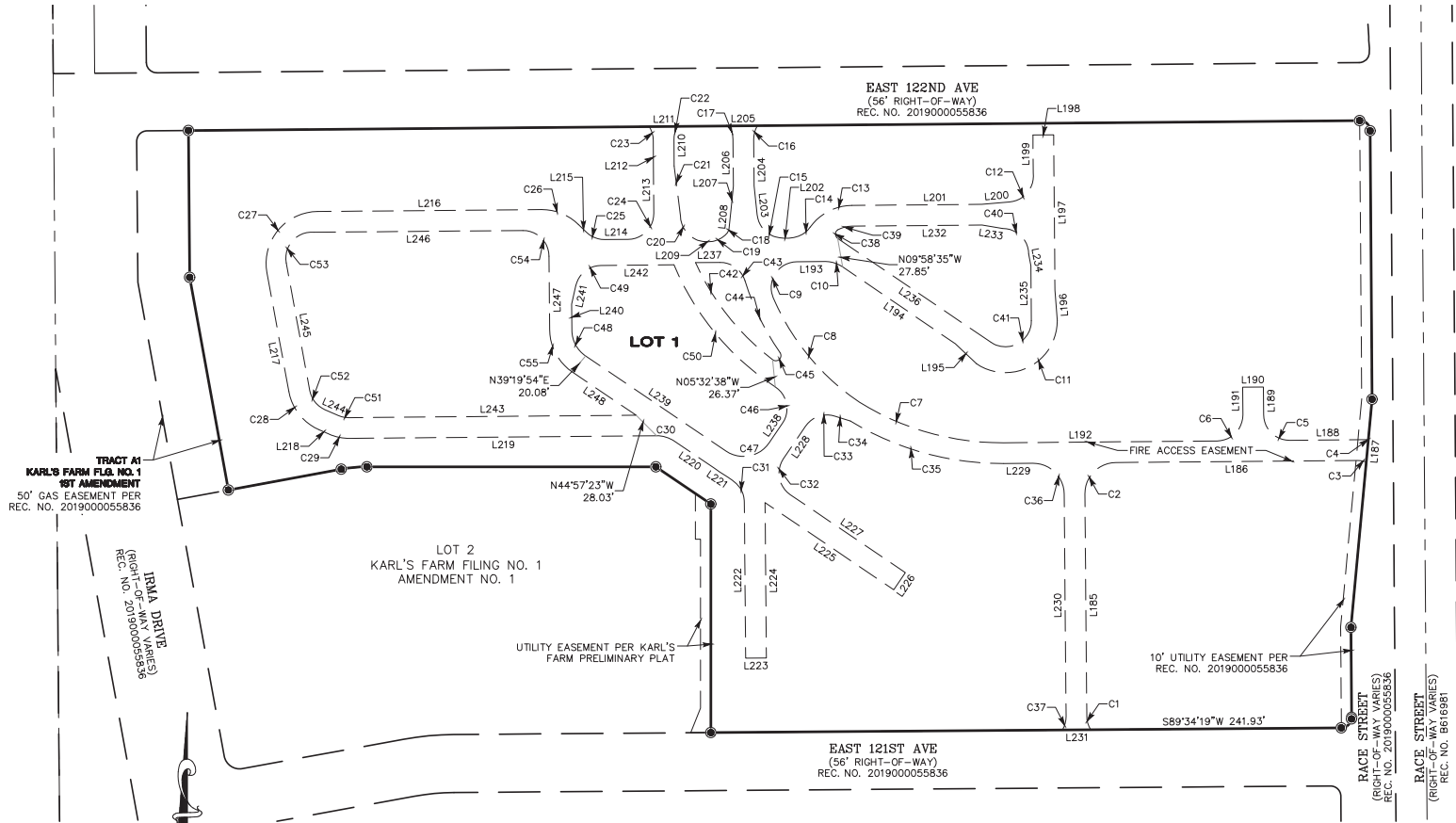
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SHEET 5 OF 9

BY:JSTEPHENSON FILE:73011-SUBDIVISION_REV4-C18.DWG DATE:9/16/2020 12:19 PM

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE
 SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 6 OF 9



TRACT M1
 KARL'S FARM FILING NO. 1
 1ST AMENDMENT
 50' GAS EASEMENT PER
 REC. NO. 2019000055836

IRMA DRIVE
 (RIGHT-OF-WAY VARIES)
 REC. NO. 2019000055836

LOT 2
 KARL'S FARM FILING NO. 1
 AMENDMENT NO. 1

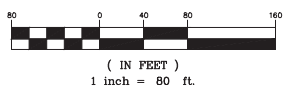
UTILITY EASEMENT PER KARL'S
 FARM PRELIMINARY PLAT

10' UTILITY EASEMENT PER
 REC. NO. 2019000055836

EAST 121ST AVE
 (56' RIGHT-OF-WAY)
 REC. NO. 2019000055836

EAST 122ND AVE
 (56' RIGHT-OF-WAY)
 REC. NO. 2019000055836

GRAPHIC SCALE



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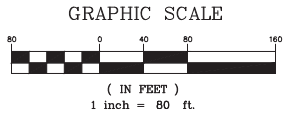
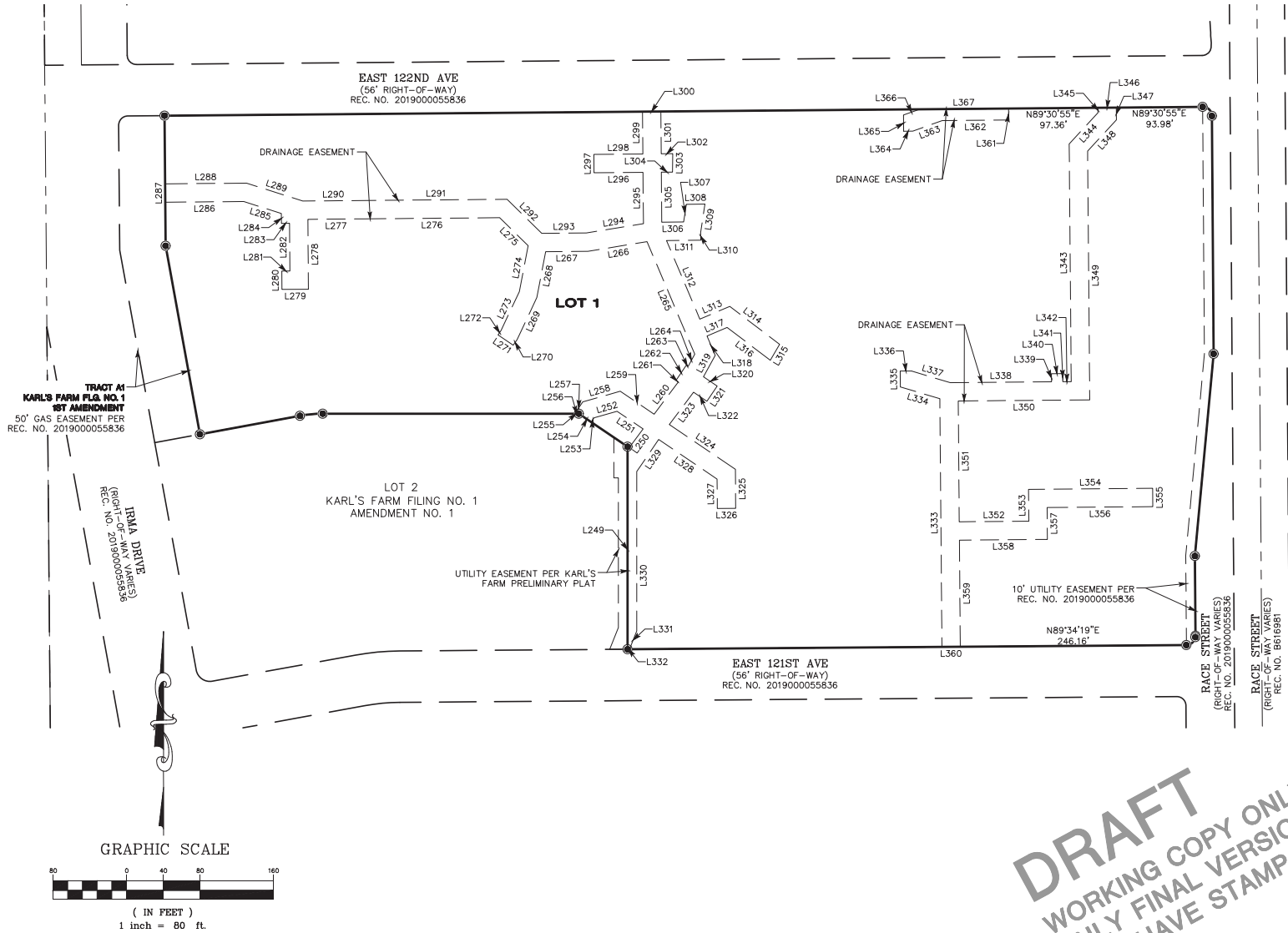
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JMB/BL

SHEET 6 OF 9

BY:JSTEPHENSON FILE:73011-SUBDIVISION_REV:4-C18.DWG DATE:9/16/2020 12:19 PM

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 9



REVISION	DATE
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A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 9

UTILITY EASEMENT LINE TABLE
LINE # LENGTH DIRECTION
L1 47.61 S89°30'55"W
L2 51.16 S34°05'38"W
L3 2.52 N55°52'30"W
L4 10.00 S34°07'30"W
L5 2.53 S55°54'14"E
L6 53.68 S34°05'56"W
L7 145.63 N66°39'42"W
L8 13.71 S23°20'18"W
L9 10.23 N67°59'05"W
L10 56.41 S89°30'55"W
L11 9.99 N00°28'50"W
L12 13.16 S89°32'49"W
L13 59.00 N00°28'59"W
L14 15.41 N89°30'55"E
L15 9.99 N00°29'05"W
L16 15.41 S89°30'55"W
L17 81.51 N00°28'59"W
L18 15.38 N89°29'17"E
L19 10.00 N00°29'05"W
L20 15.38 S89°30'55"W

UTILITY EASEMENT LINE TABLE
LINE # LENGTH DIRECTION
L21 87.18 N00°28'59"W
L22 20.00 S89°34'19"W
L23 49.52 S00°27'15"E
L24 20.57 S89°30'55"W
L25 26.51 S00°29'11"E
L26 2.50 S89°40'57"W
L27 10.00 S00°29'05"E
L28 2.50 S89°30'55"E
L29 161.69 S00°29'05"E
L30 242.51 S89°30'55"W
L31 3.57 N00°29'05"W
L32 10.00 S89°30'55"W
L33 1.55 S01°05'11"E
L34 8.32 S89°26'25"W
L35 10.05 S05°17'19"W
L36 9.30 N89°41'52"E
L37 21.99 S00°31'34"E
L38 58.89 N89°30'55"E
L39 308.06 S00°29'06"E
L40 20.00 N89°30'55"E

UTILITY EASEMENT LINE TABLE
LINE # LENGTH DIRECTION
L41 16.01 N00°29'14"W
L42 46.99 N89°30'55"E
L43 16.01 S00°29'05"E
L44 20.00 N89°30'55"E
L45 36.00 N00°29'11"W
L46 31.49 S89°31'50"W
L47 15.50 N00°29'05"W
L48 10.00 S89°30'55"W
L49 15.51 S00°29'05"E
L50 14.00 S89°32'19"W
L51 15.50 N00°29'05"W
L52 1.50 S89°30'55"W
L53 256.55 N00°29'05"W
L54 72.50 N89°30'55"E
L55 26.00 S00°29'05"E
L56 10.00 N89°30'55"E
L57 25.99 N00°28'59"W
L58 81.12 N89°30'36"E
L59 12.50 S00°29'05"E
L60 15.00 N89°30'55"E

UTILITY EASEMENT LINE TABLE
LINE # LENGTH DIRECTION
L61 12.50 N00°29'05"W
L62 18.75 N89°30'55"E
L63 257.83 S00°29'06"E
L64 20.00 N89°29'40"E
L65 27.50 N00°29'05"W
L66 13.00 N89°30'55"E
L67 14.81 S00°29'05"E
L68 10.00 N89°30'55"E
L69 6.40 N00°28'55"W
L70 10.00 N89°30'55"E
L71 8.42 N00°28'57"W
L72 165.82 N89°30'55"E
L73 40.87 N44°30'55"E
L74 40.31 N89°30'55"E
L75 9.50 S00°29'05"E
L76 3.95 S89°30'55"W
L77 10.00 S00°29'05"E
L78 3.95 N89°30'55"E
L79 87.14 S00°29'05"E
L80 20.00 N89°30'54"E

UTILITY EASEMENT LINE TABLE
LINE # LENGTH DIRECTION
L81 106.64 N00°29'05"W
L82 57.00 N89°30'55"E
L83 106.64 S00°29'05"E
L84 20.00 N89°30'55"E
L85 106.64 N00°29'05"W
L86 47.59 N89°30'55"E
L87 45.82 S45°29'05"E
L88 164.14 N89°31'04"E
L89 7.46 S00°28'54"E
L90 10.00 N89°30'55"E
L91 7.46 N00°28'54"W
L92 8.33 N89°30'55"E
L93 7.47 S00°29'03"E
L94 10.00 N89°30'46"E
L95 7.47 N00°29'03"W
L96 87.27 N89°30'55"E
L97 25.42 N44°30'09"E
L98 5.53 S45°29'05"E
L99 29.43 N79°41'18"E
L100 10.01 N10°19'22"W

UTILITY EASEMENT LINE TABLE
LINE # LENGTH DIRECTION
L101 24.24 S79°40'26"W
L102 0.34 N45°29'05"W
L103 5.93 N44°30'55"E
L104 162.14 N10°26'32"W
L105 44.97 N45°29'05"W
L106 338.09 S89°30'55"W
L107 94.99 N55°52'21"W
L108 4.24 N34°06'03"E
L109 55.02 N89°30'55"E
L110 21.85 N55°52'30"W
L111 7.59 N00°00'00"E
L112 62.32 S55°50'48"E
L113 104.47 S22°59'05"E
L114 0.08 S00°29'05"E
L115 27.37 S89°30'55"W
L116 17.50 N00°29'05"W
L117 10.00 S89°30'55"W
L118 17.50 S00°29'05"E
L119 6.23 S89°30'55"W
L120 40.87 S44°30'55"W

UTILITY EASEMENT LINE TABLE
LINE # LENGTH DIRECTION
L121 180.54 S89°30'55"W
L122 23.00 N00°29'05"W
L123 4.01 N89°30'55"E
L124 10.00 N00°29'05"W
L125 4.01 S89°30'55"W
L126 177.32 N00°29'05"W
L127 42.43 N89°30'55"E
L128 26.33 S67°59'05"E
L129 18.69 S22°00'55"W
L130 10.00 S67°59'05"E
L131 18.69 N22°00'55"E
L132 92.84 S68°00'22"E
L133 91.22 N55°52'43"W
L134 158.26 S89°30'55"W
L135 7.46 N00°29'05"W
L136 10.00 S89°30'55"W
L137 7.46 S00°29'05"E
L138 38.05 S89°30'55"W
L139 9.00 N00°29'05"W
L140 10.00 S89°30'55"W

UTILITY EASEMENT LINE TABLE
LINE # LENGTH DIRECTION
L141 9.00 S00°29'05"E
L142 95.92 S89°30'55"W
L143 9.93 N00°29'05"W
L144 15.00 S89°30'55"W
L145 9.93 S00°29'05"E
L146 8.79 S89°30'55"W
L147 30.37 N45°29'05"W
L148 13.92 N10°26'32"W
L149 37.49 N79°40'26"E
L150 10.00 N10°19'34"W
L151 37.55 S79°40'26"W
L152 26.44 N10°20'31"W
L153 10.00 N79°33'28"E
L154 89.86 N10°26'32"W
L155 13.31 N44°30'55"E
L156 15.98 N89°30'55"E
L157 8.50 S00°29'05"E
L158 10.00 N89°30'55"E
L159 8.50 N00°29'05"W
L160 145.28 N89°30'55"E

UTILITY EASEMENT LINE TABLE
LINE # LENGTH DIRECTION
L161 118.83 S00°29'04"E
L162 20.00 N89°32'10"E
L163 86.43 N00°29'05"W
L164 161.27 N89°30'55"E
L165 116.55 S39°33'13"E
L166 66.17 S57°49'35"E
L167 53.77 S34°07'30"W
L168 12.86 N55°52'30"W
L169 10.01 S34°05'52"W
L170 12.85 S55°54'00"E
L171 13.92 S34°07'30"W
L172 109.98 S39°33'13"E
L173 59.12 S89°30'55"W
L174 4.06 N00°29'05"W
L175 110.22 N22°59'05"W
L176 38.00 S57°49'17"E
L177 22.40 S00°29'05"E
L178 67.76 S89°30'55"W
L179 31.68 N45°29'05"W
L180 90.16 N89°30'55"E

UTILITY EASEMENT LINE TABLE
LINE # LENGTH DIRECTION
L181 9.04 N00°00'00"E
L182 10.00 N90°00'00"E
L183 8.96 S00°00'18"E
L184 10.00 S89°34'19"W

FIRE ACCESS ESMT LINE TABLE
LINE # LENGTH DIRECTION
L185 214.75 S00°29'05"E
L186 233.43 S89°30'55"W
L187 21.59 S05°16'57"W
L188 75.18 N89°30'55"E
L189 26.72 S00°29'05"E
L190 20.00 N89°30'55"E
L191 26.72 N00°29'05"W
L192 206.20 N89°30'55"E
L193 27.83 S89°30'55"W
L194 131.51 N55°39'26"W
L195 28.17 N46°40'54"W
L196 29.19 S04°24'51"E
L197 150.09 S00°29'06"E
L198 20.00 N89°29'40"E
L199 36.53 N00°29'01"W
L200 26.81 N85°11'37"E
L201 125.43 N89°30'55"E
L202 6.09 N89°30'55"E
L203 28.17 S06°03'35"E
L204 45.02 S00°29'05"E

FIRE ACCESS ESMT LINE TABLE
LINE # LENGTH DIRECTION
L205 27.30 N89°30'55"E
L206 45.02 N00°29'05"W
L207 20.30 N05°44'54"E
L208 20.33 N05°44'54"E
L209 1.27 N89°30'55"E
L210 25.08 S00°29'02"E
L211 27.30 N89°30'55"E
L212 25.26 N00°29'07"W
L213 45.37 N00°29'04"W
L214 22.75 N89°30'55"E
L215 10.51 S45°29'05"E
L216 216.44 N89°30'55"E
L217 116.76 N10°26'32"W
L218 10.32 N66°17'45"W
L219 295.94 S89°30'55"W
L220 46.73 N55°52'30"W
L221 21.63 N55°52'30"W
L222 150.68 N00°29'05"W
L223 20.00 S89°30'55"W
L224 150.00 S00°29'05"E

FIRE ACCESS ESMT LINE TABLE
LINE # LENGTH DIRECTION
L225 150.00 N55°52'30"W
L226 20.00 S34°07'30"W
L227 134.05 S55°52'30"E
L228 37.90 S34°07'30"W
L229 28.10 S89°30'55"W
L230 214.68 N00°29'05"W
L231 27.29 S89°34'22"W
L232 125.43 N89°30'55"E
L233 20.16 S80°29'05"E
L234 11.52 S10°29'05"E
L235 52.82 S00°29'05"E
L236 178.70 N55°52'30"W
L237 23.56 N89°30'55"E
L238 22.99 N34°07'30"E
L239 163.80 S55°52'30"E
L240 25.33 S00°29'09"E
L241 18.31 S12°37'32"W
L242 70.59 S89°30'55"W
L243 277.38 S89°30'55"W
L244 14.04 N66°17'45"W

FIRE ACCESS ESMT LINE TABLE
LINE # LENGTH DIRECTION
L245 125.37 N10°26'32"W
L246 201.66 N89°31'02"E
L247 70.86 S00°29'05"E
L248 74.34 S55°52'30"E

FIRE ACCESS EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1 13.64 25.00 31°15'57" S16°07'04"E 13.47					
C2 47.12 30.00 90°00'00" S44°30'55"W 42.43					
C3 8.61 24.96 19°46'02" N80°37'04"W 8.57					
C4 0.74 25.00 1°42'12" N88°39'49"E 0.74					
C5 39.27 25.01 89°56'54" S45°29'05"E 35.36					
C6 39.26 25.01 89°56'14" N44°30'55"E 35.36					
C7 146.41 260.00 32°15'50" S74°17'22"E 144.48					
C8 132.58 230.00 33°01'43" S39°32'17"E 130.76					
C9 49.10 25.00 112°32'21" S33°14'45"W 41.58					
C10 17.44 30.41 32°51'15" N72°30'31"W 17.20					
C11 108.74 50.00 124°36'35" S61°49'12"W 88.54					
C12 40.49 25.29 91°44'24" N39°04'11"E 36.30					
C13 47.11 50.00 53°59'10" N62°31'20"E 45.39					
C14 23.56 25.00 53°59'10" N62°31'20"E 22.69					
C15 36.72 25.00 84°09'04" S48°08'08"E 33.51					
C16 13.68 25.00 31°21'07" S15°11'29"W 13.51					
C17 13.68 25.00 31°21'08" N16°09'39"W 13.51					
C19 19.42 24.99 44°36'56" S71°54'46"E 18.93					
C20 39.37 25.41 88°46'59" S45°35'32"E 35.99					
C21 48.80 249°55'49" S10°19'31"E 46.80					

REVISION	DATE
1-ADDITIONAL EASEMENTS	-01/26/2020 JS
2-CLIENT COMMENTS	-03/17/2020 JS
3-CLIENT COMMENTS	-03/30/2020 JS
4-EASEMENT REVISIONS	-06/29/2020 JS
5-ESMT & PERT REVISIONS	-09/16/2020 JS
6	
7	
8	
9	

**KARL'S FARM FILING NO. 1
2ND AMENDMENT**

Flatiron, Inc.
Land Surveying Services
www.FlatironInc.com
4501 LOCAN ST.
DENVER, CO 80216
PHONE (303) 923-9187
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JOB NUMBER:
19-73,011
DATE:
11-18-2019
DRAWN BY:
J. STEPHENSON
CHECKED BY:
JMB/BL

SHEET 8 OF 9

BY: JSTEPHENSON FILE: Z73011-SUBDIVISION_REV4-C18.DWG DATE: 9/16/2020 12:20 PM

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 9

FIRE ACCESS EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C22	13.68	25.00	31°21'08"	S15°11'29"W	13.51
C23	13.68	25.00	31°21'05"	N16°09'40"W	13.51
C24	39.27	25.00	90°00'00"	N44°30'55"E	35.36
C25	19.63	25.00	45°00'00"	S67°59'05"E	19.13
C26	39.27	49.93	45°04'12"	S67°59'05"E	38.27
C27	87.23	50.00	99°57'27"	N39°32'11"E	76.58
C28	48.74	50.00	55°51'13"	N38°22'08"W	46.83
C29	21.11	50.00	24°11'20"	N78°23'25"W	20.95
C30	18.12	30.00	34°36'35"	N73°10'48"W	17.85
C31	24.17	25.00	55°23'25"	N28°10'48"W	23.24
C32	39.27	25.00	90°00'00"	S10°52'30"E	35.36
C33	32.65	25.00	74°49'01"	S71°32'00"W	30.37
C34	15.18	260.00	3°20'40"	N72°43'49"W	15.17
C35	155.66	280.00	31°51'06"	N74°29'48"W	153.66
C36	47.12	30.00	90°00'00"	N45°29'05"W	42.43
C37	13.69	25.00	31°22'42"	N15°12'16"E	13.52
C38	9.71	5.04	110°17'32"	N00°27'42"W	8.28
C39	14.55	30.00	27°47'40"	N75°37'05"E	14.41
C40	39.27	25.00	90°00'00"	S45°29'05"E	35.36
C41	54.37	25.00	124°36'35"	S61°49'12"W	44.27

FIRE ACCESS EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C42	120.95	240.00	28°52'28"	N38°25'45"W	119.67
C43	32.03	25.00	73°23'48"	S53°47'11"E	29.88
C44	77.57	250.00	17°46'37"	S25°58'35"E	77.26
C45	14.14	5.00	161°59'55"	S46°08'03"W	9.88
C46	39.68	25.00	90°55'21"	N11°20'30"W	35.64
C47	47.12	30.00	90°00'00"	N79°07'30"E	42.43
C48	29.01	29.93	55°31'31"	S28°10'48"E	27.89
C49	33.55	25.00	76°53'23"	S51°04'14"W	31.09
C50	155.40	260.00	34°14'43"	N39°41'09"W	153.10
C51	10.55	25.00	24°11'20"	N78°23'25"W	10.48
C52	24.37	25.00	55°51'13"	N38°22'08"W	23.42
C53	46.12	25.09	105°19'26"	N42°11'44"E	39.90
C54	39.27	25.00	90°00'00"	S45°29'05"E	35.36
C55	48.34	50.00	55°23'25"	S28°10'48"E	46.48

DRAINAGE ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
L249	217.22	N00°00'00"E
L250	28.32	N36°45'20"E
L251	34.38	N55°52'30"W
L252	25.86	S74°07'30"W
L253	5.69	S34°07'30"W
L254	16.32	N55°52'30"W
L255	4.44	N90°00'00"W
L256	4.44	N90°00'00"W
L257	15.47	N34°07'30"E
L258	42.46	N74°07'30"E
L259	44.62	S55°52'30"E
L260	43.97	N36°45'20"E
L261	3.03	N55°52'30"W
L262	20.00	N34°07'30"E
L263	2.42	S55°52'30"E
L264	15.17	N28°16'11"E
L265	133.06	N22°59'05"W
L266	65.28	S80°44'27"W
L267	46.00	S89°30'55"W
L268	50.73	S10°49'34"W

DRAINAGE ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
L269	50.71	S25°09'20"W
L270	7.45	S34°07'30"W
L271	20.00	N55°52'30"W
L272	5.88	N34°07'30"E
L273	46.62	N25°09'20"E
L274	51.06	N10°49'34"E
L275	43.40	N45°29'05"W
L276	147.47	S89°31'05"W
L277	61.43	S89°30'30"W
L278	76.12	S00°29'05"E
L279	28.83	S89°30'55"W
L280	20.00	N00°29'05"W
L281	8.83	N89°30'55"E
L282	51.95	N00°29'05"W
L283	8.83	S89°30'55"W
L284	10.80	N00°29'05"W
L285	42.94	N72°23'13"W
L286	85.53	S89°32'01"W
L287	20.00	N00°29'05"W
L288	88.71	N89°32'01"E

DRAINAGE ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
L289	64.29	S72°23'13"E
L290	66.78	N89°30'33"E
L291	155.76	N89°31'05"E
L292	52.89	S45°29'05"E
L293	48.52	N89°30'24"E
L294	63.02	N80°44'27"E
L295	55.91	N00°29'02"W
L296	53.28	S89°30'55"W
L297	20.00	N00°29'05"W
L298	53.28	N89°30'55"E
L299	46.11	N00°29'08"W
L300	20.00	N89°30'55"E
L301	46.11	S00°29'08"E
L302	12.62	N89°30'55"E
L303	20.00	S00°46'36"W
L304	12.18	S89°30'55"W
L305	54.49	S00°29'05"E
L306	23.83	N89°30'55"E
L307	19.54	N08°33'33"E
L308	20.25	N89°30'55"E

DRAINAGE ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
L309	31.26	S08°33'33"W
L310	8.43	S01°19'47"E
L311	37.40	S89°30'55"W
L312	92.98	S22°59'05"E
L313	35.37	N67°00'55"E
L314	68.30	S52°47'00"E
L315	20.13	S30°29'38"W
L316	59.06	N52°47'19"W
L317	23.78	S67°00'55"W
L318	22.86	S22°59'05"E
L319	26.63	S28°46'03"W
L320	18.14	S55°52'30"E
L321	20.00	S34°07'30"W
L322	17.62	N55°52'30"W
L323	43.97	S36°45'20"W
L324	86.84	S55°52'30"E
L325	42.55	S00°29'09"E
L326	20.00	S89°30'55"W
L327	32.05	N00°29'05"W
L328	76.86	N55°52'30"W

DRAINAGE ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
L329	42.26	S34°22'27"W
L330	173.73	S00°00'00"E
L331	21.34	S21°36'39"W
L332	2.14	S89°34'19"W
L333	270.32	N00°28'57"W
L334	44.88	N73°18'23"W
L335	17.34	N00°29'05"W
L336	12.34	S89°27'38"E
L337	44.02	S73°18'23"E
L338	110.22	N89°30'55"E
L339	8.83	N00°29'05"W
L340	12.33	N89°30'55"E
L341	8.83	S00°29'05"E
L342	9.14	N89°30'55"E
L343	258.92	N00°29'05"W
L344	46.26	N42°39'50"E
L345	5.39	N00°29'32"W
L346	20.00	N89°30'55"E
L347	13.29	S00°29'05"E
L348	46.27	S42°39'25"W

DRAINAGE ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
L349	271.01	S00°29'05"E
L350	143.21	S89°30'55"W
L351	131.58	S00°28'57"E
L352	75.79	N89°30'55"E
L353	34.68	N00°29'05"W
L354	135.15	N89°30'55"E
L355	20.00	S00°29'05"E
L356	115.15	S89°30'55"W
L357	34.68	S00°29'05"E
L358	95.79	S89°30'55"W
L359	116.14	S00°28'57"E
L360	20.00	S89°34'19"W
L361	12.50	N00°29'05"W
L362	72.42	N89°30'02"E
L363	33.99	N70°08'59"E
L364	9.98	N89°30'55"E
L365	17.69	S00°29'05"E
L366	18.41	S70°08'59"W
L367	97.10	S89°30'55"W

REVISION	DATE
1-ADDITIONAL EASEMENTS	-01/26/2020 JS
2-CLIENT COMMENTS	-03/17/2020 JS
3-CLIENT COMMENTS	-03/20/2020 JS
4-EASEMENT REVISIONS	-06/29/2020 JS
5-ESMT & PERT REVISIONS	-09/16/2020 JS
6	
7	
8	
9	

KARL'S FARM FILING NO. 1
2ND AMENDMENT

Flatrons, Inc.
Land Surveying Services
www.FlatronsInc.com
4501 LOCAN ST.
DENVER, CO 80216
PHONE: (303) 923-9197
FAX: (303) 923-9180



DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP AND SIGNATURE

JOB NUMBER:
19-73,011
DATE:
11-18-2019
DRAWN BY:
J. STEPHENSON
CHECKED BY:
JMB/BL
SHEET 9 OF 9

BY:JSTEPHENSON FILE:Z73011-SUBDIVISION_REV:4-C18.DWG DATE:9/16/2020 12:21 PM

KARL'S FARM MULTI-FAMILY

ATTACHMENT D

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

PROJECT DESCRIPTION

KARL'S FARM MULTI-FAMILY WILL INCLUDE 385 FOR RENT UNITS IN (18) 3-STORY WOOD FRAMED RESIDENTIAL APARTMENT BUILDINGS OF TYPE V-B CONSTRUCTION and (1) 4-STORY WITH A BASEMENT WOOD FRAMED RESIDENTIAL APARTMENT BUILDING OF TYPE V-A CONSTRUCTION. ALSO INCLUDED ARE A LEASING AND CLUBHOUSE BUILDING AND FITNESS BUILDING FRONTING AN OUTDOOR SWIMMING POOL. VARIOUS ACCESSORY STRUCTURES FOR MAIL, TRASH, DOG SPA, AND BIKE REPAIR ARE ALSO INCLUDED.

SITE DATA TABLE

LOT SIZE	532,739 SF - 12.23 acres	
ZONING OF THE SITE	KARL'S FARM PD MIXED USE (MU)	
	AREA	PERCENTAGE
BUILDING COVERAGE	171,595 SF	32%
PARKING COVERAGE	48,787 SF	9%
LANDSCAPING COVERAGE	146,797 SF	27%
IMPERVIOUS COVERAGE	385,941 SF	72%
PARKING REQUIRED	NUMBER	RATIO
VEHICLE	474*	1.23
	REQUIRED	PROPOSED
BICYCLE	75	75
PARKING PROVIDED	NUMBER	RATIO
	497	1.29
	REQUIRED	PROPOSED
ACCESSIBLE PARKING	10	10
	MINIMUM	PROPOSED
SETBACKS	0 FT	10 TO 15 FT
DENSITY	ALLOWED	PROPOSED
BASED ON GROSS ACREAGE OF PLANNING AREA C. NET DENSITY MAY BE HIGHER.	20-30	30.6

*PER LIDO SECTION 4.5 ELECTRIC VEHICLE CHARGING STATIONS. THIS PROJECT QUALIFIES FOR A 10 PARKING REDUCTION BY PROVIDING 5% OF SPACES BY CHARGING SPACES (FULLY FUNCTIONAL)

BUILDING INFORMATION

BUILDING	BUILDING TYPE	STORIES	MAXIMUM BUILDING HEIGHT	PROPOSED BUILDING HEIGHT
1	B	3	60'-0" MAX	50'-0" MAX
2	C	3	60'-0" MAX	50'-0" MAX
3	C	3	60'-0" MAX	50'-0" MAX
4	A	3	60'-0" MAX	50'-0" MAX
5	A	3	60'-0" MAX	50'-0" MAX
6	A	3	60'-0" MAX	50'-0" MAX
7	C	3	60'-0" MAX	50'-0" MAX
8	E	3	60'-0" MAX	50'-0" MAX
9	E	3	60'-0" MAX	50'-0" MAX
10	E	3	60'-0" MAX	50'-0" MAX
11	B	3	60'-0" MAX	50'-0" MAX
12	B	3	60'-0" MAX	50'-0" MAX
13	MAIL / BIKE	1	60'-0" MAX	30'-0" MAX
14	B	3	60'-0" MAX	50'-0" MAX
15	B	3	60'-0" MAX	50'-0" MAX
16	B	3	60'-0" MAX	50'-0" MAX
17	C	3	60'-0" MAX	50'-0" MAX
18	C	3	60'-0" MAX	50'-0" MAX
19	CLUBHOUSE	SPLIT LEVEL	60'-0" MAX	40'-0" MAX
20	FITNESS	1	60'-0" MAX	32'-0" MAX
21	B	3	60'-0" MAX	50'-0" MAX
22	D	4	60'-0" MAX	50'-0" MAX
23	DOG WASH	1	60'-0" MAX	33'-0" MAX

PARKING

TYPE	COUNT	REQUIRED
GARAGE	212	STUDIO UNITS (75) @ 1 SP/UNIT = 75 1 BEDRM UNITS (222) @ 1.25 SP/UNIT = 278
STANDARD SURFACE	270	2 BEDRM UNITS (55) @ 1.5 SP/UNIT = 83 3 BEDRM UNITS (21) @ 2 SP/UNIT = 42 GUEST PARKING 10% OF TOTAL REQ. = 48
		TOTAL = 526
		10% PARKING REDUCTION FOR EV* = -52
		FINAL TOTAL REQ. = 474
GARAGE HANDICAP	5	PER TABLE 1106.1 (2% OF TOTAL SPACES) = 10
SURFACE HANDICAP	10	HANDICAP
	497	

*EV CHARGING: FULLY FUNCTIONAL SPACES:
GARAGES = 17
SURFACE = 10
TOTAL = 27

UNITS

TYPE	SIZE	MIX	PERCENT
STUDIOS	600-700 SF	75	19.5%
1 BD/1 BA	775-1,025 SF	222	57.7%
2 BD/2 BA	1,125-1,325 SF	55	14.3%
3 BD/2 BA	1,425 SF	21	5.5%
TOWNHOMES	1900 SF	12	3.1%
TOTAL			385

INDEX OF DRAWINGS

SHEET # SHEET TITLE

SHEET 1	COVER SHEET
SHEET 2	SITE LAYOUT PLAN
SHEET 3	SITE LAYOUT PLAN
SHEET 4	SITE LAYOUT PLAN
SHEET 5	FIRE PROTECTION SITE PLAN
SHEET 6	GRADING PLAN
SHEET 7	GRADING PLAN
SHEET 8	GRADING PLAN
SHEET 9	UTILITY PLAN
SHEET 10	UTILITY PLAN
SHEET 11	UTILITY PLAN
SHEET 12	LANDSCAPE ORDINANCE PLAN
SHEET 13	LANDSCAPE PLAN
SHEET 14	LANDSCAPE PLAN
SHEET 15	LANDSCAPE PLAN
SHEET 16	LANDSCAPE PLAN
SHEET 17	LANDSCAPE PLAN
SHEET 18	LANDSCAPE PLAN
SHEET 19	LANDSCAPE PLAN
SHEET 20	LANDSCAPE PLAN
SHEET 21	LANDSCAPE PLAN
SHEET 22	LANDSCAPE PLAN
SHEET 23	BUILDING A ELEVATIONS
SHEET 24	BUILDING B ELEVATIONS
SHEET 25	BUILDING B ELEVATIONS
SHEET 26	BUILDING C ELEVATIONS
SHEET 27	BUILDING C ELEVATIONS
SHEET 28	BUILDING D ELEVATIONS
SHEET 29	BUILDING D ELEVATIONS
SHEET 30	BUILDING E ELEVATIONS
SHEET 31	CLUBHOUSE ELEVATIONS
SHEET 32	FITNESS ELEVATIONS
SHEET 33	BIKE AND MAIL ELEVATIONS
SHEET 34	TRASH AND DOG WASH ELEVATIONS
SHEET 35	PHOTOMETRIC SITE PLAN
SHEET 36	LIGHT FIXTURE SCHEDULE AND SPECS
SHEET 37	LIGHT POLE SPECS

CITY APPROVAL CERTIFICATE

THIS IS TO HEREBY CERTIFY THAT ON _____, THE CITY OF NORTHGLENN, COLORADO, HAS APPROVED THIS SITE PLAN FOR THE DEVELOPMENT OF KARL'S FARM MULTI-FAMILY DEVELOPMENT IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF NORTHGLENN.

BY: _____
CHAIR, PLANNING COMMISSION (MAJOR SITE PLANS ONLY)

DIRECTOR, PLANNING AND DEVELOPMENT

DIRECTOR OF PUBLIC WORKS

OWNERS CERTIFICATE

I (OR WE), SOUTHERN LAND COMPANY, AS OWNERS OF THE 12.23 ACRE TRACT DESCRIBED ABOVE AND FOREGOING SITE PLAN KARL'S FARM MULTI-FAMILY DEVELOPMENT DO HEREBY ESTABLISH SAID DEVELOPMENT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATION ON SAID SITE PLAN. I (WE) FURTHER CERTIFY THAT ALL IMPROVEMENTS SHOWN ON SAID SITE PLAN SHALL BE CONSTRUCTED IN LOCATION SHOWN.

WHEN OWNER IS A COMPANY OR CORPORATION
IN TESTIMONY WHEREOF, THE SOUTHERN LAND COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEVIN HOUSE, ITS PRESIDENT THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER), ALEX WOODIN, AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS ____ DAY OF _____, 20__.

BY: _____
BRIAN S. SEWELL
KARL'S FARM NORTHGLENN, LLC
PRESIDENT OF SOUTHERN LAND COMPANY, LLC, ITS MANAGER

ATTEST:
BY: _____
ALEX FISCH
SECRETARY OF SOUTHERN LAND COMPANY, LLC, ITS MANAGER



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER
KARL'S FARM NORTHGLENN,
LLC A DELAWARE LIMITED LIABILITY COMPANY
KEVIN HOUSE
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
PHONE: (603) 396-4340

ARCHITECT
KITGY GROUP, INC.
SCOTT BRYANS
820 16TH ST, SUITE 500
DENVER, CO 80202
PHONE: (303) 925-6400

CIVIL ENGINEER
KIMLEY-HORN
DENNIS SOBIESKI
4582 SOUTH ULSTER ST, STE 1500
DENVER, CO 80237
PHONE: (303) 278-2335

LANDSCAPE ARCHITECT
SOUTHERN LAND COMPANY
CHRIS WHITIS
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
PHONE: (615) 778-2886

SURVEYOR
FLATIRON, INC.
JOHN B. GUYTON
3825 IRIS AVENUE SUITE 395
BOULDER, CO 80301
PHONE: (303) 443-7001

GENERAL NOTES

- GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER THE BMC CODE SECTION 17-29-450(H)(5).
- THE OWNER IS RESPONSIBLE FOR ALL SITE MANAGEMENT INCLUDING LANDSCAPE MAINTENANCE AND SIDEWALK SNOW REMOVAL OF COMMON AREAS.
- EMERGENCY MEDICAL AND FIRE VEHICLE ACCESS WILL BE PROVIDED FOR CIRCULAR IN-AND-OUT ACCESS AT GARAGE-DOOR SIDES OF ALL RESIDENTIAL BUILDINGS. THIS INCLUDES THROUGH ACCESS AT BREEZEWAYS FROM GARAGE SIDE TO FRONT SIDE OF BUILDINGS, AND UNIT ADDRESS NUMBERING IN ACCORDANCE WITH IFC SECTION 505 ON THE GARAGE-DOOR SIDE OF THE MOST APPROPRIATE STARWELL BREEZEWAY.
- 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.

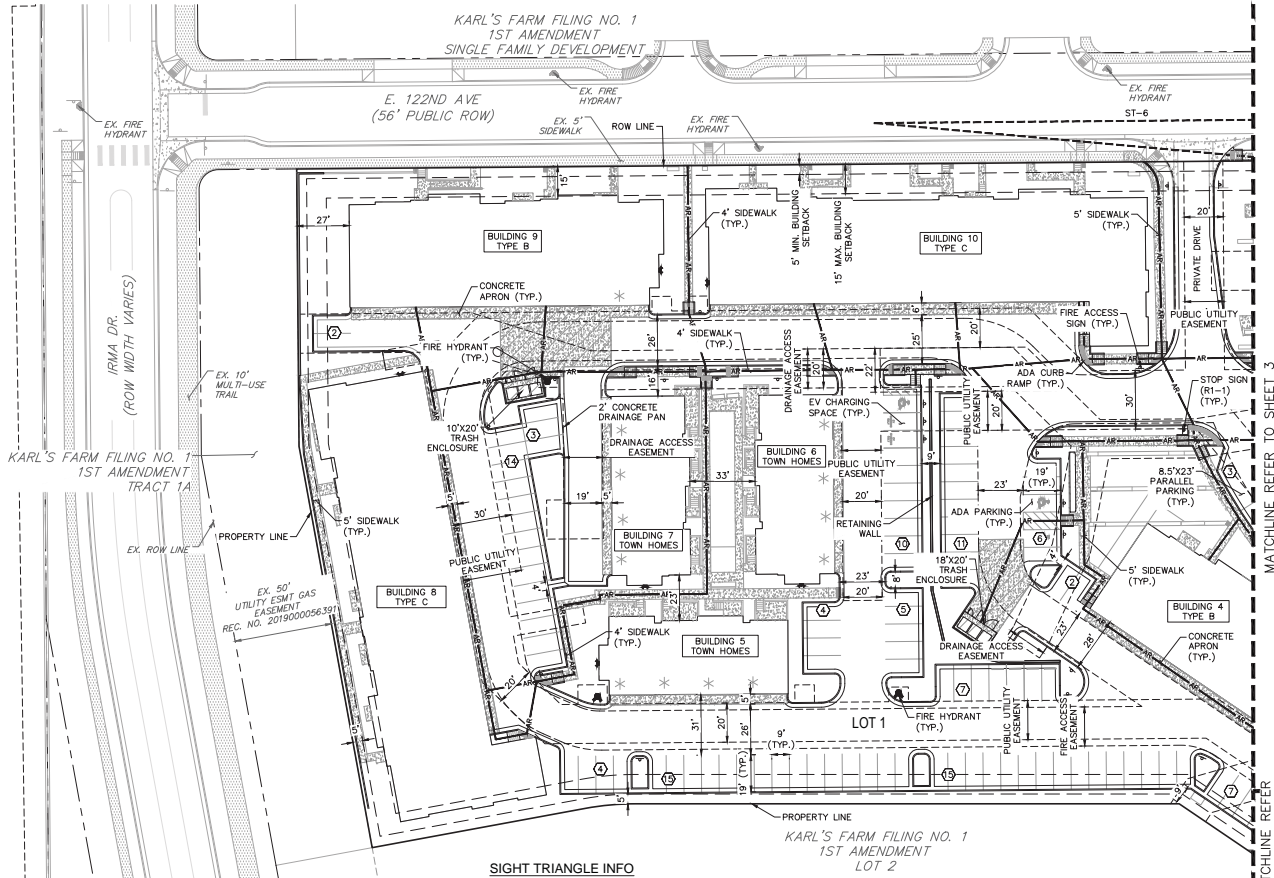
KITGY - ARCHITECTURE + PLANNING
800 16TH STREET, SUITE 600
DENVER, CO 80202
(303) 925-6400
CONTACT: JORDAN PHELAN
JPHELAN@kitgy.com

DATE: ISSUED FOR:
10.31.2019 MAJOR SITE PLAN SUBMITTAL
01.31.2020 MAJOR SITE PLAN RESUBMITTAL
07.01.2020 MAJOR SITE PLAN RESUBMITTAL
09.22.2020 MAJOR SITE PLAN RESUBMITTAL

COVER SHEET
SHEET 1

KARL'S FARM FILING NO. 1, 2ND AMENDMENT MULTI-FAMILY DEVELOPMENT PLAN

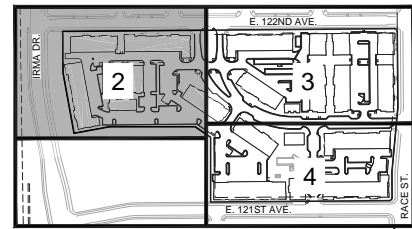
A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



SIGHT TRIANGLE INFO

- ST-1: 1.47(25)(7.5)(1.0) = 280
- ST-2: 1.47(25)(6.5)(1.0) = 240
- ST-3: 1.47(25)(7.5)(1.0) = 280
- ST-4: 1.47(25)(6.5)(1.0) = 240
- ST-5: 1.47(25)(7.5)(1.0) = 280
- ST-6: 1.47(25)(6.5)(1.0) = 240

NOTE:
ROADWAY SIGHT TRIANGLE - NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE EXCEPT STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.



KEYMAP
SCALE: 1"=200'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING CONCRETE SIDEWALK
- EXISTING CURB AND GUTTER
- EXISTING EASEMENT
- PROPOSED CONCRETE HARDSCAPE (4")
- PROPOSED CONCRETE PAVEMENT (6")
- PROPOSED CURB AND GUTTER
- PROPOSED ADA RAMP
- PROPOSED RETAINING WALL
- ACCESSIBLE ROUTE
- PARKING CURE
- PROPOSED FIRE HYDRANT
- GARAGE WITH EV CHARGING

SITE PLAN NOTES

1. ALL PARKING LOT AREAS AND DRIVE LANES NOT IDENTIFIED AS CONCRETE ON THE SITE PLAN, SHALL BE ASPHALT PAVEMENT AND SHALL MEET THE REQUIREMENTS OF THE FINAL, APPROVED GEOTECHNICAL REPORT AND THE TOWN'S STANDARDS.
2. RETAINING WALLS SHALL BE USE CONCRETE BLOCK WALLS, COLOR, SPECIFIC BLOCK TYPE, AND MANUFACTURER TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. ALL FEATURES LABELED AS EXISTING ARE TO BE DESIGNED AND CONSTRUCTED BY OTHERS.

BASIS OF BEARINGS:

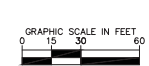
THE BASIS OF BEARING FOR THIS PROJECT IS A BEARING OF N89°54'49"E, ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AS SHOWN ON THE PLAT OF KARL'S FARM FILING NO. 1, AS RECORDED IN ADAMS COUNTY AT REC. NO. 2019000055836, BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS TIS R6BW S35 S2 T2S 1991 PLS 11434" IN RANGE BOX AT THE SOUTH QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS TIS S35 S36 S2 S1 T2S R6BW 1991 RLS NO. 11434" AT THE SOUTHEAST CORNER.

SITE ADDRESS:

1801 E. 121ST AVENUE, NORTHGLENN, CO 80233

BENCHMARK:

THE PROJECT BENCHMARK IS A SET #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP STAMPED "ATEC CP66," LOCATED APPROXIMATELY 73' SOUTHWEST FROM THE NORTHWEST CORNER OF THE KEYSTONE APARTMENTS WOODEN FENCE AND 5' FROM THE WEST EDGE OF RACE STREET. THE MEASURED ELEVATION IS: 5290.65'.



NO.	REVISION	BY	DATE	APPR
1	DEVELOPMENT PLAN #1	BAS	10/21/20	DMS
2	DEVELOPMENT PLAN #2	BAS	07/01/21	DMS
3	DEVELOPMENT PLAN #3	BAS	07/01/21	DMS
4	DEVELOPMENT PLAN #4	BAS	09/22/20	DMS

Kimley-Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1000
Denver, Colorado 80237 (303) 238-2200

DESIGNED BY: BAS
DRAWN BY: DMS
CHECKED BY: WFK
DATE: 09/22/2020

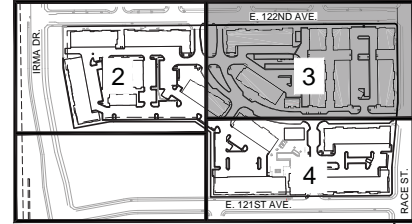
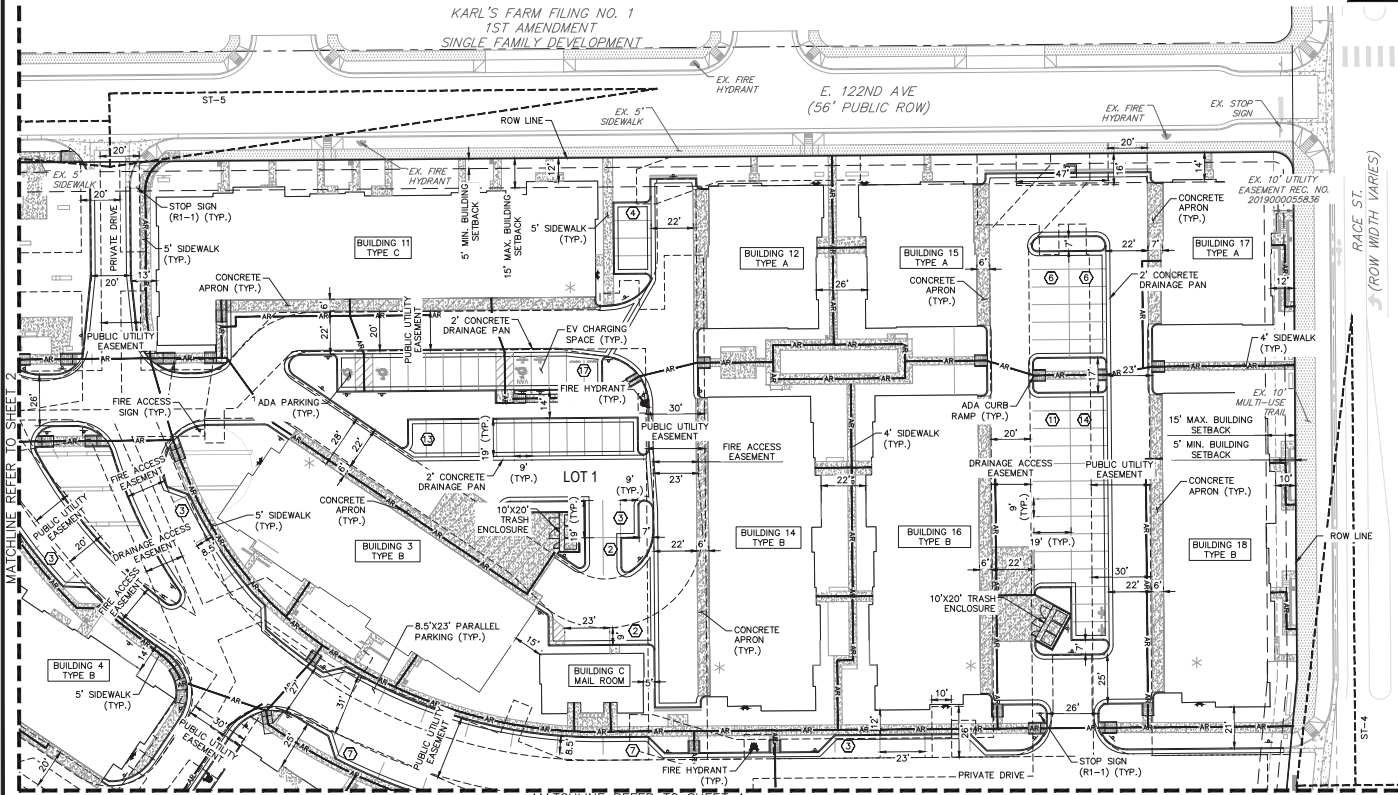
KARL'S FARM FILING NO. 1
NORTHGLENN, COLORADO
MULTI-FAMILY DEVELOPMENT PLAN
SITE LAYOUT PLAN

PROJECT NO.
096457001

SHEET
2

KARL'S FARM FILING NO. 1, 2ND AMENDMENT MULTI-FAMILY DEVELOPMENT PLAN

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - - - PROPOSED EASEMENT
 - ▨ EXISTING CONCRETE SIDEWALK
 - ▨ EXISTING CURB AND GUTTER
 - ▨ EXISTING EASEMENT
 - ▨ PROPOSED CONCRETE HARDSCAPE (4")
 - ▨ PROPOSED CONCRETE PAVEMENT (6")
 - ▨ PROPOSED CURB AND GUTTER
 - ▨ PROPOSED ADA RAMP
 - ▨ PROPOSED RETAINING WALL
 - ACCESSIBLE ROUTE
 - PARKING COUNT
 - ⊙ PROPOSED FIRE HYDRANT
 - * GARAGE WITH EV CHARGING

- SITE PLAN NOTES**
- ALL PARKING LOT AREAS AND DRIVE LANES NOT IDENTIFIED AS CONCRETE ON THE SITE PLAN, SHALL BE ASPHALT PAVEMENT AND SHALL MEET THE REQUIREMENTS OF THE FINAL, APPROVED GEOTECHNICAL REPORT AND THE TOWN'S STANDARDS.
 - RETAINING WALLS SHALL BE MSE CONCRETE BLOCK WALLS, COLOR, SPECIFIC BLOCK TYPE, AND MANUFACTURER TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - ALL FEATURES LABELED AS EXISTING ARE TO BE DESIGNED AND CONSTRUCTED BY OTHERS.

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS PROJECT IS A BEARING OF N89°44'09" ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AS SHOWN ON THE PLAT OF KARL'S FARM FILING NO. 1, AS RECORDED IN ADAMS COUNTY AT REC. NO. 2019000055836, BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T1S R68W S35 T2S 1991 PLS 11434" IN RANGE BOX AT THE SOUTH QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T1S S35 S36 S2 S1 T2S R68W 1991 RLS NO. 11434" AT THE SOUTHEAST CORNER.

SITE ADDRESS:
1601 E. 121ST AVENUE, NORTHGLENN, CO 80233

BENCHMARK:
THE PROJECT BENCHMARK IS A SET #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP STAMPED "AZTEC CP66," LOCATED APPROXIMATELY 73' SOUTHWEST FROM THE NORTHWEST CORNER OF THE KEYSTONE APARTMENTS WOODEN FENCE AND 5' FROM THE WEST EDGE OF RACE STREET. THE MEASURED ELEVATION IS: 5290.65'.

SIGHT TRIANGLE INFO

ST-1: 1.47(25)(7.5)(1.0) = 280
 ST-2: 1.47(25)(6.5)(1.0) = 240
 ST-3: 1.47(25)(7.5)(1.0) = 280
 ST-4: 1.47(25)(6.5)(1.0) = 240
 ST-5: 1.47(25)(7.5)(1.0) = 280
 ST-6: 1.47(25)(6.5)(1.0) = 240

NOTE: ROADWAY SIGHT TRIANGLE - NO ITEMS THAT ARE WIDER THAN 16" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE EXCEPT STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.



NO.	REVISION	BY	DATE	APPR.
1	DEVELOPMENT PLAN #1	BAS	10/21/20	DMS
2	DEVELOPMENT PLAN #2	BAS	07/01/21	DMS
3	DEVELOPMENT PLAN #3	BAS	07/01/21	DMS
4	DEVELOPMENT PLAN #4	BAS	09/22/20	DMS

Kimley-Horn
 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster Street, Suite 1000
 Denver, Colorado 80237 (303) 298-2300

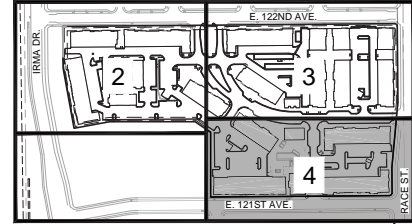
DESIGNED BY: BAS
 DRAWN BY: WFK
 CHECKED BY: DMS
 DATE: 09/22/2020

KARL'S FARM FILING NO. 1
 NORTHGLENN, COLORADO
 MULTI-FAMILY DEVELOPMENT PLAN
 SITE LAYOUT PLAN

PROJECT NO.
096457001
 SHEET
3

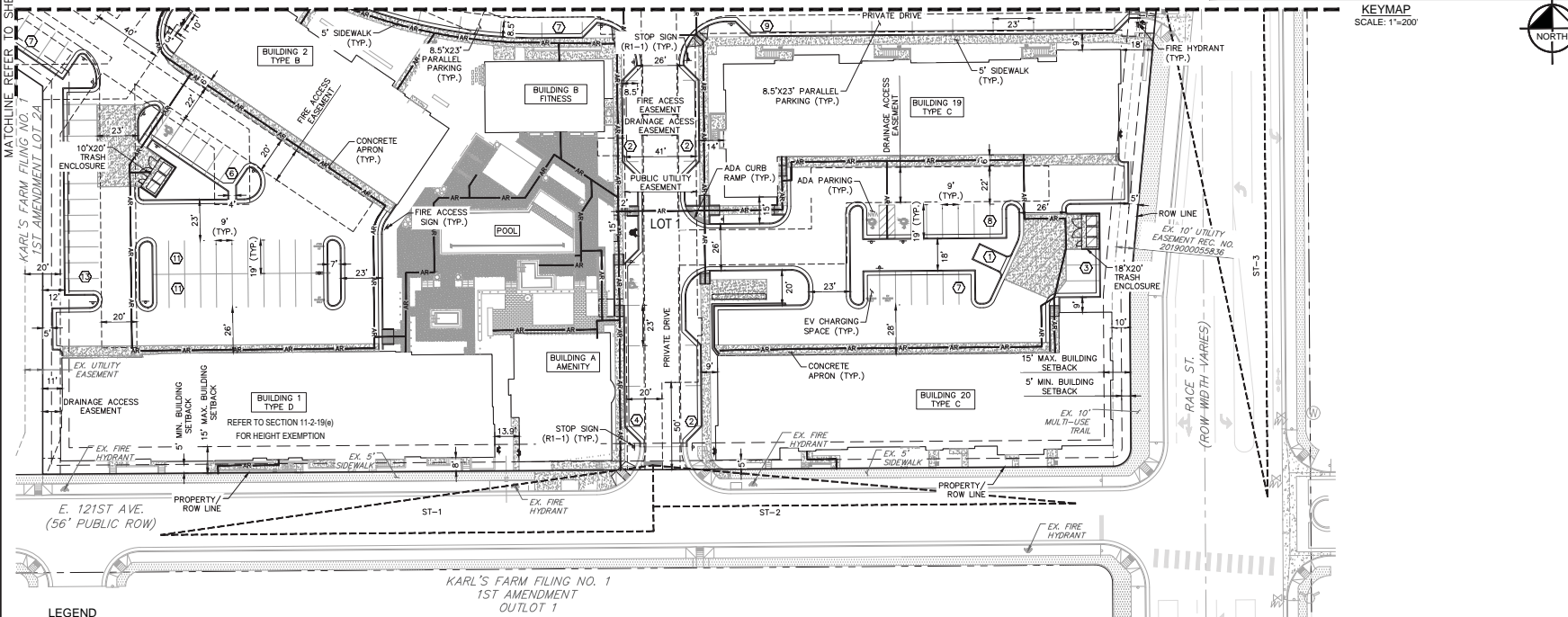
KARL'S FARM FILING NO. 1, 2ND AMENDMENT MULTI-FAMILY DEVELOPMENT PLAN

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



MATCHLINE REFER TO SHEET 2
KARL'S FARM FILING NO. 1
1ST AMENDMENT LOT 2A

MATCHLINE REFER TO SHEET 3



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING CONCRETE SIDEWALK
- EXISTING CURB AND GUTTER
- EXISTING EASEMENT
- PROPOSED CONCRETE HARDSCAPE (4")
- PROPOSED CONCRETE PAVEMENT (6")
- PROPOSED CURB AND GUTTER
- PROPOSED ADA RAMP
- PROPOSED RETAINING WALL
- ACCESSIBLE ROUTE
- PARKING COUNT
- PROPOSED FIRE HYDRANT
- GARAGE WITH EV CHARGING

SITE PLAN NOTES

1. ALL PARKING LOT AREAS AND DRIVE LANES NOT IDENTIFIED AS CONCRETE ON THE SITE PLAN, SHALL BE ASPHALT PAVEMENT AND SHALL MEET THE REQUIREMENTS OF THE FINAL, APPROVED GEOTECHNICAL REPORT AND THE TOWN'S STANDARDS.
2. RETAINING WALLS SHALL BE USE CONCRETE BLOCK WALLS. COLOR, SPECIFIC BLOCK TYPE, AND MANUFACTURER TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. ALL FEATURES LABELED AS EXISTING ARE TO BE DESIGNED AND CONSTRUCTED BY OTHERS.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS PROJECT IS A BEARING OF N89°54'49"E ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AS SHOWN ON THE PLAT OF KARL'S FARM FILING NO. 1, AS RECORDED IN ADAMS COUNTY AT REC. NO. 2019000055836, BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLORADO DEPT OF HIGHWAYS T15 R68W S35 S2 T2S 1991 PLUS 11434" IN RANGE BOX AT THE SOUTH QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "COLORADO DEPT OF HIGHWAYS T15 S35 S36 S2 S1 T2S R68W 1991 RLS NO. 11434" AT THE SOUTHEAST CORNER.

SITE ADDRESS:

1801 E. 121ST AVENUE, NORTHGLENN, CO 80233

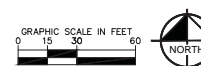
BENCHMARK:

THE PROJECT BENCHMARK IS A SET #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP STAMPED "AZTEC CR66" LOCATED APPROXIMATELY 73' SOUTHWEST FROM THE NORTHWEST CORNER OF THE KEYSTONE APARTMENTS WOODEN FENCE AND 5' FROM THE WEST EDGE OF RACE STREET. THE MEASURED ELEVATION IS: 5290.65'.

SIGHT TRIANGLE INFO

- ST-1: 1.47(25)(7.5)(1.0) = 280
- ST-2: 1.47(25)(6.5)(1.0) = 240
- ST-3: 1.47(25)(7.5)(1.0) = 280
- ST-4: 1.47(25)(6.5)(1.0) = 240
- ST-5: 1.47(25)(7.5)(1.0) = 280
- ST-6: 1.47(25)(6.5)(1.0) = 240

NOTE: ROADWAY SIGHT TRIANGLE - NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30' WITHIN THIS TRIANGLE EXCEPT STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.



NO.	REVISION	BY	DATE	APPR.
1	DEVELOPMENT PLAN #1	BAS	10/21/20	DMS
2	DEVELOPMENT PLAN #2	BAS	07/01/21	DMS
3	DEVELOPMENT PLAN #3	BAS	07/01/21	DMS
4	DEVELOPMENT PLAN #4	BAS	09/22/20	DMS

Kimley-Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1000
Denver, Colorado 80237 (303) 228-2200

DESIGNED BY: BAS
DRAWN BY: WFK
CHECKED BY: DMS
DATE: 09/22/2020

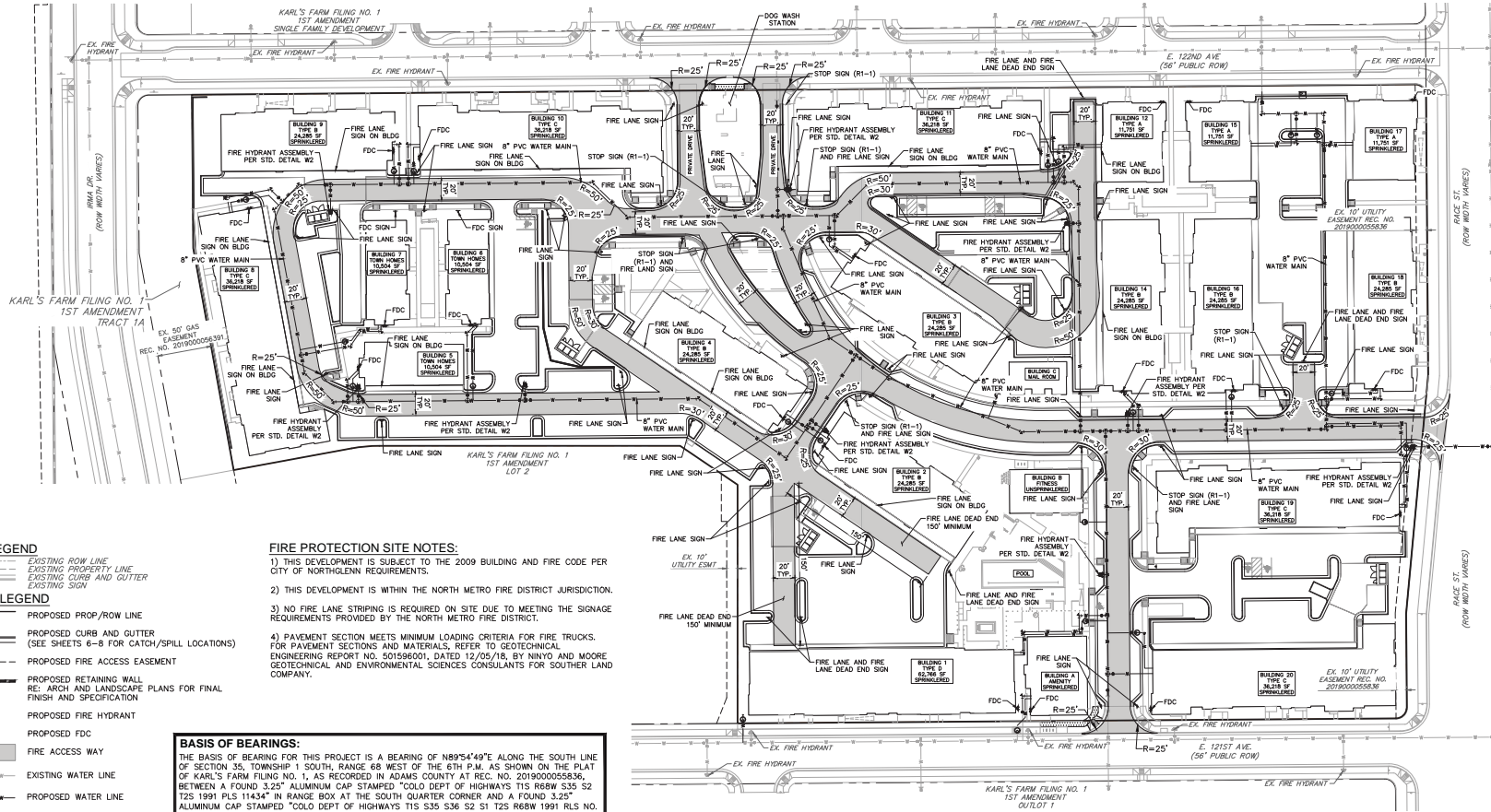
KARL'S FARM FILING NO. 1
NORTHGLENN, COLORADO
MULTI-FAMILY DEVELOPMENT PLAN
SITE LAYOUT PLAN

PROJECT NO.
096457001

SHEET
4

KARL'S FARM FILING NO. 1, 2ND AMENDMENT MULTI-FAMILY DEVELOPMENT PLAN

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST
QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



- EXISTING LEGEND**
- EXISTING ROW LINE
 - EXISTING PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - EXISTING SIGN
- PROPOSED LEGEND**
- PROPOSED PROP/ROW LINE
 - PROPOSED CURB AND GUTTER (SEE SHEETS 6-8 FOR CATCH/SPILL LOCATIONS)
 - PROPOSED FIRE ACCESS EASEMENT
 - PROPOSED RETAINING WALL RE: ARCH AND LANDSCAPE PLANS FOR FINAL FINISH AND SPECIFICATION
 - PROPOSED FIRE HYDRANT
 - PROPOSED FDC
 - FIRE ACCESS WAY
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - PROPOSED WATER VALVE
 - PROPOSED WATER BEND/TEE
 - PROPOSED WATER METER

FIRE PROTECTION SITE NOTES:

- 1) THIS DEVELOPMENT IS SUBJECT TO THE 2009 BUILDING AND FIRE CODE PER CITY OF NORTHGLENN REQUIREMENTS.
- 2) THIS DEVELOPMENT IS WITHIN THE NORTH METRO FIRE DISTRICT JURISDICTION.
- 3) NO FIRE LANE STRIPING IS REQUIRED ON SITE DUE TO MEETING THE SIGNAGE REQUIREMENTS PROVIDED BY THE NORTH METRO FIRE DISTRICT.
- 4) PAVEMENT SECTION MEETS MINIMUM LOADING CRITERIA FOR FIRE TRUCKS. FOR PAVEMENT SECTIONS AND MATERIALS, REFER TO GEOTECHNICAL ENGINEERING REPORT NO. 501596001, DATED 12/05/18, BY NINYO AND MOORE GEOTECHNICAL AND ENVIRONMENTAL SCIENCES CONSULTANTS FOR SOUTHER LAND COMPANY.

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS PROJECT IS A BEARING OF N89°54'49"E ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AS SHOWN ON THE PLAT OF KARL'S FARM FILING NO. 1, AS RECORDED IN ADAMS COUNTY AT REC. NO. 2019000555836, BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T1S R68W S35 S2 T2S 1991 PLS 11434" IN RANGE BOX AT THE SOUTH QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T1S S35 S36 S2 S1 T2S R68W 1991 RLS NO. 11434" AT THE SOUTHEAST CORNER.

SITE ADDRESS:
1001 E. 121ST AVENUE, NORTHGLENN, CO 80233

BENCHMARK:
THE PROJECT BENCHMARK IS A SET #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP STAMPED "AZTEC CP66," LOCATED APPROXIMATELY 73' SOUTHWEST FROM THE NORTHWEST CORNER OF THE KEYSTONE APARTMENTS WOODEN FENCE AND 9' FROM THE WEST EDGE OF RACE STREET. THE MEASURED ELEVATION IS: 5290.65'.



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3	DEVELOPMENT PLAN #3	BAS	07/01/21	DMS
4	DEVELOPMENT PLAN #4	BAS	09/22/20	DMS

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4582 South Uteer Street, Suite 1000
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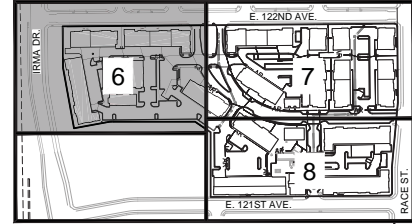
DESIGNED BY: BAS
DRAWN BY: WFK
CHECKED BY: DMS
DATE: 09/22/2020

KARL'S FARM FILING NO. 1
NORTHGLENN, COLORADO
MULTI-FAMILY DEVELOPMENT PLAN
FIRE PROTECTION SITE PLAN

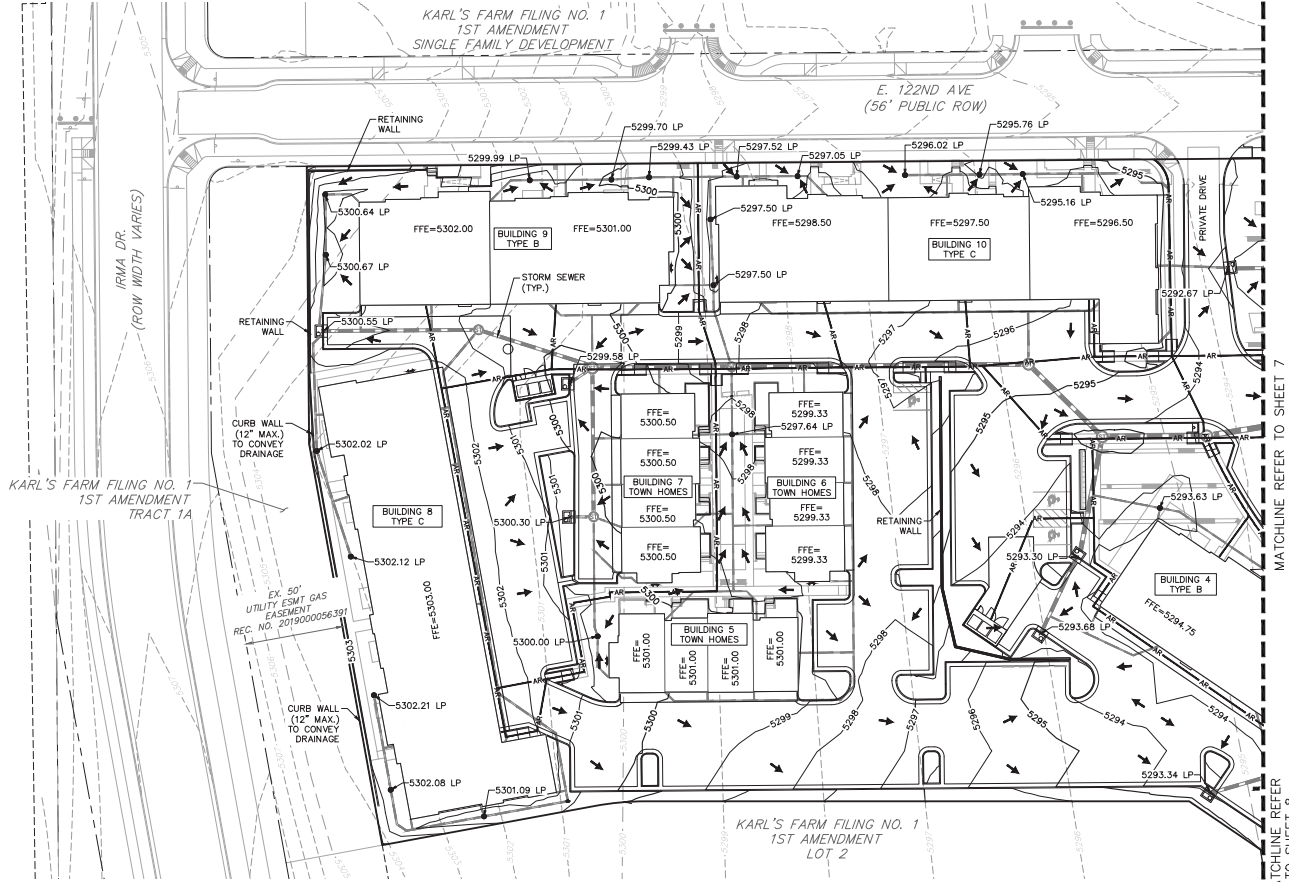
PROJECT NO.
096457001
SHEET
5

KARL'S FARM FILING NO. 1, 2ND AMENDMENT MULTI-FAMILY DEVELOPMENT PLAN

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST
QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

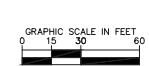


KEYMAP
SCALE: 1"=200'



- LEGEND:**
- PROPERTY LINE
 - - - PROPOSED EASEMENT LINE
 - - - EXISTING EASEMENT LINE
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - FLOW ARROW
 - == CURB AND GUTTER (2' WIDE)
 - == PROPOSED RETAINING WALL
 - AR --- ACCESSIBLE ROUTE

- GRADING NOTES:**
- ALL SLOPES ACROSS ADA PARKING SPACES SHALL BE 2% MAX IN ALL DIRECTIONS.
 - ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 0% AND MAXIMUM CROSS SLOPE OF 2% PER ADA REQUIREMENTS.



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1	DEVELOPMENT PLAN #1	BAS	10/21/2020	DMS
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4	DEVELOPMENT PLAN #4	BAS	09/22/2020	DMS

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4482 South Ulster Street, Suite 1000
Denver, Colorado 80237 (303) 228-2200

DESIGNED BY: BAS
DRAWN BY: WFK
CHECKED BY: DMS
DATE: 09/22/2020

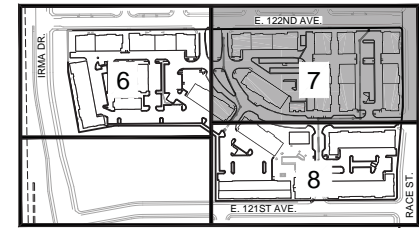
KARL'S FARM FILING NO. 1
NORTHGLENN, COLORADO
MULTI-FAMILY DEVELOPMENT PLAN
GRADING PLAN

PROJECT NO.
096457001

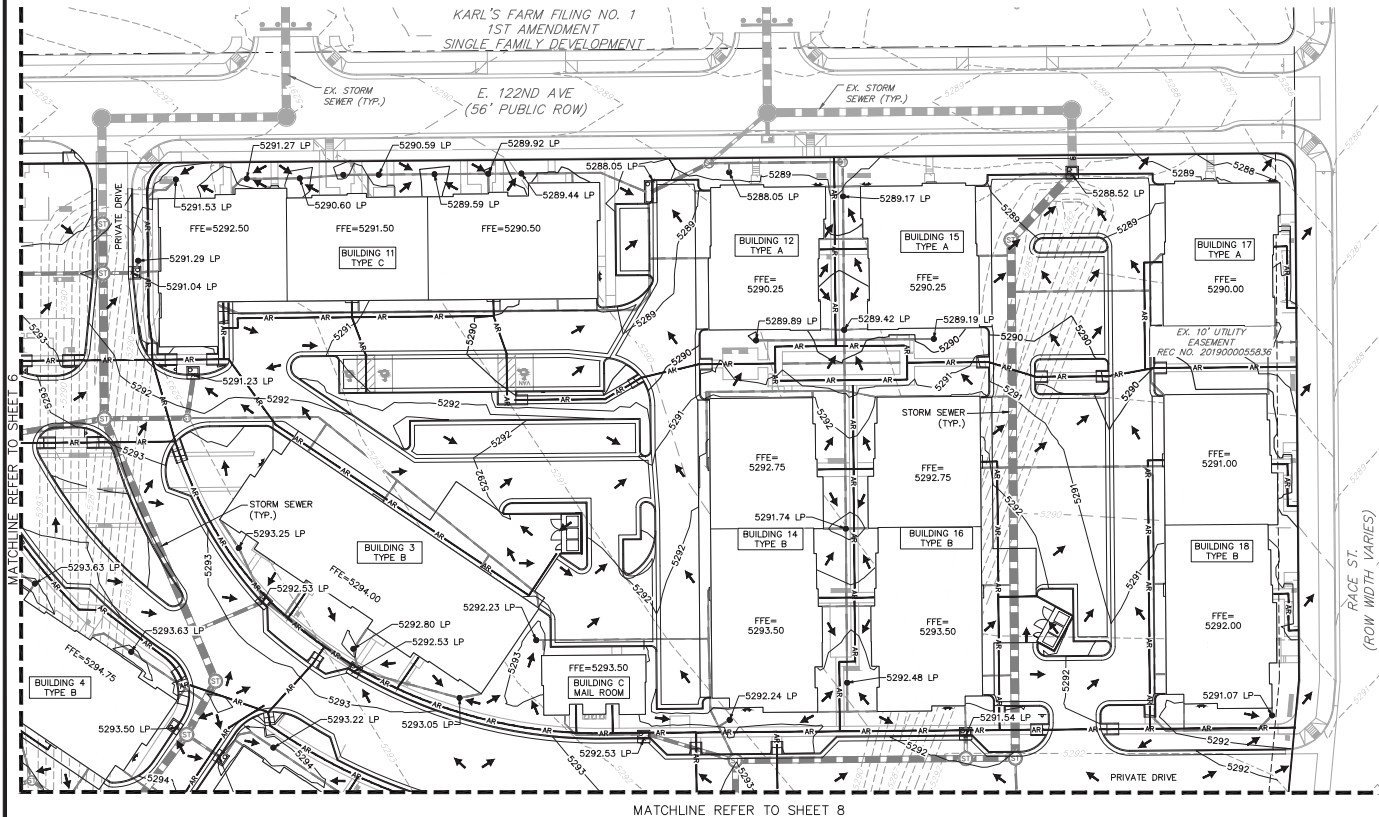
SHEET
6

KARL'S FARM FILING NO. 1, 2ND AMENDMENT MULTI-FAMILY DEVELOPMENT PLAN

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
SCALE: 1"=200'



LEGEND:

- PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING CONTOUR
- - - 5520
- - - PROPOSED CONTOUR
- FLOW ARROW
- == CLMB AND GUTTER (2" WIDE)
- == PROPOSED RETAINING WALL
- AR --- ACCESSIBLE ROUTE

GRADING NOTES:

1. ALL SLOPES ACROSS ADA PARKING SPACES SHALL BE 2% MAX IN ALL DIRECTIONS.
2. ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2% PER ADA REQUIREMENTS.

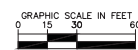
NO.	REVISION	BY	DATE	APPR
1	DEVELOPMENT PLAN #1	BAS	10/21/20	DMS
2	DEVELOPMENT PLAN #2	BAS	07/01/20	DMS
3	DEVELOPMENT PLAN #3	BAS	07/01/20	DMS
4	DEVELOPMENT PLAN #4	BAS	09/22/20	DMS

Kimley-Horn
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4582 South Ulster Street, Suite 1000
Denver, Colorado 80237 (303) 238-2200

DESIGNED BY: BAS
DRAWN BY: WFK
CHECKED BY: DMS
DATE: 09/22/2020

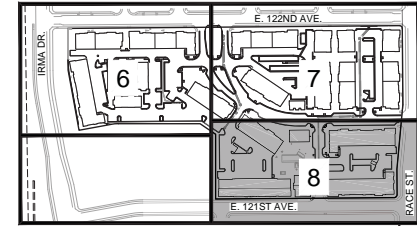
KARL'S FARM FILING NO. 1
NORTHGLENN, COLORADO
MULTI-FAMILY DEVELOPMENT PLAN
GRADING PLAN

PROJECT NO.
096457001
SHEET
7



KARL'S FARM FILING NO. 1, 2ND AMENDMENT MULTI-FAMILY DEVELOPMENT PLAN

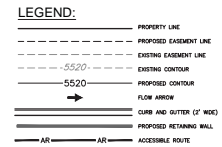
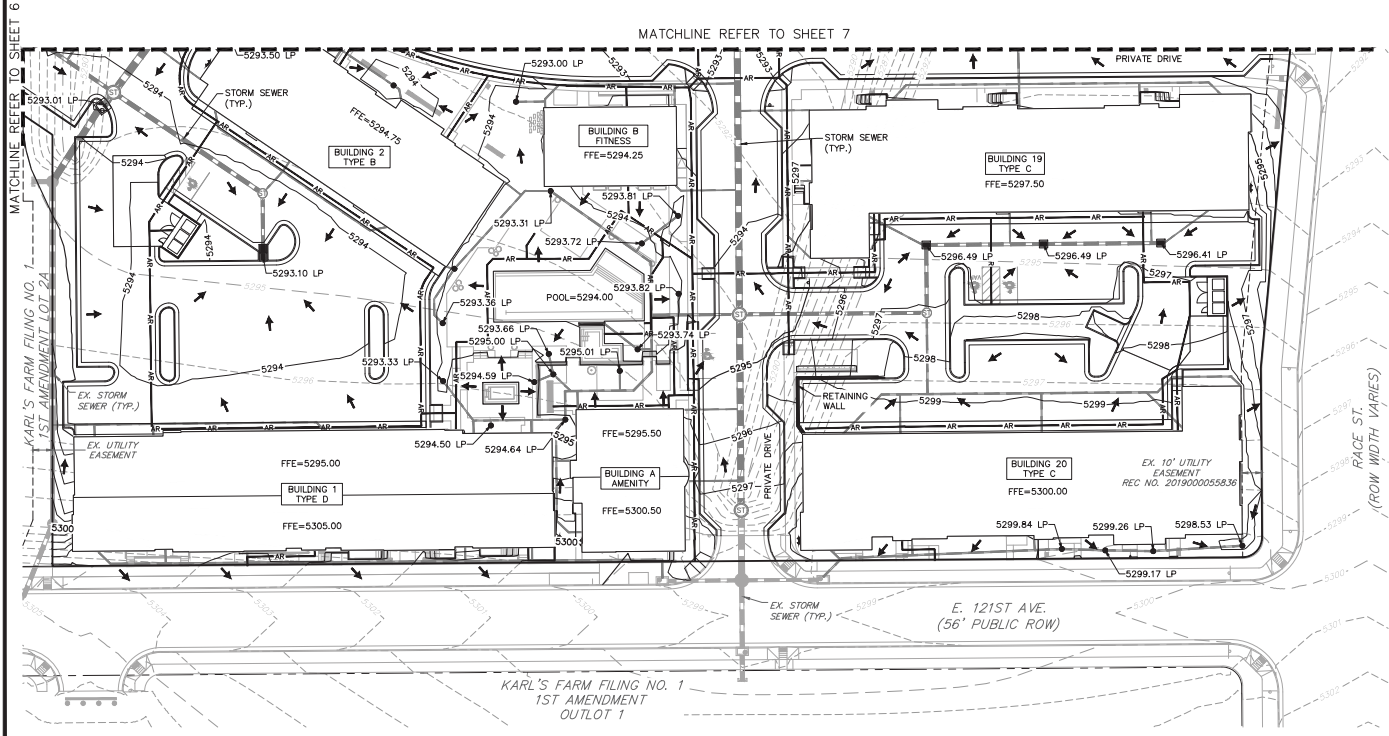
A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
SCALE: 1"=200'



NO.	REVISION	BY	DATE	APPR
1	DEVELOPMENT PLAN #1	BAS	10/21/20	DMS
2	DEVELOPMENT PLAN #2	BAS	07/01/20	DMS
3	DEVELOPMENT PLAN #3	BAS	07/22/20	DMS
4	DEVELOPMENT PLAN #4	BAS	09/22/20	DMS

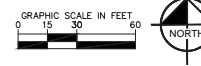


- GRADING NOTES:**
- ALL SLOPES ACROSS ADA PARKING SPACES SHALL BE 2% MAX IN ALL DIRECTIONS.
 - ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2% PER ADA REQUIREMENTS.

Kimley-Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4482 South Ulster Street, Suite 1000
Denver, Colorado 80237 (303) 298-2300

DESIGNED BY: BAS
DRAWN BY: WFK
CHECKED BY: DMS
DATE: 09/22/2020

KARL'S FARM FILING NO. 1
NORTHGLENN, COLORADO
MULTI-FAMILY DEVELOPMENT PLAN
GRADING PLAN

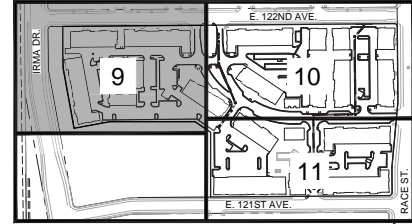


811 Know what's below.
Call before you dig.

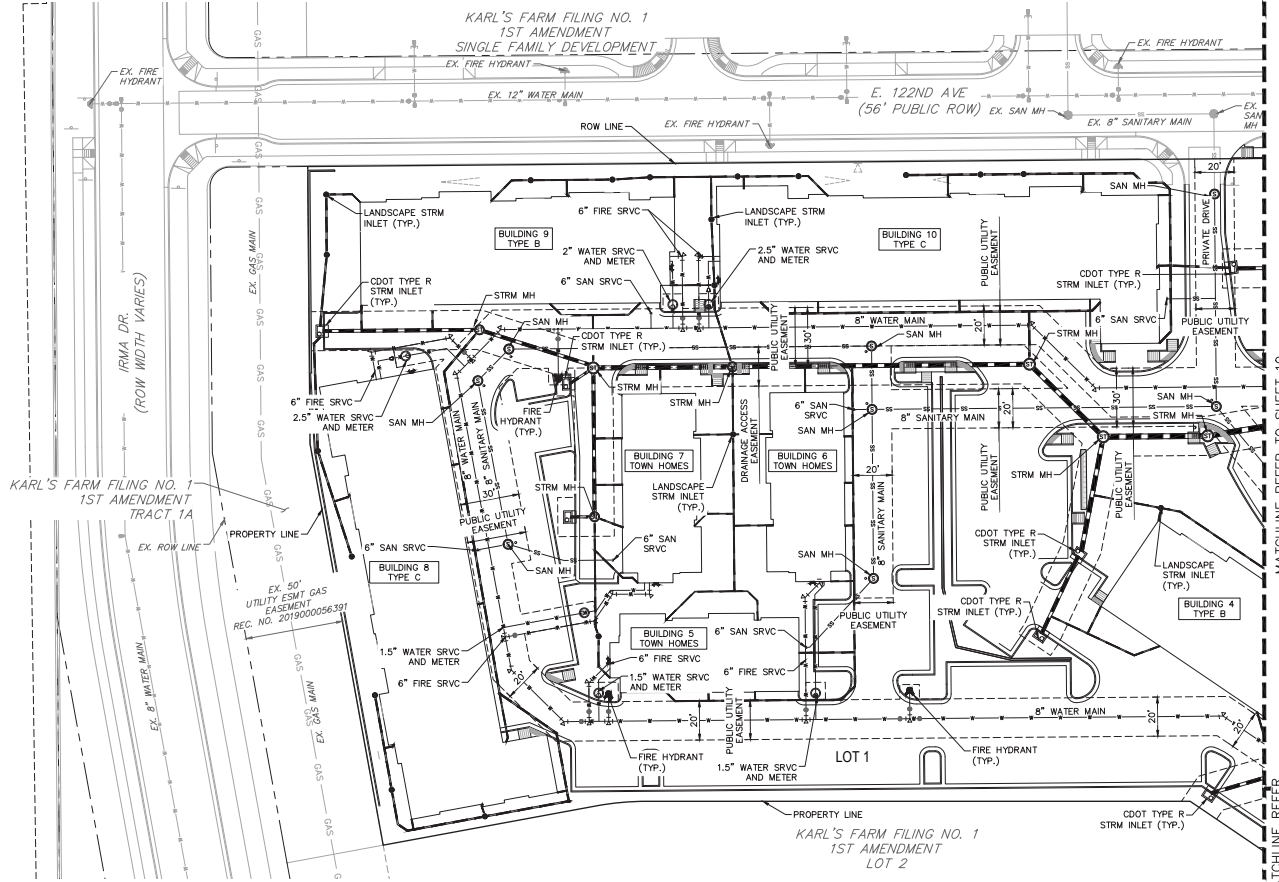
PROJECT NO.
096457001
SHEET
8

KARL'S FARM FILING NO. 1, 2ND AMENDMENT MULTI-FAMILY DEVELOPMENT PLAN

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST
QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
SCALE: 1"=200'

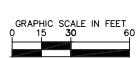


LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE

UTILITY NOTES:

1. ALL SANITARY SERVICES ARE 6" PVC UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER IS PRIVATE AND OWNED AND MAINTAINED BY THE METRO DISTRICT UNLESS OTHERWISE NOTED.
3. ALL WATER METER PITS AND FIRE HYDRANTS SHALL BE LOCATED WITHIN EASEMENTS.
4. CONTRACTOR TO CALL FOR UTILITY LOCATES AND CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. ALL FEATURES LABELED AS EXISTING ARE TO BE DESIGN AND CONSTRUCTED BY OTHERS.



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4	DEVELOPMENT PLAN #4	BAS	09/22/20	DMS

Kimley-Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1000
Denver, Colorado 80237 (303) 228-2200

DESIGNED BY: BAS
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CHECKED BY: DMS
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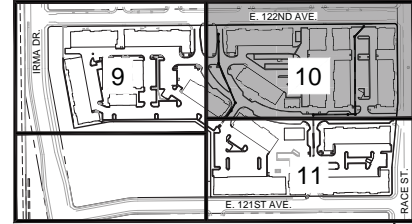
KARL'S FARM FILING NO. 1
NORTHGLENN, COLORADO
MULTI-FAMILY DEVELOPMENT PLAN
UTILITY PLAN

PROJECT NO.
096457001

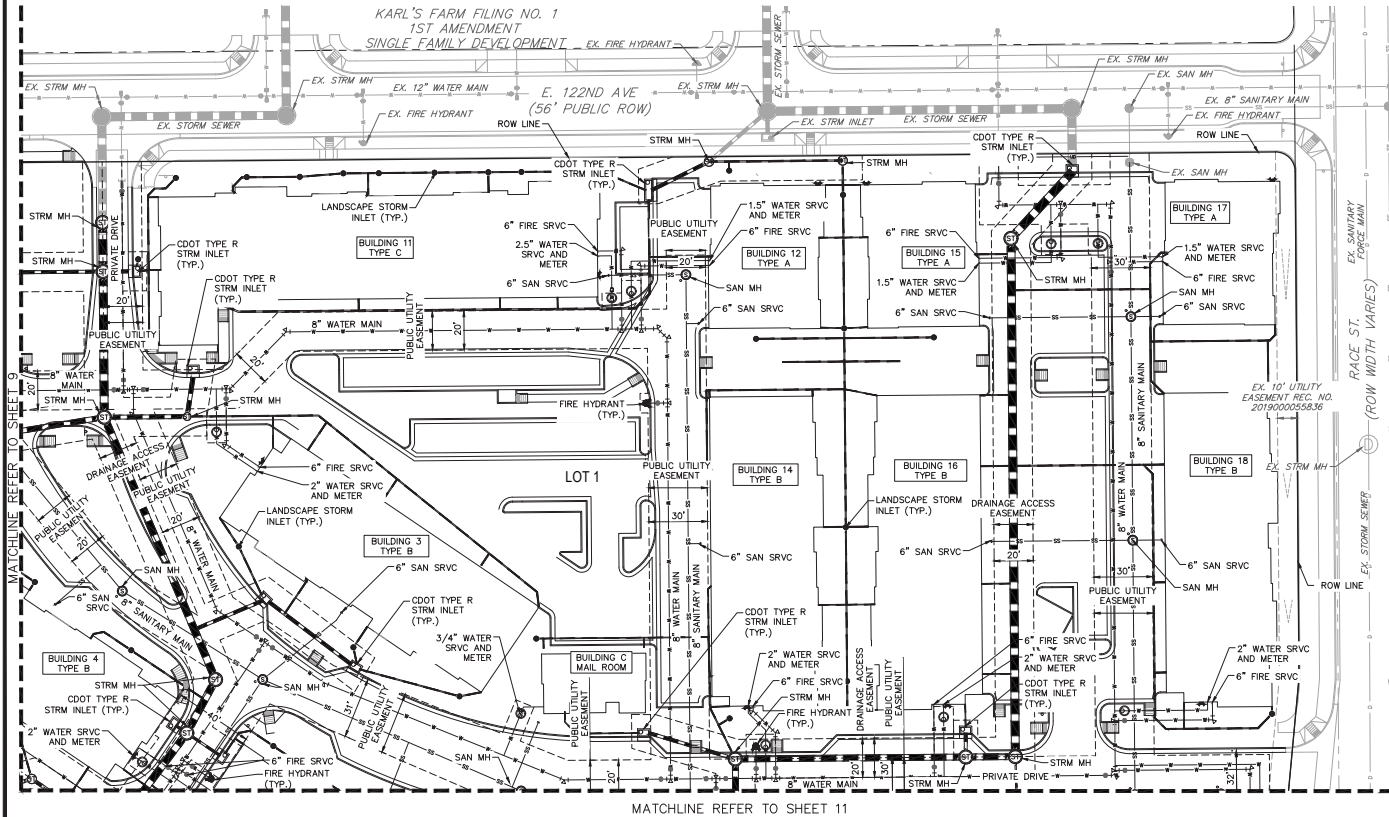
SHEET
9

KARL'S FARM FILING NO. 1, 2ND AMENDMENT MULTI-FAMILY DEVELOPMENT PLAN

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
SCALE: 1"=200'

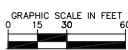


LEGEND:

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE

UTILITY NOTES:

1. ALL SANITARY SERVICES ARE 6" PVC UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER IS PRIVATE AND OWNED AND MAINTAINED BY THE METRO DISTRICT UNLESS OTHERWISE NOTED.
3. ALL WATER METER PITS AND FIRE HYDRANTS SHALL BE LOCATED WITHIN EASEMENTS.
4. CONTRACTOR TO CALL FOR UTILITY LOCATES AND CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. ALL FEATURES LABELED AS EXISTING ARE TO BE DESIGN AND CONSTRUCTED BY OTHERS.



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3	DEVELOPMENT PLAN #3	BAS	07/01/21	DMS
4	DEVELOPMENT PLAN #4	BAS	09/22/21	DMS

Kimley-Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1000
Denver, Colorado 80237 (303) 238-2300

DESIGNED BY: BAS
DRAWN BY: WFK
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DATE: 09/22/2020

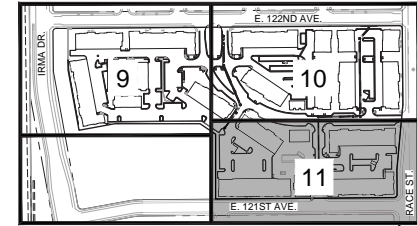
KARL'S FARM FILING NO. 1
NORTHGLENN, COLORADO
MULTI-FAMILY DEVELOPMENT PLAN
UTILITY PLAN

PROJECT NO.
096457001

SHEET
10

KARL'S FARM FILING NO. 1, 2ND AMENDMENT MULTI-FAMILY DEVELOPMENT PLAN

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



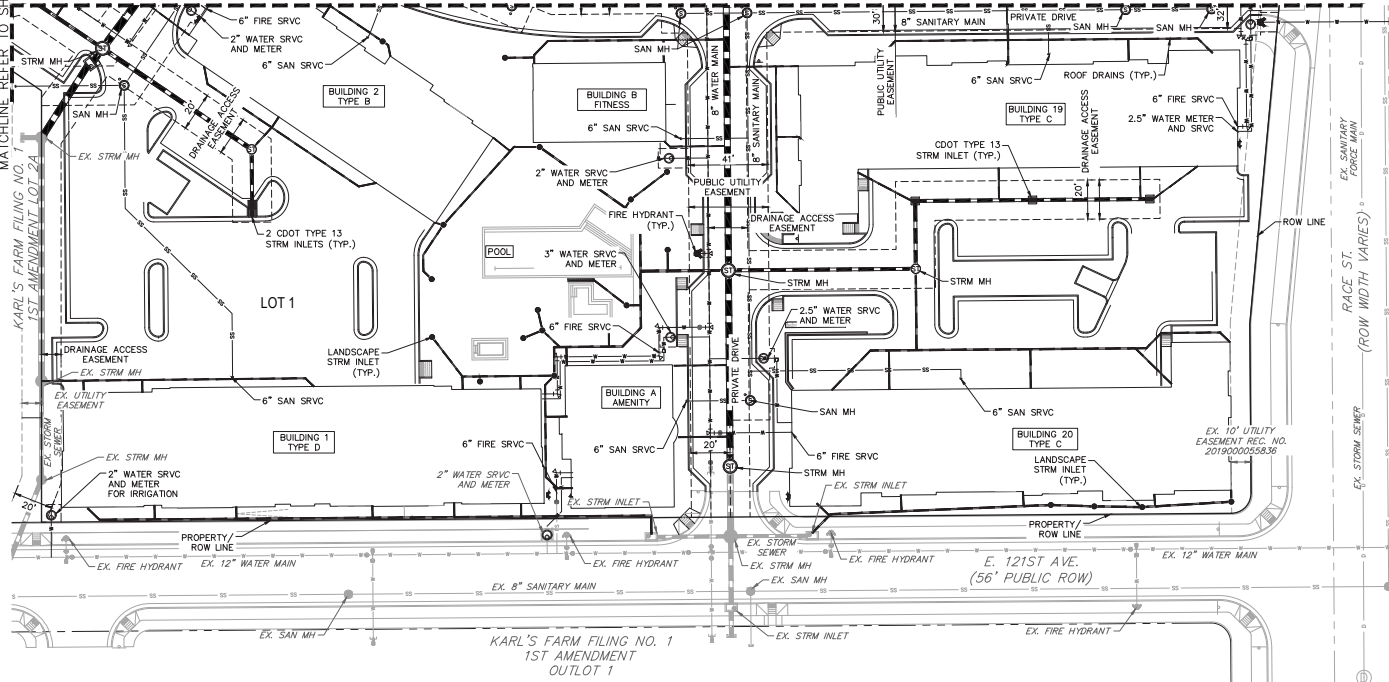
KEYMAP
SCALE: 1"=200'



MATCHLINE REFER TO SHEET 9

KARL'S FARM FILING NO. 1
1ST AMENDMENT LOT 24

MATCHLINE REFER TO SHEET 10

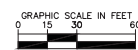


LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE

UTILITY NOTES:

1. ALL SANITARY SERVICES ARE 6" PVC UNLESS OTHERWISE NOTED.
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3	DEVELOPMENT PLAN #3	BAS	07/22/20	DMS
4	DEVELOPMENT PLAN #4	BAS	09/22/20	DMS

Kimley-Horn
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4482 South Ulster Street, Suite 1000
Denver, Colorado 80237 (303) 228-2200

DESIGNED BY: BAS
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DATE: 09/22/2020

KARL'S FARM FILING NO. 1
NORTHGLENN, COLORADO
MULTI-FAMILY DEVELOPMENT PLAN
UTILITY PLAN

PROJECT NO.
096457001

SHEET
11

Building	Building Perimeter (LF)	Required Trees (3% of req'd material)	Provided Trees	Required Shrubs/Grasses (1.25/5 linear feet)	Provided Shrubs/Grasses
1	464.54	6		117	
2	649.54	9		163	
3	649.54	9		163	
4	277.46	4		70	
5	277.46	4		70	
6	277.46	4		70	
7	649.54	9		163	
8	263.33	4		66	
9	263.33	4		66	
10	263.33	4		66	
11	464.54	6		117	
12	464.54	6		117	
13	198.00	3		50	
14	464.54	6		117	
15	464.54	6		117	
16	464.54	6		117	
17	649.54	9		163	
18	649.54	9		163	
19	290.00	4		73	
20	216.41	3		55	
21	464.54	6		117	
22	649.08	9		163	
Total:	130	130	535	2,383	6,456

NOTE: SEE SHEETS 12-21 FOR LANDSCAPE PLANS AND QUANTITIES.

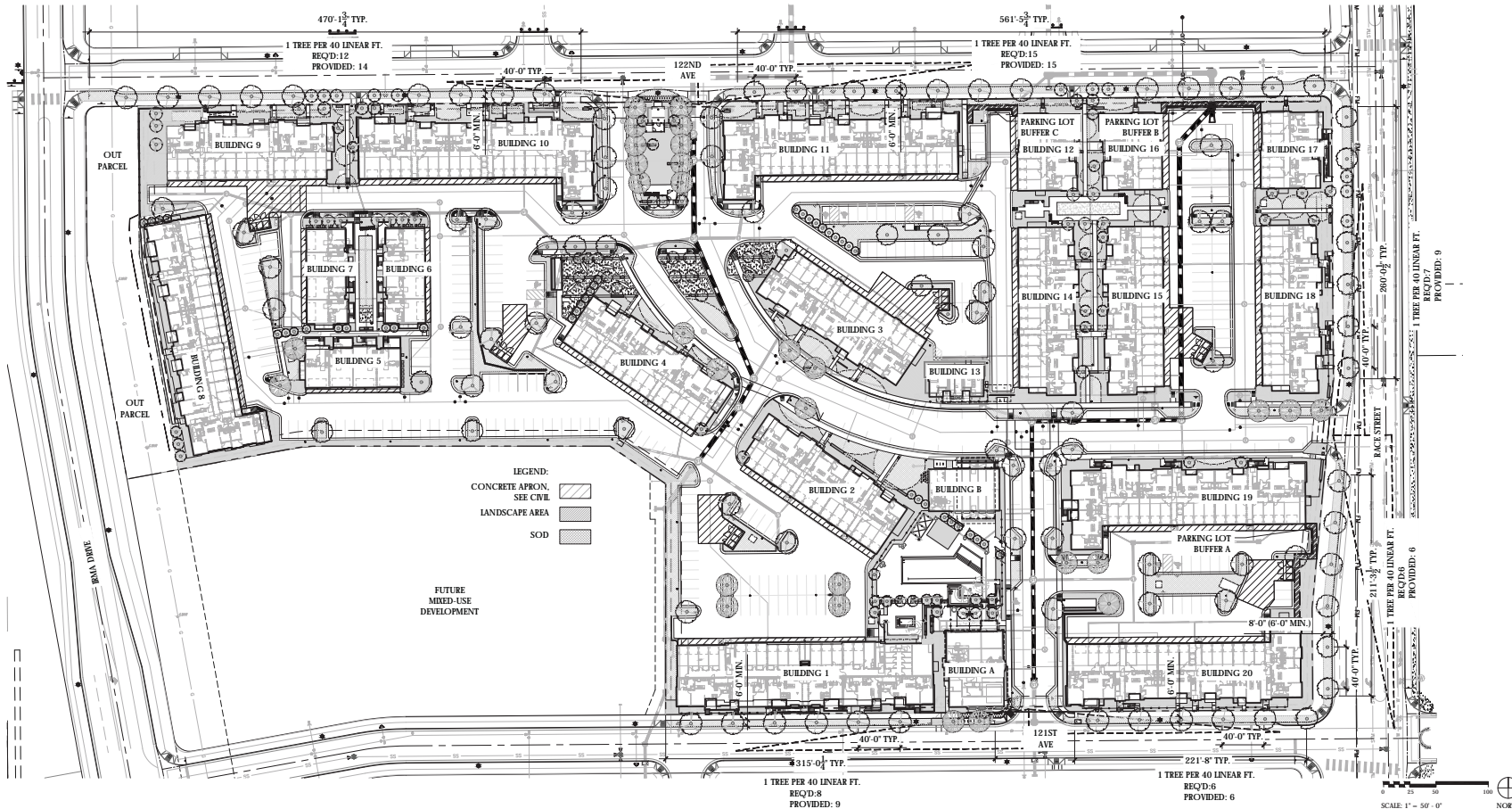
KARL'S FARM MULTIFAMILY

MAJOR SITE PLAN

LOT 1A OF KARL'S FARM FILING NO. 1, SECTION 35, TOWNSHIP 1 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

Site Acreage	Required Open Space (20%)	Provided Open Space
(533148sf) 12.23	(106,629.6sf) 2.44	(146,912.5sf) 3.37

Building	Square Feet	Required Trees (1/500 sq. ft.)	Provided Trees	Required Shrubs/Grasses (10/500 sq. ft.)	Provided Shrubs/Grasses
Building A	561.38	2	11	12	61
Buffer B	577.25	2	0	11	45
Buffer C	321.31	1	0	7	7



SOUTHERN LAND COMPANY
PLANNING & LANDSCAPE ARCHITECTURE STUDIO
1510 W. McInnes Drive, Suite 300, Ft. Collins, CO 80526
www.southernland.com

SOUTHERN LAND COMPANY

KTGY - ARCHITECTURE + PLANNING
820 16TH STREET, SUITE 500
DENVER, CO 80202
(303) 825-6400
CONTACT: JORDAN PHELAN
JPHELAN@ktgy.com

DATE: ISSUED FOR:
10.31.2019 MAJOR SITE PLAN SUBMITTAL
01.31.2020 MAJOR SITE PLAN RESUBMITTAL
07.01.2020 MAJOR SITE PLAN RESUBMITTAL
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LANDSCAPE
ORDINANCE PLAN
SHEET 12

KARL'S FARM MULTIFAMILY

MAJOR SITE PLAN

LOT 1A OF KARL'S FARM FILING NO. 1, SECTION 35, TOWNSHIP 1 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

122ND AVE.

OFFY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	HEIGHT	CALIPER
43	ST-2	<i>Stipa fasciculata</i> ssp. <i>tenella</i> Spadonaster	Spadonaster Haystack	12-14 HT	2" CAL. B&B
44	ST-3	<i>Andropogon scoparius</i>	Knob Tree	12-14 HT	2" CAL. B&B
45	ST-4	<i>Andropogon scoparius</i> ssp. <i>aristatus</i>	Common Knob Tree	12-14 HT	2" CAL. B&B
29	QM	<i>Quercus macrocarpa</i> Michx.	Bur Oak	12-14 HT	2" CAL. B&B
28	ST	<i>Spiraea cuneata</i> Green Var.	Green Var. Japanese Spiraea	12-14 HT	2" CAL. B&B

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
17	AR-AB	<i>Aster multiflorus</i> ssp. <i>altissimus</i>	Autumn Brilliance Aster	8-10 HT	1.5" CAL. B&B
20	CCO	<i>Coreopsis grandiflora</i> ssp. <i>altissima</i>	Common Coreopsis	8-10 HT	1.5" CAL. B&B
31	PS-SF	<i>Phlox subulata</i> ssp. <i>virginiana</i>	Flora Fire Sargent Cherry	8-10 HT	1.5" CAL. B&B

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
118	ST-2	<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Juniper	10-12 HT	6-8" DIA.
28	CC-BM	<i>Juniperus horizontalis</i> 'Blue Floor'	Blue Floor Juniper	12 HT	6-8" DIA.
6	PS-T	<i>Pinus mugo</i> 'Tennessee'	Tennessee Mugo Pine	20 HT	6-8" DIA.
63	PS-T	<i>Pinus strobus</i> 'Fastigiate'	Columnar Eastern White Pine	20 HT	6-8" DIA.
66	ST	<i>Thuja occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae	12 HT	6-8" DIA.

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
155	DB-CM	<i>Daphne x subnana</i> 'Carol Mackay'	Carol Mackay Daphne	5 GAL	7"-24" HT
156	DB	<i>Lonicera x subata</i> 'Bulger'	Bulger Juniper	5 GAL	8" HT

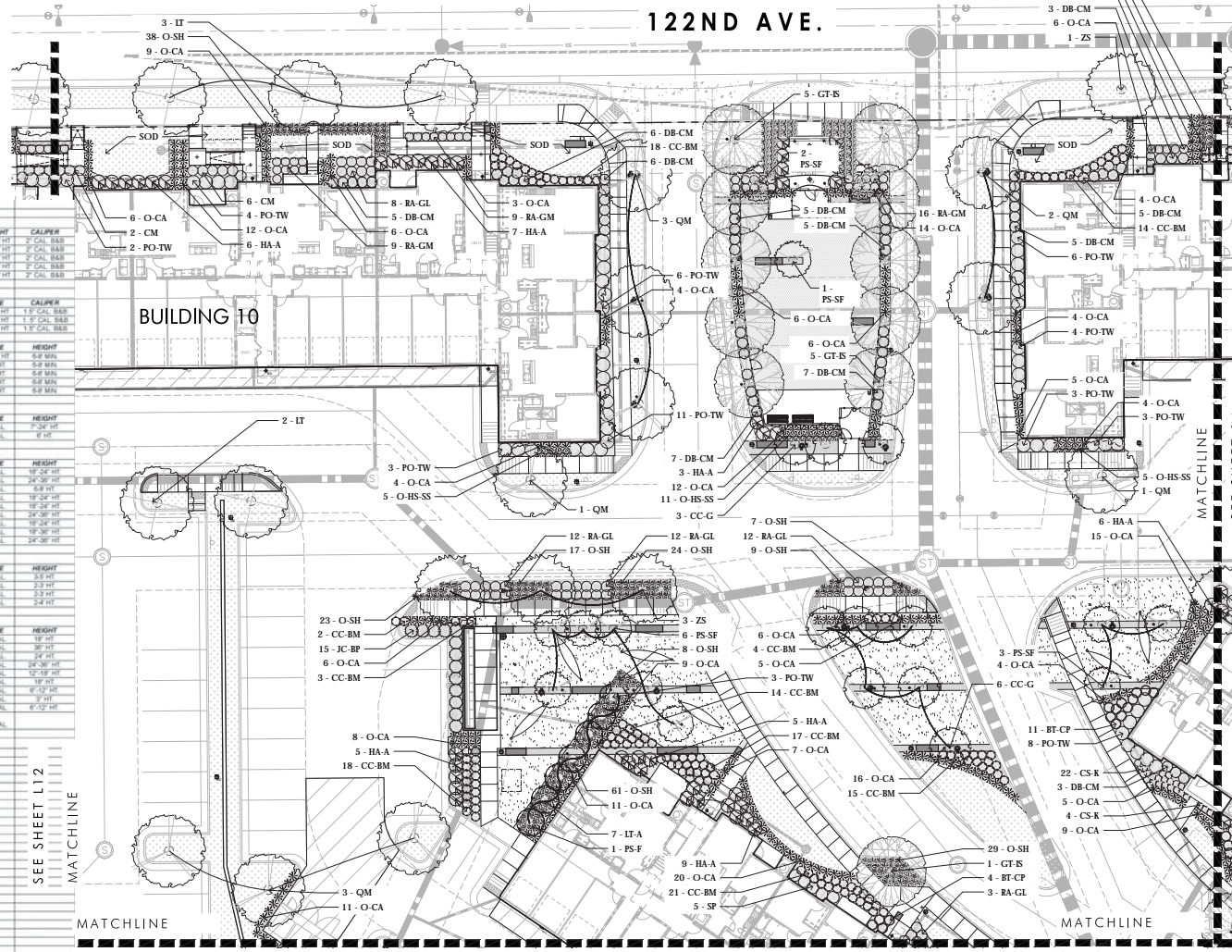
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
120	BT-CP	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Berberis	5 GAL	18"-24" HT
706	CC-BM	<i>Caryopteris x canadensis</i> 'Tipton Monarch'	Tipton Monarch Butterfly	5 GAL	24"-36" HT
229	CM	<i>Chamaecrista nictitans</i>	Parrot Pea	5 GAL	6-8" HT
181	CC-F	<i>Cornus alternifolia</i> 'Hedge'	Winter Spice Dogwood	5 GAL	18"-24" HT
428	HA	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Smooth Hydrangea	5 GAL	18"-24" HT
418	PS-W	<i>Physocarpus opulifolius</i> 'Tung Stone'	Tung Stone Physocarpus	5 GAL	24"-36" HT
307	HA-CM	<i>Rosa arvensis</i> 'Old Law'	Rosa arvensis Old Law	5 GAL	18"-24" HT
352	HA-CM	<i>Ribes alpinum</i> 'Green Mount'	Green Mount Alpine Currant	5 GAL	18"-36" HT
81	BT	<i>Spiraea japonica</i> subsp. <i>patula</i> 'Miss Kim'	Miss Kim Dwarf Lace Bush	5 GAL	24"-36" HT

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
1263	O-CA	<i>Leamargotia x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 GAL	3-3' HT
113	PS-S	<i>Hesperis matroniana</i> 'Spatangweil'	Star of Bethlehem	3 GAL	2-3' HT
532	O-FAH	<i>Fernoxia alpestralis</i> 'Herman'	Hairy Fountain Grass	3 GAL	2-3' HT
1192	O-SM	<i>Sporobolus heterostachys</i>	Prarie Dropseed	3 GAL	2-4' HT

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT
AGV	<i>Agave ameyi</i>	Piney Agave	1 GAL	18" HT
AGP	<i>Agave x hybridus</i> 'Wolcott's Agave'	Wolcott's Agave	1 GAL	36" HT
AGL	<i>Agave x hybridus</i> 'Wolcott's Agave'	Wolcott's Agave	1 GAL	36" HT
GAL	<i>Galtonia aristata</i>	Starlet Flower	1 GAL	24"-36" HT
LAU	<i>Lambertia angustata</i> 'Munstead'	Orange Leucosia	1 GAL	12"-18" HT
SHF	<i>Hebe x hybridus</i>	Colorado Hebe	1 GAL	18" HT
SPF	<i>Sparganium angustifolium</i>	Water Sparganium	1 GAL	6"-12" HT
TYM	<i>Thymus pseudolanuginosus</i>	Woolly Thyme	1 GAL	2" HT
WCP	<i>Galium odoratum</i>	Sweet Woodruff	1 GAL	8"-12" HT

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
21	V-PA	<i>Physocarpus opulifolius</i>	Siberian Lace Vine	1 GAL	

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
1775	SP	High Plains Foothills Meadow Mix (70% grasses and 30% wildflowers)			



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LANDSCAPE PLAN
 SHEET 14



KARL'S FARM MULTIFAMILY

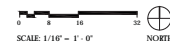
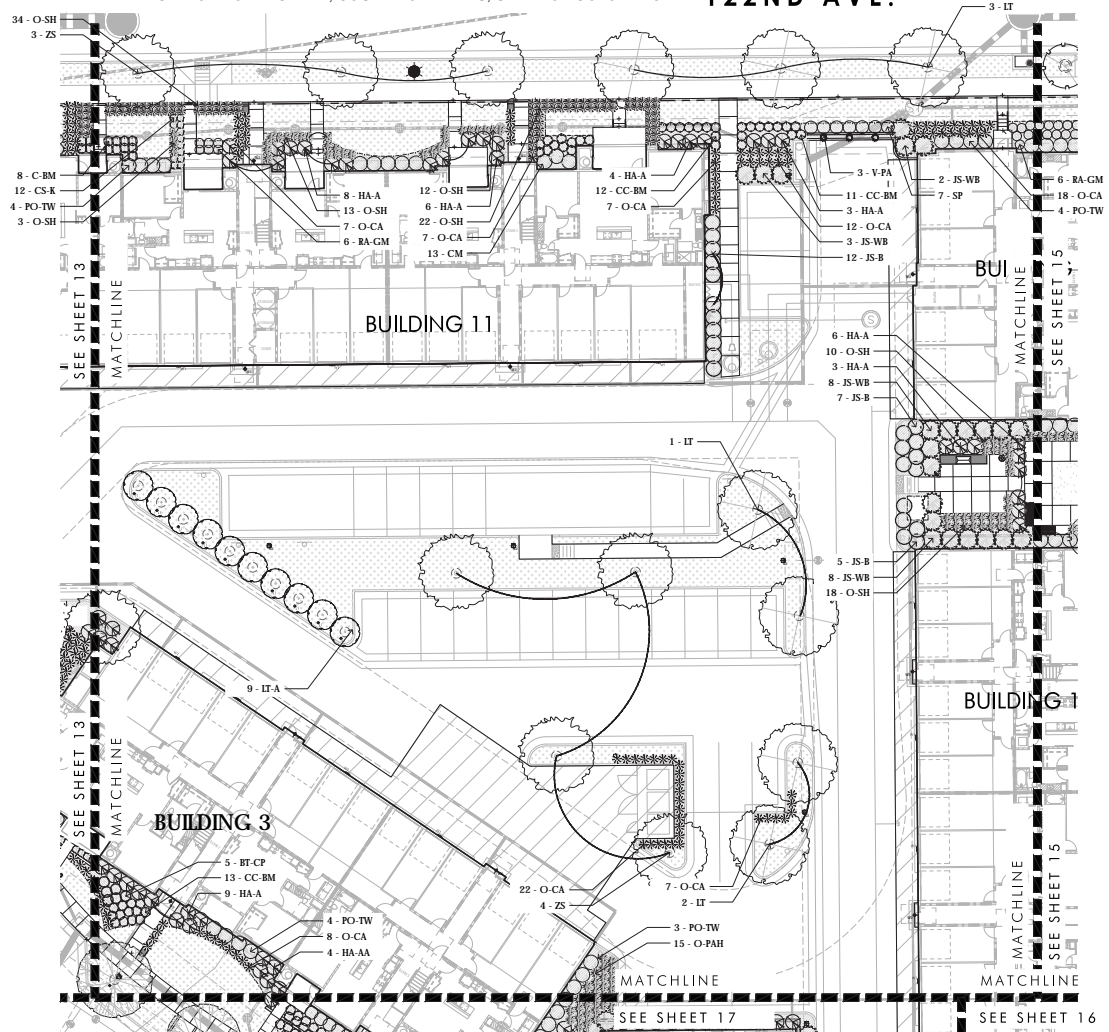
MAJOR SITE PLAN

LOT 1A OF KARL'S FARM FILING NO. 1, SECTION 35, TOWNSHIP 1 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

122ND AVE.

MASTER LANDSCAPE PLANT LIST				
QTY.	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	HEIGHT
CANOPY TREES				
43	IGFS	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	12-14 HT
48	LT	Liquidambar styraciflua	Tulip Tree	12-14 HT
41	LTA	Liquidambar styraciflua 'Amorfo'	Columnar Tulip Tree	12-14 HT
23	QM	Quercus macrocarpa Michx.	Bur Oak	12-14 HT
28	ZS	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	12-14 HT
UNDERSTORY TREES				
17	AM-BB	Azalea x Anemone 'Blossace'	Azalea Blossace	8-10 HT
27	CC-G	Cotoneaster ovatus var. inermis	Cockspur Hawthorn	8-10 HT
31	PS-SF	Prunus sargentii 'Pink Flair'	Pink Flair Sargent Cherry	8-10 HT
EVERGREEN TREES				
118	JS-WB	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	10-15 HT
26	SC-BP	Juniperus chinensis 'Blue Pearl'	Blue Pearl Juniper	12 HT
6	PM-T	Pinus mugo 'Tammenbaum'	Tammenbaum Mugo Pine	20 HT
67	PS-F	Pinus strobus 'Fastigata'	Columnar Eastern White Pine	20 HT
66	VO	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	15 HT
EVERGREEN SHRUBS				
105	DB-CM	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 GAL
120	JS-B	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 GAL
DECIDUOUS SHRUBS				
123	BT-CP	Betula nana 'Cotman Pygmy'	Cotman Pygmy Barkberry	5 GAL
706	CC-BM	Caryopteris x clandonensis 'Beyond Midnight'	Beyond Midnight Bluebeard	5 GAL
229	CM	Chamaenerion maritimum	Fernbush	5 GAL
187	OSR	Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	5 GAL
526	HA-A	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	5 GAL
418	PO-TW	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	5 GAL
327	RA-CA	Rhus aromatica 'Sensu Low'	Rhus aromatica 'Sensu Low'	5 GAL
332	RA-GM	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 GAL
87	SP	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Dwarf Lilac Bush	5 GAL
ORNAMENTAL GRASSES				
1293	O-CA	Ornithoglossum x scutellaria 'Karl Forster'	Karl Forster Feather Reed Grass	3 GAL
313	HS-SS	Helictotrichon sempervirens 'Saphirespree'	Blue Owl Grass	3 GAL
532	O-PAH	Pennisetum alopecuroides 'Hameln'	Hardy Fountain Grass	3 GAL
1160	O-SH	Sporobolus heterostachyus	Prairie Doggrass	3 GAL
PERENNIAL SVINES				
AGV	Agave parviflora	Agave parviflora	Pony's Agave	1 GAL
ANE	Anemone x hybrida 'Honore Jobert'	Anemone x hybrida 'Honore Jobert'	Honore Jobert Anemone	1 GAL
CAV	Campanula medium 'Wakara's Low'	Campanula medium 'Wakara's Low'	Wakara's Low Campanula	1 GAL
GAL	Gallardia aristata	Gallardia aristata	Blanket Flower	1 GAL
LAV	Lavandula angustifolia 'Munstead'	Lavandula angustifolia 'Munstead'	English Lavender	1 GAL
LYV	Lythrum salicaria	Lythrum salicaria	Common Hyssop	1 GAL
SUF	Sulfur flower	Sulfur flower	Sulfur Flower	1 GAL
TYM	Thymus pseudolanuginosus	Thymus pseudolanuginosus	Woolly Thyme	1 GAL
WCV	Woolly woodruff	Woolly woodruff	Woolly Woodruff	1 GAL
21	V-PA	Polygonum suberectum	Silver Lace Vine	1 GAL
NATIVE SEED MIX				
1775	SF	High Plains Foothills Meadow Mix (70% grasses and 30% wildflowers)		
Grasses				
30%	Bouteloua curtipendula	Side Oats Grama		
20%	Panicum smithii	Western Wheatgrass		
10%	Elymus trichocaulis	Sander Wheatgrass		
5%	Achnatherum hymenoides	Indian Ricegrass		
5%	Anthropogon gerardi	Big Bluestem		
5%	Bouteloua gracilis	Blue Grama		
5%	Elymus elymoides	Butterbrush Squametail		
5%	Nassella arida	Green Needlegrass		
5%	Panicum spretum	Beckwith's		
5%	Schizachyrium scoparium	Little Bluestem		
5%	Sorghastrum nutans	Yellow Indiangrass		
Wildflowers				
13%	Chamaecrista	Rocky Mt. Broomrape		
12%	Dalea purpurea	Purple Prairie Clover		
10%	Helianthus annuus	Annual Sunflower		
10%	Liatris punctata	Oxeye Daisy		
10%	Linum lewisii	Blue Flax		
10%	Onoclea sensibilis	Silky Locomote		
10%	Rabida columbifera	Prairie Coneflower		
6%	Gallardia aristata	Perennial Blanketflower		
6%	Lupinus sericeus	Silky Lupine		
5%	Rubus laetifolius	Blackberry Susan		
4%	Rabida columbifera pulchra	Mexican Hat		
2%	Syringobolus lanceus	Smooth Blue Aster		
1%	Eryngium yuccifolium	Aspen Daisy		
1%	Helianthus multiflorus	Showy Goldeneye		
1%	Penstemon secundiflorus	Orchid Bellflower		

*ALL PLANT MATERIAL QUANTITIES SUBJECT TO APPROVAL.



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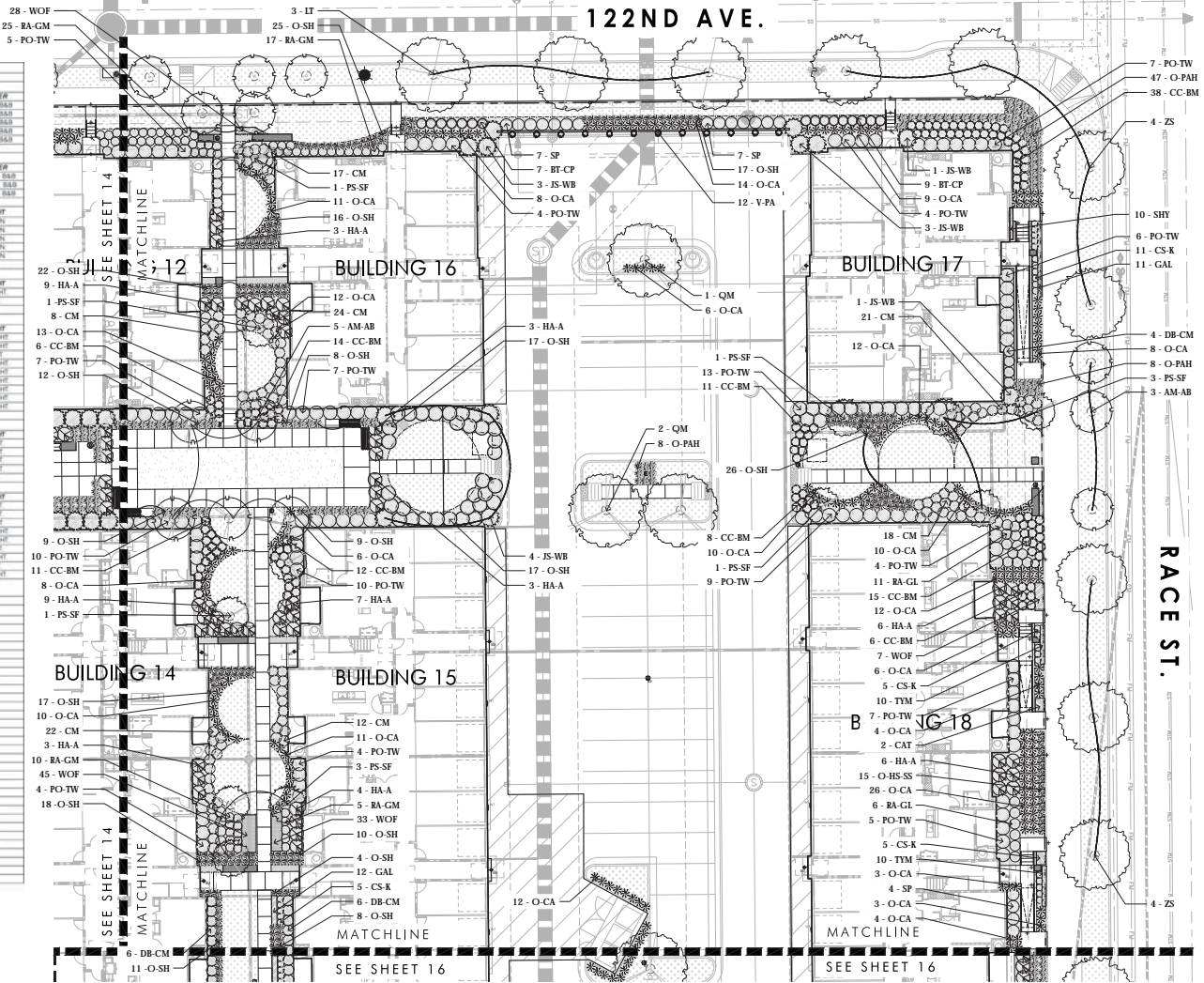
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LANDSCAPE PLAN SHEET 15

KARL'S FARM MULTIFAMILY

MAJOR SITE PLAN

LOT 1A OF KARL'S FARM FILING NO. 1, SECTION 35, TOWNSHIP 1 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



MASTER LANDSCAPE PLANT LIST					
CANOPY TREES					
QTY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	HEIGHT	
43	DT-S	<i>Quercus bicolor</i> var. <i>anemae</i> Shadenstar	Shadenstar	10-14' HT	
48	LT	<i>Liquidambar styraciflua</i>	Liquidambar	10-14' HT	
41	LT-CA	<i>Liquidambar styraciflua</i> 'Canada'	Liquidambar	10-14' HT	
23	DM	<i>Quercus macrocarpa</i> Michx	Bur Oak	10-14' HT	
25	AM	<i>Amelanchier alnifolia</i> 'Virens'	Green-Veined Japanese Zelkova	10-14' HT	
UNDERSTORY TREES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER	
17	AM-AB	<i>Amelanchier x Autumn Brilliance</i>	Autumn Brilliance Serviceberry	6-12' HT	1.5" CAL. @ 48"
27	CC-CA	<i>Cornus rugosa</i> var. <i>sericea</i>	Looseleaf Hawthorn	6-12' HT	1.5" CAL. @ 48"
31	PS-SF	<i>Prunus sargentii</i> 'Pink Pearl'	Pink Pearl Sargent Cherry	6-12' HT	1.5" CAL. @ 48"
EVERGREEN TREES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
118	JS-WB	<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Juniper	10-15' HT	5-8" MIN
22	JS-SP	<i>Juniperus chinensis</i> 'Blue Pearl'	Blue Pearl Juniper	12' HT	5-8" MIN
6	PE-T	<i>Pinus mugo</i> 'Tannenbaum'	Tannenbaum Mugo Pine	20' HT	6-8" MIN
67	PE-SF	<i>Pinus strobus</i> 'Fastigiate'	Columnar Eastern White Pine	20' HT	5-8" MIN
98	TO	<i>Thuja occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae	15' HT	5-8" MIN
EVERGREEN SHRUBS					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
105	DB-CM	<i>Deutzia scutellaria</i> 'Carl Mackay'	Carl Mackay Deutzia	3' GAL	2'-2 1/2' HT
120	JS-B	<i>Juniperus sibirica</i> 'Sulfer'	Sulfer Juniper	3' GAL	3' HT
DECIDUOUS SHRUBS					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
122	BT-CP	<i>Betula nana</i> 'Compacta'	Compact Dwarf Birch	1' GAL	12'-24" HT
126	CC-IM	<i>Cornus alternifolia</i> 'Golden Spice'	Beyond Midnight Spiceberry	2' GAL	24'-30" HT
129	DM	<i>Chamaenerion laevigatum</i>	Fireweed	2' GAL	5-8' HT
131	CC-K	<i>Cornus amomum</i> 'Lemon Lime'	Lemon Lime Dogwood	2' GAL	18'-24" HT
132	HA-A	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Smooth Hydrangea	2' GAL	18'-24" HT
138	PO-TW	<i>Physalis peruviana</i> 'New Globe'	New Globe Physalis	2' GAL	24'-30" HT
142	RA-GL	<i>Rhus aromatica</i> 'Gro-Low'	Rhus aromatica Gro-Low	2' GAL	18'-24" HT
152	RA-GL	<i>Rhus glabra</i> 'Molloy'	Smaller Molloy	2' GAL	18'-24" HT
87	BT	<i>Betula pubescens</i> 'Erdbeer-Blau'	Miss Kim Dwarf Lace Bush	2' GAL	24'-30" HT
ORNAMENTAL GRASSES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
1300	CCA	<i>Stenandrium aequilifolium</i> 'Karl Franzos'	Karl Franzos Feather Reed Grass	2' GAL	2'-3' HT
1313	O-HS-SS	<i>Hesperaloe parviflora</i> 'Spitzenrot'	Red Hot Stick	2' GAL	2'-3' HT
1320	O-HA	<i>Panicum oligosperum</i> 'Hamann'	Hamann Fountain Grass	2' GAL	2'-3' HT
1330	O-HA	<i>Stipa pennsylvanica</i>	Stipa Grass	2' GAL	2'-4' HT
PERENNIAL SWINES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
ASV	<i>Asplenium platyneuron</i>	Rocky Mt. Asplenium	1' GAL	18" HT	
ANR	<i>Anemone patens</i> 'Honorine Jobert'	Honorine Jobert Anemone	1' GAL	30" HT	
CAV	<i>Hebe x baileyi</i> 'Violet's Low'	Violet's Low Camellia	1' GAL	24" HT	
CAI	<i>Camellia arborescens</i>	Camellia	1' GAL	24'-30" HT	
LAV	<i>Lavandula angustifolia</i> 'Munstead'	English Lavender	1' GAL	12'-18" HT	
LAU	<i>Lonicera xylosteum</i>	Common Honeysuckle	1' GAL	18" HT	
SPF	<i>Sparganium angustifolium</i>	Canada Hemp	1' GAL	6'-12" HT	
TRF	<i>Thymus praecox</i> 'Lanarth'	Wild Thyme	1' GAL	3" HT	
WCF	<i>Wormwood</i>	Common Wormwood	1' GAL	6'-12" HT	
21	V-LA	<i>Polypogon monspeliensis</i>	Star Lace Vine	1' GAL	
NATIVE SEED MIX					
775	SF	High Native Seeding: Meadow Mix (20% grasses and 30% wildflowers)			
Grasses					
20%		<i>Bouteloua curtipendula</i>	Side Oats Grass		
20%		<i>Panicum scribneri</i>	Western Wheatgrass		
10%		<i>Elymus trichocladus</i>	Variable Wheatgrass		
10%		<i>Andropogon scoparius</i>	Indian Scourgrass		
5%		<i>Andropogon gerardii</i>	Big Bluestem		
5%		<i>Bouteloua curtipendula</i>	Side Oats Grass		
5%		<i>Elymus alpicornis</i>	Bottlebrush Squawgrass		
5%		<i>Hordeum jubatum</i>	Common Hoopgrass		
5%		<i>Panicum ergatum</i>	Wheatgrass		
5%		<i>Schizanthus scoparium</i>	Little Bluestem		
5%		<i>Hordeum jubatum</i>	Yellow Hoopgrass		
Wildflowers					
12%		<i>Coreopsis lanceolata</i>	Rocky Mt. Beardless		
12%		<i>Asplenium platyneuron</i>	Rocky Mountain Asplenium		
10%		<i>Hebe x baileyi</i>	Camellia		
10%		<i>Liatris punctata</i>	Ornamental Gayfeather		
10%		<i>Junonia</i>	Blue Jay		
10%		<i>Dryopteris</i>	Silky Lycopodium		
10%		<i>Rudbeckia hirta</i>	Black-eyed Susan		
6%		<i>Sanicula arvensis</i>	Perennial Baneberry		
6%		<i>Asplenium platyneuron</i>	Rocky Mountain Asplenium		
6%		<i>Asplenium platyneuron</i>	Rocky Mountain Asplenium		
4%		<i>Rudbeckia columbiana</i>	Black-eyed Susan		
1%		<i>Erigeron speciosus</i>	White Aster		
1%		<i>Erigeron speciosus</i>	White Aster		
1%		<i>Erigeron speciosus</i>	White Aster		
1%		<i>Erigeron speciosus</i>	White Aster		
1%		<i>Erigeron speciosus</i>	White Aster		

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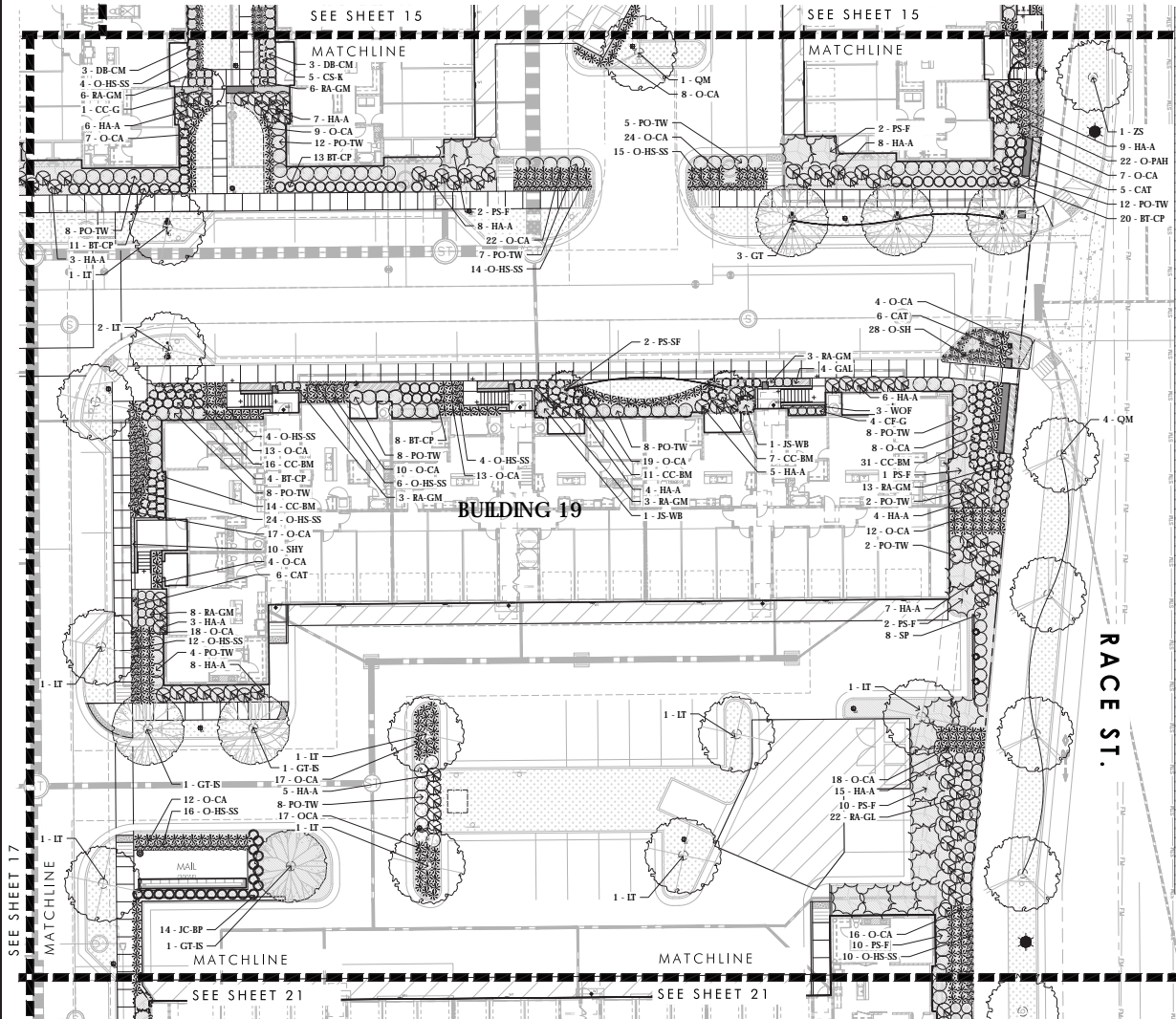
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LANDSCAPE PLAN
SHEET 16

KARL'S FARM MULTIFAMILY

MAJOR SITE PLAN

LOT 1A OF KARL'S FARM FILING NO. 1, SECTION 35, TOWNSHIP 1 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



MASTER LANDSCAPE PLANT LIST						
CANOPY TREES						
QTY.	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	HEIGHT	CALIPER	
43	IT-S	<i>Quercus macrocarpa</i> var. <i>emera</i> 'Shademaster'	Shademaster Hemlockcypress	12-14 FT	2"	CAL. BAB.
43	IT-S	<i>Quercus macrocarpa</i>	Tule Tree	12-14 FT	2"	CAL. BAB.
41	T.A.	<i>Quercus hypoleuca</i> 'Arnold'	Columnar Tule Tree	12-14 FT	2"	CAL. BAB.
23	SM	<i>Juniperus macrocarpa</i> Moench	Blue Juniper	12-14 FT	2"	CAL. BAB.
28	ZS	<i>Juniperus sibirica</i> 'Green Vase'	Green Vase Japanese Juniper	12-14 FT	2"	CAL. BAB.
UNDERSTORY TREES						
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER		
17	AM-AB	<i>Amelanchier x alabamica</i> 'Blossacee'	Autumn Brilliance Serviceberry	8-10 FT	1.5"	CAL. BAB.
17	CC-S	<i>Crataegus crataegus</i> var. <i>viridis</i>	Cockspur Hawthorn	8-10 FT	1.5"	CAL. BAB.
31	PS-SF	<i>Prunus sargentii</i> 'Pink Flair'	Pink Flair Sargent Cherry	8-10 FT	1.5"	CAL. BAB.
EVERGREEN TREES						
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER		
118	JS-WB	<i>Juniperus scopulorum</i> 'Vista Blue'	Vista Blue Juniper	10-15 FT	0.6"	MIN.
29	CC-BP	<i>Juniperus chinensis</i> 'Blue Pearl'	Blue Pearl Juniper	12 FT	0.6"	MIN.
6	PM-T	<i>Pinus mugo</i> 'Tannenbaum'	Tannenbaum Mugo Pine	20 FT	0.6"	MIN.
87	PS-F	<i>Pinus strobus</i> 'Fastigiat'	Columnar Eastern White Pine	25 FT	0.6"	MIN.
96	LD	<i>Thuja occidentalis</i> 'Emerald Green'	'Emerald Green' Arborvitae	18 FT	0.6"	MIN.
EVERGREEN SHRUBS						
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER		
105	SB-CA	<i>Daphne x burwoodii</i> 'Carol Mackay'	Carol Mackay Daphne	5 GAL	7-24"	HT
120	ZS-S	<i>Juniperus sibirica</i> 'Ritlin'	Ritlin Juniper	5 GAL	8"	HT
DECIDUOUS SHRUBS						
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER		
122	BT-CP	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry	5 GAL	12-24"	HT
706	CC-BM	<i>Caryopteris x candicans</i> 'Beyond Midnight'	Beyond Midnight Blueberry	5 GAL	24-36"	HT
229	DM	<i>Chamaelirium liliifolium</i>	Fernbush	5 GAL	0.6"	HT
187	CS-K	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	5 GAL	18-24"	HT
528	HA-K	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Smooth Hydrangea	5 GAL	18-24"	HT
418	PO-TW	<i>Physocarpus opulifolius</i> 'Tiny Wonder'	Tiny Wonder Ninebark	5 GAL	24-36"	HT
327	RA-GL	<i>Rhus aromatica</i> 'Vino Noir'	Rhus aromatica Vio Noir	5 GAL	18-24"	HT
332	RA-GL	<i>Rhus glabra</i> 'Green Mound'	Green Mound Alpine Currant	5 GAL	18-24"	HT
87	SP	<i>Syringa pubescens</i> subsp. <i>pubula</i> 'Miss Kate'	Miss Kate Dwarf Lilac Bush	5 GAL	24-36"	HT
ORNAMENTAL GRASSES						
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER		
1293	CC-CA	<i>Chamaecrista x acutifolia</i> 'Karl F. Foerster'	Karl Foerster Feather Reed Grass	3 GAL	2.5"	HT
313	O-HS-SS	<i>Heterostichon temperans</i> 'Sapphirgras'	Blue Oak Grass	3 GAL	2.5"	HT
532	O-PAH	<i>Panicum alpicoides</i> Herms	Hairy Fourteen Grass	3 GAL	2.5"	HT
1156	O-SH	<i>Sporobolus heterostichus</i>	Purple Sceptergrass	3 GAL	2.4"	HT
PERENNIALS/VINES						
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER		
ADV	<i>Agrostis pernyi</i>	Pony's Agrostis	1 GAL	18"	HT	
FAE	<i>Festuca arvensis</i> 'Hydrangea Joint'	Hortensia Joint Anemone	1 GAL	36"	HT	
CAT	<i>Nepeta x bakerianae</i> 'Walker's Low'	Walker's Low Catmint	1 GAL	24"	HT	
GAJ	<i>Gaillardia aristata</i>	Blanket Flower	1 GAL	24-36"	HT	
LAJ	<i>Lavandula angustifolia</i> 'Munstead'	English Lavender	1 GAL	18-24"	HT	
SHY	<i>Agastache foeniculum</i>	Coronilla Hyssop	1 GAL	18"	HT	
SHY	<i>Agastache foeniculum</i>	Duff's Fop	1 GAL	6-12"	HT	
SHY	<i>Thymus praecox</i> 'Liberation'	Woolly Thyme	1 GAL	2"	HT	
WVF	<i>Galium odoratum</i>	Sweet Woodruff	1 GAL	6-12"	HT	
21	V-PA	<i>Polygonum aviculare</i>	Star Lace Vine	1 GAL	8"	HT
NATIVE SEED MIX						
1775 SF High Plains Foothills Meadow Mix (70% grasses and 30% wildflowers)						
Grasses						
	<i>Bouteloua curtipendula</i>	Side Oats Grass				
	<i>Panicum smithii</i>	Western Wheatgrass				
	<i>Syringa tomentosus</i>	Heander Wheatgrass				
	<i>Achnatherum hymenoides</i>	Indian Ricegrass				
	<i>Andropogon gerardii</i>	Big Bluestem				
	<i>Bouteloua gracilis</i>	Blue Grass				
	<i>Syringa elymoides</i>	Bootheatgrass Tegugrass				
	<i>Hesperis matronalis</i>	Queen Bedstraw				
	<i>Panicum argutum</i>	Smilchgrass				
	<i>Schizanthus scoparium</i>	Little Bluestem				
	<i>Lespedeza bicolor</i>	Yellow Indigo				
	<i>Lespedeza bicolor</i>	Yellow Indigo				
Wildflowers						
	<i>Chamaecrista</i>	Rocky Mt. Scepter				
	<i>Delphinium</i>	Purple Prairie Clover				
	<i>Delphinium</i>	Arnica				
	<i>Liatris</i>	Dotford Gayfeather				
	<i>Liopis</i>	Blue Fox				
	<i>Chrysothamnus</i>	Silky Licorice				
	<i>Platycodon</i>	Prairie Coneflower				
	<i>Galatella</i>	Perennial Blackfoot				
	<i>Lupinus</i>	Silky Lupine				
	<i>Phacelia</i>	Black-eyed Susan				
	<i>Rudbeckia</i>	Monardella				
	<i>Symphytum</i>	Smooth Blue Aster				
	<i>Agrostis</i>	Arnica				
	<i>Hesperis</i>	Showy Goldeneye				
	<i>Penstemon</i>	Ochid Beardtongue				

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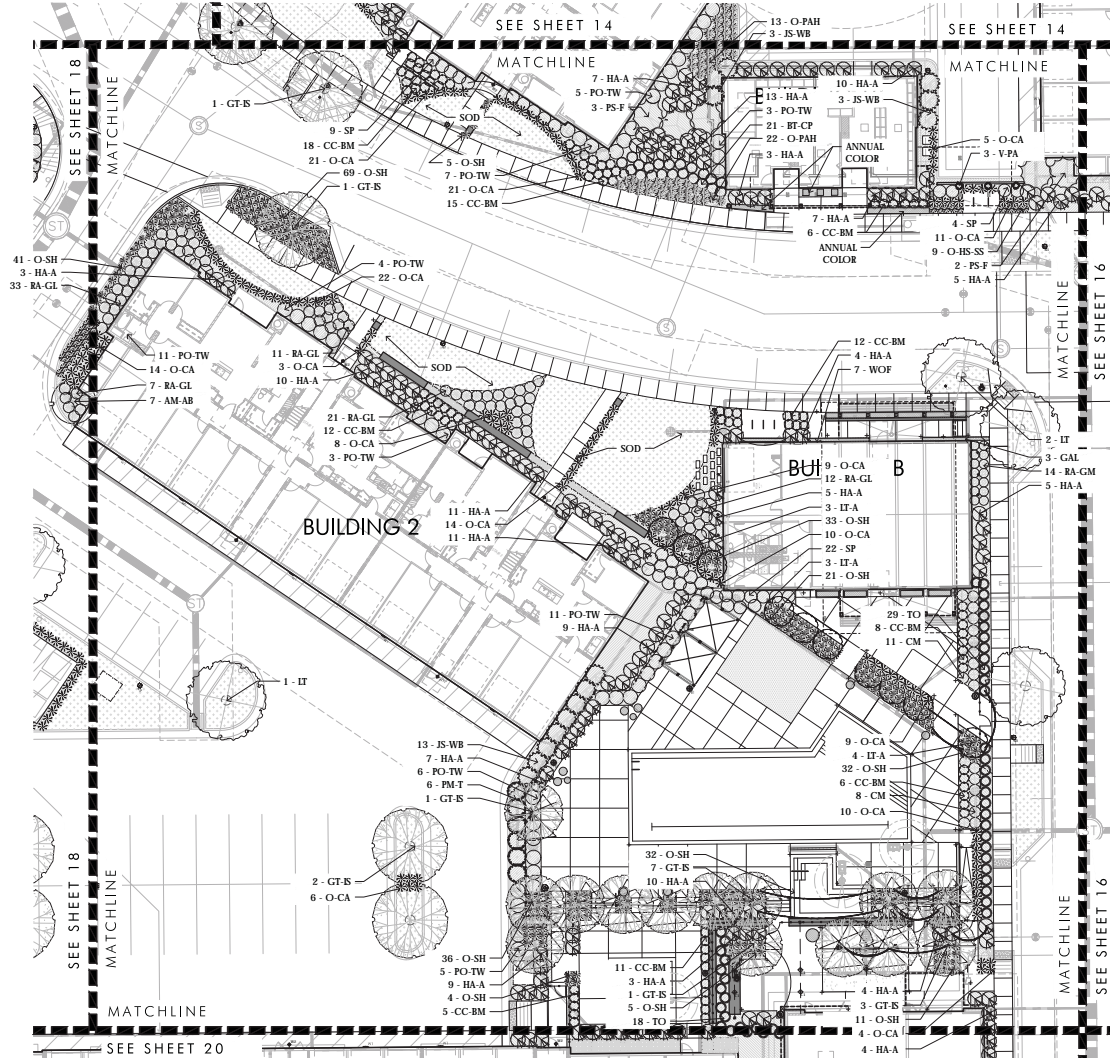
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LANDSCAPE PLAN
SHEET 17

KARL'S FARM MULTIFAMILY

MAJOR SITE PLAN

LOT 1A OF KARLS FARM FILING NO. 1, SECTION 35, TOWNSHIP 1 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



QTY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	HEIGHT	CALIPER
CANOPY TREES					
43	GT-S	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	12-14 HT	2" CAL. B&B
48	LT	Liriodendron tulipifera	Tulip Tree	12-14 HT	2" CAL. B&B
41	TKA	Liriodendron tulipifera 'Amstel'	Columnar Tulip Tree	12-14 HT	2" CAL. B&B
23	QM	Quercus macrocarpa Michx.	Bur Oak	12-14 HT	2" CAL. B&B
28	ZS	Zelkova serata 'Green Vase'	Green Vase Japanese Zelkova	12-14 HT	2" CAL. B&B
UNDERSTORY TREES					
17	AKAB	Amelanchier x Autumn Brilliance	Autumn Brilliance Starburst	8-10 FT	1.5" CAL. B&B
27	CC-G	Chalchagua crug-gall var. inermis	Cockspur Hawthorn	8-10 FT	1.5" CAL. B&B
31	PS-SF	Prunus targets 'Pink Flair'	Pink Flair Sargent Cherry	8-10 FT	1.5" CAL. B&B
EVERGREEN TREES					
118	JS-WB	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	10-15 HT	0.8" MIN.
29	JP	Juniperus chinensis 'Blue Point'	Blue Point Juniper	12 FT	0.8" MIN.
6	PA-T	Pinus mugo 'Tamariscum'	Tamariscum Mugo Pine	20 FT	0.8" MIN.
67	PS-F	Pinus strobus 'Fastigiat'	Columnar Eastern White Pine	20 FT	0.8" MIN.
96	TD	Thuja occidentalis 'Virensat Green'	Emerald Green Arborvitae	15 FT	0.8" MIN.
EVERGREEN SHRUBS					
105	DM-CM	Daphne x barwoodii 'Caroli Mackay'	Caroli Mackay Daphne	5 GAL	7"-24" HT
120	JS-B	Juniperus sibirica 'Buffalo'	Buffalo Juniper	5 GAL	8" HT
DECIDUOUS SHRUBS					
122	PT-CM	Betula nana 'Humbertii' 'Ornison Pygmy'	Ornison Pygmy Babybirch	5 GAL	HEIGHT
709	TC-MM	Caryophyllus x canadensis 'Rayons Midnight'	Rayons Midnight Bubblegum	5 GAL	18"-24" HT
229	CM	Chamaelirium luteolum	Fernbush	5 GAL	6-8" HT
181	CS-R	Cornus sericea 'Yellow'	Yellow Dogwood	5 GAL	18"-24" HT
628	AK-A	Anemone sibirica 'Annie's Jewel'	Annie's Jewel Anemone	5 GAL	18"-24" HT
418	PO-TW	Physocarpus opulifolius 'Tiny Wonder'	Tiny Wonder Physocarpus	5 GAL	24"-36" HT
327	RA-LM	Rosa arvensis 'Iceberg'	Iceberg Rose	5 GAL	18"-24" HT
332	RA-LM	Rosa rugosa 'Green Mound'	Green Mound Rose	5 GAL	18"-24" HT
87	SP	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Dwarf Lilac Bush	5 GAL	24"-36" HT
ORNAMENTAL GRASSES					
1263	O-CA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 GAL	3-5' HT
313	O-HS-SS	Holcus x scaberrimus 'Spartan'	Blue Oat Grass	3 GAL	2-3' HT
532	O-PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	3 GAL	2-3' HT
1190	O-SH	Sporobolus heterolepis	Prairie Dropseed	3 GAL	2-4' HT
PERENNIAL SVINES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
AGN	Agave parva	Parva Agave	1 GAL	18" HT	
ANE	Anemone x hybrida 'Honore Jobert'	Honore Jobert Anemone	1 GAL	36" HT	
NEP	Nepeta x lasiocarpa 'Walker's Low'	Walker's Low Catmint	1 GAL	24" HT	
CAT	Catantia arvensis	Blanket Flower	1 GAL	24"-36" HT	
LAV	Laurencia angustifolia 'Munstead'	English Lavender	1 GAL	12"-18" HT	
SYR	Agastache perovskiana	Coronilla Hyssop	1 GAL	18" HT	
SUF	Sulfur flower	Sulfur Flower	1 GAL	6"-12" HT	
TYM	Thymus praecox var. poliflorus	Woolly Thyme	1 GAL	3" HT	
WOF	Galium odoratum	Sweet Woodruff	1 GAL	6"-12" HT	
21	V-PA	Polygonum auberti	Silver Lace Vine	1 GAL	
NATIVE SEED MIX					
1715 SF	High Plains Foothills Meadow Mix (70% grasses and 30% wildflowers)				
Grasses					
30%	Bouteloua curtipendula	Side Oats Grama			
20%	Panicum ambro	Western Wheatgrass			
10%	Elymus hystrix	Slender Wheatgrass			
5%	Achnatherum hymenoides	Indian Ricegrass			
5%	Andropogon gerardi	Big Bluestem			
5%	Bouteloua gracilis	Blue Grama			
5%	Elymus sylvaticus	Bobolink's Sparrowtail			
5%	Nassella viridula	Green Needlegrass			
5%	Panicum capillare	Switchgrass			
5%	Schizachyrium scoparium	Late Bluestem			
5%	Sorghastrum nutans	Yellow Indiangrass			
Wildflowers					
10%	Cleome serrulata	Rocky Mt. Beeplant			
10%	Desmodium illinoense	Purple Prairie Clover			
10%	Helianthus annuus	Annual Sunflower			
10%	Liatris punctata	Delicate Gaylithair			
10%	Lupinus texensis	Blue Foxglove			
10%	Oxytropis sericea	Silky Locoweed			
10%	Rafanalis columbiana	Prairie Conifer			
10%	Galatella arifolia	Prairie Blanketflower			
10%	Lupinus texensis	Silky Lupine			
10%	Rudbeckia hirta	Black-eyed Susan			
4%	Rafanalis columbiana pubiflora	Mexican Hat			
2%	Symphoricarpos latifolia	Smooth Blue Aster			
1%	Erigeron annuus	Asian Daisy			
1%	Helianthus multiflorus	Snowy Goldeneye			
1%	Phacelia grandiflora	Orchid Beardtongue			



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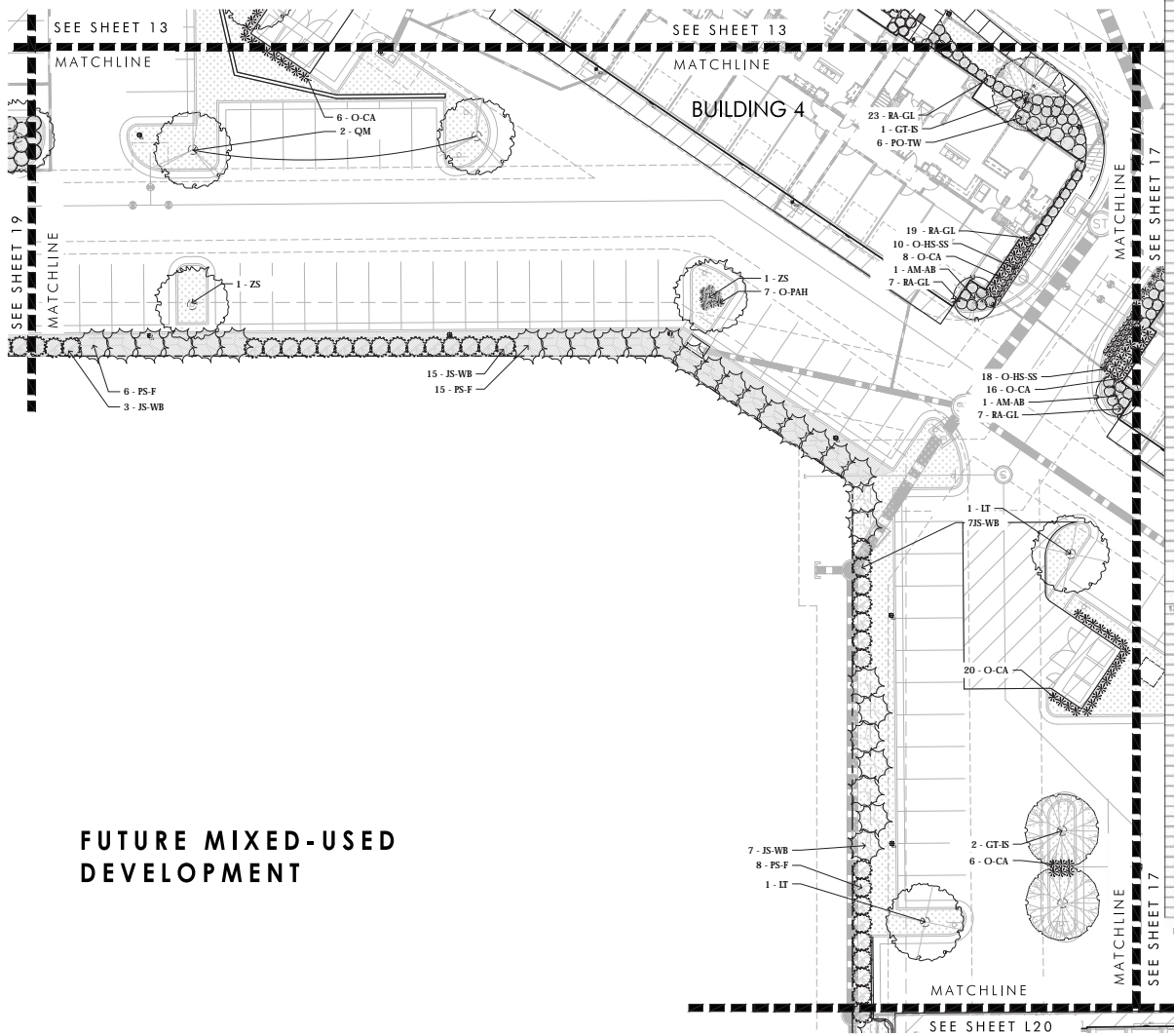
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LANDSCAPE PLAN
SHEET 18

KARL'S FARM MULTIFAMILY

MAJOR SITE PLAN

LOT 1A OF KARL'S FARM FILING NO. 1, SECTION 35, TOWNSHIP 1 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



MASTER LANDSCAPE PLANT LIST			
CANOPY TREES			
QTY.	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME
43	GT-S	<i>Gleditsia thurbergia</i> var. <i>inermis</i> 'Shademaster'	Shademaster Honeylocust
48	LT	<i>Liriodendron tulipifera</i>	Tulip Tree
41	LT-A	<i>Liriodendron tulipifera</i> 'Arnold'	Columnar Tulip Tree
23	QM	<i>Quercus macrocarpa</i> Michx.	Bur Oak
28	ZS	<i>Zelkova serrata</i> Green Vase	Green Vase Japanese Zelkova
UNDERSTORY TREES			
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE
17	AM-AB	<i>Ambelanchier x Autumn Brilliance</i>	Autumn Brilliance Serrulata
27	CC-G	<i>Coccoloba chus-galli</i> var. <i>nemica</i>	Cockspur Hawthorn
21	PS-F	<i>Prunus serrulata</i> 'Pink Flair'	Pink Flair Sargent Cherry
EVERGREEN TREES			
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE
118	JS-WB	<i>Juniperus scopulorum</i> Wichita Blue	Wichita Blue Juniper
20	JC-SP	<i>Juniperus chinensis</i> Blue Point	Blue Point Juniper
6	PM-T	<i>Pinus mugo</i> 'Tannenbaum'	Tannenbaum Mugo Pine
61	PS-F	<i>Pinus strobus</i> 'Fastigiate'	Columnar Eastern White Pine
66	TD	<i>Thuja occidentalis</i> Emerald Green	Emerald Green Arborvitae
EVERGREEN SHRUBS			
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE
195	DB-CM	<i>Daphne x burkwoodii</i> 'Carol Mackie'	Carol Mackie Daphne
120	JS-B	<i>Juniperus sabina</i> 'BlueStar'	BlueStar Juniper
DECIDUOUS SHRUBS			
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE
122	BT-CP	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry
700	CC-BM	<i>Caryopteris x clandonensis</i> 'Beyond Midnight'	Beyond Midnight Bluebeard
238	DM	<i>Deinostylis microbotrys</i>	Fernbush
187	CS-K	<i>Cornus sericea</i> 'Kelsay'	Kelsay Dwarf Dogwood
528	HA-A	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Smooth Hydrangea
418	DO-W	<i>Doronicum opulifolium</i> 'Viv' Wood'	Viv Wood Doronicum
327	RA-GL	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac
332	RA-GM	<i>Ribes alpinum</i> 'Green Mound'	Green Mound Alpine Currant
81	SP	<i>Syringa pubescens</i> subsp. <i>pubula</i> Miss Kim	Miss Kim Dwarf Lilac Bush
ORNAMENTAL GRASSES			
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE
1293	O-CA	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass
313	O-HS-SS	<i>Helictotrichon sempiternum</i> 'Saphirospide'	Blue Oak Grass
532	OH-H	<i>Hordeichloa oligosperma</i> 'Hansen'	Hansen Fountain Grass
1150	O-SH	<i>Sporobolus heterostachys</i>	Prairie Dropseed
PERENNIALS/VINES			
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE
AGV	<i>Agave parryi</i>	Parry's Agave	1 GAL
ANB	<i>Anemone x hybrida</i> 'Honorata Jobert'	Honorata Jobert Anemone	1 GAL
CAT	<i>Nepeta x faasseni</i> 'Walker's Low'	Walker's Low Catmint	1 GAL
GAL	<i>Gaillardia aristata</i>	Blanket Flower	1 GAL
LA-V	<i>Lamellastrum argenteum</i> 'Munstead'	English Lavender	1 GAL
SHV	<i>Agastache yatesensis</i>	Colorado Hyssop	1 GAL
SUF	<i>Eryngium yuccifolium</i>	Sulfur Flower	1 GAL
TYM	<i>Thymus pseudolanuginosus</i>	Woody Thyme	1 GAL
WOF	<i>Galium odoratum</i>	Sweet Woodruff	1 GAL
21	V-PA	<i>Polygonum adnigrum</i>	Silver Lace Vine
NATIVE SEED MIX			
1775 SF	High Plains Fescue Meadow Mix (70% grasses and 30% wildflowers)		
Grasses			
30%	<i>Bouteloua curtipendula</i>	Side Oats Grama	
20%	<i>Panicum erinaceum</i>	Western Wheatgrass	
10%	<i>Elymus trachycaulus</i>	Slender Wheatgrass	
5%	<i>Achnatherum hymenoides</i>	Indian Ricegrass	
5%	<i>Andropogon gerardii</i>	Big Bluestem	
5%	<i>Bouteloua gracilis</i>	Blue Grama	
5%	<i>Elymus sibiricus</i>	Bottlebrush Squarreltail	
5%	<i>Nassella aridula</i>	Green Needlegrass	
5%	<i>Panicum argatum</i>	Switchgrass	
5%	<i>Setochloa spodiopogon</i>	Little Bluestem	
5%	<i>Sorghastrum nutans</i>	Yellow Indiangrass	
Wildflowers			
12%	<i>Cleome sensata</i>	Rocky Mt. Beespert	
12%	<i>Delosia purpurea</i>	Purple Prairie Clover	
10%	<i>Helianthus annuus</i>	Annual Sunflower	
10%	<i>Liatris punctata</i>	Dotseed Gayfeather	
10%	<i>Lupinus texensis</i>	Blue Flax	
10%	<i>Oxytrichia sericea</i>	Silky Lucerne	
10%	<i>Ratibida columnifera</i>	Prairie Coneflower	
6%	<i>Gaillardia aristata</i>	Prairie Blanketflower	
6%	<i>Lupinus sericeus</i>	Silky Lucerne	
4%	<i>Ratibida pinnata</i>	Black-eyed Susan	
4%	<i>Ratibida columnifera</i> 'putcha'	Mexican Hat	
2%	<i>Eryngium yuccifolium</i>	Smooth Blue Aster	
1%	<i>Eryngium speciosum</i>	Aspen Daisy	
1%	<i>Hesperis matronalis</i>	Blowy Golderose	
1%	<i>Phlox paniculata</i>	Orchid Phlox	

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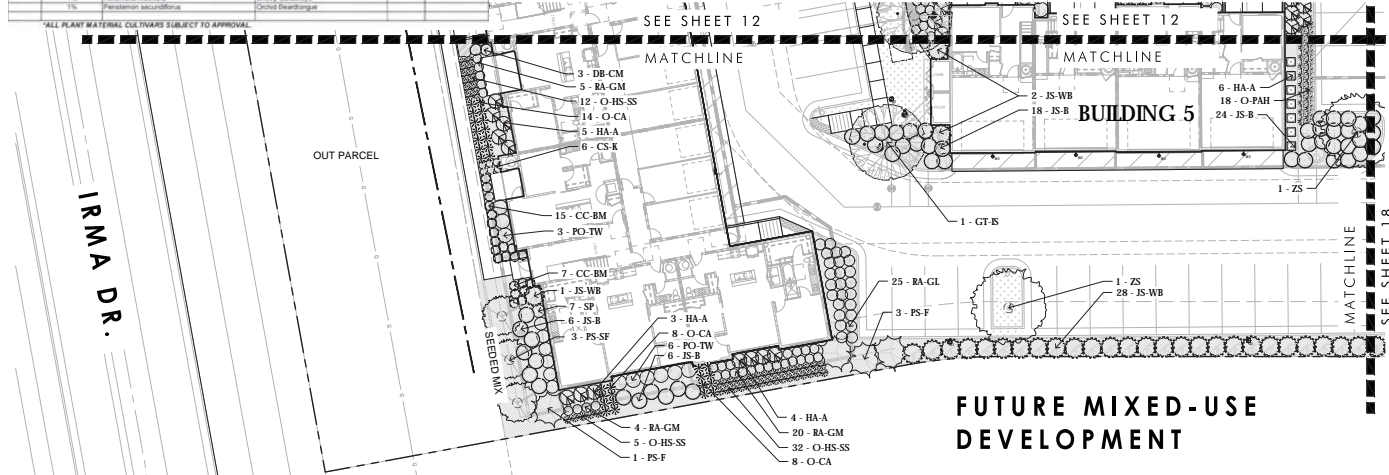
LANDSCAPE PLAN
SHEET 19

MASTER LANDSCAPE PLANT LIST				
CANOPY TREES				
QTY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	HEIGHT CALIPER
43	DTSE	Shadeleafed Yellow Birch	Shadeleafed Yellow Birch	13-14 FT 2" CAL. 8-10
48	LT	Liquidambar styraciflua	Black Gum	13-14 FT 2" CAL. 8-10
41	LLA	Liquidambar styraciflua	Black Gum	13-14 FT 2" CAL. 8-10
25	GA	Ginkgo biloba	Ginkgo	13-14 FT 2" CAL. 8-10
28	JS	Jasione virginiana	Blue Star	13-14 FT 2" CAL. 8-10
UNDERSTORY TREES				
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER
13	MA-ET	Malus 'Evergreen'	Malus	8-10 FT 1.5" CAL. 8-10
27	CCO	Crataegus cuneata	Wild Apple	8-10 FT 1.5" CAL. 8-10
31	PS-F	Prunus serotina	Black Cherry	8-10 FT 1.5" CAL. 8-10
EVERGREEN TREES				
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER
118	JS-WB	Juniperus horizontalis	Blue Juniper	12-15 FT 2" CAL. 8-10
20	JS-SP	Juniperus chinensis	Blue Juniper	12-15 FT 2" CAL. 8-10
8	PS-T	Pinus strobus	White Pine	20 FT 2" CAL. 8-10
67	PS-F	Pinus strobus	White Pine	20 FT 2" CAL. 8-10
86	TD	Thuja occidentalis	Emerald Green	15 FT 2" CAL. 8-10
EVERGREEN SHRUBS				
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER
505	DR-CM	Daphne x burkwoodii	Garlic Maqui	3 GAL. 1'-3" HT
520	JS-B	Juniperus horizontalis	Blue Juniper	3 GAL. 8" HT
DECIDUOUS SHRUBS				
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER
132	DR-CM	Daphne x burkwoodii	Garlic Maqui	3 GAL. 1'-3" HT
206	CC-M	Chamaenerion canadense	Canada Fireweed	3 GAL. 20-30" HT
220	DM	Desmodium illinoense	Wild Indigo	3 GAL. 8" HT
183	DM	Desmodium illinoense	Wild Indigo	3 GAL. 8" HT
183	DM	Desmodium illinoense	Wild Indigo	3 GAL. 8" HT
410	PS-TW	Pinus strobus	White Pine	3 GAL. 12-24" HT
30	RA-GM	Rhus glabra	Sumac	3 GAL. 12-24" HT
332	RA-GM	Rhus glabra	Sumac	3 GAL. 12-24" HT
87	SP	Sparganium angustifolium	Sparganium	3 GAL. 20-30" HT
ORNAMENTAL GRASSES				
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER
1263	O-CA	Oenanthe lachrymans	Woolly Thyme	3 GAL. 3' HT
213	O-HS-SS	Oenanthe lachrymans	Woolly Thyme	3 GAL. 3' HT
532	O-PAH	Oenanthe lachrymans	Woolly Thyme	3 GAL. 3' HT
1180	O-SH	Oenanthe lachrymans	Woolly Thyme	3 GAL. 3' HT
PERENNIAL SVINES				
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER
ADV	Agave parryi	Parry's Agave	1 GAL. 18" HT	
ANE	Anemone pulsatilla	Pulsatilla	1 GAL. 18" HT	
CAT	Nepeta x faassenii	Walker's Cat	1 GAL. 24" HT	
GAL	Gallium aparine	Woolly Thyme	1 GAL. 24" HT	
LAV	Lavandula angustifolia	English Lavender	1 GAL. 18"-19" HT	
SHF	Agastache foeniculum	Common Hyssop	1 GAL. 18" HT	
SIF	Scilla maritima	Blue Bell	1 GAL. 8-12" HT	
TYM	Thymus praecox	Woolly Thyme	1 GAL. 3" HT	
WDF	Wolffia globosa	Woolly Thyme	1 GAL. 8-12" HT	
21	WPA	Wolffia globosa	Woolly Thyme	1 GAL.
NATIVE SEED MIX				
1775	SP	Seed Mix (70% grasses and 30% wildflowers)		
Grasses				
30%	Andropogon scoparius	Side Oats Grass		
20%	Panicum capillare	Western Wheatgrass		
10%	Stipa capillaris	Stipa		
5%	Andropogon scoparius	Side Oats Grass		
5%	Panicum capillare	Western Wheatgrass		
5%	Stipa capillaris	Stipa		
5%	Andropogon scoparius	Side Oats Grass		
5%	Panicum capillare	Western Wheatgrass		
5%	Stipa capillaris	Stipa		
5%	Andropogon scoparius	Side Oats Grass		
5%	Panicum capillare	Western Wheatgrass		
5%	Stipa capillaris	Stipa		
Wildflowers				
10%	Dianna serotina	Roadside Yellow		
10%	Dianna serotina	Roadside Yellow		
10%	Dianna serotina	Roadside Yellow		
10%	Dianna serotina	Roadside Yellow		
10%	Dianna serotina	Roadside Yellow		
10%	Dianna serotina	Roadside Yellow		
10%	Dianna serotina	Roadside Yellow		
10%	Dianna serotina	Roadside Yellow		
10%	Dianna serotina	Roadside Yellow		
10%	Dianna serotina	Roadside Yellow		

KARL'S FARM MULTIFAMILY

MAJOR SITE PLAN

LOT 1A OF KARLS FARM FILING NO. 1, SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

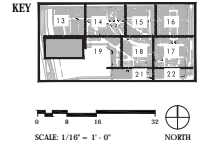


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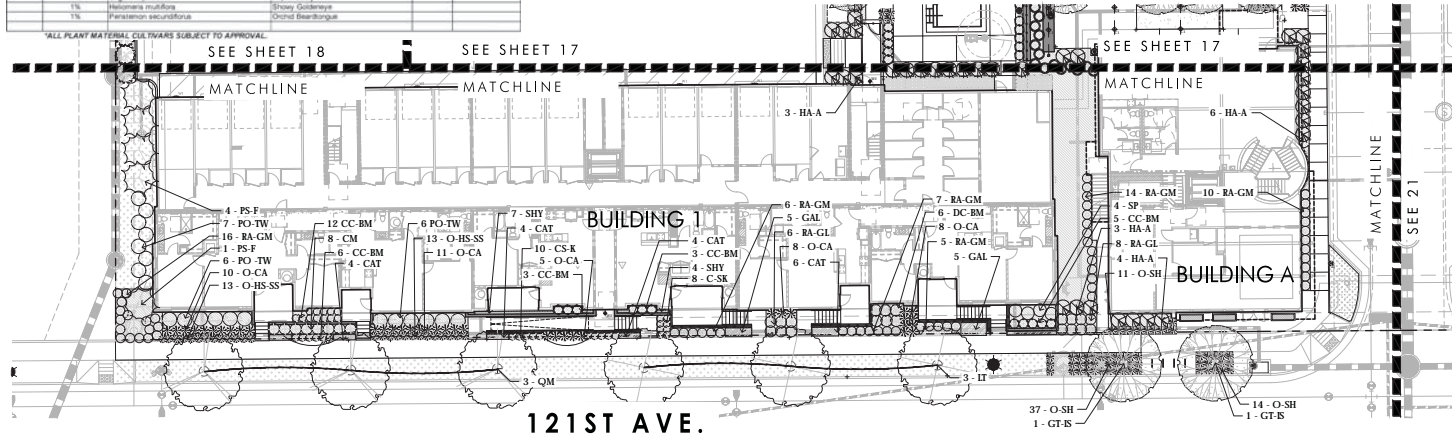
LANDSCAPE PLAN
 SHEET 20

MASTER LANDSCAPE PLANT LIST					
CANOPY TREES					
QTY.	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	HEIGHT	
43	CF-S	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Shademaster Honeylocust	12-14 FT	
46	LT	<i>Podocarpus laevis</i>	Teak Tree	12-14 FT	
41	LTA	<i>Lindobalanus lajblera</i> Arnold	Columnar Teak Tree	12-14 FT	
23	SM	<i>Sorbus macrocarpa</i> Michx.	Red Dog	12-14 FT	
25	ZS	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Japanese Zelkova	12-14 FT	
UNDERSTORY TREES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER	
17	RA-AB	<i>Abutilon</i> ssp. <i>Andromeda</i> 'Emilense'	Andromeda Shrub	8-10 FT	1" CAL. B&B
27	CC-G	<i>Cornus dogwood</i> var. <i>inermis</i>	Cockspur Dogwood	8-10 FT	1" CAL. B&B
31	PS-SF	<i>Prunus sargentii</i> 'Pink Fair'	Pink Fair Sargent Cherry	8-10 FT	1" CAL. B&B
EVERGREEN TREES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
118	JS-WB	<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Juniper	10-15 FT	3/4" MIN.
20	PC-SF	<i>Pinus strobus</i> 'Blue Point'	Blue Point Juniper	12 FT	3/4" MIN.
6	PA-T	<i>Pinus mugo</i> 'Tennebaum'	Tennebaum Mugo Pine	20 FT	3/4" MIN.
61	PE-SF	<i>Pinus strobus</i> 'Fastigiat'	Columnar Eastern White Pine	25 FT	3/4" MIN.
66	EO	<i>Thuja occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae	15 FT	3/4" MIN.
EVERGREEN SHRUBS					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
106	DB-CM	<i>Daphne x burwoodii</i> 'Cardi Macker'	Cardi Macker Daphne	3 GAL	7-24" HT
109	JS-B	<i>Juniperus sibirica</i> 'Butler'	Butler Juniper	3 GAL	6 HT.
DECIDUOUS SHRUBS					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
122	BT-GP	<i>Berberis thunbergii</i> 'Ornamental Pygmy'	Ornamental Pygmy Berberis	6 GAL	18-24" HT
108	CC-AM	<i>Cercocarpus x canadensis</i> 'Neyland Monzette'	Neyland Monzette	5 GAL	24-36" HT
229	CM	<i>Chamaelirium liliifolium</i>	Fambush	5 GAL	6-8 FT
167	CS-K	<i>Cornus sericea</i> 'Keweenaw'	Keweenaw Dogwood	5 GAL	18-24" HT
528	WA-A	<i>Hydrangea anomala</i> 'Annabelle'	Annabelle Smooth Hydrangea	5 GAL	18-24" HT
418	PO-TW	<i>Physocarpus opulifolius</i> 'Tiny Wine'	Tiny Wine Nivea	6 GAL	24-36" HT
327	RA-GL	<i>Rosa glauca</i>	Rose glauca	5 GAL	18-24" HT
332	RA-GM	<i>Rosa alpinum</i> 'Green Mount'	Green Mount Alpine Rose	5 GAL	18-30" HT
87	SP	<i>Syringa pubescens</i> subsp. <i>patula</i> 'Miss Kate'	Miss Kate Dwarf Lilac Bush	5 GAL	24-36" HT
ORNAMENTAL GRASSES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
1260	O-CA	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 GAL	3-5 FT
313	O-HS-SS	<i>Heterostichus sempervirens</i> 'Siphonspindel'	Blue Oak Grass	3 GAL	2-3 FT
1632	O-FAH	<i>Festuca arundinacea</i> 'Fountain Grass'	Fairy Fountain Grass	3 GAL	2-3 FT
1130	O-SH	<i>Strobilium heterostachyus</i>	Pharos Grass	3 GAL	2-4 FT
PERENNIALS/VINES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
AGY	<i>Agrostis sp.</i>	Agrostis	1 GAL	18" HT	
ANE	<i>Anemone x hybrida</i> 'Honorine Jobert'	Honorine Jobert Anemone	1 GAL	36" HT	
LAV	<i>Nepeta x ligularis</i> 'Walker's Low'	Walker's Low Catmint	1 GAL	24" HT	
GAL	<i>Galatella arifolia</i>	Sweet Flower	1 GAL	24-36" HT	
LAV	<i>Leucoloma angustifolia</i> 'Munstead'	English Lavender	1 GAL	12-18" HT	
TRF	<i>Agastache phoenicea</i>	Compass Herb	1 GAL	18" HT	
SLF	<i>Eryngium umbellatum</i>	Solar Flower	1 GAL	6-12" HT	
TRF	<i>Thymus praecox</i> 'Savoy'	Woolly Thyme	1 GAL	3" HT	
TRF	<i>Calamintha officinalis</i>	Sweet Woodruff	1 GAL	6-12" HT	
21	V-PA	<i>Polygonum suberectum</i>	Silver Lace Vine	1 GAL	
NATIVE SEED MIX					
1775	SF	High Plains Ecobest Meadow Mix (70% grasses and 30% wildflowers)			
Grasses					
30%		<i>Bouteloua curtipendula</i>	Side Oats Grass		
20%		<i>Panicum amifolium</i>	Western Wheatgrass		
10%		<i>Elymus trichocladus</i>	Sander Wheatgrass		
5%		<i>Achnatherum hymenoides</i>	Indian Ricegrass		
5%		<i>Andropogon gerardii</i>	Big Bluestem		
5%		<i>Bouteloua gracilis</i>	Blue Grama		
5%		<i>Elymus canadensis</i>	Canada Wild Rye		
5%		<i>Nassella aridula</i>	Green Needlegrass		
5%		<i>Panicum ergatum</i>	Switchgrass		
5%		<i>Schizachyrium scoparium</i>	Little Bluestem		
5%		<i>Sorghastrum nutans</i>	Yellow Indiangrass		
Wildflowers					
12%		<i>Clematis recta</i>	Rocky Mt. Clematis		
12%		<i>Danthonia repens</i>	Purple Prairie Clover		
10%		<i>Hesperis matronalis</i>	Annual Evening Primrose		
10%		<i>Lupinus albus</i>	White Lupine		
10%		<i>Lotus tenuis</i>	Blue Lotus		
10%		<i>Desmodium illinoense</i>	Silly Senebier		
10%		<i>Rudbeckia hirta</i>	Black-eyed Susan		
6%		<i>Galatella arifolia</i>	Sweet Flower		
6%		<i>Lupinus albus</i>	White Lupine		
5%		<i>Rudbeckia hirta</i>	Black-eyed Susan		
4%		<i>Rudbeckia columbiana</i> 'pinnata'	Missouri Yellow		
2%		<i>Symphoricarpos laevis</i>	Smooth Blue Aster		
1%		<i>Eryngium yuccifolium</i>	Sea Holly		
1%		<i>Hesperis matronalis</i>	Evening Primrose		
1%		<i>Penstemon secundiflorus</i>	Orchid Beardtongue		

KARL'S FARM MULTIFAMILY

MAJOR SITE PLAN

LOT 1A OF KARLS FARM FILING NO. 1, SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



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LANDSCAPE PLAN
SHEET 21

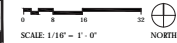
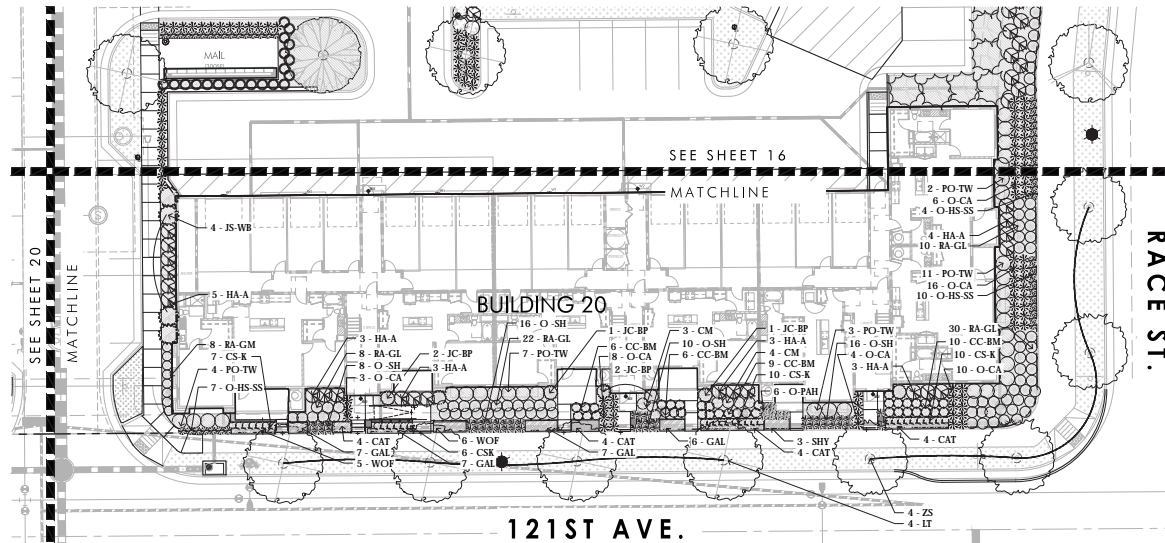
KARL'S FARM MULTIFAMILY

MAJOR SITE PLAN

LOT 1A OF KARLS FARM FILING NO. 1, SECTION 35, TOWNSHIP 1 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

MASTER LANDSCAPE PLANT LIST					
CANOPY TREES					
QTY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	HEIGHT CAL/PER	
43	GF-S	<i>Quercus macrocarpa</i> var. <i>anemata</i> 'Shademaster'	Shademaster Honeylocust	12-14 HT 2" CAL. B&B	
48	LY	<i>Liriodendron tulipifera</i>	Tulip Tree	12-14 HT 2" CAL. B&B	
41	LTA	<i>Liriodendron tulipifera</i> 'Amstel'	Columnar Tulip Tree	12-14 HT 2" CAL. B&B	
23	GM	<i>Quercus macrocarpa</i> Michx.	Bur Oak	12-14 HT 2" CAL. B&B	
28	ZS	<i>Zelkova serata</i> Green Vase'	Green Vase Japanese Zelkova	12-14 HT 2" CAL. B&B	
UNDERSTORY TREES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CAL/PER	
19	AM-AB	<i>Amygdalus x Autumn Balance</i>	Autumn Balance Seneceberry	8-10 HT 1.5" CAL. B&B	
27	CC-G	<i>Cotoneaster cuneifolius</i> var. <i>nemata</i>	Cockspur Hawthorn	8-10 HT 1.5" CAL. B&B	
31	PS-SF	<i>Pearus sargentii</i> Pink Flair'	Pink Flair Sargent Cherry	8-10 HT 1.5" CAL. B&B	
EVERGREEN TREES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
118	JS-WB	<i>Juniperus scopulorum</i> Wichita Blue'	Wichita Blue Juniper	10-15 HT 6-8 MIN.	
20	JC-BP	<i>Juniperus chinensis</i> Blue Point'	Blue Point Juniper	12 HT 6-8 MIN.	
6	PAK-F	<i>Pinus mugo</i> 'Tamariscum'	Tamariscum Mugo Pine	25 HT 5-8 MIN.	
67	PS-F	<i>Pinus strobus</i> 'Fastigata'	Columnar Eastern White Pine	25 HT 6-8 MIN.	
66	TD	<i>Thuja occidentalis</i> 'Emerald Green'	'Emerald Green' Arborvitae	15 HT 6-8 MIN.	
EVERGREEN SHRUBS					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
105	SB-CM	<i>Spiraea x sunwoodi</i> Carol Mackay'	Carol Mackay Spiraea	5 GAL 7-24 HT	
120	JS-B	<i>Juniperus sabina</i> Buffalo'	Buffalo Juniper	5 GAL 6 HT	
DECIDUOUS SHRUBS					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
122	BT-CP	<i>Berberis thunbergii</i> Crimson Pygmy'	Crimson Pygmy Berberry	5 GAL 18-24 HT	
709	CC-MH	<i>Corylopsis x canadensis</i> 'Beyond Midnight'	'Beyond Midnight' Buxbaum	5 GAL 24-30 HT	
229	CM	<i>Chamaelirium liliifolium</i>	Fernbush	5 GAL 6-8 HT	
187	CS-K	<i>Cornus sericea</i> Katsuyuki'	Katsuyuki Dwarf Dogwood	5 GAL 18-24 HT	
528	HA-A	<i>Hydrangea arborescens</i> Annabelle'	Annabelle Smooth Hydrangea	5 GAL 18-24 HT	
418	PD-TW	<i>Physocarpus opulifolius</i> 'Tiny Wine'	Tiny Wine Ninebark	5 GAL 24-36 HT	
327	RA-GL	<i>Rhus aromatica</i> 'Gro-Low'	Rhus aromatica 'Gro-Low'	5 GAL 18-24 HT	
332	RA-GM	<i>Ribes alpinum</i> 'Green Mount'	Green Mount Alpine Currant	5 GAL 18-30 HT	
87	SP	<i>Syringa pubescens</i> subsp. <i>patula</i> Miss Kim'	'Miss Kim' Dwarf Lilac Bush	5 GAL 24-36 HT	
ORNAMENTAL GRASSES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
1263	O-CA	<i>Calamagrostis x acutiflora</i> Karl Foerster'	Karl Foerster Feather Reed Grass	3 GAL 3-5 HT	
313	O-HES	<i>Hesperis matronalis</i> 'Sapphirae'	Blue Star Grass	3 GAL 2-3 HT	
532	O-PAH	<i>Pennisetum alopecuroides</i> Hameln	Hameln Fountain Grass	3 GAL 2-3 HT	
1150	O-SH	<i>Sporobolus heterostachys</i>	Prairie Dropseed	3 GAL 2-4 HT	
PERENNIAL SVINES					
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	
ANJ	<i>Anemone ranunculifolia</i>	Pasny's Anemone	1 GAL	18" HT	
ANE	<i>Anemone x hybrida</i> Nonnora Jobst	Nonnora Jobst Anemone	1 GAL	36" HT	
CAT	<i>Nepeta x faassenii</i> Walker's Low	Walker's Low Catmint	1 GAL	24" HT	
GAL	<i>Galium aparine</i>	Wormwood	1 GAL	24-30 HT	
LAV	<i>Lavandula angustifolia</i> Munstead	English Lavender	1 GAL	12-18" HT	
SHY	<i>Agastache phoenicea</i>	Coronado Hyssop	1 GAL	18" HT	
SUF	<i>Eriogonum umbellatum</i>	Sulky Flower	1 GAL	6-12 HT	
TYM	<i>Thymus pseudolanuginosus</i>	Woolly Thyme	1 GAL	3" HT	
WOF	<i>Galium odoratum</i>	Sweet Woodruff	1 GAL	6-12 HT	
21	V-PA	<i>Polygonum aviculare</i>	Silver Lace Vine	1 GAL	
NATIVE SEED MIX					
1775 SF	High Plains Foothills Meadow Mix (70% grasses and 30% wildflowers)				
Grasses					
30%	<i>Bouteloua curtipendula</i> Side Oats Grass				
20%	<i>Panicum scribneri</i> Western Wheatgrass				
10%	<i>Elymus trachycaulus</i> Slender Wheatgrass				
5%	<i>Achrochaete tunicoides</i> Indian Ricegrass				
5%	<i>Andropogon gerardii</i> Big Bluestem				
5%	<i>Bouteloua gracilis</i> Blue Grass				
5%	<i>Elymus sspoides</i> Bottlebrush Squarlet				
5%	<i>Nassella viridula</i> Green Needlegrass				
5%	<i>Panicum virgatum</i> Switchgrass				
5%	<i>Schizachyrium scoparium</i> Little Bluestem				
5%	<i>Sorghastrum nutans</i> Yellow Indiangrass				
Wildflowers					
12%	<i>Cleome sensata</i> Rocky Mt. Beeplant				
12%	<i>Osbeckia purpurea</i> Purple Prairie Clover				
10%	<i>Helianthus annuus</i> Annual Sunflower				
10%	<i>Liatris punctata</i> Dotted Gayfeather				
10%	<i>Limon limifolia</i> Blue Flax				
10%	<i>Oxytropis sericea</i> Silky Lucerne				
10%	<i>Rafanoides columbiana</i> Prairie Conifer				
6%	<i>Castilleja arifolia</i> Prairie Blanketflower				
6%	<i>Lupinus sericeus</i> Silky Lupine				
4%	<i>Rudbeckia hirta</i> Black-eyed Susan				
4%	<i>Rudbeckia columbiana</i> Mexican Hat				
2%	<i>Symphoricarpos latifolia</i> Smooth Blue Aster				
1%	<i>Ergonon sibiricum</i> Aspen Daisy				
1%	<i>Helianthus multiflorus</i> Showy Goldeneye				
1%	<i>Penstemon secundiflorus</i> Orchid Beardtongue				

*ALL PLANT MATERIAL CULTIVARS SUBJECT TO APPROVAL



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LANDSCAPE PLAN
SHEET 22

KARL'S FARM MULTI-FAMILY

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

ELEVATION LEGEND

- BRICK - RUNNING
COLOR: 7
- LEDGESTONE
COLOR: 7
- BOARD AND BATTEN
COLOR: 1
- BOARD AND BATTEN
COLOR: 2
- BOARD AND BATTEN
COLOR: 3
- BOARD AND BATTEN
COLOR: 4
- LAP SIDING
COLOR: 5
- LAP SIDING
COLOR: 2
- LAP SIDING
COLOR: 6
- FIBER CEMENT PANELS
COLOR: 2
- FIBER CEMENT PANELS
COLOR: 7
- TRIM, FACIA, EAVES, GUTTERS
COLOR: 2
- METAL AWNING & HANDRAILS
COLOR: 2
- DIMENSIONAL ASPHALT ROOF SHINGLES
COLOR: 7
- GARAGE DOORS
COLOR: 2
- PRECAST CAP & SILL
COLOR: 2

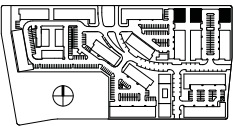
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - PDP

- 1 BRICK - COLOR 1
- 2 LEDGE STONE - COLOR 1
- 3 BOARD AND BATTEN - COLOR 1
- 4 BOARD AND BATTEN - COLOR 2
- 5 BOARD AND BATTEN - COLOR 3
- 6 BOARD AND BATTEN - COLOR 4
- 7 WOOD SIDING - COLOR 5
- 8 WOOD SIDING - COLOR 2
- 9 WOOD SIDING - COLOR 3
- 10 FIBER CEMENT PANELING - COLOR 1
- 11 FIBER CEMENT PANELING - COLOR 7
- 12 FIBER CEMENT BOARD FACIA, EAVES, PARAPET - COLOR 1
- 13 SOLAR TUBE
- 14 ASPHALT ROOF SHINGLES
- 15 METAL AWNING
- 16 METAL HANDRAIL
- 17 OVERHEAD GARAGE DOOR
- 18 VINYL WINDOW
- 19 BUILDING ENTRY
- 20 PRECAST SILL STAINED - COLOR 2
- 21 EXTERIOR WALL MOUNT LIGHT SCONCE
- 22 STOREFRONT
- 23 STANDING SEAM METAL ROOF
- 24 GLASS RAILING
- 25 COLUMN
- 26 SUNSHADE
- 27 CORRUGATED METAL
- 28 BRAKE METAL - COLOR 1
- 29 PRECAST CONCRETE CAP - COLOR 2
- 30 METAL GATE
- 31 SPLIT FACE CMU - COLOR 1

SITE KEY PLAN



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BUILDING A - ELEVATIONS
SHEET 23



OCCURS AT:
BUILDING 17 - EAST ELEVATION

EXTERIOR BUILDING MATERIAL COVERAGE		
BUILDING A - FRONT ELEVATION		
FRONT ELEVATION	OTHER MATERIALS	MASONRY
1425 SF	933 SF	492 SF
100 %	65 %	35 %



OCCURS AT:
BUILDING 17 - NORTH ELEVATION
BUILDING 18 - NORTH ELEVATION
BUILDING 12 - NORTH ELEVATION

EXTERIOR BUILDING MATERIAL COVERAGE		
BUILDING A - LEFT ELEVATION		
FRONT ELEVATION	OTHER MATERIALS	MASONRY
1736 SF	1122 SF	614 SF
100 %	65 %	35 %

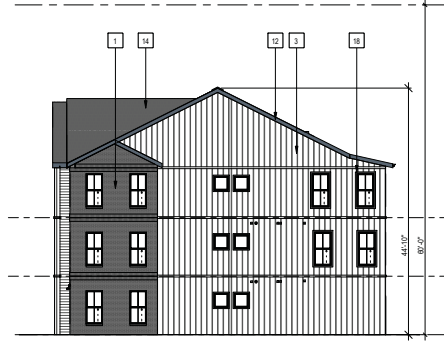


OCCURS AT:
BUILDING 17 - WEST ELEVATION
BUILDING 16 - EAST ELEVATION
BUILDING 12 - WEST ELEVATION

BUILDING A - FRONT ELEVATION SCALE: 3/32" = 1'-0" **6**

BUILDING A - LEFT ELEVATION SCALE: 3/32" = 1'-0" **5**

BUILDING A - BACK ELEVATION SCALE: 3/32" = 1'-0" **4**



OCCURS AT:
BUILDING 17 - SOUTH ELEVATION



OCCURS AT:
BUILDING 17 - NORTH ELEVATION
BUILDING 16 - SOUTH ELEVATION
BUILDING 12 - SOUTH ELEVATION



OCCURS AT:
BUILDING 16 - EAST ELEVATION
BUILDING 12 - WEST ELEVATION

BUILDING A - RIGHT ELEVATION SCALE: 3/32" = 1'-0" **3**

BUILDING A - RIGHT ELEVATION SCALE: 3/32" = 1'-0" **2**

BUILDING A - FRONT ELEVATION SCALE: 3/32" = 1'-0" **1**

KARL'S FARM MULTI-FAMILY

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



OCCURS AT:
 BUILDING 2 - SOUTHEAST ELEVATION
 BUILDING 3 - SOUTHEAST ELEVATION
 BUILDING 4 - NORTHEAST ELEVATION
 BUILDING 9 - WEST ELEVATION
 BUILDING 14 - NORTH ELEVATION
 BUILDING 15 - NORTH ELEVATION
 BUILDING 16 - NORTH ELEVATION

BUILDING B - LEFT ELEVATION

SCALE: 3/32" = 1'-0"

2



OCCURS AT:
 BUILDING 2 - NORTHEAST ELEVATION
 BUILDING 3 - SOUTHEAST ELEVATION
 BUILDING 4 - NORTHEAST ELEVATION
 BUILDING 14 - EAST ELEVATION
 BUILDING 15 - WEST ELEVATION
 BUILDING 16 - EAST ELEVATION

EXTERIOR BUILDING MATERIAL COVERAGE		
BUILDING B - FRONT ELEVATION		
FRONT ELEVATION	OTHER MATERIALS	MASONRY
3606 SF	2379 SF	1277 SF
100 %	66 %	34 %

BUILDING B - FRONT ELEVATION

SCALE: 3/32" = 1'-0"

1

ELEVATION LEGEND

- BRICK - RUNNING
COLOR: 1
- LEDGESTONE
COLOR: 1
- BOARD AND BATTEN
COLOR: 1
- BOARD AND BATTEN
COLOR: 2
- BOARD AND BATTEN
COLOR: 3
- BOARD AND BATTEN
COLOR: 4
- LAP SIDING
COLOR: 5
- LAP SIDING
COLOR: 2
- LAP SIDING
COLOR: 6
- FIBER CEMENT PANELS
COLOR: 2
- FIBER CEMENT PANELS
COLOR: 7
- TRIM, FASCIA, EAVES, GUTTERS
COLOR: 2
- METAL AWNINGS & HANDRAILS
COLOR: 2
- DIMENSIONAL ASPHALT ROOF SHINGLES
COLOR: 1
- GARAGE DOORS
COLOR: 2
- PRECAST CAP & SILL
COLOR: 2

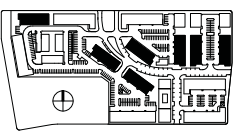
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - PDP

- 1 BRICK - COLOR 1
- 2 LEDGESTONE - COLOR 1
- 3 BOARD AND BATTEN - COLOR 1
- 4 BOARD AND BATTEN - COLOR 2
- 5 BOARD AND BATTEN - COLOR 3
- 6 BOARD AND BATTEN - COLOR 4
- 7 WOOD SIDING - COLOR 5
- 8 WOOD SIDING - COLOR 2
- 9 WOOD SIDING - COLOR 6
- 10 FIBER CEMENT PANELING - COLOR 1
- 11 FIBER CEMENT PANELING - COLOR 7
- 12 FIBER CEMENT BOARD FASCIA, EAVES, PARAPET - COLOR 1
- 13 SOLAR TUBE
- 14 ASPHALT ROOF SHINGLES
- 15 METAL AWNING
- 16 METAL HANDRAIL
- 17 OVERHEAD GARAGE DOOR
- 18 VINYL WINDOW
- 19 BUILDING ENTRY
- 20 PRECAST SILL STAINED - COLOR 2
- 21 EXTERIOR WALL MOUNT LIGHT SCONCE
- 22 STOREFRONT
- 23 STANDING SEAM METAL ROOF
- 24 QUARTZ RAILING
- 25 COLUMN
- 26 SUNSHADE
- 27 CORRUGATED METAL
- 28 BRAKE METAL - COLOR 1
- 29 PRECAST CONCRETE CAP - COLOR 2
- 30 METAL GATE
- 31 SPLIT FACE CMU - COLOR 1

SITE KEY PLAN



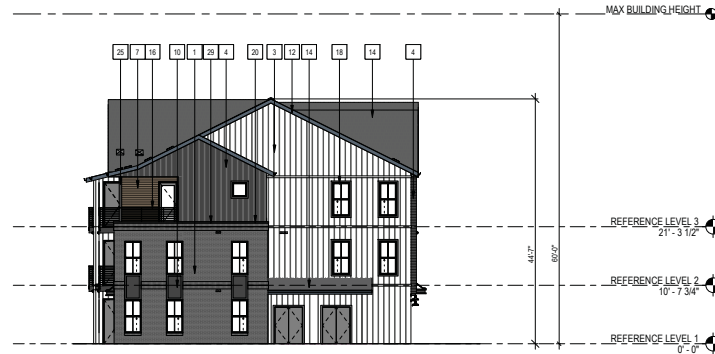
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BUILDING B - ELEVATIONS
SHEET 24

KARL'S FARM MULTI-FAMILY

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



OCCURS AT:
 BUILDING 2 - NORTHWEST ELEVATION
 BUILDING 3 - NORTHWEST ELEVATION
 BUILDING 4 - SOUTHWEST ELEVATION
 BUILDING 9 - EAST ELEVATION
 BUILDING 14 - SOUTH ELEVATION
 BUILDING 15 - SOUTH ELEVATION
 BUILDING 18 - SOUTH ELEVATION

BUILDING B - RIGHT ELEVATION

SCALE: 3/32" = 1'-0"

2



















OCCURS AT:
 BUILDING 2 - SOUTHEAST ELEVATION
 BUILDING 3 - NORTHEAST ELEVATION
 BUILDING 4 - SOUTHEAST ELEVATION
 BUILDING 9 - SOUTH ELEVATION
 BUILDING 14 - WEST ELEVATION
 BUILDING 15 - EAST ELEVATION
 BUILDING 18 - EAST ELEVATION

BUILDING B - BACK ELEVATION

SCALE: 3/32" = 1'-0"

1

ELEVATION LEGEND

-  BRICK - RUNNING COLOR: 7
-  LEDGESTONE COLOR: 1
-  BOARD AND BATTEN COLOR: 1
-  BOARD AND BATTEN COLOR: 2
-  BOARD AND BATTEN COLOR: 3
-  BOARD AND BATTEN COLOR: 4
-  LAP SIDING COLOR: 5
-  LAP SIDING COLOR: 2
-  LAP SIDING COLOR: 8
-  FIBER CEMENT PANELS COLOR: 7
-  FIBER CEMENT PANELS COLOR: 7
-  TRIM, FACIA, EAVES, GUTTERS COLOR: 2
-  METAL AWNINGS & HANDRAILS COLOR: 2
-  DIMENSIONAL ASPHALT ROOF SHINGLES COLOR: 1
-  GARAGE DOORS COLOR: 2
-  PRECAST CAP & SILL COLOR: 2

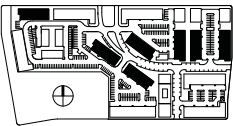
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - PDP

- 1 BRICK - COLOR 1
- 2 LEDGE STONE - COLOR 1
- 3 BOARD AND BATTEN - COLOR 1
- 4 BOARD AND BATTEN - COLOR 2
- 5 BOARD AND BATTEN - COLOR 3
- 6 BOARD AND BATTEN - COLOR 4
- 7 WOOD SIDING - COLOR 5
- 8 WOOD SIDING - COLOR 2
- 9 WOOD SIDING - COLOR 8
- 10 FIBER CEMENT PANELING - COLOR 1
- 11 FIBER CEMENT PANELING - COLOR 7
- 12 FIBER CEMENT BOARD FACIA, EAVES, PARAPET - COLOR 1
- 13 SOLAR TUBE
- 14 ASPHALT ROOF SHINGLES
- 15 METAL AWNING
- 16 METAL HANDRAIL
- 17 OVERHEAD GARAGE DOOR
- 18 VINYL WINDOW
- 19 BUILDING ENTRY
- 20 PRECAST SILL STAINED - COLOR 2
- 21 EXTERIOR WALL MOUNT LIGHT SCONCE
- 22 STOREFRONT
- 23 STANDING SEAM METAL ROOF
- 24 GLASS RAILING
- 25 COLUMN
- 26 SUNSHADE
- 27 CORRUGATED METAL
- 28 BRAKE METAL - COLOR 1
- 29 PRECAST CONCRETE CAP - COLOR 2
- 30 METAL GATE
- 31 SPLIT FACE CMU - COLOR 1

SITE KEY PLAN



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BUILDING B - ELEVATIONS
 SHEET 25

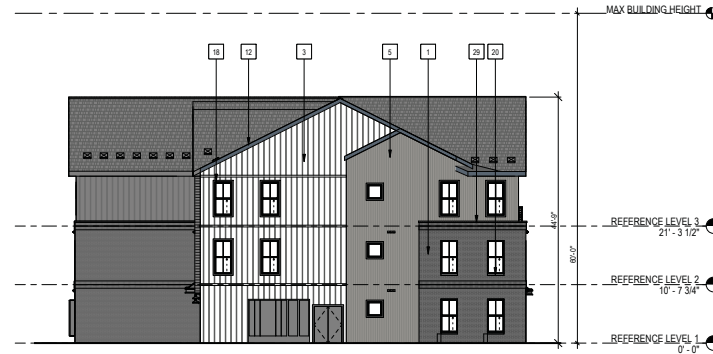
KARL'S FARM MULTI-FAMILY

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



OCCURS AT:
BUILDING 19 - EAST ELEVATION

EXTERIOR BUILDING MATERIAL COVERAGE		
BUILDING C - LEFT ELEVATION		
FRONT ELEVATION	OTHER MATERIALS	MASONRY
1915 SF	1282 SF	633 SF
100 %	67 %	33 %



OCCURS AT:
BUILDING 8 - NORTH ELEVATION
BUILDING 9 - WEST ELEVATION
BUILDING 11 - EAST ELEVATION
BUILDING 20 - WEST ELEVATION

BUILDING C - LEFT ELEVATION

SCALE: 3/32" = 1'-0" 3

BUILDING C - LEFT ELEVATION

SCALE: 3/32" = 1'-0" 2



OCCURS AT:
BUILDING 8 - WEST ELEVATION
BUILDING 10 - NORTH ELEVATION
BUILDING 11 - NORTH ELEVATION
BUILDING 19 - NORTH ELEVATION
BUILDING 20 - SOUTH ELEVATION

EXTERIOR BUILDING MATERIAL COVERAGE		
BUILDING C - FRONT ELEVATION		
FRONT ELEVATION	OTHER MATERIALS	MASONRY
5463 SF	3420 SF	2043 SF
100 %	63 %	37 %

BUILDING C - FRONT ELEVATION

SCALE: 3/32" = 1'-0" 1

ELEVATION LEGEND

- BRICK - RUNNING COLOR 7
- LEDGESTONE COLOR 1
- BOARD AND BATTEN COLOR 1
- BOARD AND BATTEN COLOR 2
- BOARD AND BATTEN COLOR 3
- BOARD AND BATTEN COLOR 4
- LAP SIDING COLOR 5
- LAP SIDING COLOR 2
- LAP SIDING COLOR 6
- FIBER CEMENT PANELS COLOR 7
- FIBER CEMENT PANELS COLOR 2
- TRIM, FACIA, EAVES, GUTTERS COLOR 2
- METAL AWNINGS & HANDRAILS COLOR 2
- DIMENSIONAL ASPHALT ROOF SHINGLES COLOR 1
- GARAGE DOORS COLOR 2
- PRECAST CAP & SILL COLOR 2

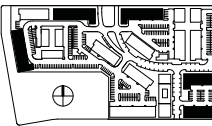
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - PDP

- 1 BRICK - COLOR 1
- 2 LEDGE STONE - COLOR 1
- 3 BOARD AND BATTEN - COLOR 1
- 4 BOARD AND BATTEN - COLOR 2
- 5 BOARD AND BATTEN - COLOR 3
- 6 BOARD AND BATTEN - COLOR 4
- 7 WOOD SIDING - COLOR 5
- 8 WOOD SIDING - COLOR 2
- 9 WOOD SIDING - COLOR 6
- 10 FIBER CEMENT PANELING - COLOR 1
- 11 FIBER CEMENT PANELING - COLOR 2
- 12 FIBER CEMENT BOARD FACIA, EAVES, PARAPET - COLOR 1
- 13 SOLAR TUBE
- 14 ASPHALT ROOF SHINGLES
- 15 METAL AWNING
- 16 METAL HANDRAIL
- 17 OVERHEAD GARAGE DOOR
- 18 VINYL WINDOW
- 19 BUILDING ENTRY
- 20 PRECAST SILL STAINED - COLOR 2
- 21 EXTERIOR WALL MOUNT LIGHT SCIENCE
- 22 STOREFRONT
- 23 STANDING SEAM METAL ROOF
- 24 GLASS RAILING
- 25 COLUMN
- 26 SUNSHADE
- 27 CORRUGATED METAL
- 28 BRASS METAL - COLOR 1
- 29 PRECAST CONCRETE CAP - COLOR 2
- 30 METAL GATE
- 31 SPLIT FACE CMU - COLOR 1

SITE KEY PLAN



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BUILDING C - ELEVATIONS
SHEET 26

KARL'S FARM MULTI-FAMILY

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



OCCURS AT:
BUILDING 8 - SOUTH ELEVATION
BUILDING 10 - EAST ELEVATION
BUILDING 11 - WEST ELEVATION
BUILDING 19 - WEST ELEVATION
BUILDING 20 - EAST ELEVATION

EXTERIOR BUILDING MATERIAL COVERAGE		
BUILDING C - RIGHT ELEVATION		
FRONT ELEVATION	OTHER MATERIALS	MASONRY
1905 SF	1325 SF	576 SF
100 %	70 %	30 %

BUILDING C - RIGHT ELEVATION

SCALE:
3/32" = 1'-0"

2



OCCURS AT:
BUILDING 8 - WEST ELEVATION
BUILDING 10 - SOUTH ELEVATION
BUILDING 11 - SOUTH ELEVATION
BUILDING 19 - SOUTH ELEVATION
BUILDING 20 - NORTH ELEVATION

BUILDING C - BACK ELEVATION

SCALE:
3/32" = 1'-0"

1

ELEVATION LEGEND

- BRICK - RUNNING
COLOR: 7
- LEDGESTONE
COLOR: 1
- BOARD AND BATTEN
COLOR: 1
- BOARD AND BATTEN
COLOR: 2
- BOARD AND BATTEN
COLOR: 2
- BOARD AND BATTEN
COLOR: 2
- BOARD AND BATTEN
COLOR: 4
- LAP SIDING
COLOR: 5
- LAP SIDING
COLOR: 2
- LAP SIDING
COLOR: 6
- FIBER CEMENT PANELS
COLOR: 2
- FIBER CEMENT PANELS
COLOR: 7
- TRIM, FACIA, EAVES, GUTTERS
COLOR: 2
- METAL AWNINGS & HANDRAILS
COLOR: 2
- DIMENSIONAL ASPHALT ROOF SHINGLES
COLOR: 7
- GARAGE DOORS
COLOR: 2
- PRECAST CAP & SILL
COLOR: 2

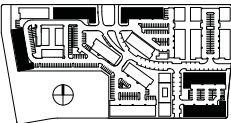
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - PDP

- 1 BRICK - COLOR 1
- 2 LEDGE STONE - COLOR 1
- 3 BOARD AND BATTEN - COLOR 1
- 4 BOARD AND BATTEN - COLOR 2
- 5 BOARD AND BATTEN - COLOR 3
- 6 BOARD AND BATTEN - COLOR 4
- 7 WOOD SIDING - COLOR 5
- 8 WOOD SIDING - COLOR 2
- 9 WOOD SIDING - COLOR 6
- 10 FIBER CEMENT PANELING - COLOR 1
- 11 FIBER CEMENT PANELING - COLOR 7
- 12 FIBER CEMENT BOARD FACIA, EAVES, PARAFET - COLOR 1
- 13 SOLAR TUBE
- 14 ASPHALT ROOF SHINGLES
- 15 METAL AWNING
- 16 METAL HANDRAIL
- 17 OVERHEAD GARAGE DOOR
- 18 VINYL WINDOW
- 19 BUILDING ENTRY
- 20 PRECAST SILL STAINED - COLOR 2
- 21 EXTERIOR WALL MOUNT LIGHT SCONCE
- 22 STOREFRONT
- 23 STANDING SEAM METAL ROOF
- 24 GLASS RAILING
- 25 COLUMN
- 26 SUNSHADE
- 27 CORRUGATED METAL
- 28 BRAKE METAL - COLOR 1
- 29 PRECAST CONCRETE CAP - COLOR 2
- 30 METAL GATE
- 31 SPLIT FACE CMU - COLOR 1

SITE KEY PLAN



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BUILDING C - ELEVATIONS
SHEET 27

KARL'S FARM MULTI-FAMILY

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



OCCURS AT:
BUILDING 1 - WEST ELEVATION

BUILDING D - WEST ELEVATION SCALE: 3/32" = 1'-0" **2**



OCCURS AT:
BUILDING 1 - SOUTH ELEVATION

EXTERIOR BUILDING MATERIAL COVERAGE		
BUILDING D - FRONT ELEVATION		
FRONT ELEVATION	OTHER MATERIALS	MASONRY
7250 SF	488 SF	2762 SF
100 %	62 %	38 %

BUILDING D - SOUTH ELEVATION SCALE: 3/32" = 1'-0" **1**

ELEVATION LEGEND

- BRICK - RUNNING COLOR: 1
- LEDGESTONE COLOR: 1
- BOARD AND BATTEN COLOR: 1
- BOARD AND BATTEN COLOR: 2
- BOARD AND BATTEN COLOR: 3
- BOARD AND BATTEN COLOR: 4
- LAP SIDING COLOR: 5
- LAP SIDING COLOR: 2
- LAP SIDING COLOR: 8
- FIBER CEMENT PANELS COLOR: 2
- FIBER CEMENT PANELS COLOR: 7
- TRIM, FASCIA, EAVES, GUTTERS COLOR: 2
- METAL AWNINGS & HANDRAILS COLOR: 2
- DIMENSIONAL ASPHALT ROOF SHINGLES COLOR: 1
- GARAGE DOORS COLOR: 2
- PRECAST CAP & SILL COLOR: 2

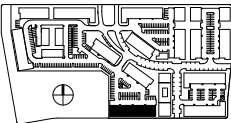
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - PDP

- 1 BRICK - COLOR 1
- 2 LEDGE STONE - COLOR 1
- 3 BOARD AND BATTEN - COLOR 1
- 4 BOARD AND BATTEN - COLOR 2
- 5 BOARD AND BATTEN - COLOR 3
- 6 BOARD AND BATTEN - COLOR 4
- 7 WOOD SIDING - COLOR 5
- 8 WOOD SIDING - COLOR 2
- 9 WOOD SIDING - COLOR 6
- 10 FIBER CEMENT PANELING - COLOR 1
- 11 FIBER CEMENT PANELING - COLOR 7
- 12 FIBER CEMENT BOARD FASCIA, EAVES, PARAPET - COLOR 1
- 13 SOLAR TUBE
- 14 ASPHALT ROOF SHINGLES
- 15 METAL AWNING
- 16 METAL HANDRAIL
- 17 OVERHEAD GARAGE DOOR
- 18 VINYL WINDOW
- 19 BUILDING ENTRY
- 20 PRECAST SILL STAMEN - COLOR 2
- 21 EXTERIOR WALL MOUNT LIGHT SCIENCE
- 22 STOREFRONT
- 23 STANDING SEAM METAL ROOF
- 24 GLASS RAILING
- 25 COLUMN
- 26 SUNSHADE
- 27 CORRUGATED METAL
- 28 BRAKE METAL - COLOR 1
- 29 PRECAST CONCRETE CAP - COLOR 2
- 30 METAL GATE
- 31 SPLIT FACE CMU - COLOR 1

SITE KEY PLAN



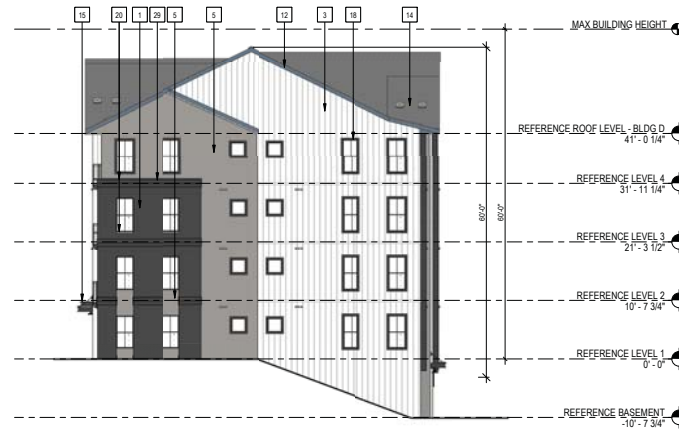
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BUILDING D - ELEVATIONS
SHEET 28

KARL'S FARM MULTI-FAMILY

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



BUILDING D - EAST ELEVATION

SCALE: 3/32" = 1'-0"

2



BUILDING D - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

1

ELEVATION LEGEND

- BRICK - RUNNING COLOR: 7
- LEDGESTONE COLOR: 7
- BOARD AND BATTEN COLOR: 7
- BOARD AND BATTEN COLOR: 2
- BOARD AND BATTEN COLOR: 2
- BOARD AND BATTEN COLOR: 4
- LAP SIDING COLOR: 5
- LAP SIDING COLOR: 2
- LAP SIDING COLOR: 2
- LAP SIDING COLOR: 8
- FIBER CEMENT PANELS COLOR: 7
- FIBER CEMENT PANELS COLOR: 7
- TRIM, FACIA EAVES, GUTTERS COLOR: 2
- METAL AWNINGS & HANDRAILS COLOR: 2
- DIMENSIONAL ASPHALT ROOF SHINGLES COLOR: 7
- GARAGE DOORS COLOR: 2
- PRECAST CAP & SILL COLOR: 2

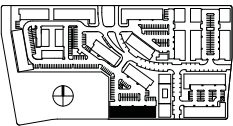
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - PDP

- 1 BRICK - COLOR 1
- 2 LEDGE STONE - COLOR 1
- 3 BOARD AND BATTEN - COLOR 1
- 4 BOARD AND BATTEN - COLOR 2
- 5 BOARD AND BATTEN - COLOR 3
- 6 BOARD AND BATTEN - COLOR 4
- 7 WOOD SIDING - COLOR 5
- 8 WOOD SIDING - COLOR 2
- 9 WOOD SIDING - COLOR 6
- 10 FIBER CEMENT PANELING - COLOR 1
- 11 FIBER CEMENT PANELING - COLOR 7
- 12 FIBER CEMENT BOARD FACIA, EAVES, PARAPET - COLOR 1
- 13 SOLAR TUBE
- 14 ASPHALT ROOF SHINGLES
- 15 METAL RIVING
- 16 METAL HANDRAIL
- 17 OVERHEAD GARAGE DOOR
- 18 VINYL WINDOW
- 19 BUILDING ENTRY
- 20 PRECAST SILL STAINED - COLOR 2
- 21 EXTERIOR WALL MOUNT LIGHT SCONCE
- 22 STOREFRONT
- 23 STANDING SEAM METAL ROOF
- 24 GLASS RAILING
- 25 COLUMN
- 26 SUNSHADE
- 27 CORRUGATED METAL
- 28 BRAKE METAL - COLOR 1
- 29 PRECAST CONCRETE CAP - COLOR 2
- 30 METAL GATE
- 31 SPLIT FACE CMU - COLOR 1

SITE KEY PLAN



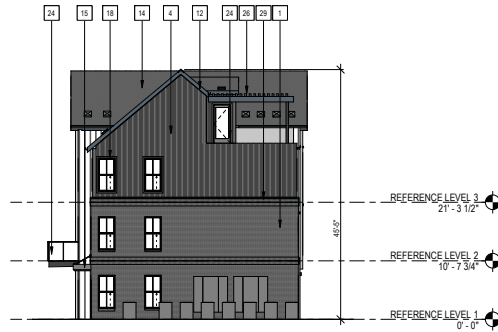
KTGV - ARCHITECTURE + PLANNING
800 16TH STREET, SUITE 500
DENVER, CO 80202
(303) 825-6400
CONTACT: JORDAN PHELAN
JPHELAN@ktgv.com

DATE:	ISSUED FOR:
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01.31.2020	MAJOR SITE PLAN RESUBMITTAL
07.01.2020	MAJOR SITE PLAN RESUBMITTAL
09.22.2020	MAJOR SITE PLAN RESUBMITTAL

BUILDING D - ELEVATIONS
SHEET 29

KARL'S FARM MULTI-FAMILY

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

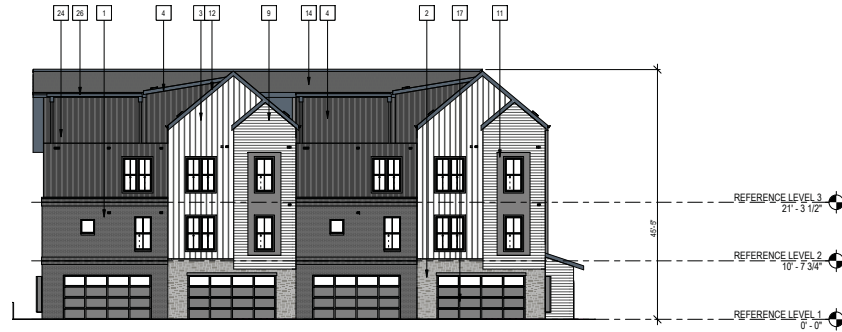


OCCURS AT:
BUILDING 5 - EAST ELEVATION
BUILDING 6 - NORTH ELEVATION
BUILDING 7 - NORTH ELEVATION

BUILDING E - LEFT ELEVATION

SCALE:
3/32" = 1'-0"

4

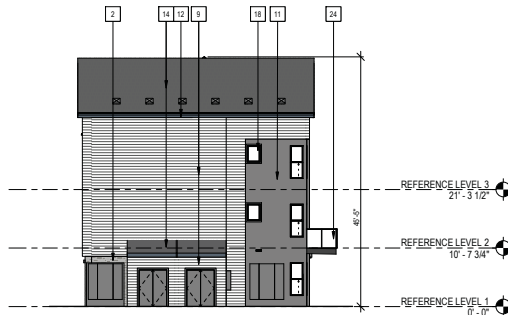


OCCURS AT:
BUILDING 5 - SOUTH ELEVATION
BUILDING 6 - EAST ELEVATION
BUILDING 7 - WEST ELEVATION

BUILDING E - BACK ELEVATION

SCALE:
3/32" = 1'-0"

2



OCCURS AT:
BUILDING 5 - WEST ELEVATION
BUILDING 6 - SOUTH ELEVATION
BUILDING 7 - SOUTH ELEVATION

BUILDING E - RIGHT ELEVATION

SCALE:
3/32" = 1'-0"

3



OCCURS AT:
BUILDING 5 - NORTH ELEVATION
BUILDING 6 - WEST ELEVATION
BUILDING 7 - EAST ELEVATION

BUILDING E - FRONT ELEVATION

SCALE:
3/32" = 1'-0"

1

ELEVATION LEGEND

- BRICK - RUNNING
COLOR: 7
- LEDGESTONE
COLOR: 7
- BOARD AND BATTEN
COLOR: 7
- BOARD AND BATTEN
COLOR: 2
- BOARD AND BATTEN
COLOR: 3
- BOARD AND BATTEN
COLOR: 4
- LAP SIDING
COLOR: 5
- LAP SIDING
COLOR: 2
- LAP SIDING
COLOR: 6
- FIBER CEMENT PANELS
COLOR: 2
- FIBER CEMENT PANELS
COLOR: 7
- TRIM, FACIA, EAVES, GUTTERS
COLOR: 2
- METAL AWNINGS & HANDRAILS
COLOR: 2
- DIMENSIONAL ASPHALT ROOF SHINGLES
COLOR: 7
- GARAGE DOORS
COLOR: 2
- PRECAST CAP & SILL
COLOR: 2

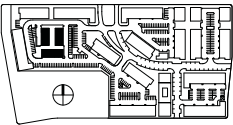
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - PDP

- 1 BRICK - COLOR 1
- 2 LEDGE STONE - COLOR 1
- 3 BOARD AND BATTEN - COLOR 1
- 4 BOARD AND BATTEN - COLOR 2
- 5 BOARD AND BATTEN - COLOR 3
- 6 BOARD AND BATTEN - COLOR 4
- 7 WOOD SIDING - COLOR 5
- 8 WOOD SIDING - COLOR 2
- 9 WOOD SIDING - COLOR 6
- 10 FIBER CEMENT PANELING - COLOR 1
- 11 FIBER CEMENT PANELING - COLOR 7
- 12 FIBER CEMENT BOARD FACIA, EAVES, PARAPET - COLOR 1
- 13 SOLAR TUBE
- 14 ASPHALT ROOF SHINGLES
- 15 METAL RAINING
- 16 METAL HANDRAIL
- 17 OVERHEAD GARAGE DOOR
- 18 VINYL WINDOW
- 19 BUILDING ENTRY
- 20 PRECAST SILL STAINED - COLOR 2
- 21 EXTERIOR WALL MOUNT LIGHT SCONCE
- 22 STOREFRONT
- 23 STANDING SEAM METAL ROOF
- 24 GLASS RAILING
- 25 COLUMN
- 26 SUNSHADE
- 27 CORRUGATED METAL
- 28 BRAKE METAL - COLOR 1
- 29 PRECAST CONCRETE CAP - COLOR 2
- 30 METAL GATE
- 31 SPLIT FACE CMU - COLOR 1

SITE KEY PLAN



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BUILDING E - ELEVATIONS
SHEET 30

KARL'S FARM MULTI-FAMILY

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



EXTERIOR BUILDING MATERIAL COVERAGE		
AMENITY 1 - FRONT ELEVATION		
FRONT ELEVATION	OTHER MATERIALS	MASONRY
870 SF	583 SF	286 SF
100 %	67 %	33 %

ELEVATION LEGEND

- BRICK - RUNNING COLOR: 7
- LEDGESTONE COLOR: 1
- BOARD AND BATTEN COLOR: 7
- BOARD AND BATTEN COLOR: 2
- BOARD AND BATTEN COLOR: 2
- BOARD AND BATTEN COLOR: 4
- LAP SIDING COLOR: 5
- LAP SIDING COLOR: 2
- LAP SIDING COLOR: 6
- FIBER CEMENT PANELS COLOR: 7
- FIBER CEMENT PANELS COLOR: 7
- TRIM, FACIAL EAVES, GUTTERS COLOR: 2
- METAL AWNINGS & HANDRAILS COLOR: 2
- DIMENSIONAL ASPHALT ROOF SHINGLES COLOR: 7
- GARAGE DOORS COLOR: 2
- PRECAST CAP & SILL COLOR: 2

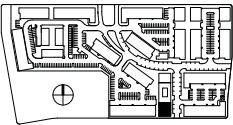
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - PDP

- 1 BRICK - COLOR 1
- 2 LEDGESTONE - COLOR 1
- 3 BOARD AND BATTEN - COLOR 1
- 4 BOARD AND BATTEN - COLOR 2
- 5 BOARD AND BATTEN - COLOR 3
- 6 BOARD AND BATTEN - COLOR 4
- 7 WOOD SIDING - COLOR 5
- 8 WOOD SIDING - COLOR 2
- 9 WOOD SIDING - COLOR 4
- 10 FIBER CEMENT PANELING - COLOR 1
- 11 FIBER CEMENT PANELING - COLOR 7
- 12 FIBER CEMENT BOARD FASCIA, EAVES, PARAPET - COLOR 1
- 13 SOLAR TUBE
- 14 ASPHALT ROOF SHINGLES
- 15 METAL FINISH
- 16 METAL HANDRAIL
- 17 OVERHEAD GARAGE DOOR
- 18 VINYL WINDOW
- 19 BUILDING ENTRY
- 20 PRECAST SILL STAINED - COLOR 2
- 21 EXTERIOR WALL MOUNT LIGHT SCONCE
- 22 STOREFRONT
- 23 STANDING SEAM METAL ROOF
- 24 GLASS RAILING
- 25 COLUMN
- 26 SUNSHADE
- 27 CORRUGATED METAL
- 28 BRASS METAL - COLOR 1
- 29 PRECAST CONCRETE CAP - COLOR 2
- 30 METAL GATE
- 31 SPLIT FACE CMU - COLOR 1

SITE KEY PLAN



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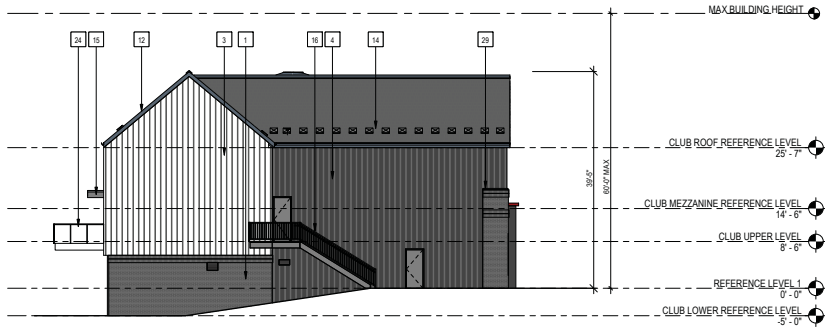
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- 09.22.2020 MAJOR SITE PLAN RESUBMITTAL

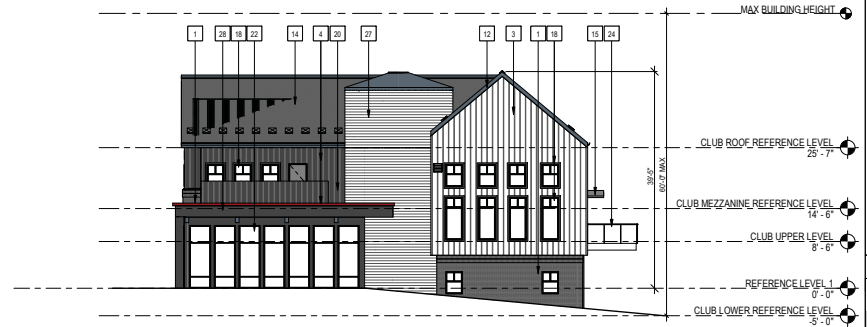
CLUBHOUSE - ELEVATIONS

SHEET 31

CLUBHOUSE - SOUTH ELEVATION SCALE: 3/32" = 1'-0" 4



CLUBHOUSE - WEST ELEVATION SCALE: 3/32" = 1'-0" 3



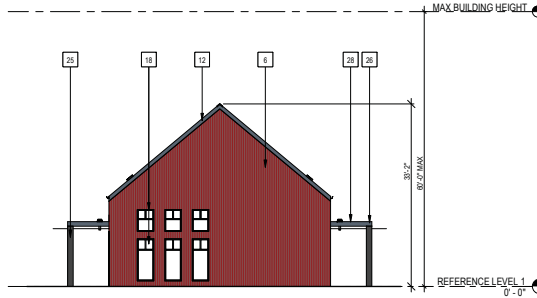
CLUBHOUSE - EAST ELEVATION SCALE: 3/32" = 1'-0" 2



CLUBHOUSE - NORTH ELEVATION SCALE: 3/32" = 1'-0" 1

KARL'S FARM MULTI-FAMILY

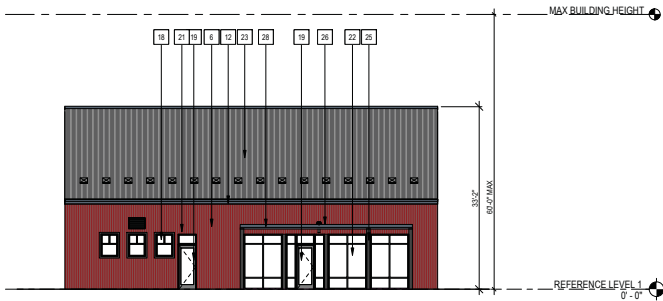
A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



FITNESS - EAST ELEVATION

SCALE: 3/32" = 1'-0"

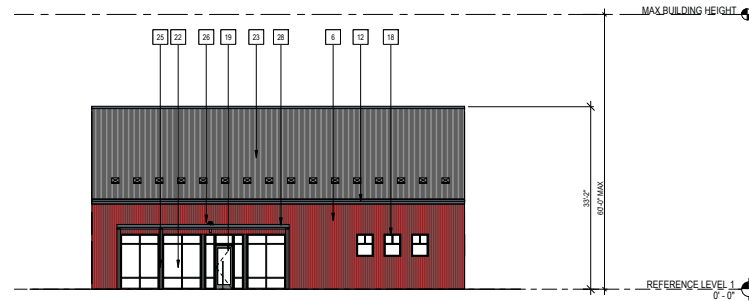
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FITNESS - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

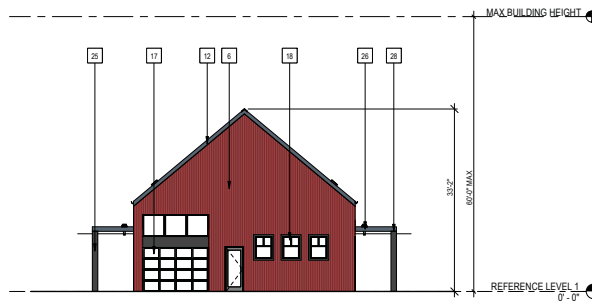
3



FITNESS - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

2



FITNESS - WEST ELEVATION

SCALE: 3/32" = 1'-0"

1

ELEVATION LEGEND

- BRICK - RUNNING COLOR: 7
- LEDGESTONE COLOR: 1
- BOARD AND BATTEN COLOR: 1
- BOARD AND BATTEN COLOR: 2
- BOARD AND BATTEN COLOR: 3
- BOARD AND BATTEN COLOR: 4
- BOARD AND BATTEN COLOR: 5
- LAP SIDING COLOR: 2
- LAP SIDING COLOR: 6
- FIBER CEMENT PANELS COLOR: 2
- FIBER CEMENT PANELS COLOR: 7
- TRIM, FACIA, EAVES, GUTTERS COLOR: 2
- METAL AWNINGS & HANDRAILS COLOR: 2
- DIMENSIONAL ASPHALT ROOF SHINGLES COLOR: 1
- GARAGE DOORS COLOR: 2
- PRECAST CAP & SILL COLOR: 2

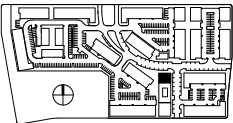
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - PDP

- 1 BRICK - COLOR 1
- 2 LEDGE STONE - COLOR 1
- 3 BOARD AND BATTEN - COLOR 1
- 4 BOARD AND BATTEN - COLOR 2
- 5 BOARD AND BATTEN - COLOR 3
- 6 BOARD AND BATTEN - COLOR 4
- 7 WOOD SIDING - COLOR 5
- 8 WOOD SIDING - COLOR 2
- 9 WOOD SIDING - COLOR 6
- 10 FIBER CEMENT PANELING - COLOR 1
- 11 FIBER CEMENT PANELING - COLOR 7
- 12 FIBER CEMENT BOARD FACIA, EAVES, PARAPET - COLOR 1
- 13 SOLAR TUBE
- 14 ASPHALT ROOF SHINGLES
- 15 METAL AWNING
- 16 METAL HANDRAIL
- 17 OVERHEAD GARAGE DOOR
- 18 VINYL WINDOW
- 19 BUILDING ENTRY
- 20 PRECAST SILL STAINED - COLOR 2
- 21 EXTERIOR WALL MOUNT LIGHT SCONCE
- 22 STOREFRONT
- 23 STANDING SEAM METAL ROOF
- 24 GLASS RAILING
- 25 COLUMN
- 26 SUNSHADE
- 27 CORRUGATED METAL
- 28 BRAKE METAL - COLOR 1
- 29 PRECAST CONCRETE CAP - COLOR 2
- 30 METAL GATE
- 31 SPLIT FACE CMU - COLOR 1

SITE KEY PLAN



KTGV - ARCHITECTURE + PLANNING
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
















- 10.31.2019 MAJOR SITE PLAN SUBMITTAL
- 01.31.2020 MAJOR SITE PLAN RESUBMITTAL
- 07.01.2020 MAJOR SITE PLAN RESUBMITTAL
- 09.22.2020 MAJOR SITE PLAN RESUBMITTAL

FITNESS - ELEVATIONS
SHEET 32

KARL'S FARM MULTI-FAMILY

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

ELEVATION LEGEND

-  BRICK - RUNNING
COLOR: 7
-  LEDGESTONE
COLOR: 7
-  BOARD AND BATTEN
COLOR: 1
-  BOARD AND BATTEN
COLOR: 2
-  BOARD AND BATTEN
COLOR: 3
-  BOARD AND BATTEN
COLOR: 4
-  BOARD AND BATTEN
COLOR: 5
-  BOARD AND BATTEN
COLOR: 2
-  BOARD AND BATTEN
COLOR: 2
-  BOARD AND BATTEN
COLOR: 6
-  FIBER CEMENT PANELS
COLOR: 7
-  FIBER CEMENT PANELS
COLOR: 7
-  TRIM, FACIA, EAVES, GUTTERS
COLOR: 2
-  METAL AWNINGS & HANDRAILS
COLOR: 2
-  DIMENSIONAL ASPHALT ROOF SHINGLES
COLOR: 1
-  GARAGE DOORS
COLOR: 2
-  PRECAST CAP & SILL
COLOR: 2

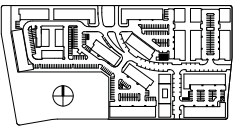
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - PDP

- 1 BRICK - COLOR 1
- 2 LEDGE STONE - COLOR 1
- 3 BOARD AND BATTEN - COLOR 1
- 4 BOARD AND BATTEN - COLOR 2
- 5 BOARD AND BATTEN - COLOR 3
- 6 BOARD AND BATTEN - COLOR 4
- 7 WOOD SIDING - COLOR 5
- 8 WOOD SIDING - COLOR 2
- 9 WOOD SIDING - COLOR 6
- 10 FIBER CEMENT PANELING - COLOR 1
- 11 FIBER CEMENT PANELING - COLOR 7
- 12 FIBER CEMENT BOARD FACIA, EAVES, PARAPET - COLOR 1
- 13 SOLAR TUBE
- 14 ASPHALT ROOF SHINGLES
- 15 METAL WRINK
- 16 METAL HANDRAIL
- 17 OVERHEAD GARAGE DOOR
- 18 VINYL WINDOW
- 19 BUILDING ENTRY
- 20 PRECAST SILL STAINED - COLOR 2
- 21 EXTERIOR WALL MOUNT LIGHT SCONCE
- 22 STOREFRONT
- 23 STANDING SEAM METAL ROOF
- 24 GLASS RAILING
- 25 COLUMN
- 26 SUNSHADE
- 27 CORRUGATED METAL
- 28 BRAKE METAL - COLOR 1
- 29 PRECAST CONCRETE CAP - COLOR 2
- 30 METAL GATE
- 31 SPLIT FACE CMU - COLOR 1

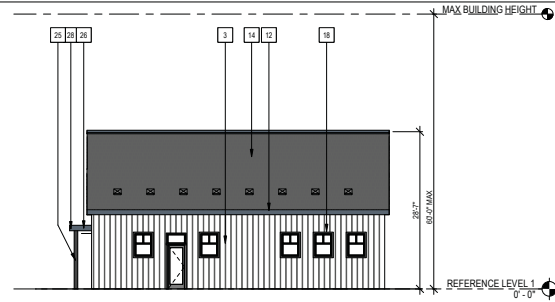
SITE KEY PLAN



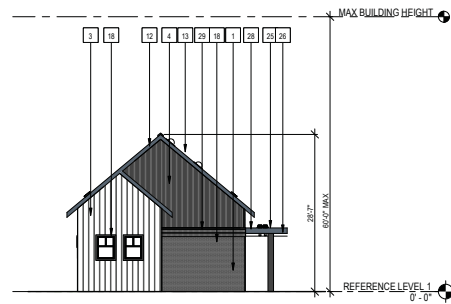
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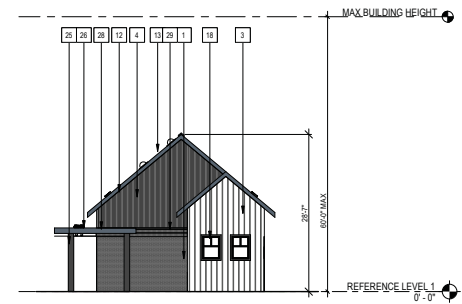
BIKE AND MAIL - ELEVATIONS
SHEET 33



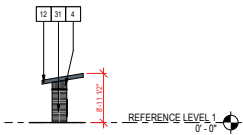
MAIL/BIKE BUILDING - NORTH ELEVATION SCALE: 3/32" = 1'-0" 4



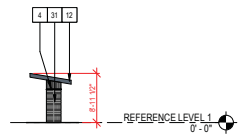
MAIL/BIKE BUILDING - EAST ELEVATION SCALE: 3/32" = 1'-0" 3



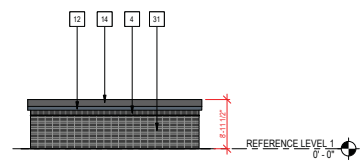
MAIL/BIKE BUILDING - WEST ELEVATION SCALE: 3/32" = 1'-0" 2



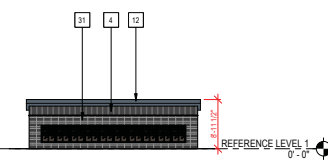
MAIL KIOSK - LEFT SCALE: 3/32" = 1'-0" 8



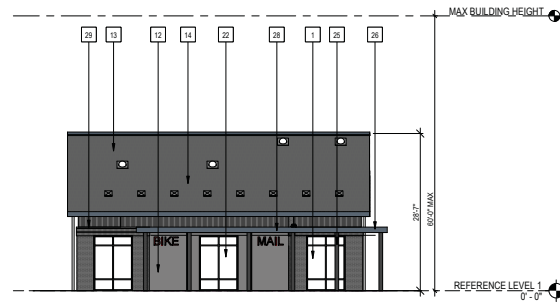
MAIL KIOSK - RIGHT SCALE: 3/32" = 1'-0" 6



MAIL KIOSK - BACK SCALE: 3/32" = 1'-0" 7



MAIL KIOSK - FRONT SCALE: 3/32" = 1'-0" 5




















MAIL/BIKE BUILDING - SOUTH ELEVATION SCALE: 3/32" = 1'-0" 1

KARL'S FARM MULTI-FAMILY

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ELEVATION LEGEND

-  BRICK - RUNNING
COLOR: 7
-  LEDGESTONE
COLOR: 7
-  BOARD AND BATTEN
COLOR: 7
-  BOARD AND BATTEN
COLOR: 2
-  BOARD AND BATTEN
COLOR: 2
-  BOARD AND BATTEN
COLOR: 4
-  BOARD AND BATTEN
COLOR: 5
-  LAP SIDING
COLOR: 2
-  LAP SIDING
COLOR: 2
-  LAP SIDING
COLOR: 6
-  FIBER CEMENT PANELS
COLOR: 7
-  FIBER CEMENT PANELS
COLOR: 7
-  TRIM, FACIA, EAVES, GUTTERS
COLOR: 2
-  METAL AWNINGS & HANDRAILS
COLOR: 2
-  DIMENSIONAL ASPHALT ROOF SHINGLES
COLOR: 7
-  GARAGE DOORS
COLOR: 2
-  PRECAST CAP & SILL
COLOR: 2

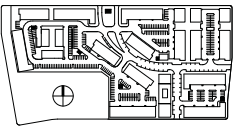
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - PDP

- 1 BRICK - COLOR 1
- 2 LEDGE STONE - COLOR 1
- 3 BOARD AND BATTEN - COLOR 1
- 4 BOARD AND BATTEN - COLOR 2
- 5 BOARD AND BATTEN - COLOR 3
- 6 BOARD AND BATTEN - COLOR 4
- 7 WOOD SIDING - COLOR 6
- 8 WOOD SIDING - COLOR 2
- 9 WOOD SIDING - COLOR 6
- 10 FIBER CEMENT PANELING - COLOR 1
- 11 FIBER CEMENT PANELING - COLOR 7
- 12 FIBER CEMENT BOARD FACIA, EAVES, PARAPET - COLOR 1
- 13 SOLAR TUBE
- 14 ASPHALT ROOF SHINGLES
- 15 METAL RAINING
- 16 METAL HANDRAIL
- 17 OVERHEAD GARAGE DOOR
- 18 VINYL WINDOW
- 19 BUILDING ENTRY
- 20 PRECAST SILL STAINED - COLOR 2
- 21 EXTERIOR WALL MOUNT LIGHT SCONCE
- 22 STOREFRONT
- 23 STANDING SEAM METAL ROOF
- 24 QUARTZ RAILING
- 25 COLUMN
- 26 SUNSHADE
- 27 CORRUGATED METAL
- 28 BRAKE METAL - COLOR 1
- 29 PRECAST CONCRETE CAP - COLOR 2
- 30 METAL GATE
- 31 SPLIT FACE CMU - COLOR 1

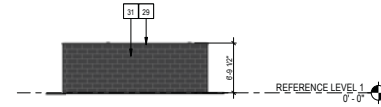
SITE KEY PLAN



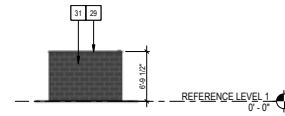
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07.01.2020	MAJOR SITE PLAN RESUBMITTAL
09.22.2020	MAJOR SITE PLAN RESUBMITTAL

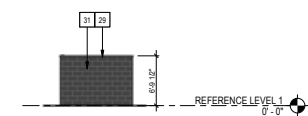
TRASH & DOG WASH ELEVATIONS
SHEET 34



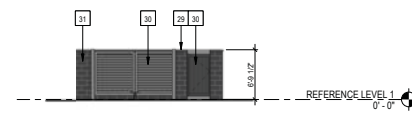
TRASH ENCLOSURE - BACK ELEVATION SCALE: 1/8" = 1'-0" 4



TRASH ELEVATION - LEFT ELEV. SCALE: 1/8" = 1'-0" 3



TRASH ELEVATION - RIGHT ELEV. SCALE: 1/8" = 1'-0" 2



TRASH ENCLOSURE - FRONT ELEVATION SCALE: 1/8" = 1'-0" 1

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

MAJOR SITE PLAN

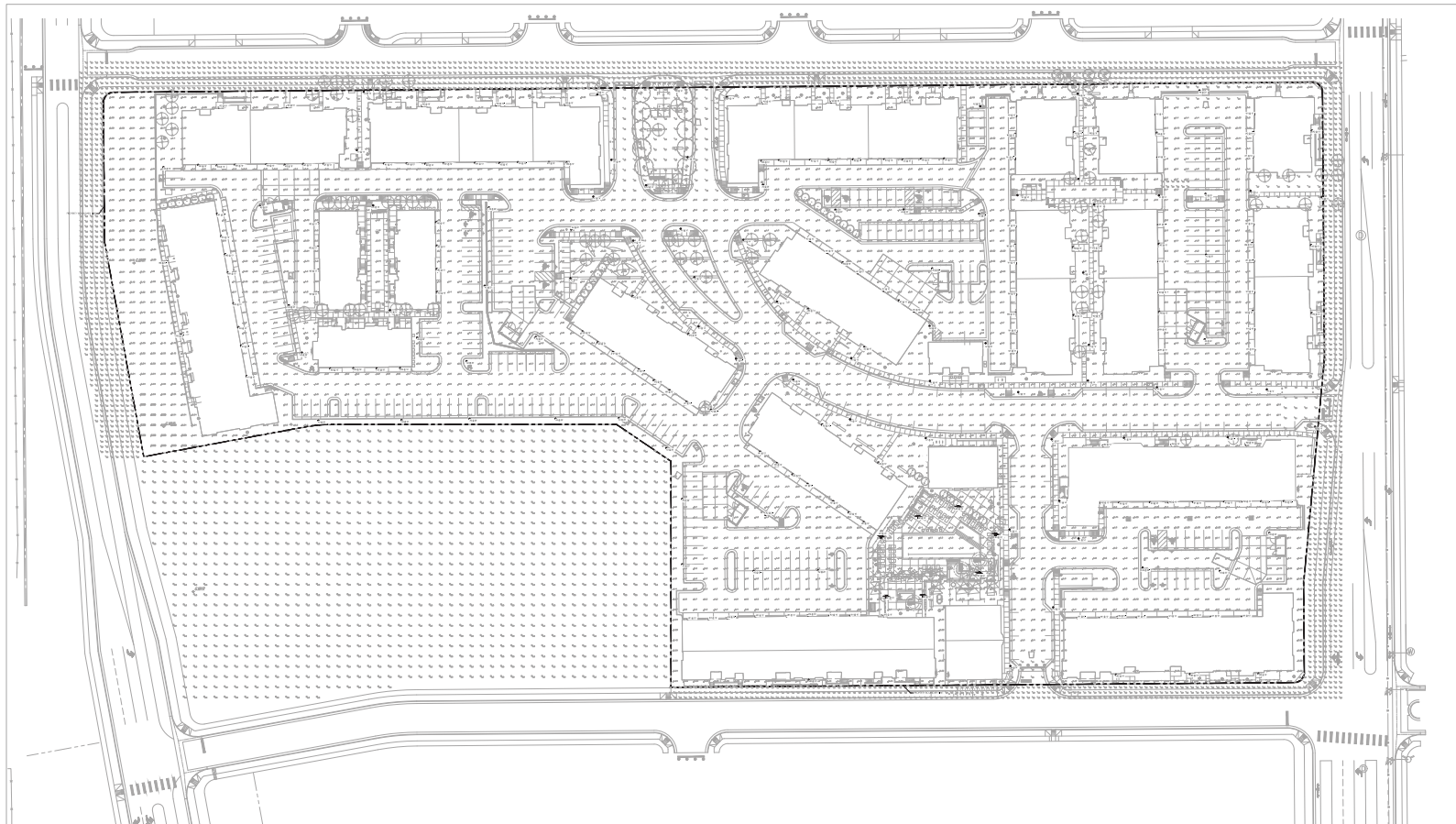
A REPLAT OF LOT 1A, KARLS FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

GENERAL NOTES:

1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED 1 FOOTCANDLE AS REQUIRED ALONG THE PROJECT'S PROPERTY BOUNDARY LINE. ALL LIGHT POLES SHALL NOT EXCEED 25 FEET TO TOP OF FIXTURE/POLE AS REQUIRED BY THE JURISDICTION.

PHOTOMETRIC STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MN	AVG/MN
SITE AREA	2.38 F.C.	16.7 F.C.	0.0 F.C.	N/A	N/A
DETENTION AREA	0.0 F.C.	0.1 F.C.	0.0 F.C.	N/A	N/A
PROPERTY LINE	0.0 F.C.	0.8 F.C.	0.0 F.C.	N/A	N/A

SITE LIGHTING FIXTURE SCHEDULE								
TYPE	LABEL	WATTS	LAMP	LUMENS	LLF	FULL CUTOFF	MANUFACTURER	CATALOG ID
DECORATIVE POLE LUMINAIRE	A1	150.5	LED	14913	0.8	YES	EATON	MSA-E08-LED-E1-T3
SINGLE LAMP POLE LIGHT	A2	75.2	LED	3598	0.8	YES	EATON	VTS-E03-LED-E1-SMG
SINGLE LAMP POLE LIGHT	A3	137.3	LED	15096	0.8	YES	EATON	VTS-E06-LED-E1-SL2
SINGLE LAMP POLE LIGHT	A4	37	LED	5,229	0.8	YES	EATON	MSA-S41A-750U-SL2
SINGLE LAMP POLE LIGHT	B1	43	LED	5649	0.8	YES	VISIONAIRE	VMC-II-T3-40L-3K-UNV-SAM-BK-RFP-4
WALL LIGHT	W1	9	LED	491	0.8	YES	SCORAA	SM16-09-30D-930-03
SCENCE	W2	35.8	LED	3047	0.8	YES	US LED	P1-36W-LED



1 PHOTOMETRIC PLAN
SCALE: 1" = 80'-0"



**Jordan & Skala
Engineers**

551 17th Street • Suite 700
Denver, CO 80202
p. 303.586.2375 • f. 303.586.2376

Project Number: 1906478 Down By: AG Checked By: SL

KITCV - ARCHITECTURE + PLANNING
820 16TH STREET, SUITE 500
DENVER, CO 80202
(303) 825-6400
CONTACT: JORDAN PHELAN
JPHELAN@kitcv.com



DATE:	ISSUED FOR:
10.25.2019	MAJOR SITE PLAN SUBMITTAL
01.31.2020	MAJOR SITE PLAN RESUBMITTAL
07.01.2020	MAJOR SITE PLAN RESUBMITTAL
09.22.2020	MAJOR SITE PLAN RESUBMITTAL

**PHOTOMETRIC
SITE PLAN
SHEET 35**

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

MAJOR SITE PLAN

A REPLAT OF LOT 1A, KARLS FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

invue

DESCRIPTION
The primary form of MESA LED luminaires shall be subject to other specifications or standards and shall be subject to other specifications or standards as may be required by the City of Northglenn. The MESA LED luminaire mounting system shall be furnished with all necessary hardware and shall be subject to other specifications or standards as may be required by the City of Northglenn.

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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

COVER SHEET
PRELIMINARY PD

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" ALUMINUM CAP STAMPED "CDOT 1991 PLS 11454" IN A MONUMENT BOX, ASSUMED TO BEAR NORTH 89°54'49" EAST, A DISTANCE OF 2639.11 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 NORTHERLY 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;
3. SOUTH 56°19'30" EAST, A DISTANCE OF 718.29 FEET;
4. SOUTH 52°06'02" EAST, A DISTANCE OF 499.78 FEET;
5. 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:

1. SOUTH 89°54'49" WEST, A DISTANCE OF 30.00 FEET;
2. 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°54'49" 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 SUPERVISION.

ENGINEER Tess Hogan DATE 7-12-2019

APPROVAL LIST

PLANNING COMMISSION CHAIRPERSON

Jul DATE 4-8-2019
DIRECTOR OF PLANNING AND DEVELOPMENT

Bill DATE 4-8-2019
DIRECTOR OF PUBLIC WORKS AND UTILITIES

Antonio B. Egumail DATE 04/08/2019
MAYOR

Deann Smith DATE 04/08/2019
CITY CLERK

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 COLORADO.

THIS 16th DAY OF July, 2019 AND ENTERED INTO PLAT BOOK

_____ AT PAGE _____

RECEPTION NUMBER 2019000055800

BY Deann Anderson
DEPUTY

JG
CLERK AND RECORDER

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@INNOVATIVELANDINC.COM

TRAFFIC ENGINEER

FELSBURG, HOLT, & ULLEVIC
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
CWWHITE@BHFS.COM

SHEET INDEX

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LANDSCAPE PLAN..... 5-6
PLANT SCHEDULE..... 7
UTILITY PLAN..... 8-9
PUBLIC IMPROVEMENT PLAN..... 10
PD STANDARDS..... 11-29

NORRIS DESIGN

Kennedy/Jenks
Consultants

Brownstein Hyatt
Farber Schreck



RECEPTION: 2019000055800
7/16/2019 at 2:33 PM, 1 OF 30
REC: S303.00
Josh Zygalski, Adams County, CO

KARL'S FARM
PLANNED DEVELOPMENT -
PRELIMINARY DEVELOPMENT
PLAN
COUNTY OF ADAMS, STATE OF
COLORADO

KARL'S FARM
NORTHGLENN, CO

OWNERSHIP SHEET
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

CERTIFICATES

OWNER
 I, Karen Swaitthes **KAREN SWAITHES**
 ON BEHALF OF **HINKHOUSE FAMILY LIMITED PARTNERSHIP**
NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY
PARTNERSHIP, HEREBY AFFIRM THAT I AM THE OWNER OF THE
 PROPERTY DESCRIBED HEREIN, KNOWN AS KARL'S FARM.
 ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July
 2019
 BY Karen Swaitthes
 WITNESS MY HAND AND OFFICIAL SEAL.
Kyle Wright
 NOTARY PUBLIC

KYLE STEPHEN WRIGHT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20194019466
 MY COMMISSION EXPIRES MAY 23, 2023

MY COMMISSION EXPIRES 5/23/2023

OWNER
 I, Sharen Podzimek **SHAREN PODZIMEK,**
 ON BEHALF OF **HINKHOUSE FAMILY LIMITED PARTNERSHIP**
NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY
PARTNERSHIP, HEREBY AFFIRM THAT I AM THE OWNER OF THE
 PROPERTY DESCRIBED HEREIN, KNOWN AS KARL'S FARM.
 ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July
 2019
 BY Sharen Podzimek
 WITNESS MY HAND AND OFFICIAL SEAL.
Kyle Wright
 NOTARY PUBLIC

KYLE STEPHEN WRIGHT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20194019466
 MY COMMISSION EXPIRES MAY 23, 2023

MY COMMISSION EXPIRES 5/23/2023

OWNER
 I, Deanna Durland **DEANNA DURLAND,**
 ON BEHALF OF **HINKHOUSE FAMILY LIMITED PARTNERSHIP**
NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY
PARTNERSHIP, HEREBY AFFIRM THAT I AM THE OWNER OF THE
 PROPERTY DESCRIBED HEREIN, KNOWN AS KARL'S FARM.
 ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July
 2019
 BY Deanna Durland
 WITNESS MY HAND AND OFFICIAL SEAL.
Kyle Wright
 NOTARY PUBLIC

KYLE STEPHEN WRIGHT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20194019466
 MY COMMISSION EXPIRES MAY 23, 2023

MY COMMISSION EXPIRES 5/23/2023

OWNER
 I, Pamela Drake **PAMELA DRAKE,**
 ON BEHALF OF **HINKHOUSE FAMILY LIMITED PARTNERSHIP**
NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY
PARTNERSHIP, HEREBY AFFIRM THAT I AM THE OWNER OF THE
 PROPERTY DESCRIBED HEREIN, KNOWN AS KARL'S FARM.
 ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July
 2019
 BY Pamela Drake
 WITNESS MY HAND AND OFFICIAL SEAL.
Kyle Wright
 NOTARY PUBLIC

KYLE STEPHEN WRIGHT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20194019466
 MY COMMISSION EXPIRES MAY 23, 2023

MY COMMISSION EXPIRES 5/23/2023

OWNER
 I, Karen Swaitthes **KAREN SWAITHES,**
 HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY
 DESCRIBED HEREIN, KNOWN AS KARL'S FARM.
 ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July
 2019
 BY Karen Swaitthes
 WITNESS MY HAND AND OFFICIAL SEAL.
Kyle Wright
 NOTARY PUBLIC

KYLE STEPHEN WRIGHT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20194019466
 MY COMMISSION EXPIRES MAY 23, 2023

MY COMMISSION EXPIRES 5/23/2023

OWNER
 I, Sharen Podzimek **SHAREN PODZIMEK,**
 HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY
 DESCRIBED HEREIN, KNOWN AS KARL'S FARM.
 ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July
 2019
 BY Sharen Podzimek
 WITNESS MY HAND AND OFFICIAL SEAL.
Kyle Wright
 NOTARY PUBLIC

KYLE STEPHEN WRIGHT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20194019466
 MY COMMISSION EXPIRES MAY 23, 2023

MY COMMISSION EXPIRES 5/23/2023

OWNER
 I, Pamela Drake **PAMELA DRAKE,**
 HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY
 DESCRIBED HEREIN, KNOWN AS KARL'S FARM.
 ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July
 2019
 BY Pamela Drake
 WITNESS MY HAND AND OFFICIAL SEAL.
Kyle Wright
 NOTARY PUBLIC

KYLE STEPHEN WRIGHT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20194019466
 MY COMMISSION EXPIRES MAY 23, 2023

MY COMMISSION EXPIRES 5/23/2023

OWNER
 I, Deanna Durland **DEANNA DURLAND,**
 HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY
 DESCRIBED HEREIN, KNOWN AS KARL'S FARM.
 ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July
 2019
 BY Deanna Durland
 WITNESS MY HAND AND OFFICIAL SEAL.
Kyle Wright
 NOTARY PUBLIC

KYLE STEPHEN WRIGHT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20194019466
 MY COMMISSION EXPIRES MAY 23, 2023

MY COMMISSION EXPIRES 5/23/2023

OWNER
 I, Karen Swaitthes **KAREN SWAITHES,**
 ON BEHALF OF **KARL'S FARM DAIRY STORE, LLLP, A COLORADO**
LIMITED LIABILITY, HEREBY AFFIRM THAT I AM THE OWNER OF THE
 PROPERTY DESCRIBED HEREIN, KNOWN AS KARL'S FARM.
 ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July
 2019
 BY Karen Swaitthes
 WITNESS MY HAND AND OFFICIAL SEAL.
Kyle Wright
 NOTARY PUBLIC

KYLE STEPHEN WRIGHT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20194019466
 MY COMMISSION EXPIRES MAY 23, 2023

MY COMMISSION EXPIRES 5/23/2023

))))

NORRIS DESIGN

Kennedy/Jenks
 Consultants

Brownstein Hyatt
Farber Schreck

ILC

FELSBURG
HOLT &
ULLEVIG

Northglenn

2.1

**KARL'S FARM
 PLANNED DEVELOPMENT -
 PRELIMINARY DEVELOPMENT
 PLAN
 COUNTY OF ADAMS, STATE OF
 COLORADO**

CERTIFICATES

OWNER

I, Sharen Podzimek SHAREN PODZIMEK,
 ON BEHALF OF KARL'S FARM DAIRY STORE, LLLP, A COLORADO
 LIMITED LIABILITY, HEREBY AFFIRM THAT I AM THE OWNER OF THE
 PROPERTY DESCRIBED HEREIN, KNOWN AS KARL'S FARM.
 ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July
 2019

BY Sharen Podzimek

WITNESS MY HAND AND OFFICIAL SEAL.

Kyle Wright
 NOTARY PUBLIC

MY COMMISSION EXPIRES 5/23/2023



OWNER

I, Playd B Swaites LLOYD
 B. SWAITES HEREBY AFFIRM THAT I AM THE OWNER OF THE
 PROPERTY DESCRIBED HEREIN, KNOWN AS KARL'S FARM.

ACKNOWLEDGED BEFORE ME THIS 16th DAY OF July
 2019

BY Playd B Swaites

WITNESS MY HAND AND OFFICIAL SEAL.

Kyle Wright
 NOTARY PUBLIC

MY COMMISSION EXPIRES 5/23/2023



OWNER

I, Deanna Durland DEANNA DURLAND,
 ON BEHALF OF KARL'S FARM DAIRY STORE, LLLP, A COLORADO
 LIMITED LIABILITY, HEREBY AFFIRM THAT I AM THE OWNER OF THE
 PROPERTY DESCRIBED HEREIN, KNOWN AS KARL'S FARM.
 ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July
 2019

BY Deanna Durland

WITNESS MY HAND AND OFFICIAL SEAL.

Kyle Wright
 NOTARY PUBLIC

MY COMMISSION EXPIRES 5/23/2023



APPLICANT

I, Frank DANIEL
 FRANK, ON BEHALF OF KARL'S FARM INVESTORS, LLC, HEREBY
 AFFIRM THAT I AM THE APPLICANT OF THE PROPERTY DESCRIBED
 HEREIN, KNOWN AS KARL'S FARM.

ACKNOWLEDGED BEFORE ME THIS 16th DAY OF July
 2019

BY Frank

WITNESS MY HAND AND OFFICIAL SEAL.

Kyle Wright
 NOTARY PUBLIC

MY COMMISSION EXPIRES 5/23/2023



OWNER

I, Pamela Drake PAMELA DRAKE,
 ON BEHALF OF KARL'S FARM DAIRY STORE, LLLP, A COLORADO
 LIMITED LIABILITY, HEREBY AFFIRM THAT I AM THE OWNER OF THE
 PROPERTY DESCRIBED HEREIN, KNOWN AS KARL'S FARM.
 ACKNOWLEDGED BEFORE ME THIS 16th DAY OF July
 2019

BY Pamela Drake

WITNESS MY HAND AND OFFICIAL SEAL.

Kyle Wright
 NOTARY PUBLIC

MY COMMISSION EXPIRES 5/23/2023



**KARL'S
 FARM**
 NORTHGLENN, CO

**OWNERSHIP SHEET
 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
 Consultants

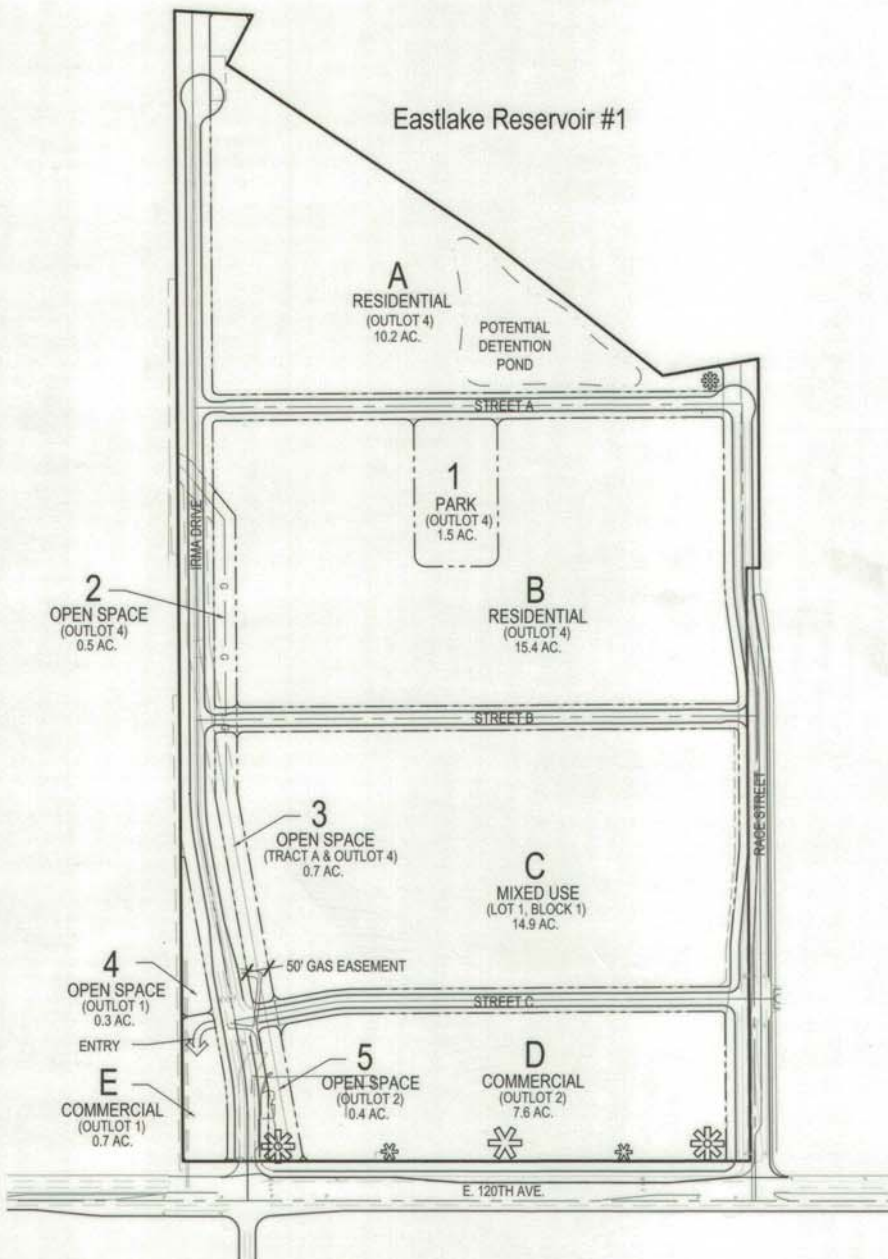
Brownstein Hyatt
 Farber Schreck



2.2

PD PLAN
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



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

LAND USE TABLES

Subareas	Lot / Outlot*	Planning Area	USE	AC.	DENSITY RANGE (DU/AC)**	MIN UNITS (DU)	MAX UNITS (DU)	MAX FAR
Outlot 4	A		RESIDENTIAL/ DETENTION	10.2	7 to 12	71	122	-
Outlot 4	B		RESIDENTIAL	15.4	8 to 15	154	231	-
Outlot 3 & Lot 1, Block 1	C		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	-	-	-	1.0
SUB-TOTALS:				48.8	-	523	800	-

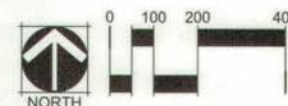
* REFER TO THE PLAT FOR SPECIFIC LOT/OUTLOT LOCATIONS.
** DENSITY IS BASED ON GROSS ACREAGE. NET DENSITY MAY BE HIGHER

Open Space	Lot / Outlot	Planning Area	USE	AC.
Outlot 4	1		PARK	1.5
Outlot 4	2		OPEN SPACE	0.5
Outlot 3 & Tract A	3		OPEN SPACE	0.7
Outlot 1	4		OPEN SPACE	0.3
Outlot 2	5		OPEN SPACE	0.4
SUB-TOTALS:				3.4

SUBAREAS	48.8
OPEN SPACE	3.4
ROAD ROW	11.6
TOTAL AREA:	63.8

NOTES:

1. 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 NORTHGLENN 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), 116 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.



NORRIS DESIGN

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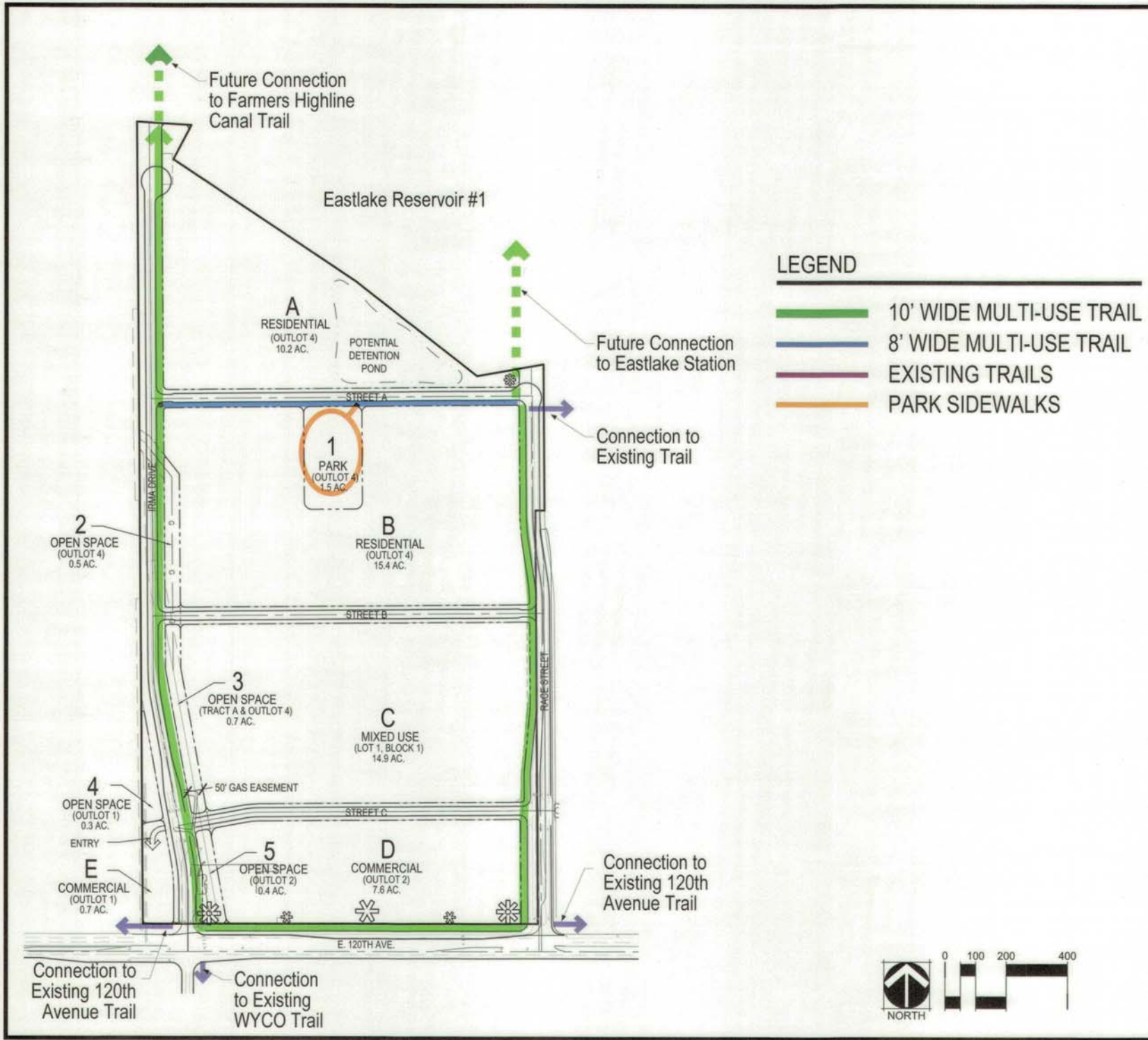
FELSBURG
HOLT &
ULLEVIG

Northglenn

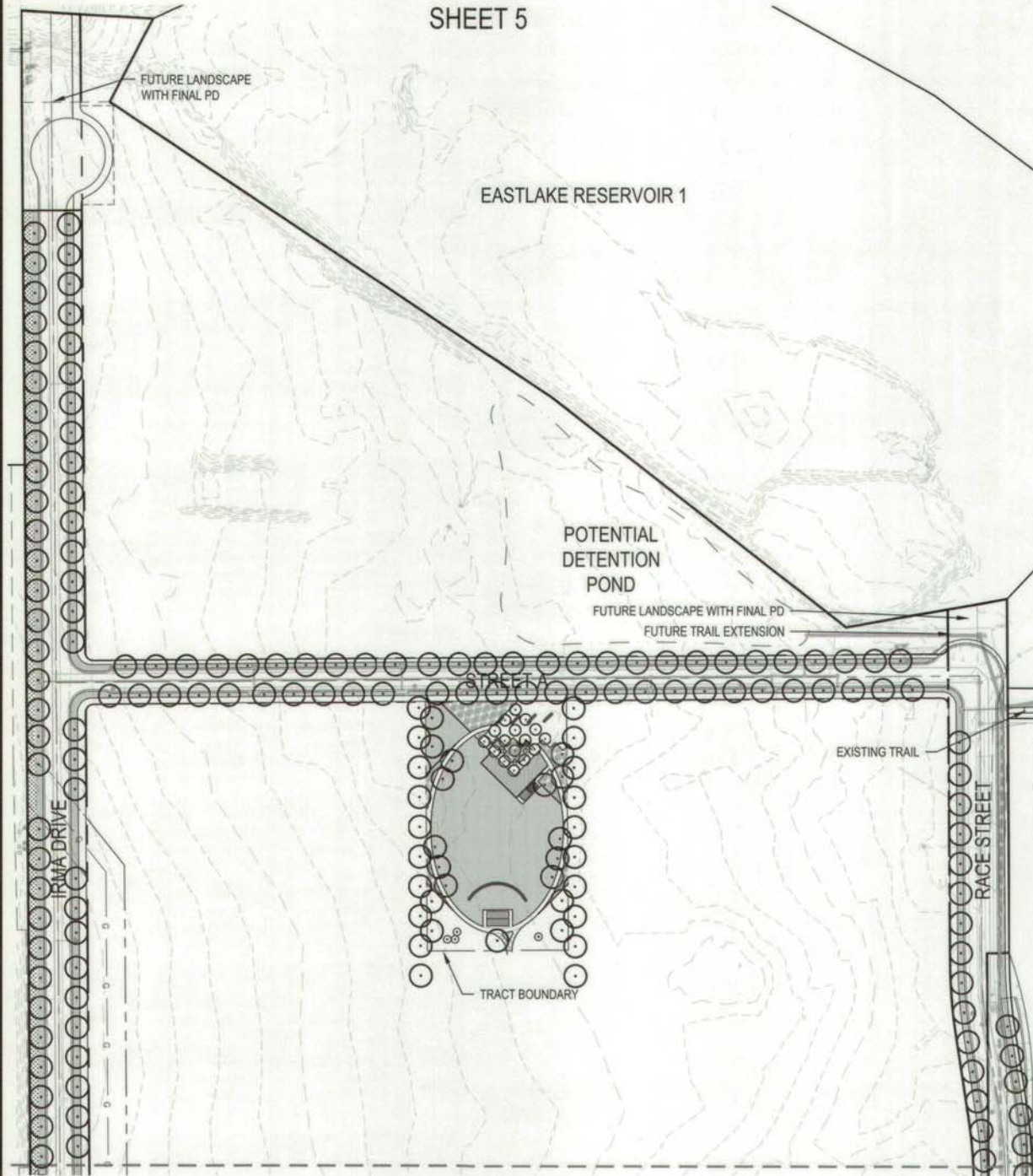
CONNECTIVITY PLAN
PRELIMINARY PD

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

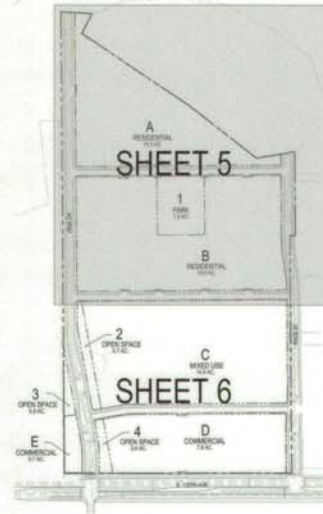
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SHEET 5



KEY MAP

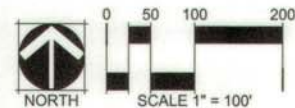


LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SOD (FESCUE/BLEND)
- NATIVE SEED
- MATCH LINE
- EASEMENT LINE
- PROPERTY BOUNDARY

NOTES:

1. ACTUAL TREE AND LANDSCAPE LAYOUT WILL BE ESTABLISHED DURING THE FINAL PUD SUBMITTAL GENERALLY CONSISTENT WITH THIS PLAN. TREES WILL BE ADJUSTED FOR FUTURE ROAD INTERSECTIONS AND ACCESS LOCATIONS.
2. STREET TREES ALONG 120TH WILL BE LOCATED OUTSIDE OF THE ROW IN PRIVATE LAND DUE TO UTILITY CONFLICTS. TREES CAN BE CLUSTERED TO MAINTAIN VIEWS TO THE COMMERCIAL AREA.



KARL'S FARM
NORTHGLENN, CO

LANDSCAPE PLAN
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

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Farber Schreck

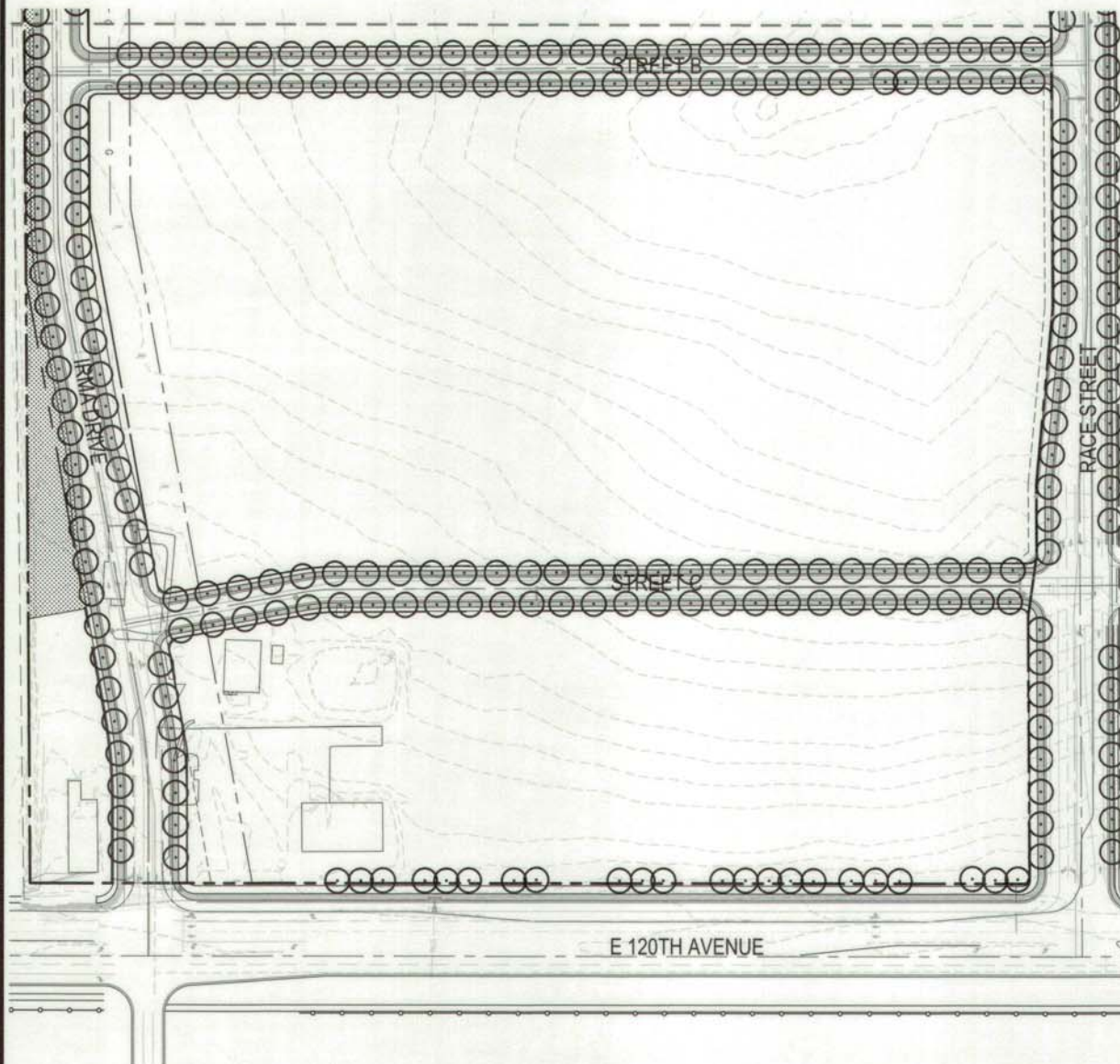
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LANDSCAPE PLAN
PRELIMINARY PD

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

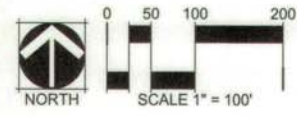


LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SOD (FESCUE/BLUEGRASS BLEND)
- NATIVE SEED
- MATCH LINE
- EASEMENT LINE
- PROPERTY BOUNDARY

NOTES:

1. ACTUAL TREE AND LANDSCAPE LAYOUT WILL BE ESTABLISHED DURING THE FINAL PUD SUBMITTAL GENERALLY CONSISTENT WITH THIS PLAN. TREES WILL BE ADJUSTED FOR FUTURE ROAD INTERSECTIONS AND ACCESS LOCATIONS.
2. STREET TREES ALONG 120TH WILL BE LOCATED OUTSIDE OF THE ROW IN PRIVATE LAND DUE TO UTILITY CONFLICTS. TREES CAN BE CLUSTERED TO MAINTAIN VIEWS TO THE COMMERCIAL AREA.



NORRIS DESIGN

Kennedy/Jenks
Consultants

Brownstein Hyatt
Farber Schreck

ILC

FELSBURG HOLT & ULLEVIG
Planning & Consulting

Northglenn

RECOMMENDED PLANT PALETTE

QTY. SYM. COMMON NAME

BOTANICAL NAME

SIZE & COND. QTY. SYM. COMMON NAME

BOTANICAL NAME

SIZE & COND.

DECIDUOUS CANOPY TREES

BLM	BLACK MAPLE	ACER NIGRUM	2' CAL. B&B
BOA	BUR OAK	QUERCUS MACROCARPA	2' CAL. B&B
CAT	WESTERN CATALPA	CATALPA SPECIOSA	2' CAL. B&B
COA	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2' CAL. B&B
COM	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2' CAL. B&B
EAL	ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA	2' CAL. B&B
EAM	AMERICAN ELM	ULMUS AMERICANA	2' CAL. B&B
EOA	ENGLISH OAK	QUERCUS ROBUR	2' CAL. B&B
EPN	PIONEER ELM	ULMUS GLABRA X CARPINIFOLIA	2' CAL. B&B
ESL	SLIPPERY ELM	ULMUS RUBRA	2' CAL. B&B
ESO	SIBERIAN ELM	UMUS PUMILA	2' CAL. B&B
GIN	GINKO (MALE)	GINKO BILOBA	2' CAL. B&B
GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2' CAL. B&B
KCT	KENTUCKY COFFEE TREE	GYMNICLADUS DIOICUS	2' CAL. B&B
LAM	AMERICAN LINDEN	TILIA AMERICANA	2' CAL. B&B
LLL	LITTLELEAF LINDEN	TILIA CORDATA	2' CAL. B&B
LRO	REDMOND LINDEN	TILIA X EUCHOLORA	2' CAL. B&B
MSS	STATE STREET MAPLE	ACER MIYABEI	2' CAL. B&B
OHM	OHIO BUCKEYE	AESCULUS GLABRA	2' CAL. B&B
PDO	JAPANESE PAGODATREE	STYPHNOLOBIUM JAPONICA	2' CAL. B&B
SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS	2' CAL. B&B
SKY	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS	2' CAL. B&B
STM	STREETSIDE MAPLE	ACER CAMPESTRE	2' CAL. B&B
STR	STREET KEEPER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS	2' CAL. B&B
SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2' CAL. B&B
SZL	ZELKOVA SERRATA	VILLAGE GREEN ZELKOV	2' CAL. B&B
TRF	TURKISH FILBERT	CORYLUS COLURNA	2' CAL. B&B
TRM	TRIDENT MAPLE	ACER BUERGERUM	2' CAL. B&B
TUL	TULIP TREE	LIRODENDRON TULIPIFERA	2' CAL. B&B

EVERGREEN TREES

AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT
BOP	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS	6' HT
CBP	BLUE SPRUCE	PICEA PUNGENS GLAUCA PROSTRATA	6' HT
PVP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID	6' HT
SBB	BABY BLUE EYES SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'	6' HT

ORNAMENTAL TREES

ABS	AUTUMN BRILLIANCE SERVICE	AMELANCHIER x GRANDIFLORA	1.5' CAL. B&B
CPR	CHANTICLEER PEAR	PYRUS CALLERYANA	2' CAL. B&B
LTR	JAPANESE TREE LILAC	SYRINGA RETICULATA	
MAL	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1.5' CAL. B&B
TCH	THORNLESS COCKSPUR HAWT	CRATAEGUS CRUS-GALLI VAR. INERMIS	1.5' CAL. B&B

EVERGREEN SHRUBS

BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'MONNA'	
GMJ	GREEN MOUND JUNIPER	JUNIPERUS PROCUMBENS 'GREEN MOUND'	#5 CONT.
KIK	KINNICKINICK	ARCTOSTAPHYLOS UVA-URSI	#5 CONT.
YBE	ADAMS NEEDLE	Y. FILAMENTOSA	#5 CONT.

DECIDUOUS SHRUBS | 2-5' SPREAD

ARO	BLACK CHOKEBERRY	ARONIA MELANOCARPA	#5 CONT.
BUD	BLUE CHIP BUTTERFLY BUSH	BUDDLEIA 'BLUE CHIP'	#5 CONT.
DCM	CAROL MACKIE DAPHNE	D. X BURKWOODI 'CAROL MACKIE'	#5 CONT.
RSA	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	#5 CONT.
RSE	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	#5 CONT.

DECIDUOUS SHRUBS | 2-5' SPREAD

ARO	BLACK CHOKEBERRY	ARONIA MELANOCARPA	#5 CONT.
BUD	BLUE CHIP BUTTERFLY BUSH	BUDDLEIA 'BLUE CHIP'	#5 CONT.
DCM	CAROL MACKIE DAPHNE	D. X BURKWOODI 'CAROL MACKIE'	#5 CONT.
RSA	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	#5 CONT.
RSE	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	#5 CONT.

DECIDUOUS SHRUBS | 5-7' SPREAD

ANH	HYDREANGEA, ANNABELLE	H. ARBORESCENS 'ANNABELLE'	#5 CONT.
ARH	HONEYSUCKLE, ARNOLD RED	L. TATARICA 'ARNOLD RED'	#5 CONT.
BMS	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS	#5 CONT.
BPU	BUTTERFLY BUSH	BUDDLEIA DACIDI	#5 CONT.
LEA	LEADPLANT	AMORPHA CANESCENS	#5 CONT.
MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
PBS	PAWNEE BUTTES SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.
SJW	JAPANESE SPIREA	S. ALBIFLORA	#2 CONT.
SNO	MOUNTAIN SNOWBERRY	SYMPHORICARPOS OREOPHILUS	#5 CONT.

DECIDUOUS SHRUBS | 7-9' SPREAD

AAS	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.
CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	
MBE	BETTY MAGNOLIA	M. X 'BETTY'	#10 CONT.
MOG	MOCK ORANGE DOGWOOD	PHILADELPHIUS CORONARIUS	#5 CONT.
SNO	SNOWBALL	VIBURNUM OPULUS 'ROSEUM'	#5 CONT.
VAJ	VIBURNUM, AUTUMN JAZZ	V. DENTATUM 'RALPH SENIOR'	#5 CONT.
VAN	BRIDAL WREATH SPIREA	SPIRAEA x VANHOUTTEI	#5 CONT.

ORNAMENTAL GRASSES

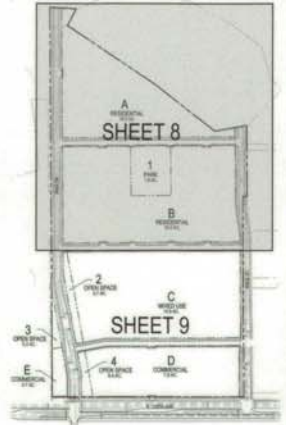
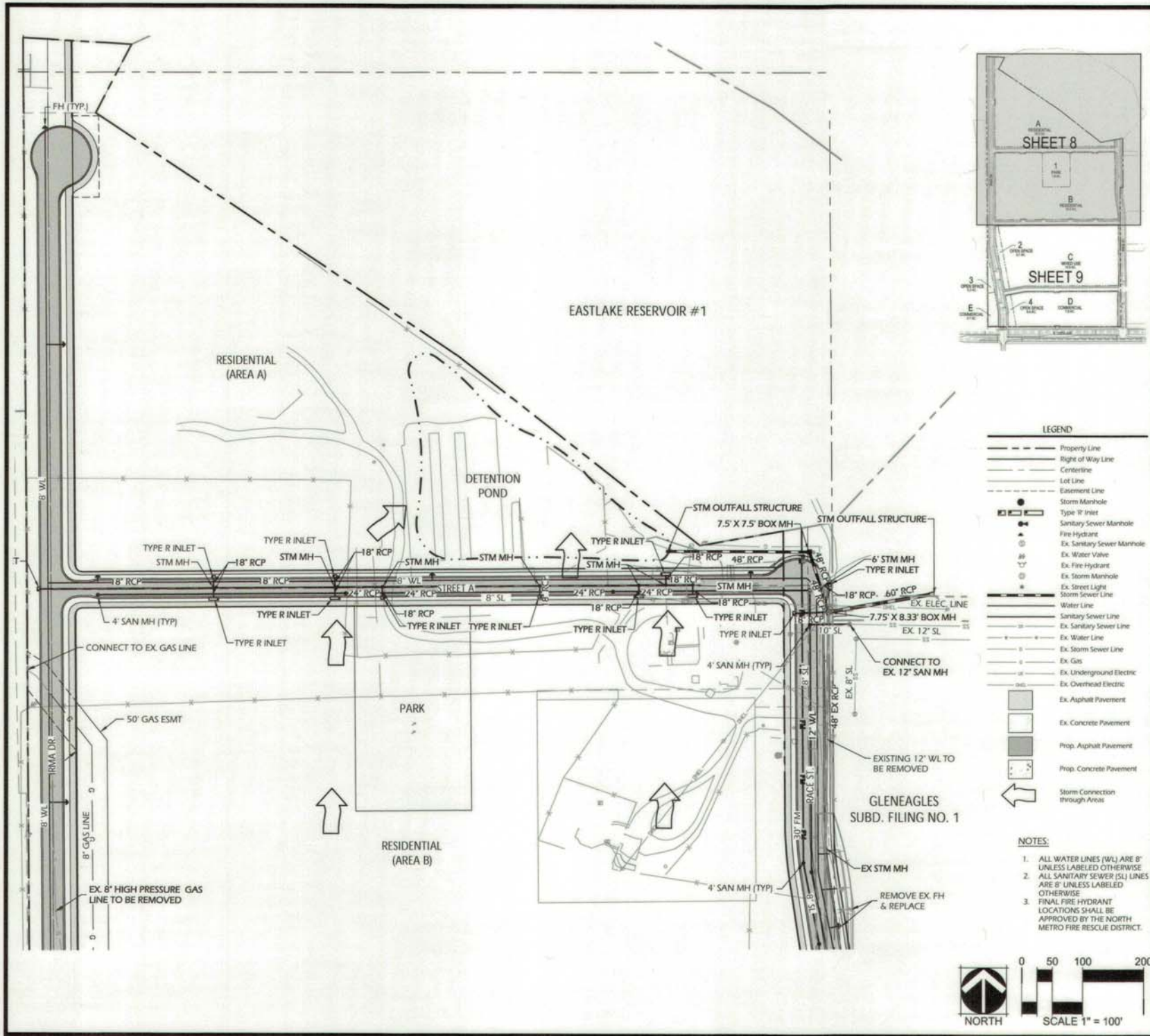
ARG	AVALANCHE REED GRASS	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	#1 CONT.
BAG	BLONDE AMBITION GRASS	BOULETELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.
BOG	SAPPHIRE BLUE BLUEOAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE BLUE'	#1 CONT.
FRG	FEATHER REED GRASS, KARL FOERSTER	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	
HFG	HARDY FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
LBS	PRAIRIE BLUES LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	#1 CONT.

PERENNIALS

AGV	PARRY'S AGAVE	AGAVE PARRYI	#1 CONT.
ANE	HONORINE JOBERT ANEMONE	ANEMONE X HYBRIDA 'HONORINE JOBERT'	#1 CONT.
CAT	WALKER'S LOW CATMINT	NEPETA x FAASSENI	
GAL	BLANKET FLOWER	GAILLARDIA ARISTATA	#1 CONT.
LAV	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	#1 CONT.
SHY	CORONADO HYSSOP	AGASTACHE 'PSTESSENE'	#1 CONT.
SUF	SULFUR FLOWER	ERIOGONUM UMBELLATUM	#1 CONT.
TYM	WOOLLY THYME	THYMUS PSEUDOLANUGINOSUS	#1 CONT.
WOF	SWEET WOODRUFF	GALIUM ODORATUM	#1 CONT.

**UTILITY PLAN
PRELIMINARY PD**

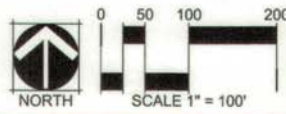
PORTIONS OF LOT 19, EASTLAKE SUBDIVISION, LOCATED IN SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

	Property Line
	Right of Way Line
	Centerline
	Lot Line
	Easement Line
	Storm Manhole
	Type R Inlet
	Sanitary Sewer Manhole
	Fire Hydrant
	Ex. Sanitary Sewer Manhole
	Ex. Water Valve
	Ex. Fire Hydrant
	Ex. Storm Manhole
	Ex. Street Light
	Storm Sewer Line
	Water Line
	Sanitary Sewer Line
	Ex. Sanitary Sewer Line
	Ex. Water Line
	Ex. Storm Sewer Line
	Ex. Gas
	Ex. Underground Electric
	Ex. Overhead Electric
	Ex. Asphalt Pavement
	Ex. Concrete Pavement
	Prop. Asphalt Pavement
	Prop. Concrete Pavement
	Storm Connection Through Areas

- NOTES:**
1. ALL WATER LINES (WL) ARE 8" UNLESS LABELED OTHERWISE
 2. ALL SANITARY SEWER (SL) LINES ARE 8" UNLESS LABELED OTHERWISE
 3. FINAL FIRE HYDRANT LOCATIONS SHALL BE APPROVED BY THE NORTH METRO FIRE RESCUE DISTRICT.



NORRIS DESIGN

Kennedy/Jenks Consultants

Brownstein Hyatt Farber Schreck

ILC

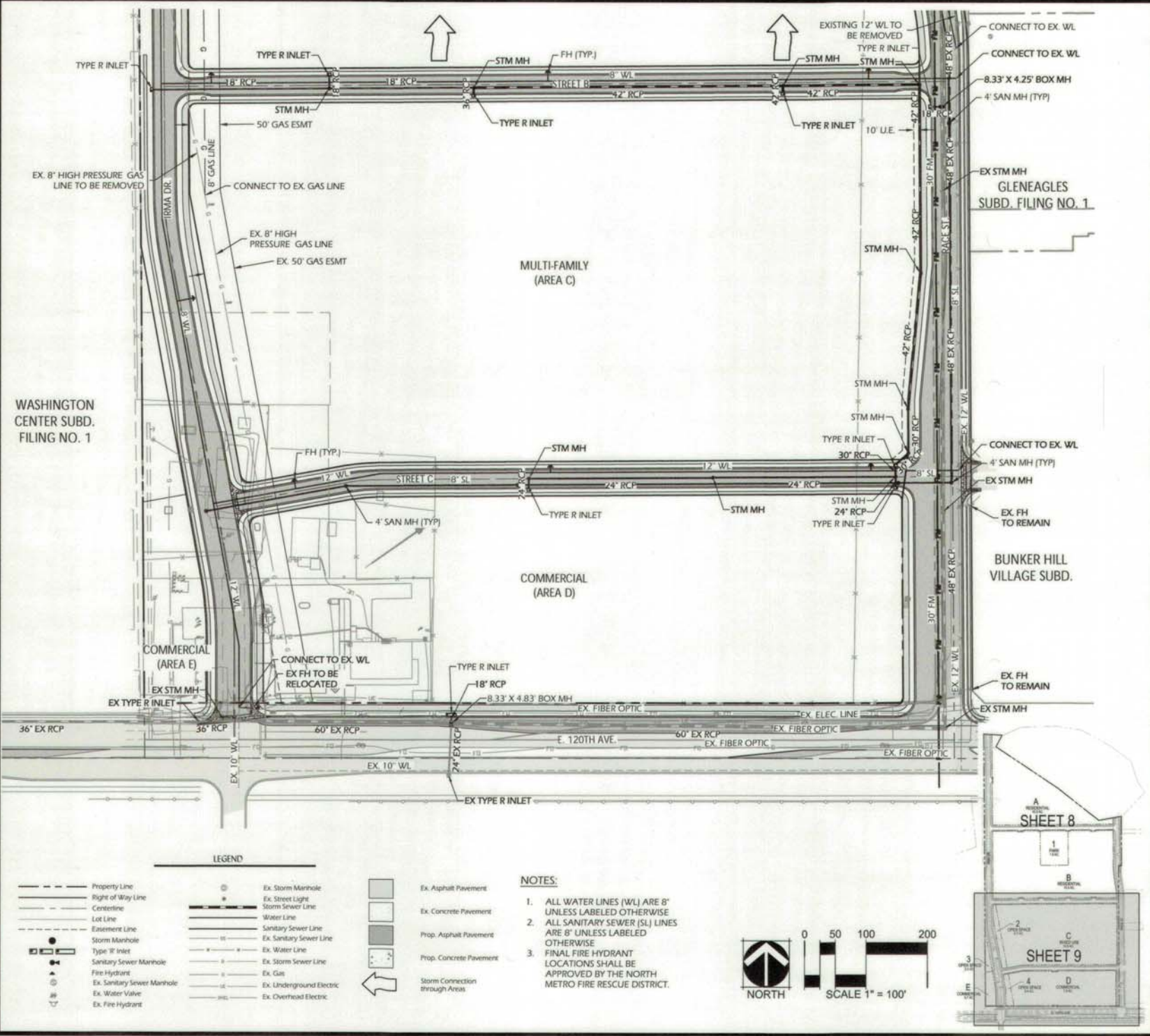
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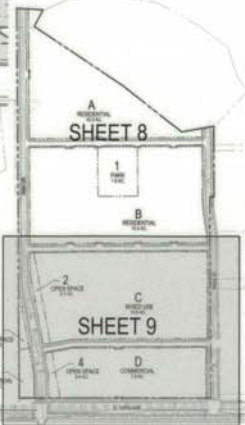
**UTILITY PLAN
PRELIMINARY PD**

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

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Engineering & Consulting
Northglenn



WASHINGTON CENTER SUBD. FILING NO. 1

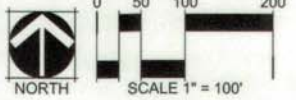


LEGEND

--- Property Line	--- Right of Way Line	--- Centerline	--- Lot Line	--- Easement Line	● Storm Manhole	○ Type 'R' Inlet	▲ Sanitary Sewer Manhole	△ Fire Hydrant	⊙ Ex. Sanitary Sewer Manhole	⊕ Ex. Water Valve	⊖ Ex. Fire Hydrant	○ Ex. Storm Manhole	○ Ex. Street Light	--- Storm Sewer Line	--- Water Line	--- Sanitary Sewer Line	--- Ex. Sanitary Sewer Line	--- Ex. Water Line	--- Ex. Storm Sewer Line	--- Ex. Gas	--- Ex. Underground Electric	--- Ex. Overhead Electric	■ Ex. Asphalt Pavement	■ Ex. Concrete Pavement	■ Prop. Asphalt Pavement	■ Prop. Concrete Pavement	→ Storm Connection through Areas
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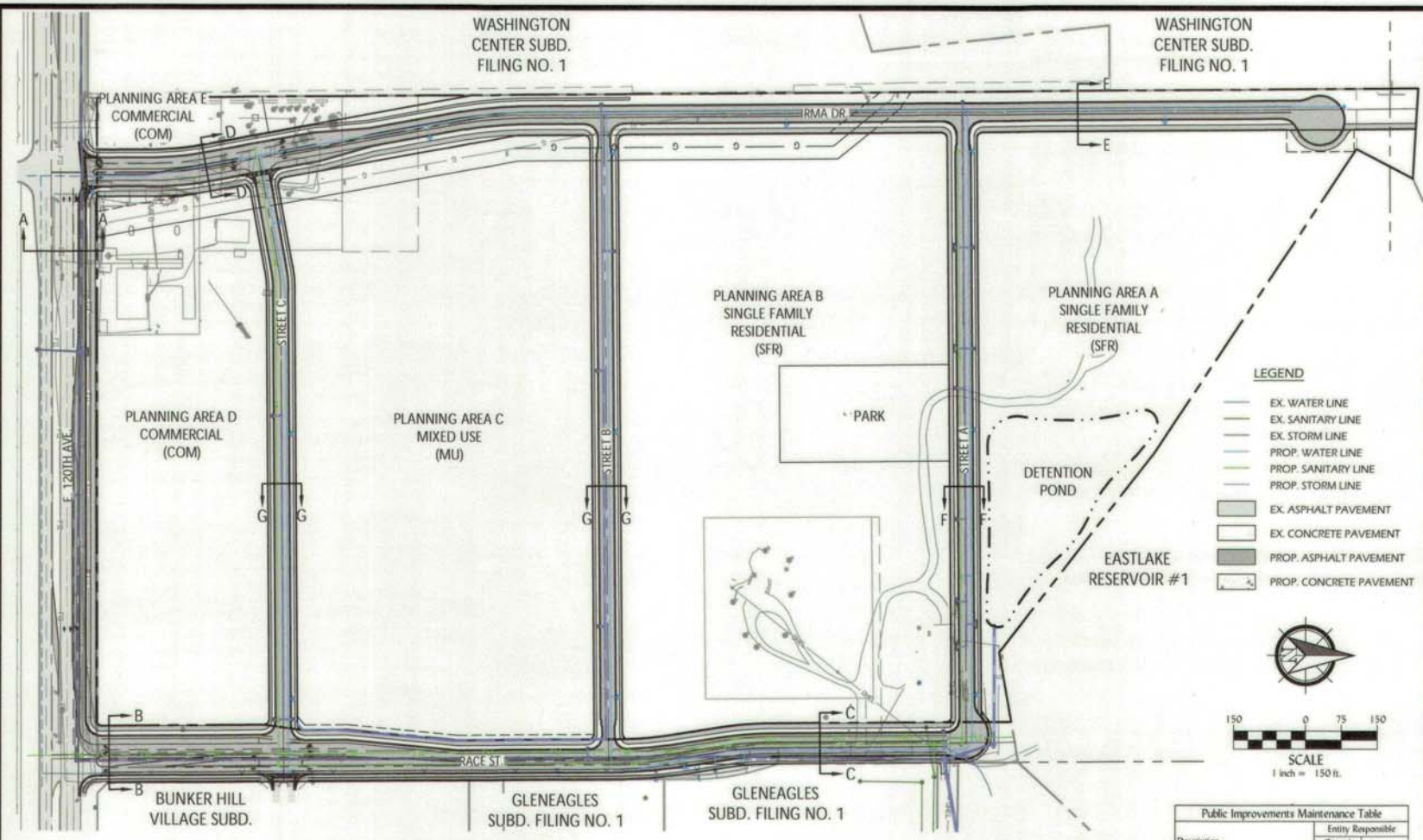
NOTES:

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2. ALL SANITARY SEWER (SL) LINES ARE 8" UNLESS LABELED OTHERWISE
3. FINAL FIRE HYDRANT LOCATIONS SHALL BE APPROVED BY THE NORTH METRO FIRE RESCUE DISTRICT.



PUBLIC IMPROVEMENT PLAN
PRELIMINARY PD

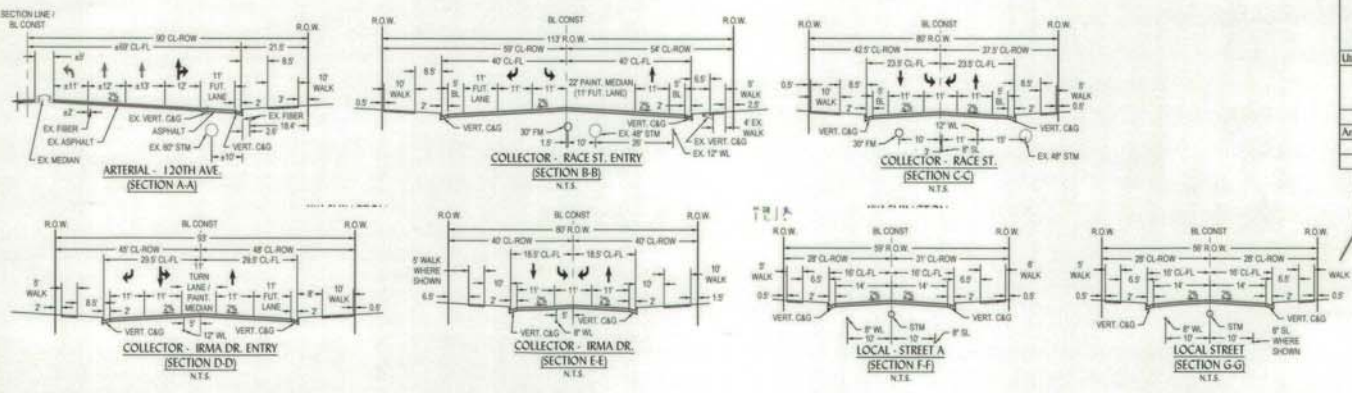
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CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



Public Improvements Maintenance Table

Description	Entity Responsible	
	City of Northglenn	HOA
Street Improvements:		
120th Avenue	X	
Irma Drive	X	
Race Street	X	
Street A	X	
Street B	X	
Street C	X	
Utilities:		
Water System	X	
Sanitary Sewer	X	
Storm Sewer	X	
Detention Pond		X
Amenity:		
Park		X
Trail along 120th Avenue	X	X

NOTE: SIDEWALKS, TRAILS AND LANDSCAPING IN PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE HOA. ITEMS AS DEPICTED IN THE ABOVE TABLE NOT OWNED/MAINTAINED BY THE CITY ARE EXPECTED TO BE OWNED BY THE METRO DISTRICT AND MAINTAINED BY THE HOA.



NORRIS DESIGN
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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 FAR
A	SFD, SFA	10.2	7	12	122	-
B	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	-	-	-	-
2	POS	0.5	-	-	-	-
3	POS	0.7	-	-	-	-
4	POS	0.3	-	-	-	-
5	POS	0.4	-	-	-	-
-	R.O.W.	11.6	-	-	-	-

⁽¹⁾ DENSITY IS BASED ON GROSS ACREAGE. NET DENSITY MAY BE HIGHER

⁽²⁾ NON-RESIDENTIAL USES



KARL'S FARM

NORTHGLENN, CO

PD STANDARDS 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

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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.

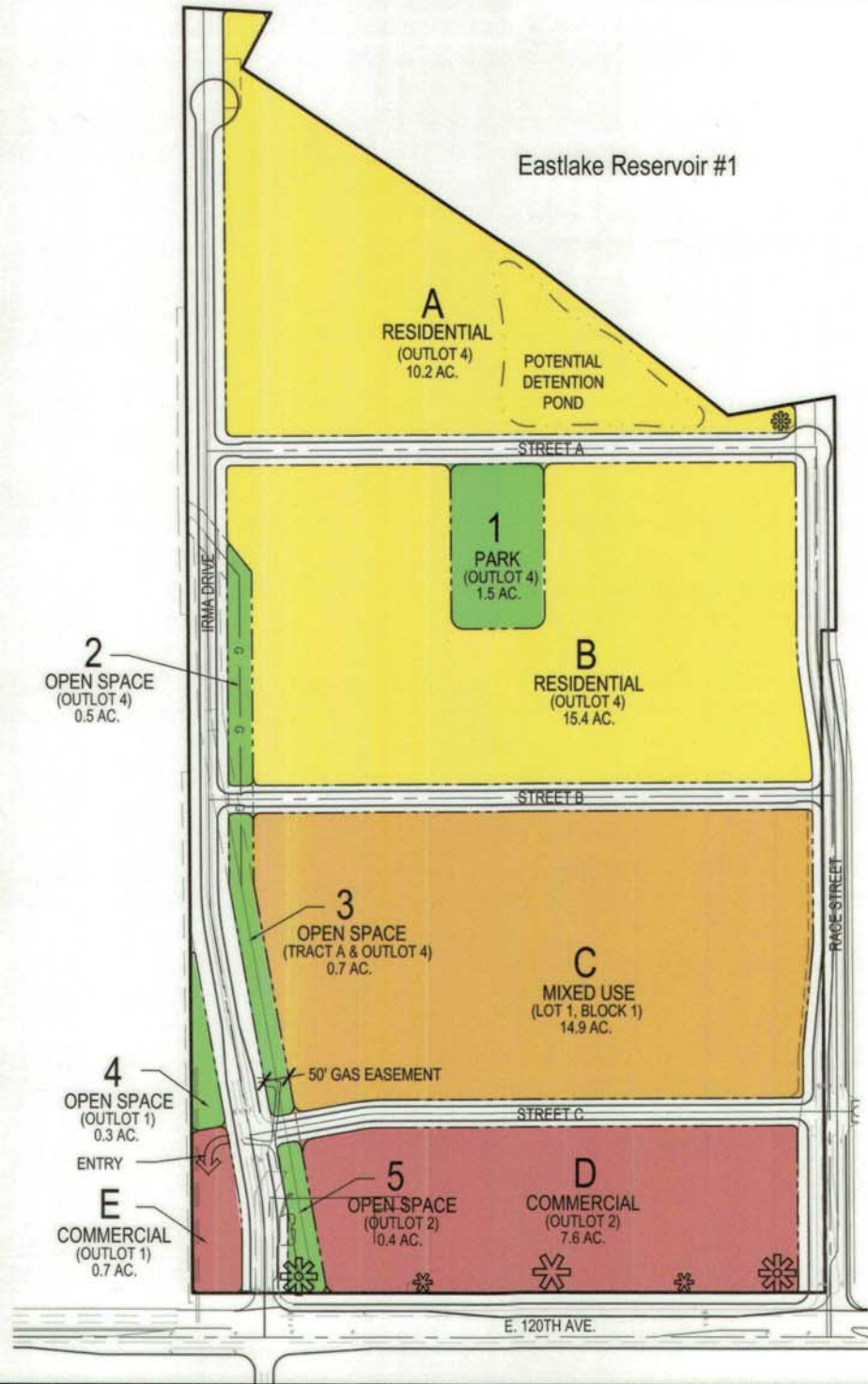
Single Family Attached (SFA) - Intended to allow for individual dwelling units attached by one or more party walls, with the habitable spaces of different dwelling units arranged in a side-by-side or stacked configuration and intended for either sale or rent. A maximum of 8 units may be attached in a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



KARL'S FARM
NORTHGLENN, CO

PD STANDARDS
PRELIMINARY PD

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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.

	RES	MU	C	POS
RESIDENTIAL				
Household Living				
Dwelling, Duplex	R	-	-	-
Dwelling, Live / Work	-	R	S ⁽¹⁾	-
Dwelling, Multifamily	-	R	S ⁽²⁾	-
Dwelling, Single-Family Attached	R	-	-	-
Dwelling, Single-Family Detached	R	-	-	-
Group Living				
Assisted Living Facility	S	R	-	-

PUBLIC, INSTITUTIONAL, AND CIVIC USES				
Community and Cultural Facilities				
Community Center	S	R	R	-
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	-	S	R	-
Healthcare Facilities				
Hospital	-	-	R	-
Medical or Dental Clinic	-	R	R	-

ACCESSORY USES				
Accessory Dwelling Unit	A	A	-	-
Drive-Through Facility	-	-	A	-
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	A	A	A	A

TEMPORARY USES				
Construction Support Activity	R	R	R	R
Farmer's Market or Open Air Market	-	R	R	R
Seasonal Sales	-	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	-
Catering Establishment	-	S	R	-
Microbrewery, Distillery, or Winery	-	S	R	-
Restaurant	-	R	R	-
Office, Business, and Professional Services				
Administrative, Professional, and Government Office	-	R	R	-
Financial Institution	-	R	R	-
Research and Development	-	-	R	-
Personal Services				
Laundry Facility, Self-Service	-	-	R	-
Personal Services, General	-	R	R	-
Retail Sales				
Building Materials and Supply Store	-	-	R	-
General Retail	-	R	R	-
Liquor Store	-	-	R	-
Nursery or Garden Supply Store	-	-	R	-
Lodging Facilities				
Bed and Breakfast	-	R	R	-
Hotel / Motel	-	R	R	-
Vehicles and Equipment				
Automotive Fuel Sales	-	-	R	-
Automotive Repair, Minor	-	-	S	-
INDUSTRIAL USES				
Manufacturing and Processing				
Manufacturing, Artisan	-	S	R	-

ZONING LEGEND

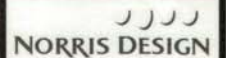
RES = RESIDENTIAL
 MU = MIXED USE
 C = COMMERCIAL
 POS = PARKS AND OPEN SPACE

USE LEGEND

R = ALLOWED BY RIGHT
 S = SPECIAL USE PERMIT
 - = PROHIBITED USE
 A = ACCESSORY USE

PD STANDARDS
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



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.

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

RESIDENTIAL PLANNED DEVELOPMENT STANDARDS

A. GENERAL RESIDENTIAL STANDARDS

1. 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.
2. 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.
3. 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.
5. High quality roof coverings meeting the International Building Code shall be applied.

B. SFD AND SFA SITE STANDARDS

1. Different SFD and SFA lot configurations may be mixed within Planning Areas A and B.
2. Setbacks and building separations shall be measured from the street right-of-way or property lot line.
3. 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.
5. 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



*All photos are illustrative and representative of design intent.

KARL'S FARM

NORTHGLENN, CO

PD STANDARDS PRELIMINARY PD

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MIXED-USE PLANNED DEVELOPMENT STANDARDS

Table 3. Mixed-Use Standards

Minimum Floor Area - Residential	500 SF/ Unit
Minimum Floor Area - Commercial	None
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Height	60'
Maximum Floor Area Ratio for Non-Residential Uses	1.0
Maximum Density	30 units / acre ⁽¹⁾
Minimum Open Space Requirement	20% ⁽²⁾
Minimum Building Setback	0'
Maximum Building Setback - Front	15' ⁽³⁾
Minimum Parking Setback	5'

⁽¹⁾ Density is based on gross acreage. Net density may be higher

⁽²⁾ Excludes buildings, parking, & driveways. All other areas included.

⁽³⁾ Final grades may require additional setback.

A. GENERAL MIXED USE STANDARDS

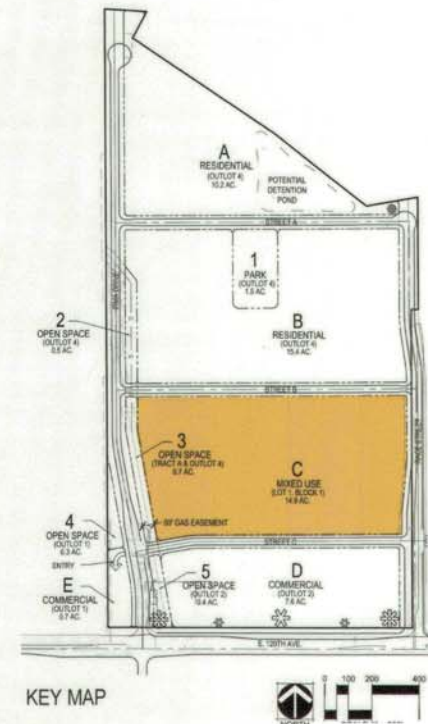
1. Stairways shall not be located outside of the building envelope.
2. Exterior building lighting should be used to provide safety and security and to highlight architectural features. All exterior doorways shall be lighted all night.
3. Accessory building shall be finished in the same materials as the principal building and should be located to the side or rear of the principal building.
4. Post-development, these PD standards shall apply to additions to existing buildings. The exterior treatment of any building addition shall, as a minimum, be of the same materials and colors as the existing structure.
5. Post-development, these PD standards shall apply to any modification to the exterior of existing buildings that requires a building permit.
6. Screening standards for loading areas shall follow the requirements of the Commercial PD Standards.

B. MIXED USE SITE STANDARDS

1. Setbacks and building separations shall be measured from the street right-of-way or property lot line.
2. See Community Design Planned Development Standards for landscape requirements within front, side and rear setback areas.
3. Parking Requirements
 - Parking requirements shall follow the UDO.
 - Requests for reductions in parking requirements should be reviewed based on the procedure outlined in the UDO.
 - Tandem parking is able to be counted for residential.
 - On-street parking for guests is able to be counted.



MULTIFAMILY EXAMPLES



KEY MAP



KARL'S FARM
NORTHGLENN, CO

PD STANDARDS
PRELIMINARY PD

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MIXED-USE PLANNED DEVELOPMENT STANDARDS (CONTINUED)

C. MIXED USE ARCHITECTURAL STANDARDS

1. Building Mass

- a. Buildings and architectural facades shall be oriented to create a pedestrian-oriented, attractive streetscape with outdoor rooms, such as atriums, courtyards, colonnades, trellises, plazas, promenades, etc.
- b. Each primary building taller than 38' in height shall be designed so that the massing or facade articulation components of the building presents a clear base, middle, and top. The base or ground floor elevation shall be appropriately articulated to provide human scale.
- c. Long, unarticulated facades shall be avoided by employing any combination of the following to create visual interest and shadow lines. Buildings having single walls exceeding 50' in length shall incorporate at a minimum two (2) of the following for every 50':
 - Textured and/or patterned surfaces
 - Projections of exterior building walls, recesses and reveals in exterior building walls a minimum of 1'
 - Variations in color
 - Window fenestration
 - Roof overhangs
 - Changes in parapet height
 - Arcade, pergolas, trellises
 - Towers
 - Gable projections
 - Pilasters

2. Roof Line

- a. Roofs are to be a prominent and complimentary element to the building architecture. It is important that roof forms and variations in planes are incorporated into each building elevation.
- b. Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height in various areas.
- c. Intense, bright or fluorescent colors shall not be used on any roof areas visible from public or private right-of-way or public open space.

- d. When sloping roofs are used, at least one of the following elements shall be incorporated into the design for each 60 LF of roof:
 - Projecting gables
 - Hips
 - Horizontal or vertical breaks
 - Alternating roof pitches
- e. All rooftop mechanical equipment and vents greater than eight inches in diameter shall be screened. Screening may be done either with an extended parapet wall or a free-standing screen wall. Screens shall be at a minimum as tall as the equipment that they hide. Color and materials should be compatible to the architecture of the principal structure.

3. Exterior Finish Materials

- a. Diversity in materials is required and a minimum of two (2) different materials shall be incorporated into each building. These materials should be used to create bases, secondary fields, or accent banding. Banding shall be used to differentiate between a base, middle and top. The following primary materials are permitted:
 - Brick or thin set brick
 - Cast stone or synthetic stone
 - Integrally colored pre-cast concrete
 - Integrally colored Concrete Masonry Units, split faced block, groundface CMU
 - Pre-cast concrete, integrally colored
 - EIFS
- b. The following materials may be used as an accent material in conjunction with a primary material from above:
 - Ornamental Metal
 - Architectural Tile
 - Wood
- c. Brick, stone or other masonry materials shall be used on a minimum of 30 percent of all exterior walls facing public right-of-way. The total area of the wall to which the 30 percent requirement applies shall be calculated by subtracting from the gross wall area all areas of glazing (e.g., windows) and entryways.

4. Entries. The entrance to all buildings shall be clearly defined and integrated into the building design through the following techniques:

- The entry shall be pedestrian in scale and designed to encourage activity and signalize building entry points
- Landscape areas shall be oriented and focused on the entrance
- Main entries shall be oriented towards the primary street
- Use of creative entry treatments such as canopies, awnings, cornice treatments or atriums
- Use of integrated signage

5. Architectural Accents. Each primary structure of 30,000 SF or more containing predominantly retail uses (including big box retail) shall include at least two of the following features:

- An outside pedestrian covered walkway, arcade, or colonnade
- Awnings, canopies, or trellises
- Visible areas of sloped roof at a pitch of 1/3 or greater
- One or more visible tower features



HOTEL EXAMPLE

*All photos are illustrative and representative of design intent.

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.



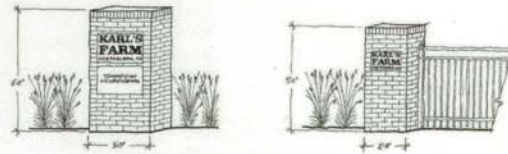
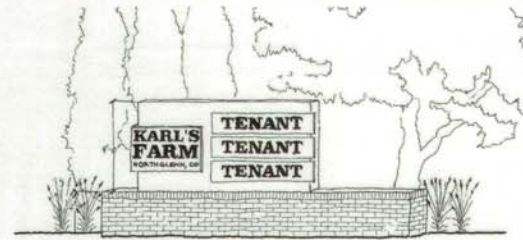
EXAMPLES OF COMMUNITY DESIGN ELEMENTS

B. SIGNAGE

1. **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:

- a. 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**
 - a. 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
 - c. 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

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KARL'S FARM
NORTHGLENN, CO

PD STANDARDS
PRELIMINARY PD

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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.
- 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.
- 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

- 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.
- 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.

- 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.
- Solid Fencing
 - Solid including masonry and wood privacy fencing should be limited to rear yards of lots or at property perimeter.

3. Commercial

- 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.
- 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 important 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 throughout 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'.

- 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)
 - 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)

- 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.
- 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.

FENCING EXAMPLES
c. Masonry Columns



3-RAIL STYLE FENCING

*All photos are illustrative and representative of design intent.



BOLLARD LIGHTING



PATH LIGHTING

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.
 - i. A minimum 4' of separation is required between multiple retaining walls.
 - ii. 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.
- b. 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.
- e. 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

- a. Site furnishings should promote visually attractive, versatile, and coordinated environments by matching in color and style.
- b. 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.
- c. 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

- a. Benches must be located at major building entryways, drop-off areas, pedestrian courtyards, and plazas.
- b. 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.
- c. 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

KARL'S FARM
NORTHGLENN, CO

PD STANDARDS
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
Consultants

Brownstein Hyatt
Farber Schreck

ILC

FELSBURG HOLT & ULLEVIG
Engineering & Consulting

Northglenn

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 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 the east.
- 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.
- Trails will be similar in size and material to existing trails.
- Future trail connections to the north will be made when Race Street or Irma Drive are extended.
- 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.

- Central Park
 - A centrally located flexible use
 - Perimeter landscape to tie into surrounding community
 - Playground and passive use
 - Shelters and gathering areas
 - Path connections to adjacent uses
 - Gathering nodes in key areas
- Open Space Areas
 - Use of native non-irrigated grasses
 - Maintained landscape adjacent to walks and trails

4. Maintenance

- Central Park and Open Space Areas are to be District owned. They will be maintained by the Home Owners Association through an IGA.
- Street trees to be maintained by the Home Owners Association.
- Best Management Practices:
 - No more than 25% of one species
 - Trees shall be an even distribution of evergreen & deciduous trees
 - Plants shall be native and drought tolerant
 - Trees shall be chosen based on longevity an disease resistance
 - 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

- Right-of-ways shall be landscaped as follows:
 - 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.
 - 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.
 - 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.
 - Living plant materials within a tree lawn may be mulched with organic or in-organic mulches.
 - 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.



KEY MAP



CENTRAL PARK

*All photos are illustrative and representative of design intent.



- LEGEND**
- 1 Plaza Area
 - 2 Concrete Seat Walls
 - 3 Orchard
 - 4 Playground
 - 5 Open Lawn
 - 6 Concrete Walk
 - 7 Architectural Berm
 - 8 Seat Wall
 - 9 Steps
 - 10 Ha Ha Wall
 - 11 Shade Structure
 - 12 Trellis
 - 13 Pavers w/ Colored Concrete Banding
- ELEMENTS**
- Small Entry Plaza
 - Open Lawn
 - Orchard
 - Playground
 - Shade Structure
 - Ha Ha Wall Feature

KARL'S FARM
NORTHGLENN, CO

PD STANDARDS
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

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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.
 - ii. 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.
- b. 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
 - i. 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.
 - iii. 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.
 - v. 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

2. 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

3. Public Walks. Thorny plant material shall not be located adjacent to public walks. Clear space above public walks shall be 8' or greater.

4. 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

- a. Turf areas shall be separated from planting beds through the use of edger or concrete.
- b. 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.
- d. 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

- a. All landscaped areas shall be irrigated with an underground automatic irrigation system. All new irrigation systems shall utilize automatic rain shut-off technology.
- b. The use of quick-coupler systems for specific areas (i.e. areas with naturalized plantings) may be submitted for review with the Development Permit.
- c. 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.

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).
- b. 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.
- e. 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

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

3. Multifamily or Mixed-Use

- a. Common forms and planting themes used to define the modern farm theme should be carried into the multifamily site.
- b. 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.

- 2. 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.

- i. 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.

- iii. 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.
- iv. 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.

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

- a. Local streets shall meet the following standards:
 - i. The majority of the transportation network shall be comprised of local streets, which shall have 5' detached sidewalks and 6' tree lawns.
 - ii. A 56' wide right-of-way that provides for narrower, more walkable streets.
 - iii. Street parking shall be provided on both sides of local streets.
- b. 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.
- c. 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.
- f. 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.

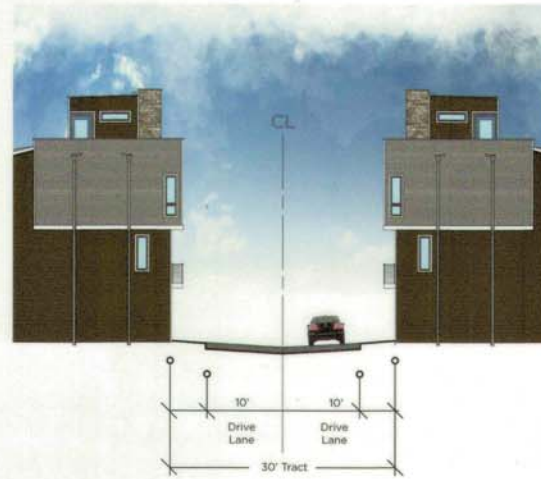
2. Private Streets

- 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.
- b. Private drives shall be maintained by the Metro District or Homeowners Association.
- c. 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.

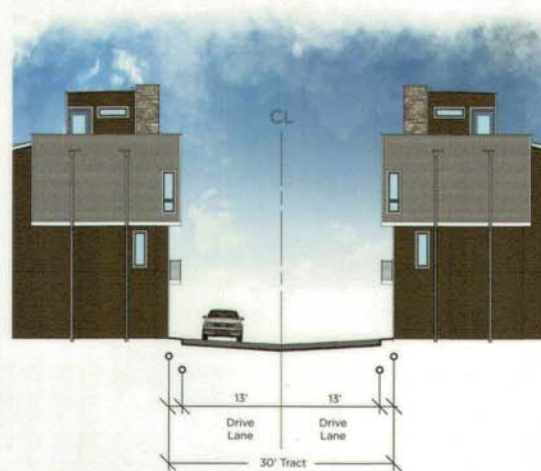
3. Alleys

- a. Alleys shall have a minimum width of 20'.
- b. 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.

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KARL'S FARM
NORTHGLENN, CO

PD STANDARDS
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
Consultants

Brownstein Hyatt
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ILC

FELSBURG HOLT & ULLEVIG
ENGINEERING & ARCHITECTURE

Northglenn

CIRCULATION PLANNED DEVELOPMENT STANDARDS (CONTINUED)

C. PEDESTRIAN AND BICYCLIST CIRCULATION

1. Sidewalks

- 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.
- Pedestrian walking zones shall be unobstructed and clear along all streets.
- Internal pedestrian walkways should connect across major roadways through a combination of concrete with pattern, texture, or concrete pavers.
- 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.
- 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.
- Connections between pedestrian walking zones and multi-use trails are encouraged.

2. Bike Facilities

- Bicycle traffic shall be directed to multi-use trails throughout the site.
- 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.
- Bike parking shall be provided in parks and plazas.
- All nonresidential developments shall provide bicycle parking facilities at a ratio of at least one space for every 20 required automobile parking spaces.
- 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.



PATTERNED PATTERN PEDESTRAIN CROSSING

3. Trails

- All trails to comply with MUTCD standards.
- 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.
- Connections shall be required from the internal sidewalks of the residential subdivision to the sidewalks along arterial streets and neighborhood and regional trails.
- Curb extensions / bulb outs will be located at areas where trails cross roadways.

D. TRAFFIC CALMING

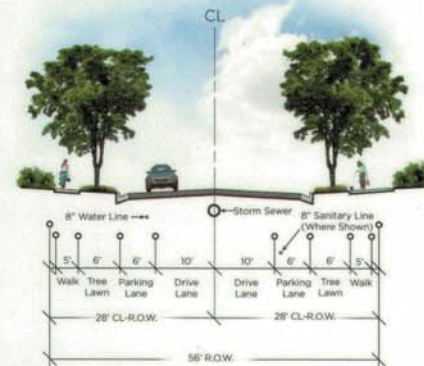
The following traffic calming measures shall be incorporated into all aspects of the street system design, creating safe and efficient routes for vehicles, while improving pedestrian connections. These methods work best in combination and result in an effective system for motorists and pedestrians. Additionally,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

- 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'.
- Local street lengths** shall not exceed 1,200' without a speed control structure implemented. Speed control structures include:
 - Curb extensions /bulb outs
 - Speed bumps, humps, and tables
 - Rumble Strips
 - Pavers or stamped concrete

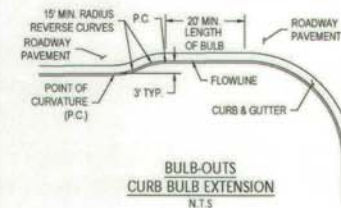
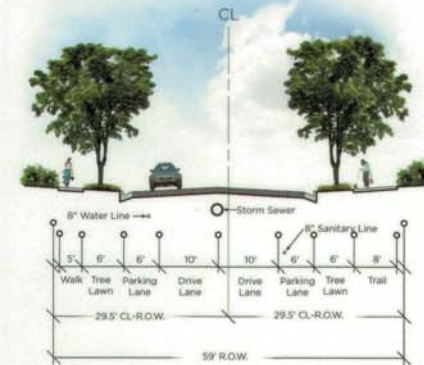


CURB EXTENSION / BULB OUTS

LOCAL STREET SECTION



LOCAL STREET SECTION WITH MULTI USE TRAIL



- NOTES:
- 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 DIRECTION.
 - PROVIDE POSITIVE DRAINAGE ALONG THE BULB-OUT FLOWLINE.
 - BULB-OUTS TO BE PROVIDED AT TRAIL CROSSING LOCATIONS WHERE FEASIBLE AT ROADWAY CROSSINGS.

*All photos are illustrative and representative of design intent.

KARL'S FARM

NORTHGLENN, CO

PD STANDARDS 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
Consultants

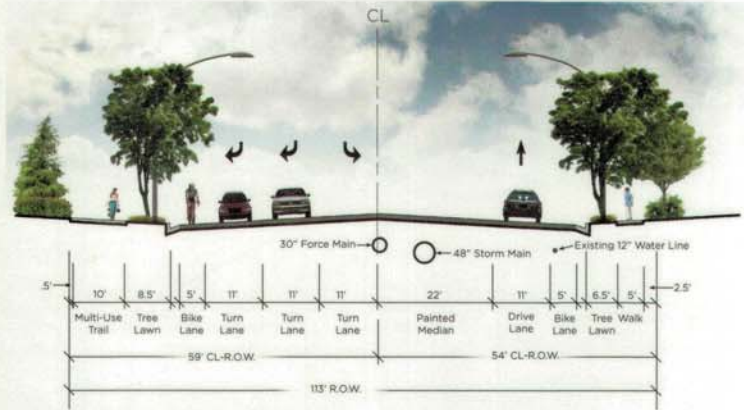
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Farber Schreck

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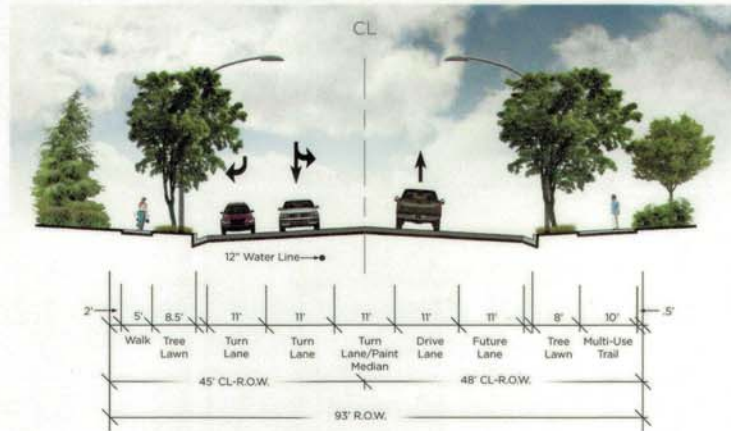
FELSBURG
HOLT &
ULLEVIG

Northglenn

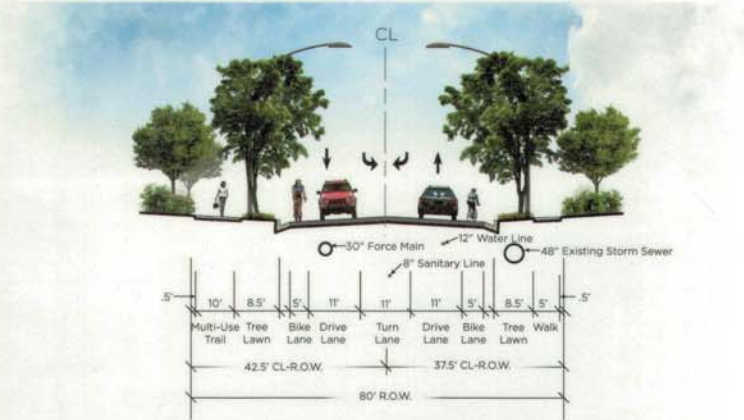
RACE STREET ENTRY (LOOKING NORTH)



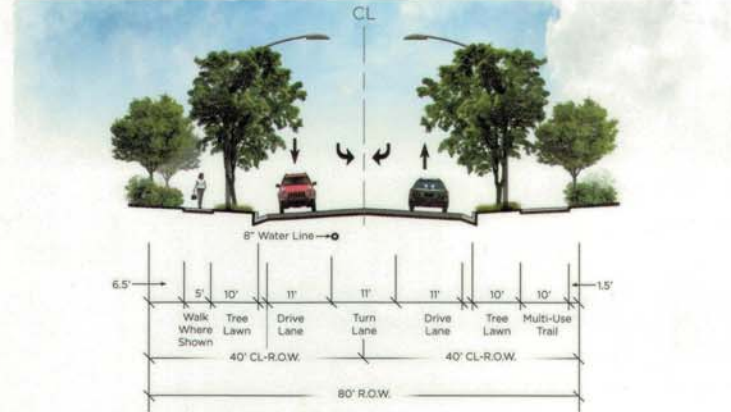
IRMA DRIVE ENTRY (LOOKING NORTH)



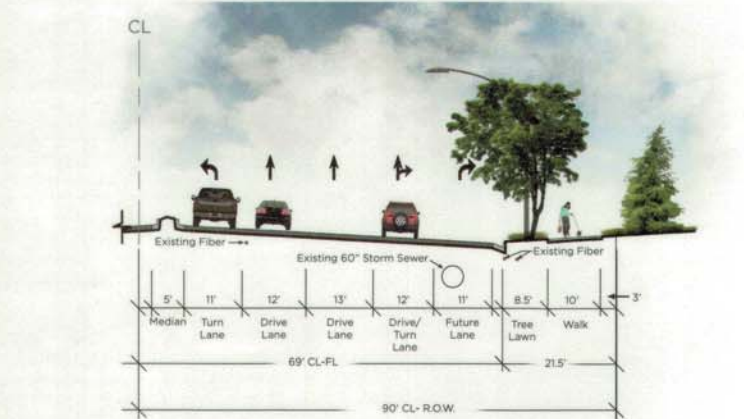
RACE STREET (LOOKING NORTH)



IRMA DRIVE (LOOKING NORTH)



120TH AVENUE (LOOKING WEST)



*All photos are illustrative and representative of design intent.



MASTER PLAN



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CHAPTER 1

INTRODUCTION

Background

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 of Northglenn, near the city’s border with Thornton.

Surrounded on three sides by residential 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.

The Karl’s Farm Property is one of the last Greenfield Sites available for development in Northglenn.

This study is aimed at helping the family – 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.

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

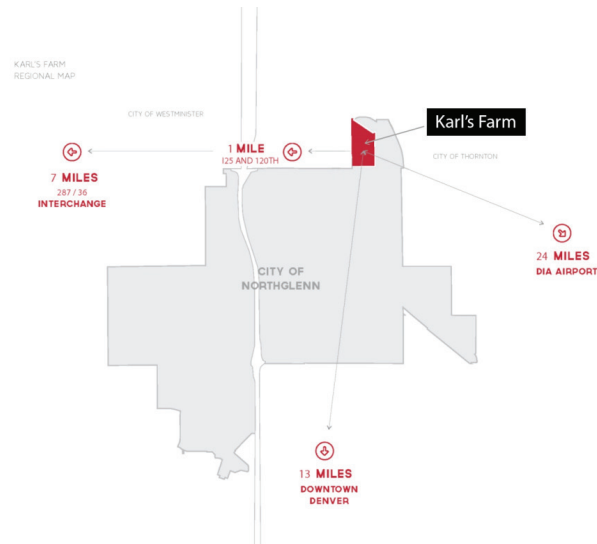


FIGURE 1-1B: KARL'S FARM PROPERTY STUDY AREA



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 retail store was a local icon, complete with antique cars and a unique fiberglass cow in front.

Karl's Farm Dairy shuts down

Longtime Northglenn business prepares to close after six decades



Co-owner Lloyd Swaithees gathers up Northglenn, Karl's Farm Dairy will of

Karl's Farm Dairy to close

Slumping economy forces business to shut doors after six decades



Mary Lopo, left, and Mary Finger chat last week at the Karl's Dairy farm checkout counter. The longtime Northglenn store will officially close its doors on June 20 after 65 years in business. Seth A. McClain/YouHub

By Joey Kirchner
YouHub Reporter

One of the area's longest-running businesses is shutting its doors next week after more than six decades in the community. Karl's Farm Dairy, which first opened in 1947, is going out of business and is set to close up shop on June 20. The owners are closing both stores, including the main location at 120th and Irma Drive.

pasture land, a dozen cows, a small bottling plant and a delivery truck. At the time, their farm was fairly isolated from the rest of the community; their nearest neighbor was still several miles away. Ruchi said, "It was all just dirt roads and farm land back then," she said. Bud and Fern's eldest daughter, Deanna Durand, fondly recalls growing up on the farm, waking up at the crack of dawn to deliver milk with her father. In those days, customers would allow them to simply

1980s, when it boasted 400 cows and delivered milk to more than 5,000 customers in the metro area, said co-owner Lloyd Swaithees. The business, however, began to slow down significantly in the face of growing competition from large supermarkets. Finally, in 2005, the dairy was forced to shut down its creamery operation and put an end to home-delivery services, he said. "I'm obviously disappointed, but at the same time, I'm also kind of relieved," Swaithees said. "Simply put, we can no longer



Saying goodbye to a Northglenn landmark

Posted Thursday, May 31, 2012 3:42 pm

Tammy Kranz

Rosemary Martinez has been buying her milk from Karl's Farm Dairy for the past 27 years. When the Thornton woman heard the news last week that the company was shutting down, she was stunned.

"How very sad," she said, holding an empty glass milk bottle she had brought to the Northglenn store to be refilled. "I don't like milk anywhere else. This is the only place that it tastes good. I'm here once a week, or if I'm not here, my husband is."

On June 20, Karl's Farm Dairy will permanently close the doors to its Country Store in Northglenn, 1741 E. 120th Ave., and its smaller convenience store in north Denver, 6990 Pecos St.

"We had a good run," said co-owner Lloyd Swaithees. He said the decision to close wasn't a hard one because "it's not economically feasible to stay in business. We can't compete."

Swaithees' niece and vice president of the company, Duneen Ruckl, agreed that the decision wasn't hard, but she said it was a painful one for her family, which has owned and operated Karl's Farm Dairy for 65 years.

"We've been putting money into the business the last couple years, and there's no sign we'll get it back," Ruckl said.

She said the company saw sales declining about three years ago, and although the economy is improving slightly, Karl's Farm in Northglenn and its Vitamin Cottage stores.

"We're seeing that people's shopping patterns are coming back and I don't blame them," she said. "They've become a part of our lives all

Kirchner: 303-954-5650 or kirchner@denverpost.com



Northglenn Economic Development Newsletter
Northglenn Economic Development
City Thanks Karl's Farm Dairy for 65 Years



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

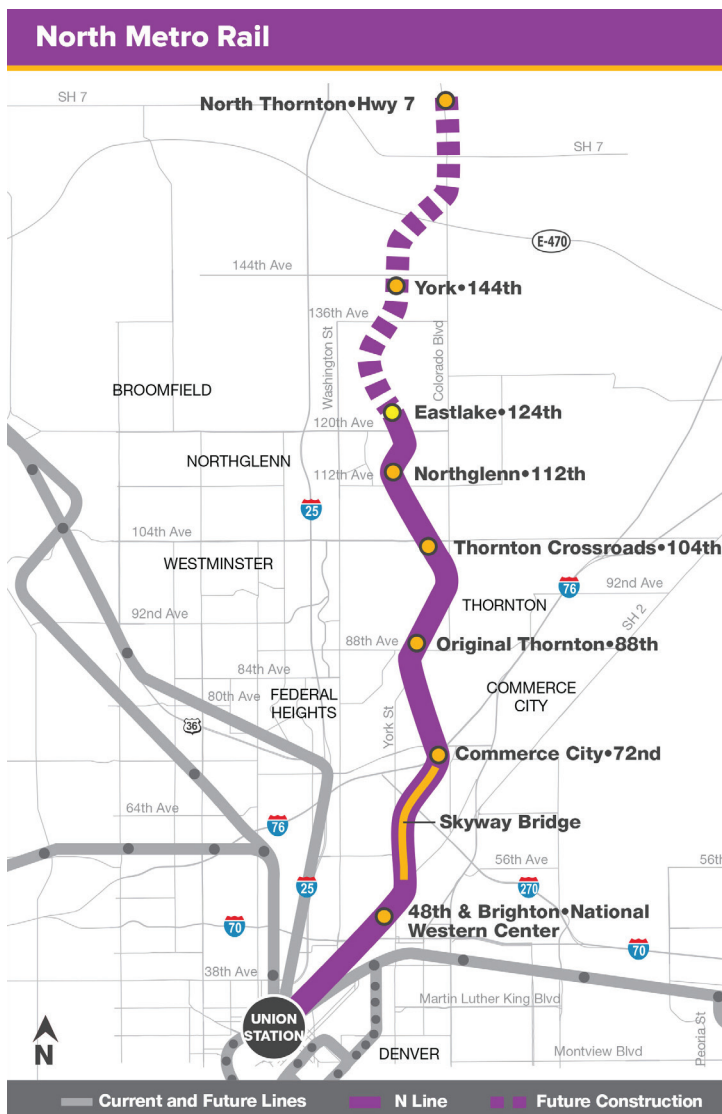


FIGURE 1-1B: RTD Eastlake at 124th Station



SOURCE: RTD

RTD Station

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:

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

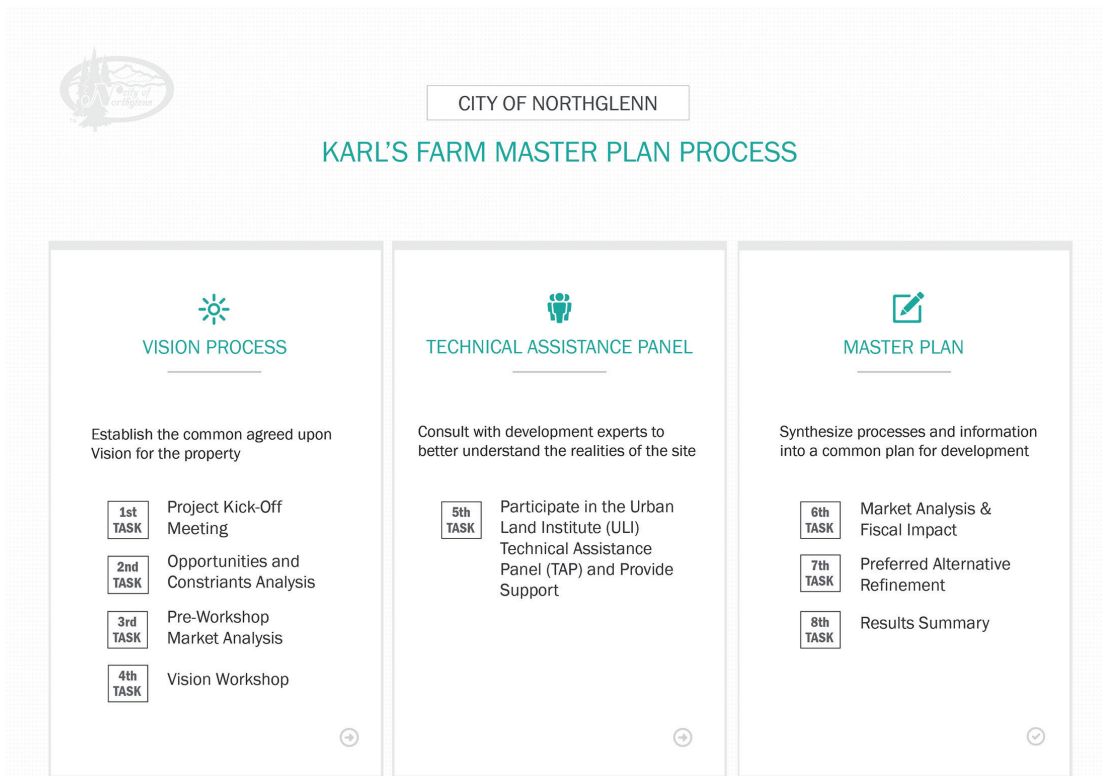
The process ... resulted in an overall Master Plan for the site that is mutually agreeable and beneficial to the City, the family, and area stakeholders.

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.



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*

Count Program)

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

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

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 DEVELOPMENT: 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 DEVELOPMENT** 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

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 include 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

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 INFRASTRUCTURE 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.

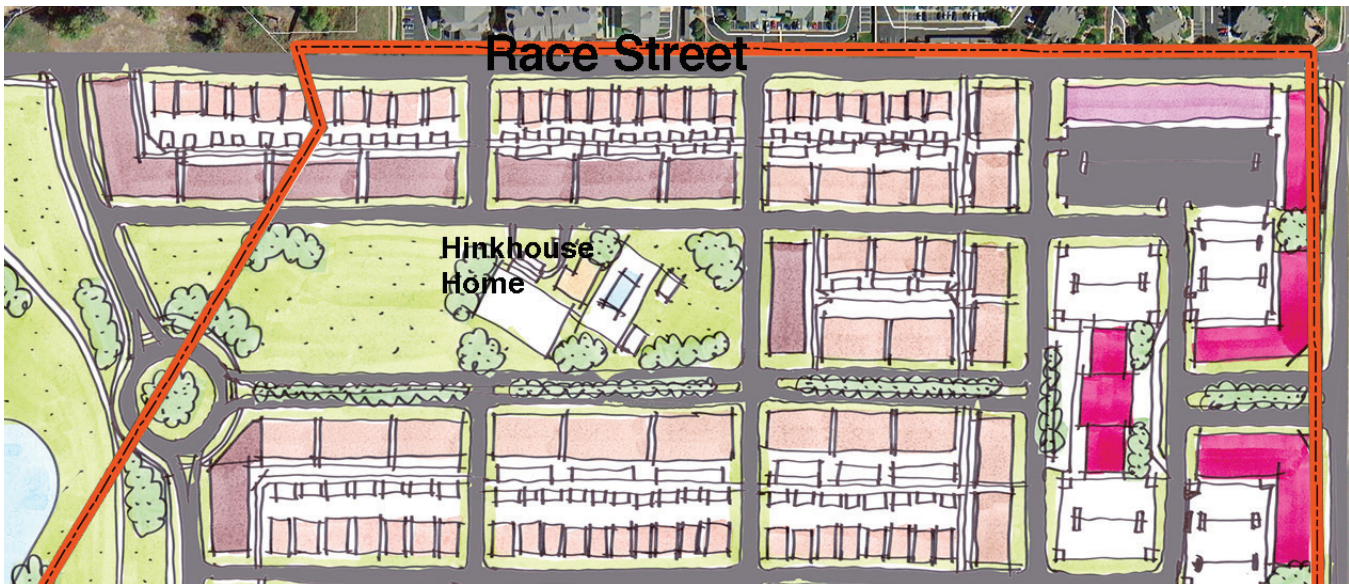
/// Incorporate all **DESIRED CIVIC AMENITIES** and delineate public improvements into the plan.

/// **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.

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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.

FIGURE 3-1: CONCEPTUAL LAND USE PLAN

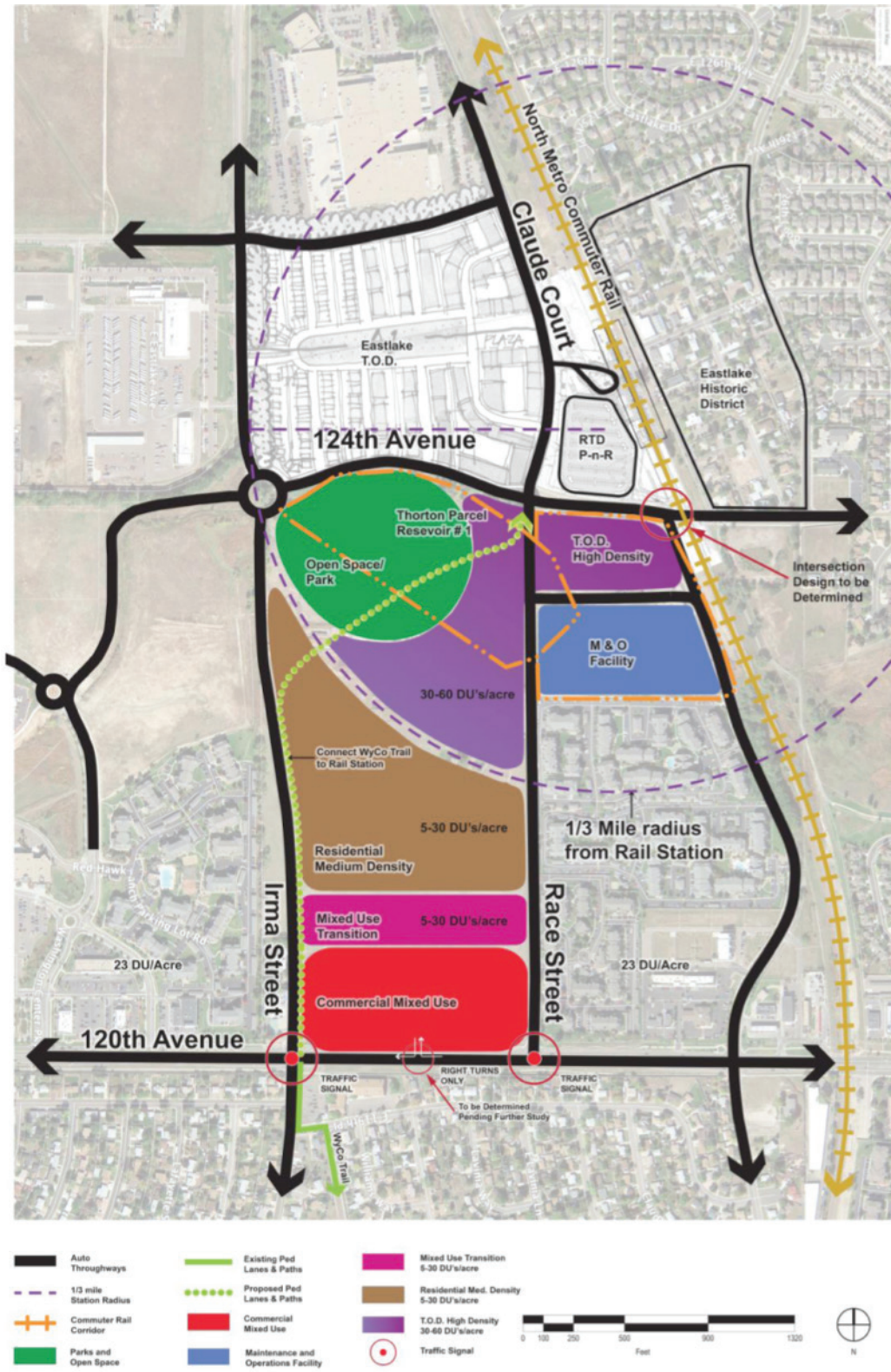


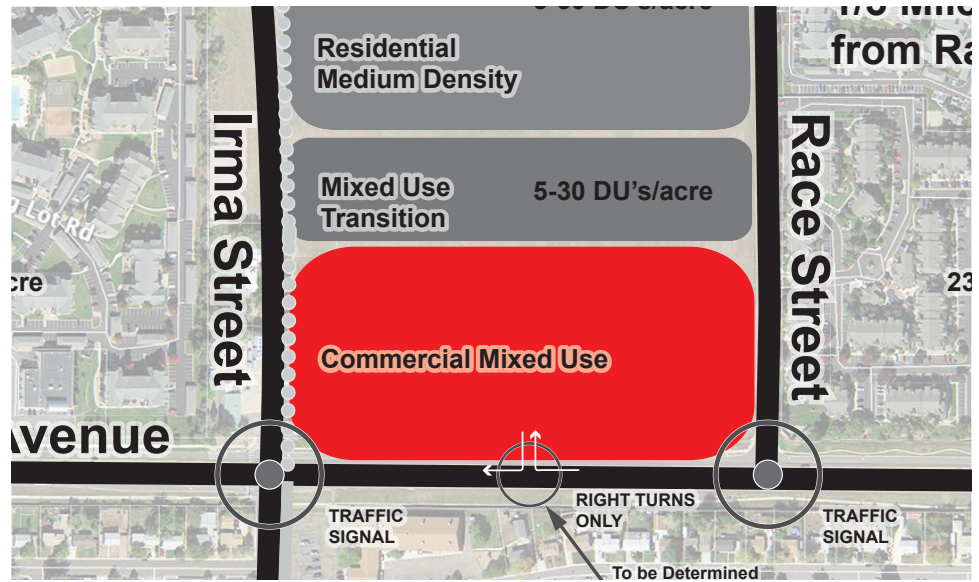
FIGURE 3-3A: SOUTH END DEVELOPMENT CONCEPT

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 3-3B: BRADBURN DEVELOPMENT EXAMPLE

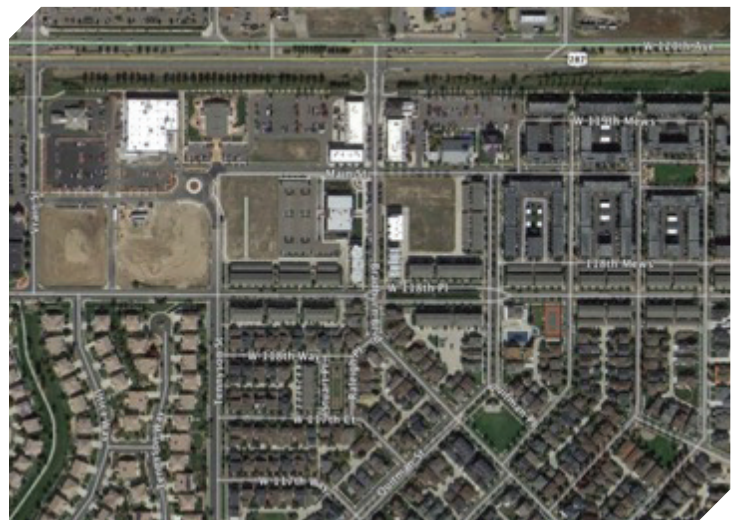


Figure 3-5). Because of the proximity to the station, and the potential to create a desirable residential community, Karl's Farm has the potential to provide new housing types to the northern metro market, including small lot single family residences, townhomes, and condos (assuming the construction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

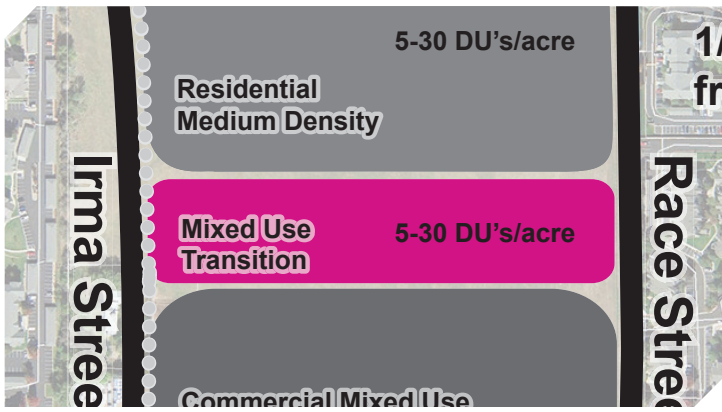
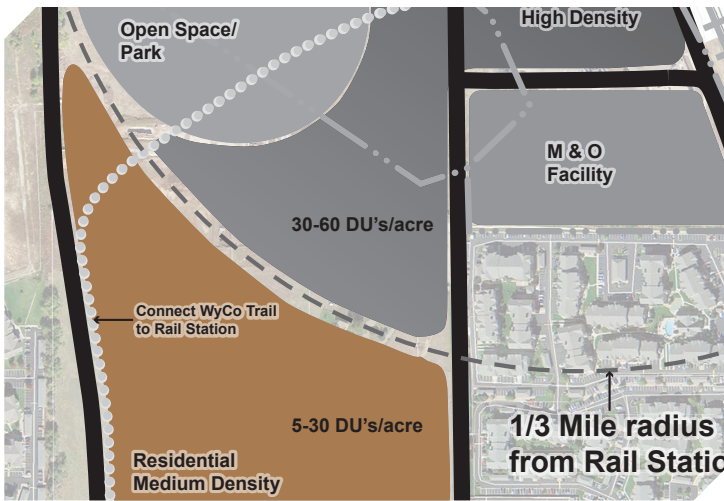


FIGURE 3-5: NORTH RESIDENTIAL AREA DEVELOPMENT CONCEPT DETAILS

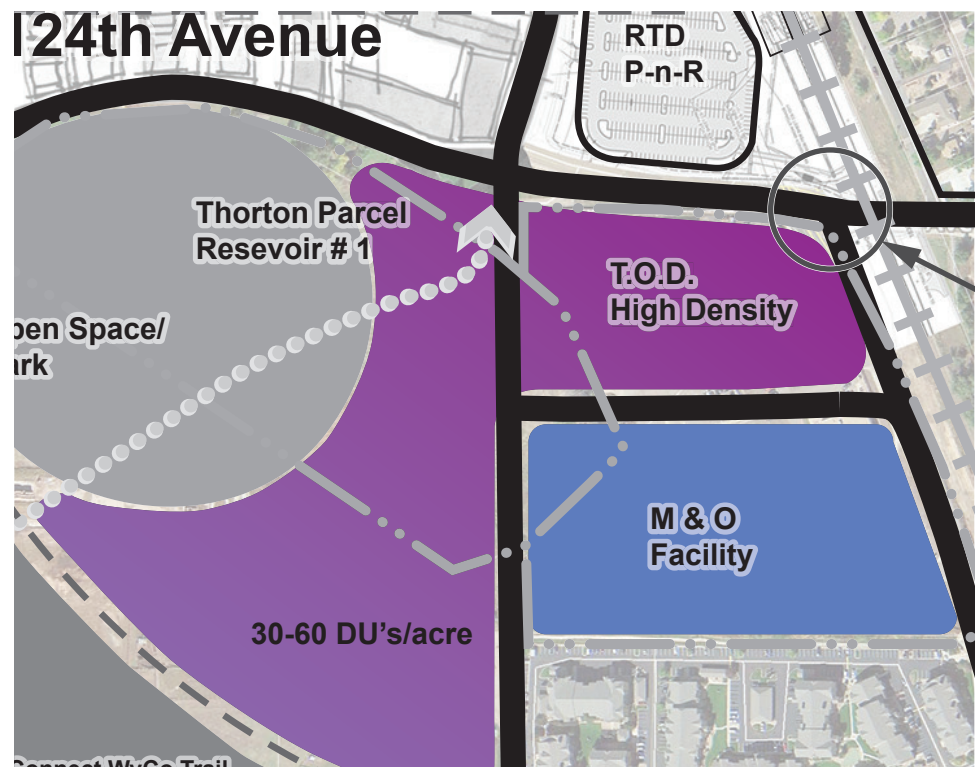


Examples from Longmont's Prospect Development.

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 as any redevelopment to the M&O Facility site as TOD.

The issue of the potential relocation of the Northglenn M&O Facility will 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

For full site redevelopment to take place, it would be necessary to purchase a suitable replacement site (15 acres) with similar citywide access, operational efficiencies and emergency response capabilities.

built out nature of Northglenn, a replacement 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. 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 **DISTRIBUTING 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 RELOCATED**, thereby opening up the potential for TOD development on the site. It is mentioned that real



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



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.

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 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.



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 pedestri-

// 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.

an 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 AVENUE)** 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.

/// **IRMA 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:

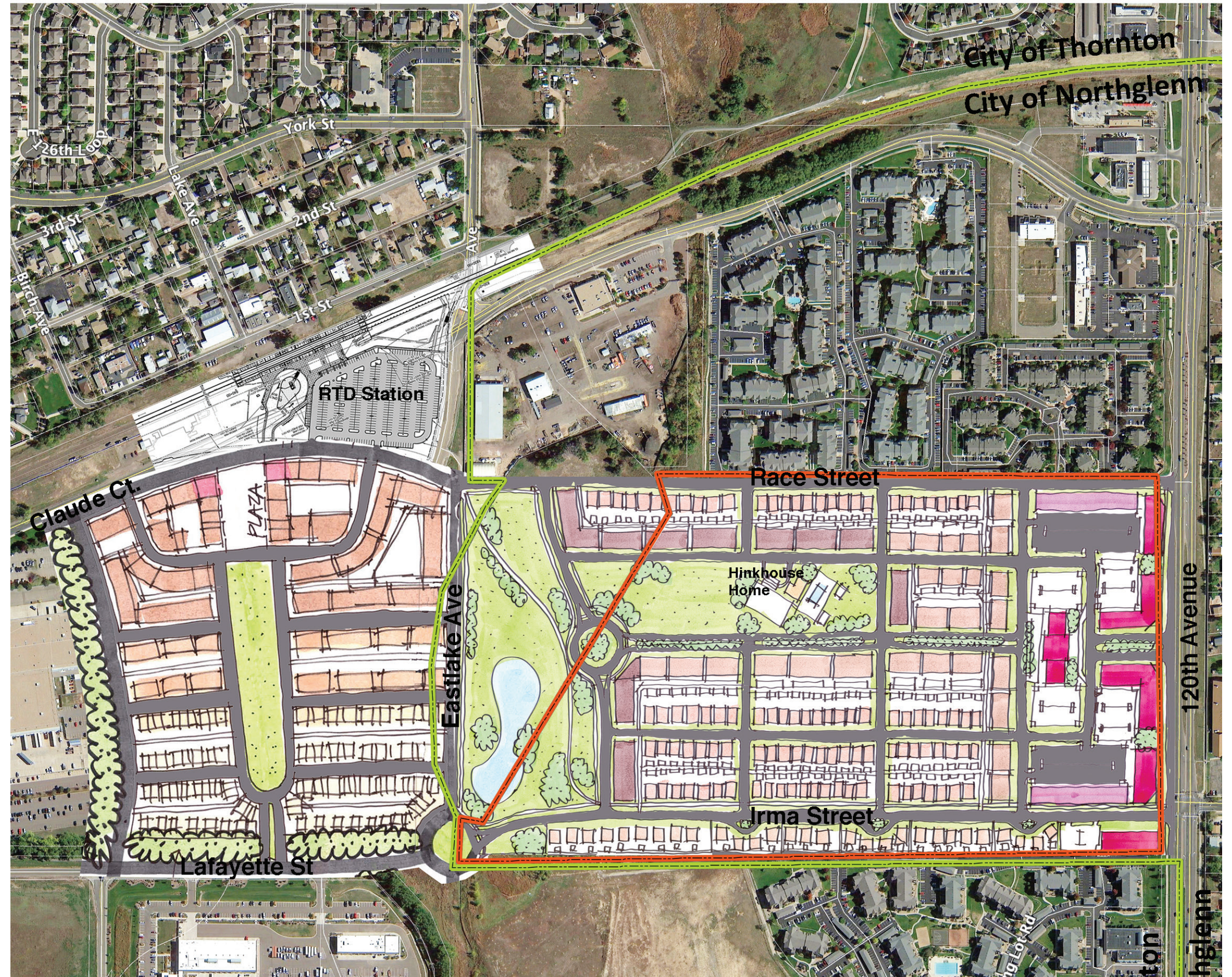
- /// Area for a farmer's market and/or retail store
- /// Adaptive re-use of the Hinkhouse family home as a museum, library, community center, or other civic use
- /// Retention of the family name on one or more parks or the name of a civic building
- /// An iconic family or agricultural-themed sculpture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

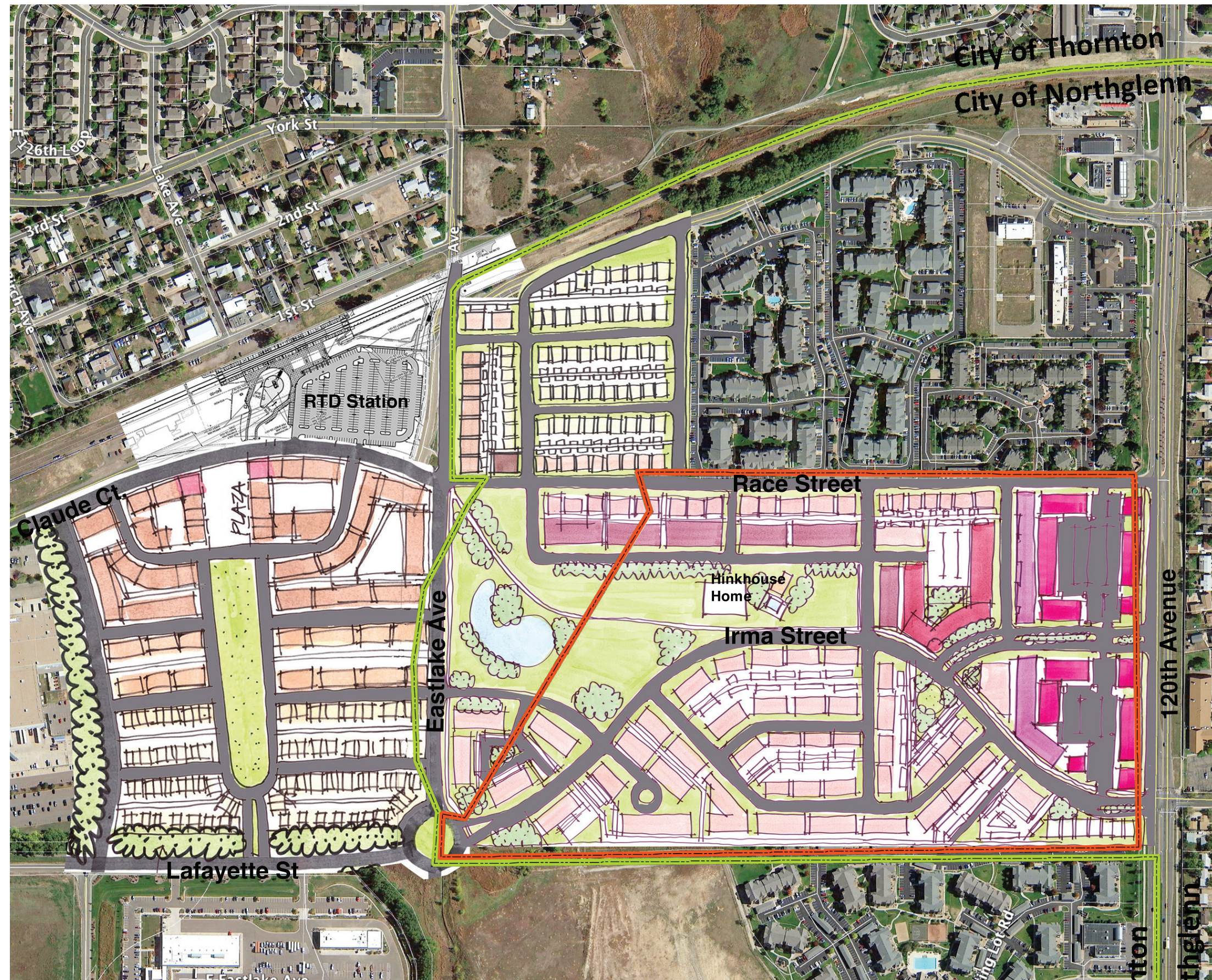
CONCEPT A: PARK VIEW

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





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; mixed-use backs up against retail and serves a transition to residential
- ▀ M&O facility contains senior housing

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.

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 the infrastructure improvements necessary to facilitate development 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

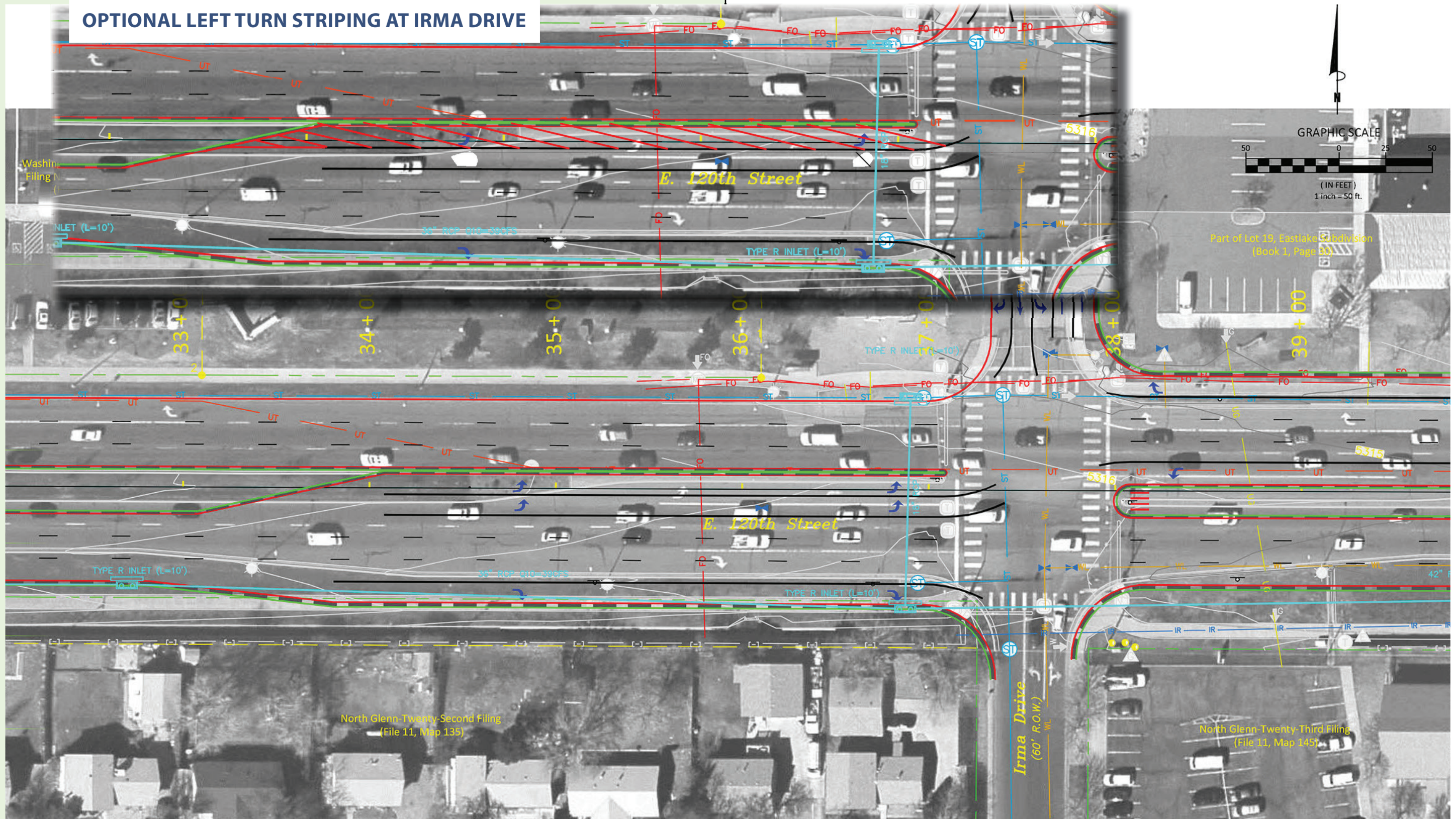
Northglenn M&O Area Market Assessment & Relocation Analysis

120th Avenue Corridor Study: Washington Street to Claude Court



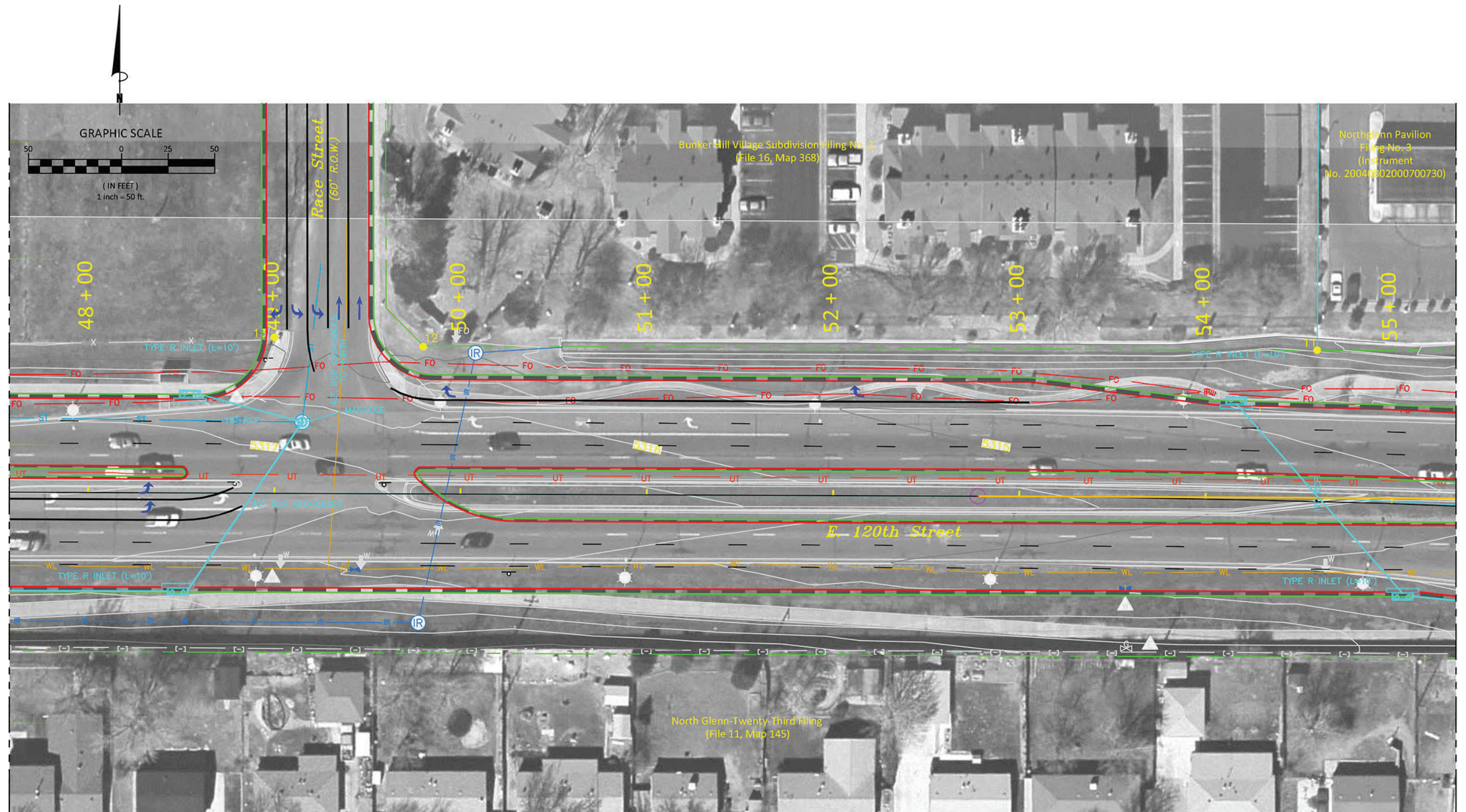
CONCEPT ROADWAY PLANS

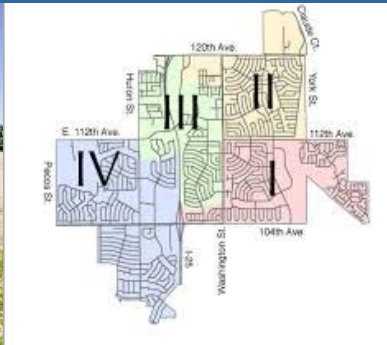
OPTIONAL LEFT TURN STRIPING AT IRMA DRIVE





CONCEPT ROADWAY PLANS





Karl's Farm Market Analysis

Northglenn, Colorado

August 10, 2015

Prepared for:
City of Northglenn
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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.

Site Analysis

Site Analysis

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



Site Analysis

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

Site Analysis

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.

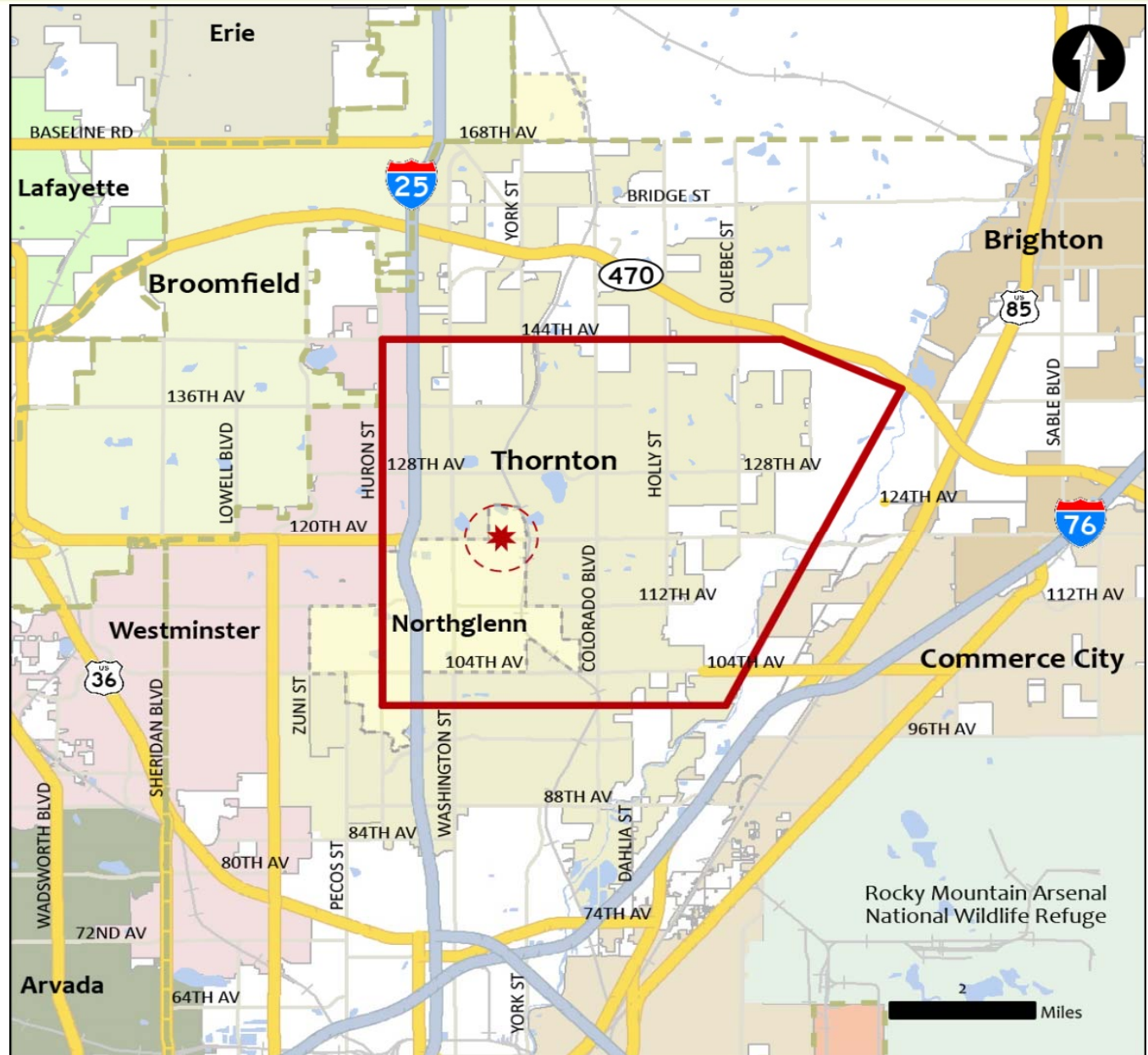


Economic / Demographic Framework

Market Area

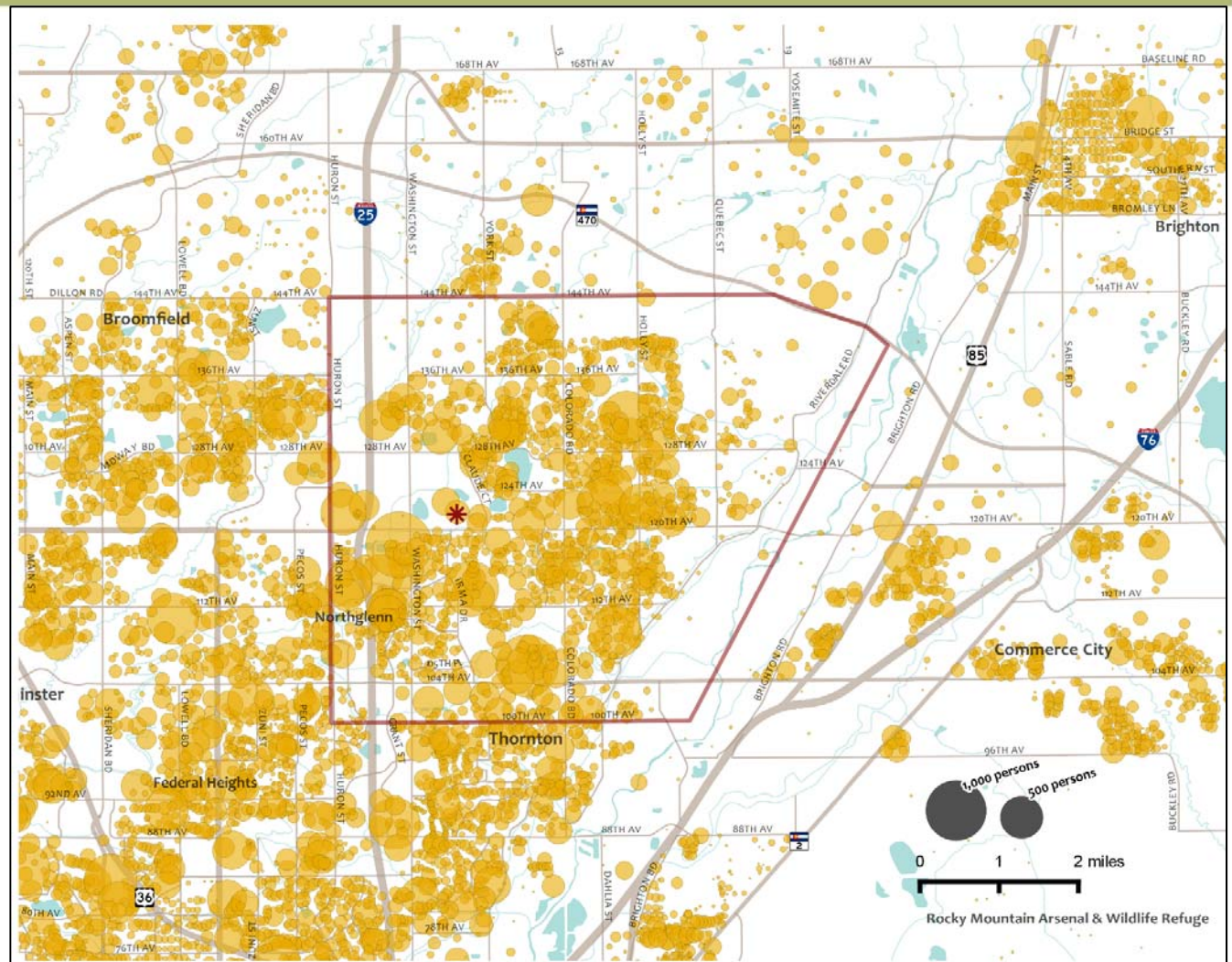
The Karl's Farm market area is an area from which a project will draw the majority of its residents (housing), patrons (retail), employees (office, industrial, institutional) and visitors and those areas will likely be a source of competition / demand.

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.



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 1/2 mile radius, household sizes are smaller at 2.64, reflecting the presence of apartments surrounding the Karls' Farm site.



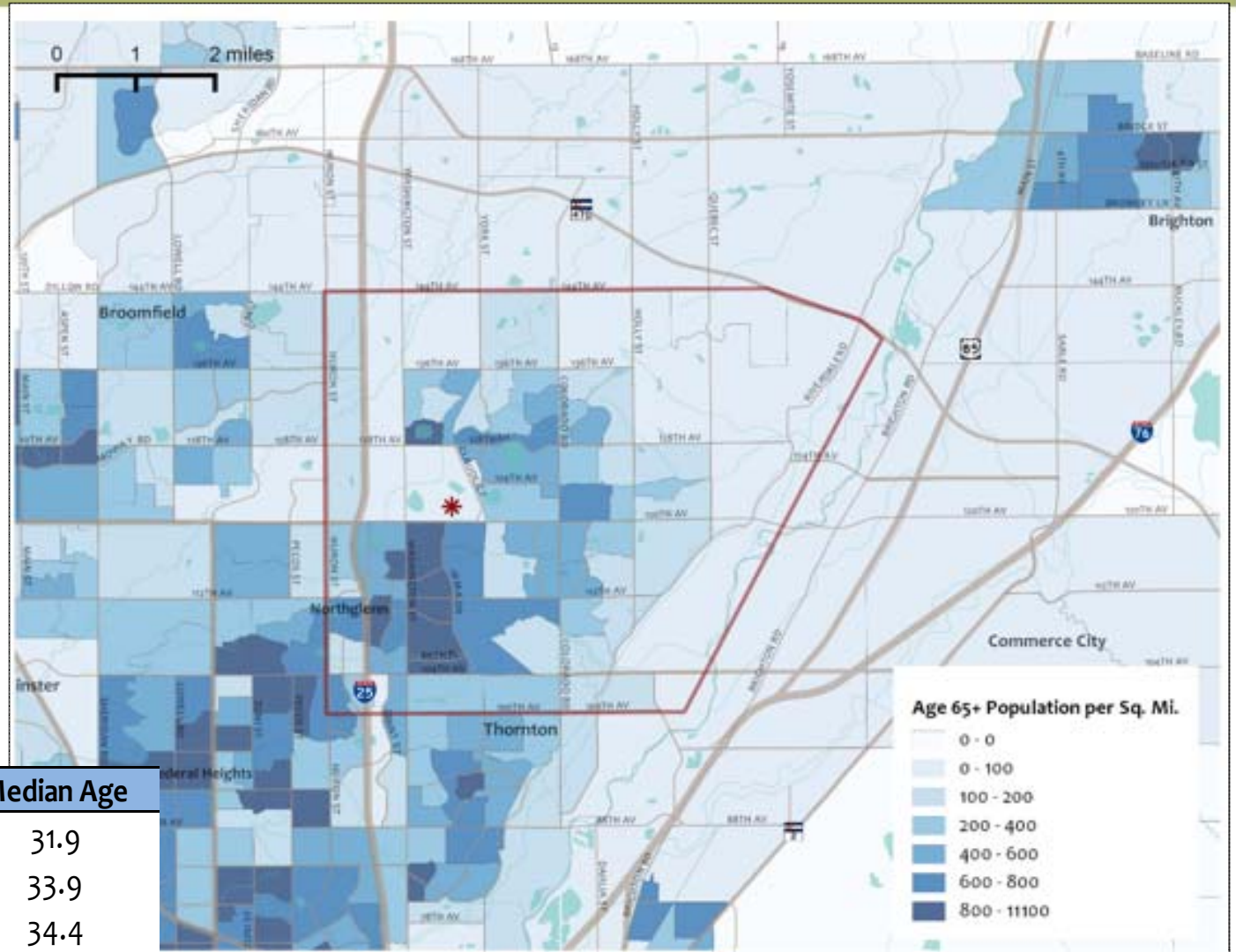
	Persons	Households	Persons / Households
1/2 Mile Radius	5,737	2,176	2.64
Market Area	122,215	43,679	2.80
City of Northglenn	37,016	14,349	2.58
Adams County	481,372	166,988	2.88

Source: Claritas, ArLand

Source: ArLand, DRCOG, Claritas, US Census

Seniors

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



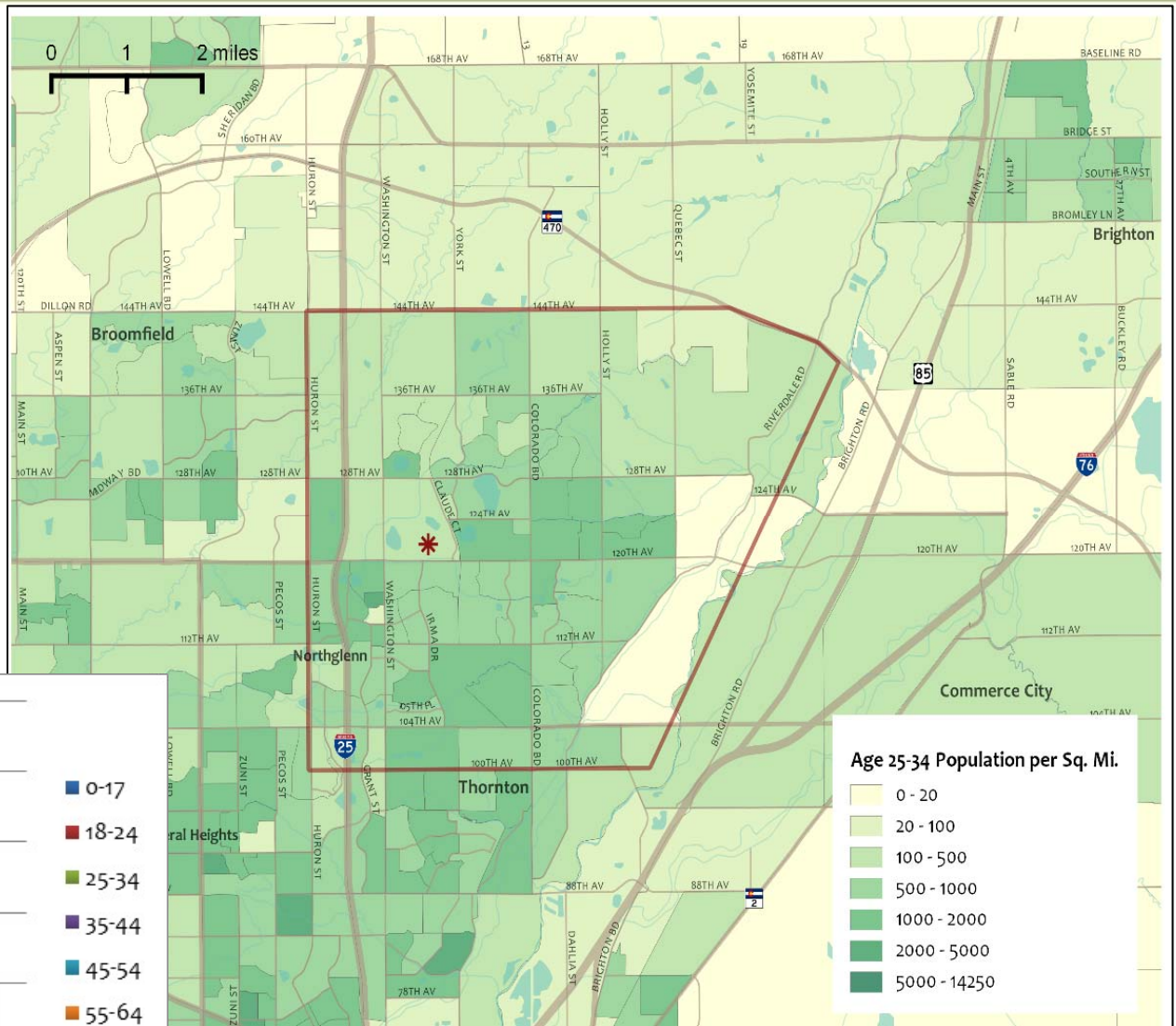
	Median Age
1/2 Mile Radius	31.9
Primary Market Area	33.9
City of Northglenn	34.4
Adams County	33.5

Source: Claritas, ArLand

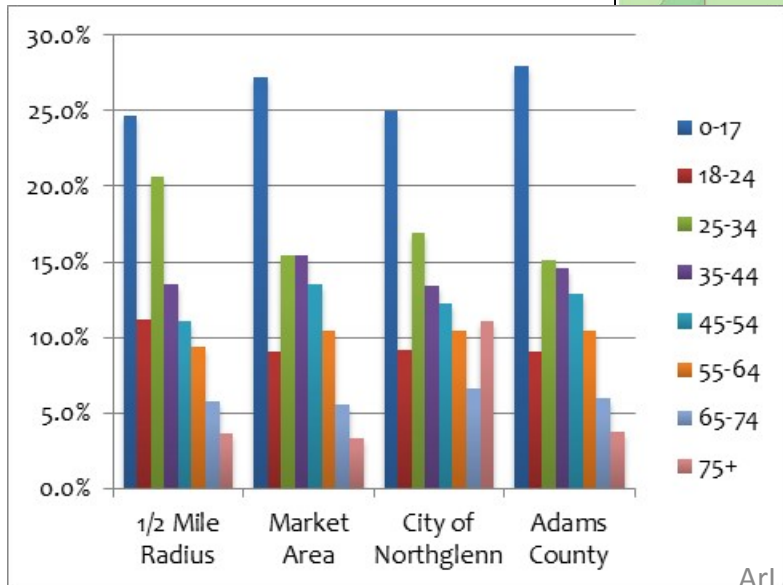
Source: ArLand, DRCOG, Claritas, US Census

Millennials

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.

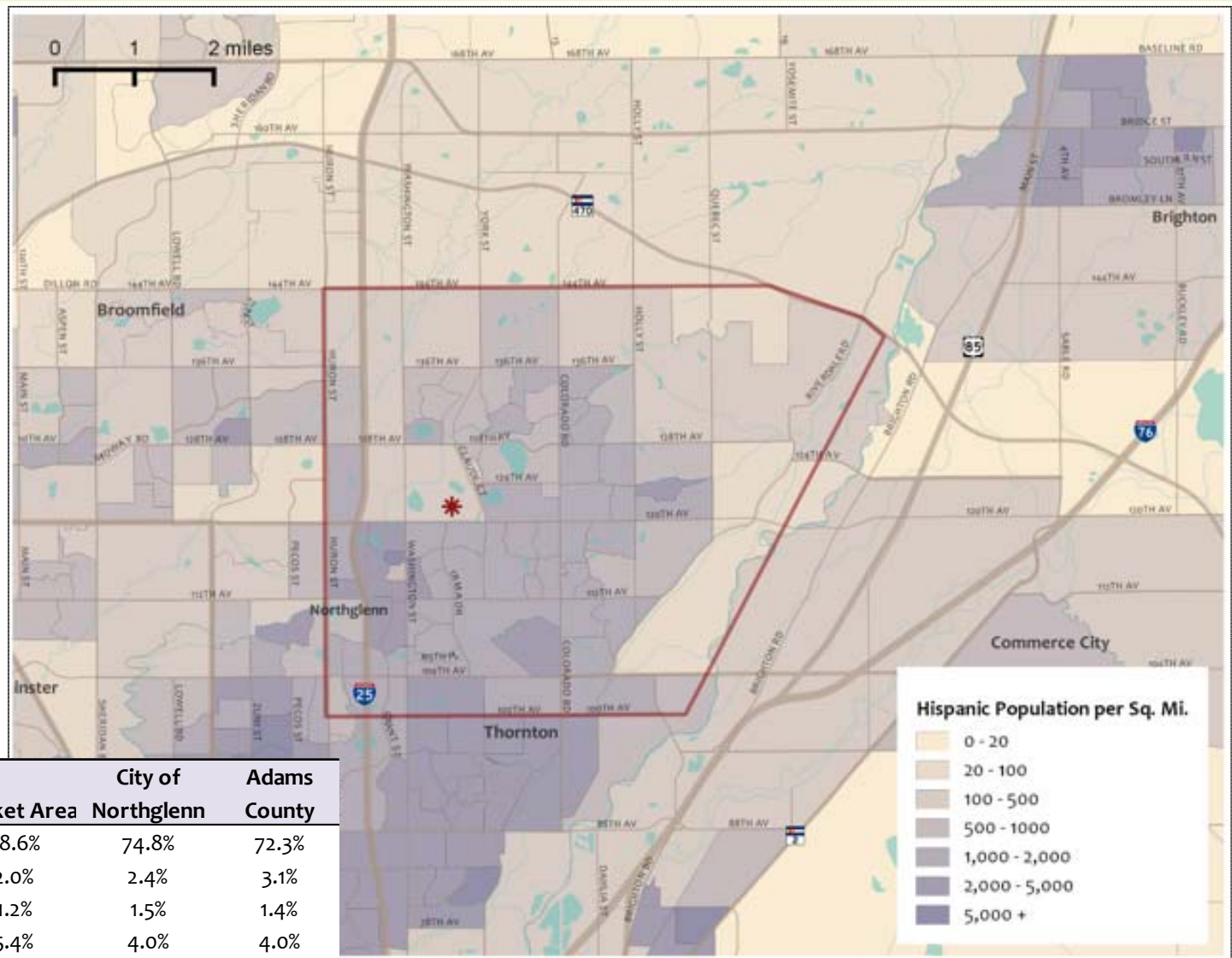


Source: ArLand, DRCOG, Claritas, US Census



Ethnicity

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



Source: ArLand, DRCOG, Claritas, US Census

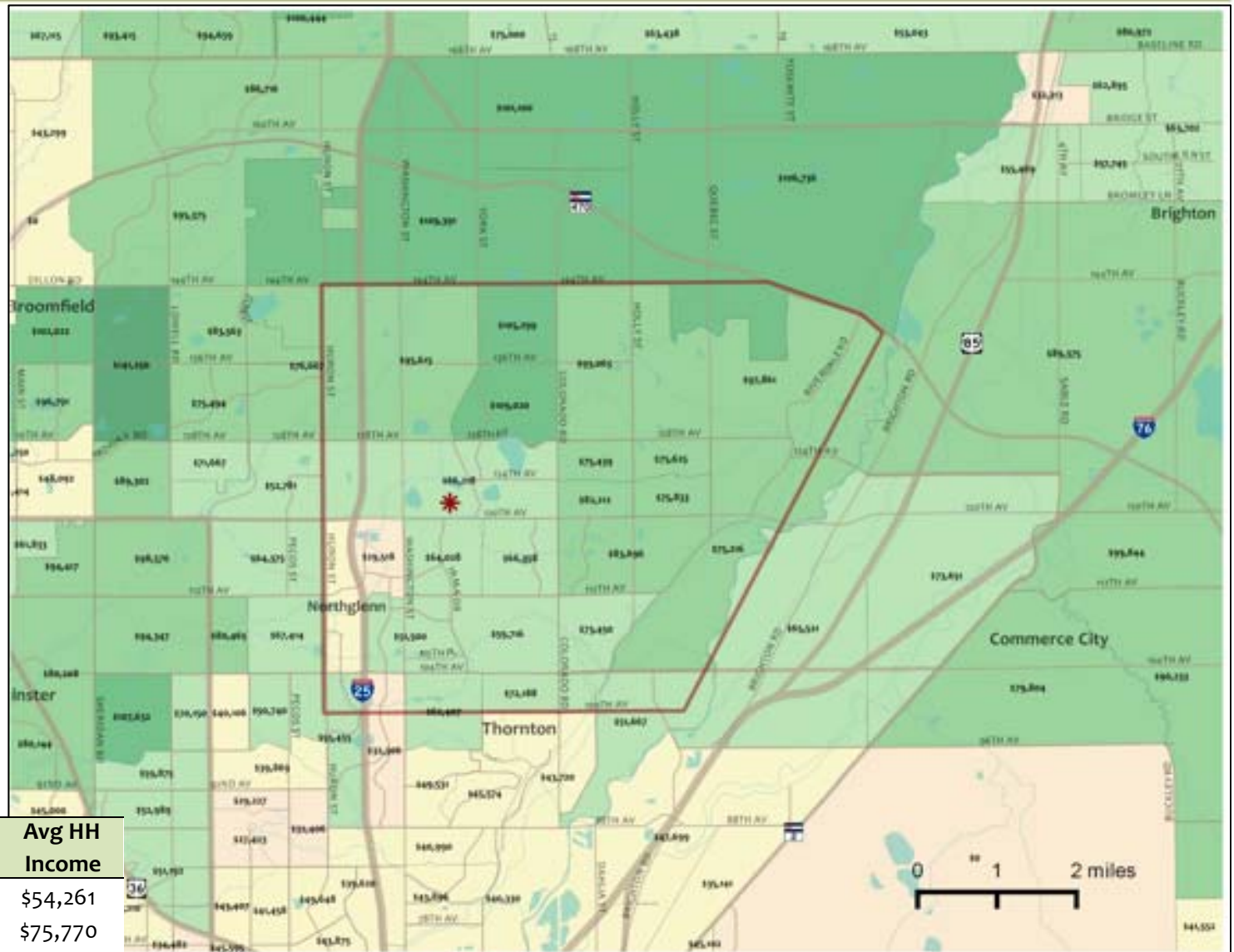
Race/Ethnicity	1/2 Mile Radius	Market Area	City of Northglenn	Adams County
White	77.8%	78.6%	74.8%	72.3%
Black	2.1%	2.0%	2.4%	3.1%
American Indian	1.0%	1.2%	1.5%	1.4%
Asian/Pacific Island	3.2%	5.4%	4.0%	4.0%
Other / Two or mo	15.9%	12.9%	17.2%	19.2%
Hispanic Origin*	25.4%	25.5%	31.7%	38.9%

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.



Source: ArLand, DRCOG, Claritas, US Census

	Median HH Income	Avg HH Income
1/2 Mile Radius	\$42,780	\$54,261
Market Area	\$66,686	\$75,770
City of Northglenn	\$49,377	\$57,883
Adams County	\$57,751	\$69,066

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).



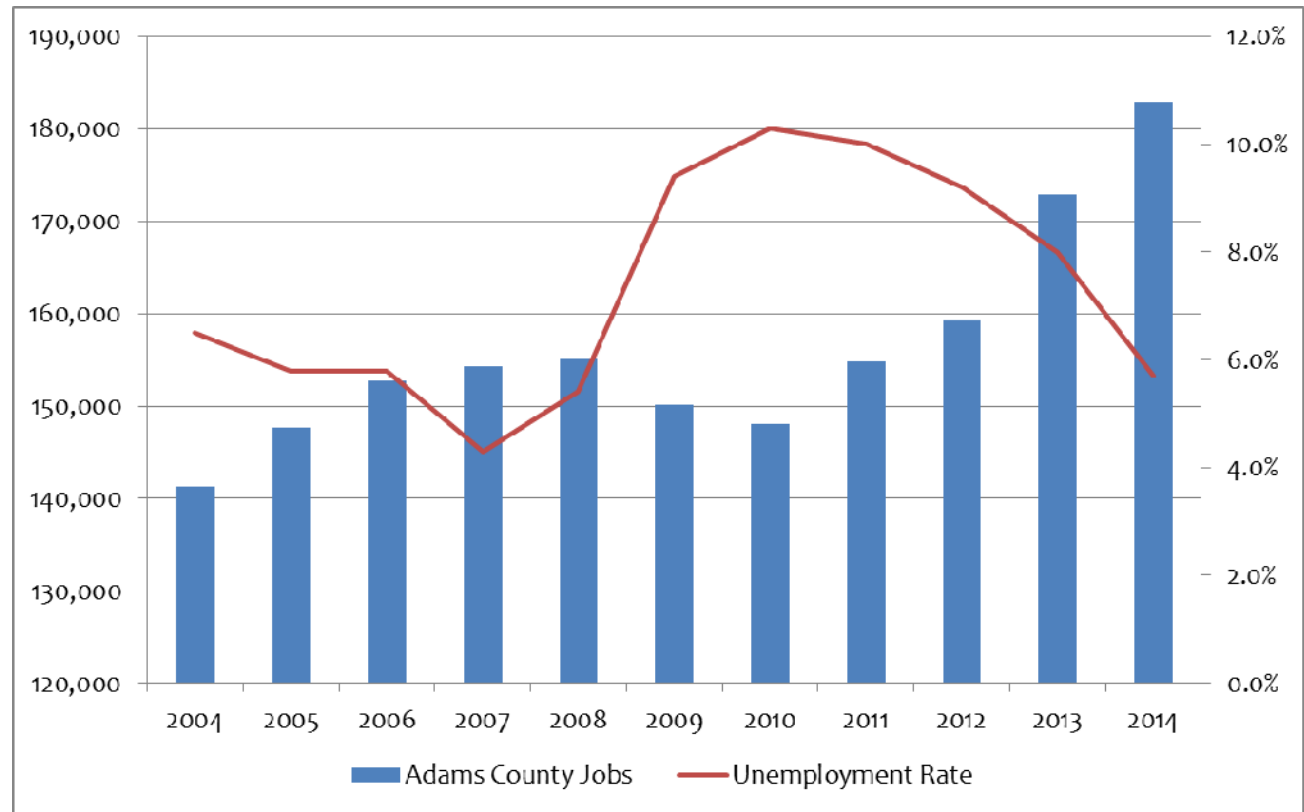
Source: ArLand, DRCOG, Claritas, US Census

	Population	Households	Persons / HH
2015	122,215	43,679	2.80
2020	128,710	45,895	2.80
2025	135,210	48,293	2.80
2035	148,615	54,260	2.74
Change 2015-2035	26,400	10,581	-0.06
CAGR 2015-2035	1.0%	1.1%	-0.1%

Source: DRCOG, ArLand, Claritas

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

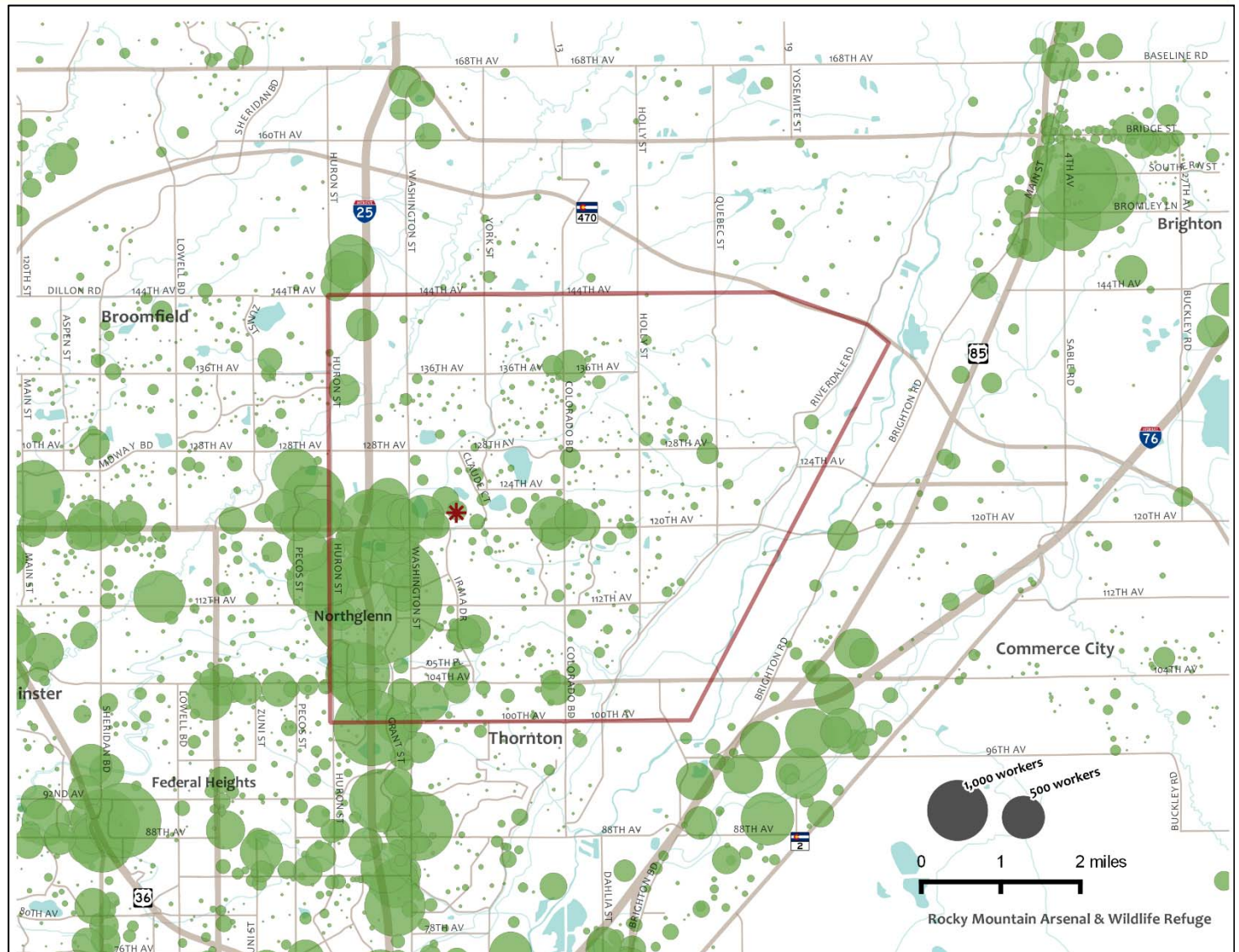
Industry	2004	2009	2014	Change 2004- CAGR 2004-	
				2014	2014
Agriculture, Forestry, Fishing and Hunting	987	1,069	1,138	151	1.6%
Mining	231	241	693	462	13.0%
Utilities	883	792	649	-234	-3.4%
Construction	17,509	15,056	19,257	1,748	1.1%
Manufacturing	13,345	10,803	13,110	-235	-0.2%
Wholesale Trade	13,185	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%

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

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%

Psychographics Preferences by Group

Neighborhood Group	Preference Overview
Urban Cliff Dwellers	<p>“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).</p>
Urban Cliff Climbers	<p>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.</p>
Single in the Suburbs	<p>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.</p>

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	Going it Alone

ArLand Land Use Economics

Resident Segment Profile Summary

Market Area

Sitting Pretty (38,469/29.6%)		Educated Earners (12,553/9.6%)		Charmed Life (12,350/9.5%)	
Median Age	20s/low 30s	Median Age	20s/low 30s	Median Age	20s/ low 30s
Family Status	Married	Family Status	Single	Family Status	Married
HH Income	\$50k - \$60k	HH Income	\$30k - \$50k	HH Income	\$50k - \$60k
Urbanization	Urban	Urbanization	Suburban	Urbanization	Urban
Education	Some College	Education	College	Education	Some College
Occupation	White Collar	Occupation	White Collar	Occupation	White Collar
Group	Urban Cliff Climber	Group	Single in Suburbs	Group	Urban Cliff Climber

Suburban Singles (9,891/7.6%)		Couples with Capital (7,179/5.5%)		The Sweet Life (5,406/4.2%)	
Median Age	20s/low 30s	Median Age	30s	Median Age	20s/low 30s
Family Status	Married & Single	Family Status	Married	Family Status	Married
HH Income	\$30k - \$50k	HH Income	\$70k - \$90k	HH Income	\$70k - \$90k
Urbanization	Suburban	Urbanization	Suburban	Urbanization	Urban
Education	High School	Education	College	Education	College
Occupation	White Collar	Occupation	White Collar	Occupation	White Collar
Group	Single in Suburbs	Group	Married in Suburbs	Group	Crème de la Crème

ArLand Land Use Economics

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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.

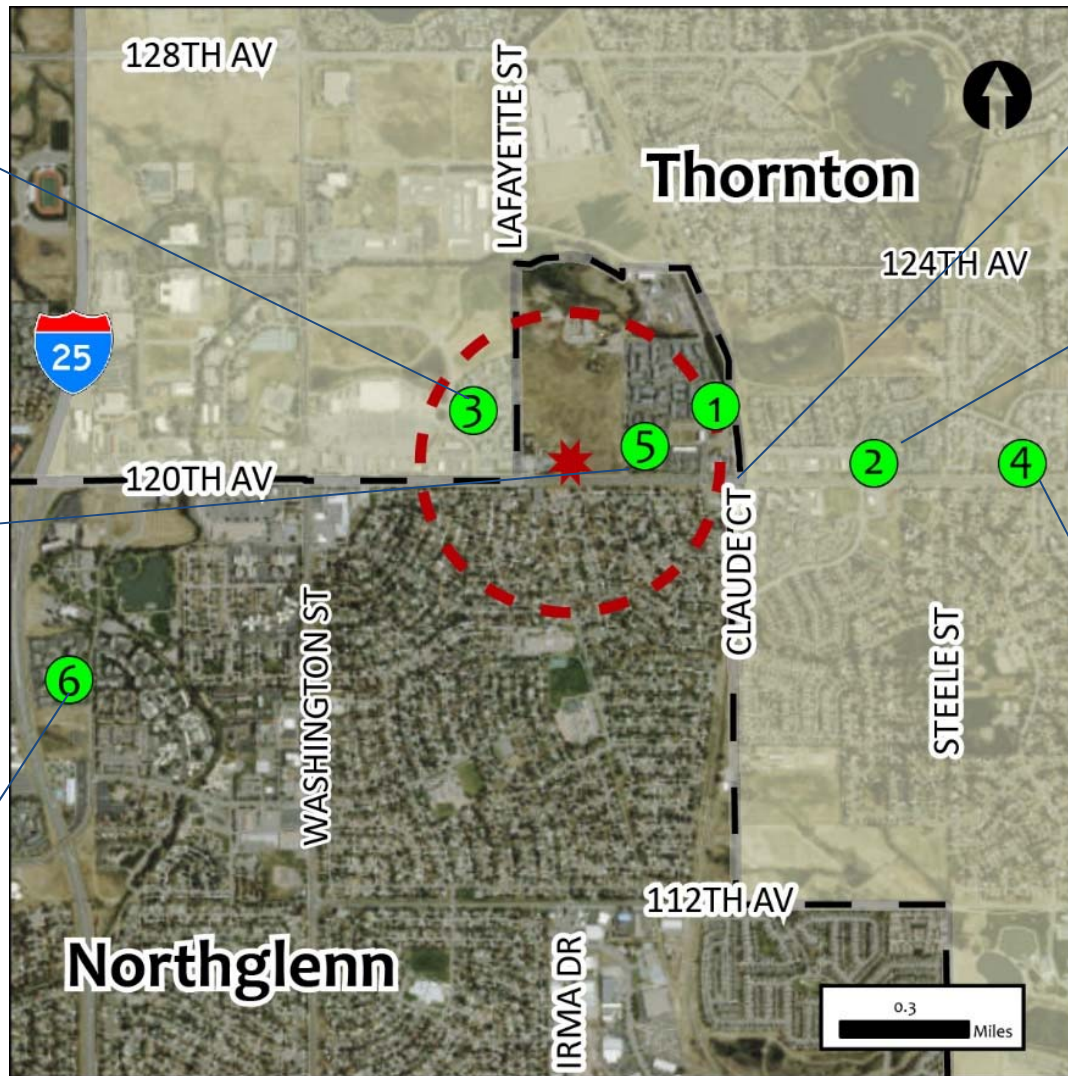
Source: Apt. Association of Metro Denver, ArLand

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.

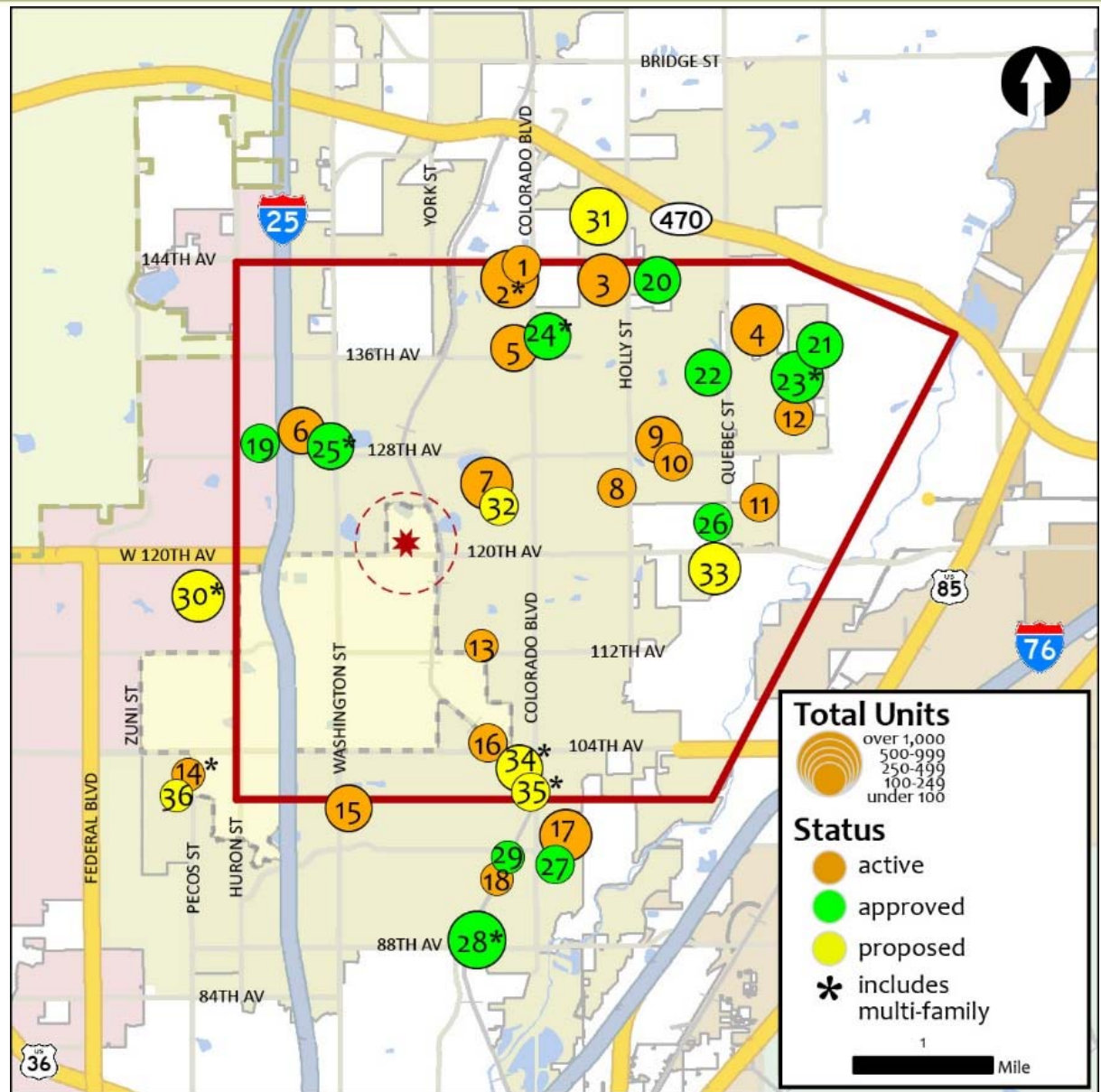


Planned Residential

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

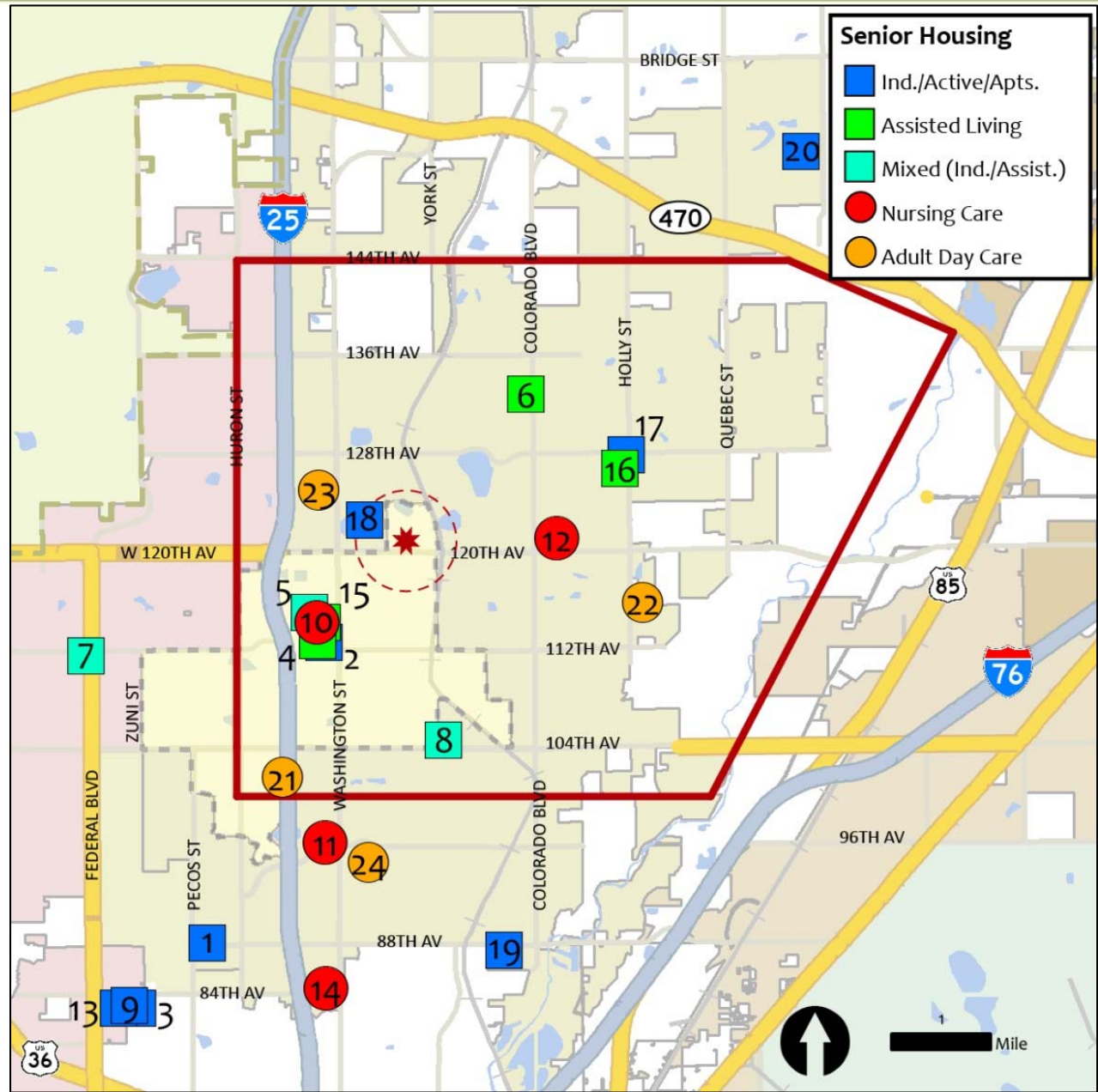


Source: ArLand, Municipalities in market area

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.



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

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

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	57	

ArLand Land Use 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.

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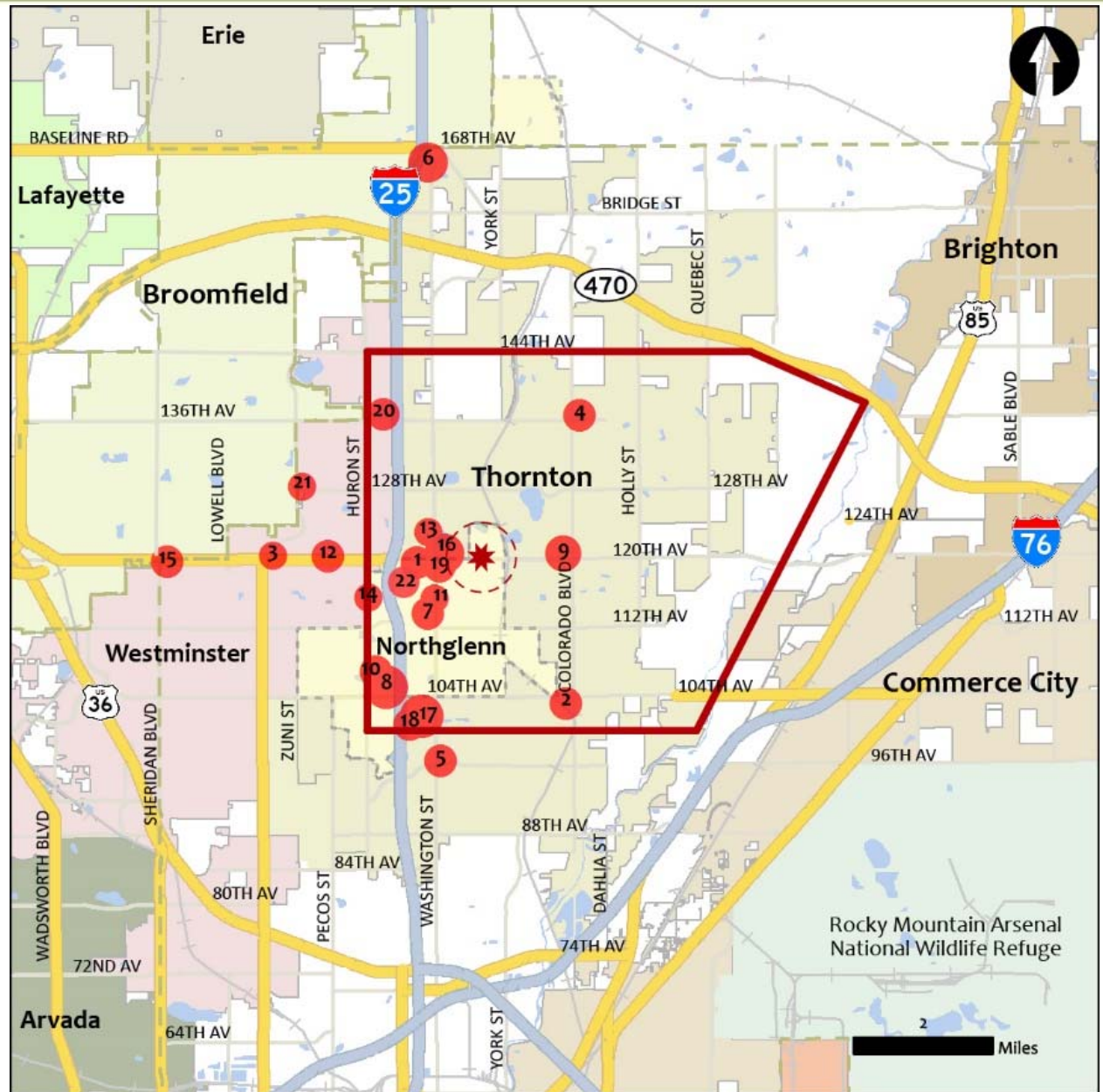
Source: Dixon-Hughes, US Census; Claritas, ArLand

Retail Market Conditions

Retail Centers

120th Avenue is a continuous retail 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.



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

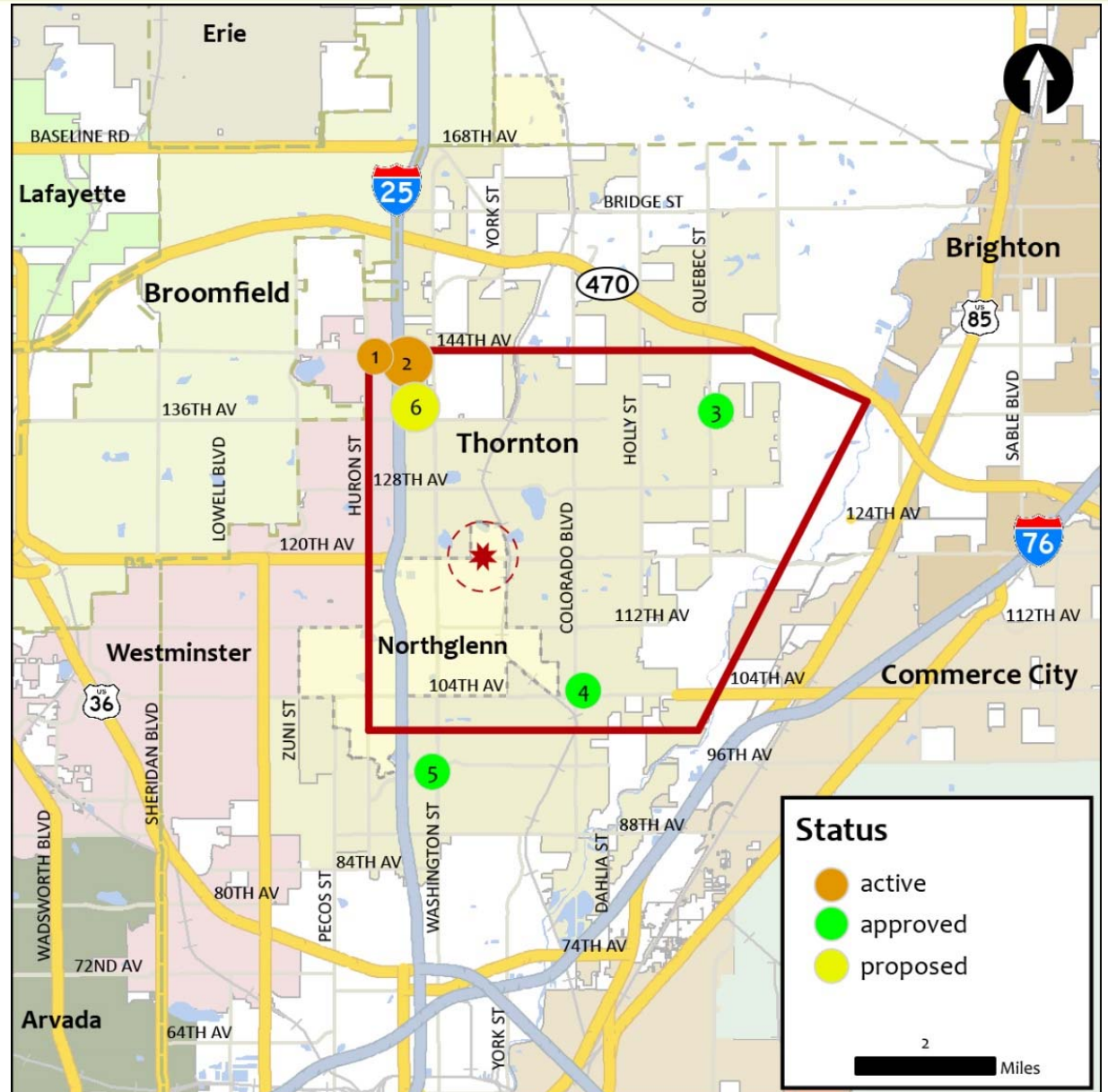
Retail Tenants (cont'd)

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



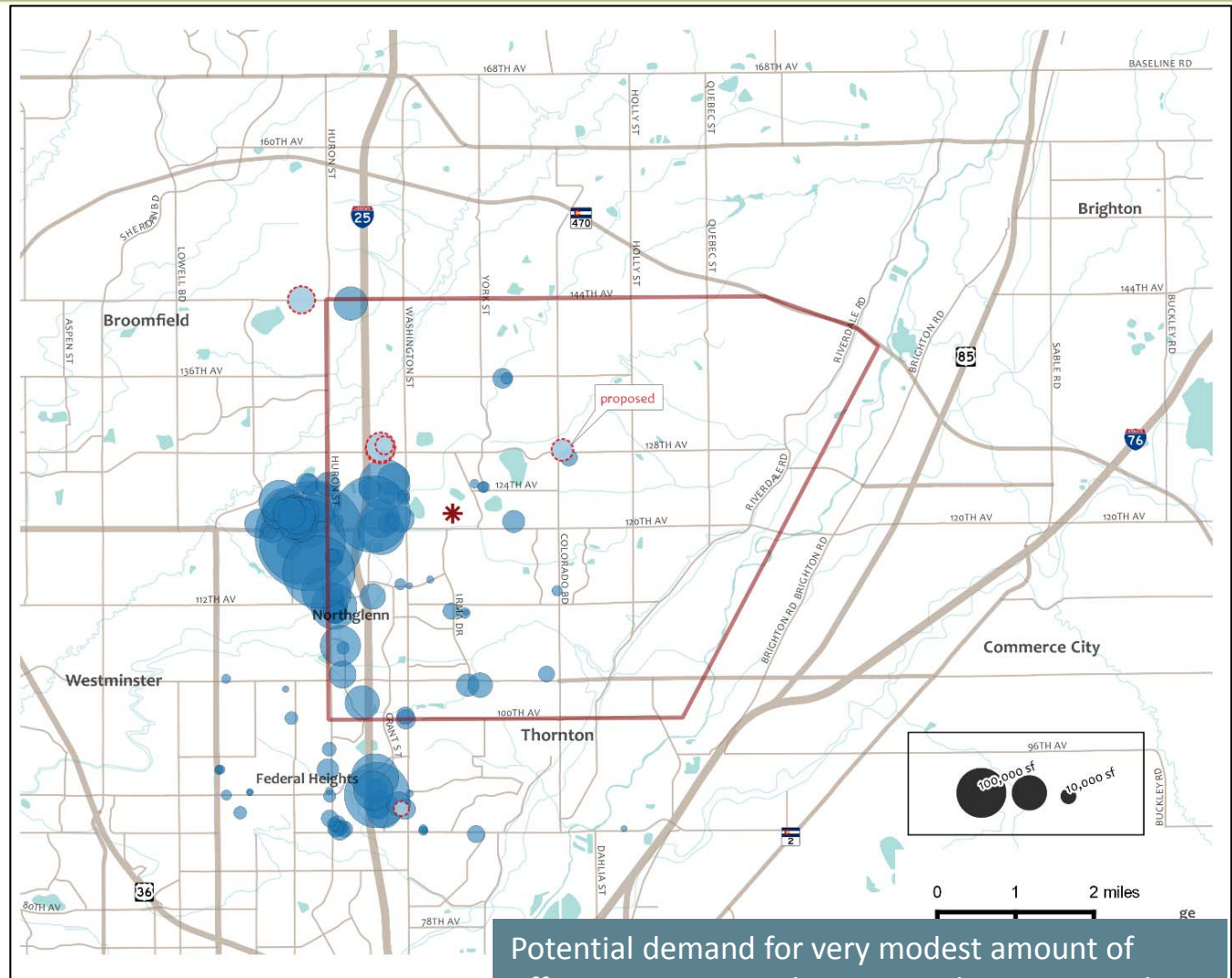
Office Market Conditions

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.



Potential demand for very modest amount of office space oriented to personal services, such as medical, insurance, legal, etc. in conjunction with retail and restaurant services.



Northglenn M&O Area Market Assessment & Relocation Analysis

Presented to:

City of Northglenn, Colorado

July 21, 2014

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- 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.

**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.

Figure 1
Consolidated M&O

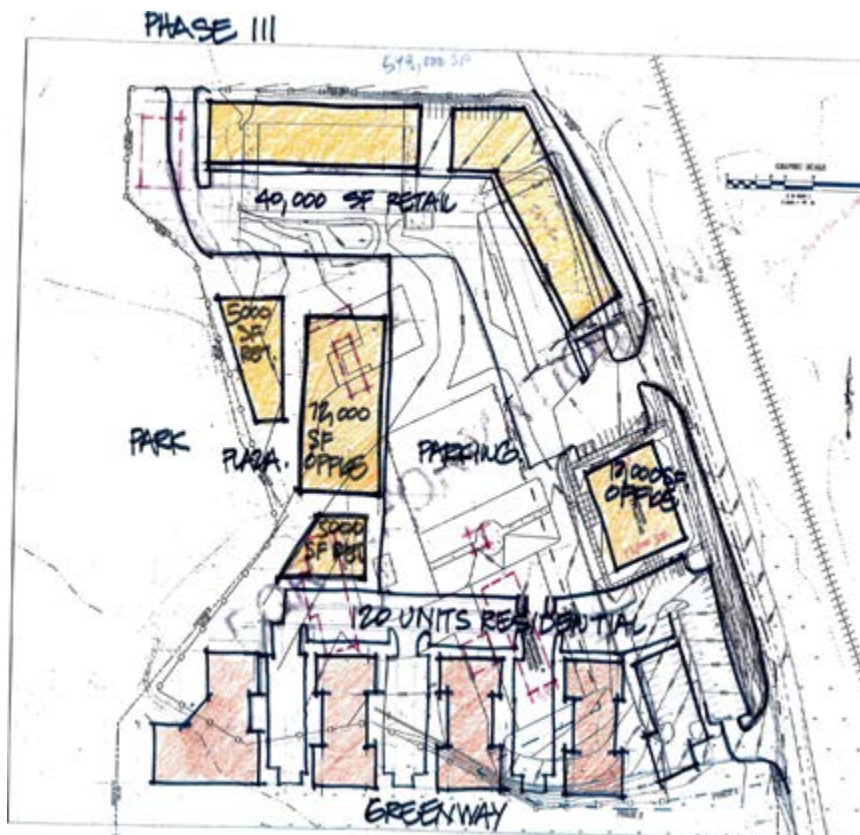


Source: OZ

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.

**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	386,600	8.88	415,395	9.54	Single site with program excluding Admin
Admin at City Hall	3,990		4,389		Office Square Feet only
Public Works	204,012	4.68	218,631	5.02	PW Fleet Garage & heated storage as well as
Parks	90,920	2.09	96,463	2.21	fuel, MGCL Sand and Salt and material bins
Facilities	56,338	1.29	59,509	1.37	
Solid Waste	107,843	2.47	111,715	2.56	Solid Waste only
4 Site Total with Admin at City Hall	459,113	10.54	486,318	11.16	Includes area required for program if split between 4 sites and using City Hall for admin
Public Works	204,012	4.68	218,631	5.02	
Parks, Facilities & Solid Waste	195,727	4.49	211,004	4.84	
2 Site Total with Admin at City Hall	399,739	9.17	429,635	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.

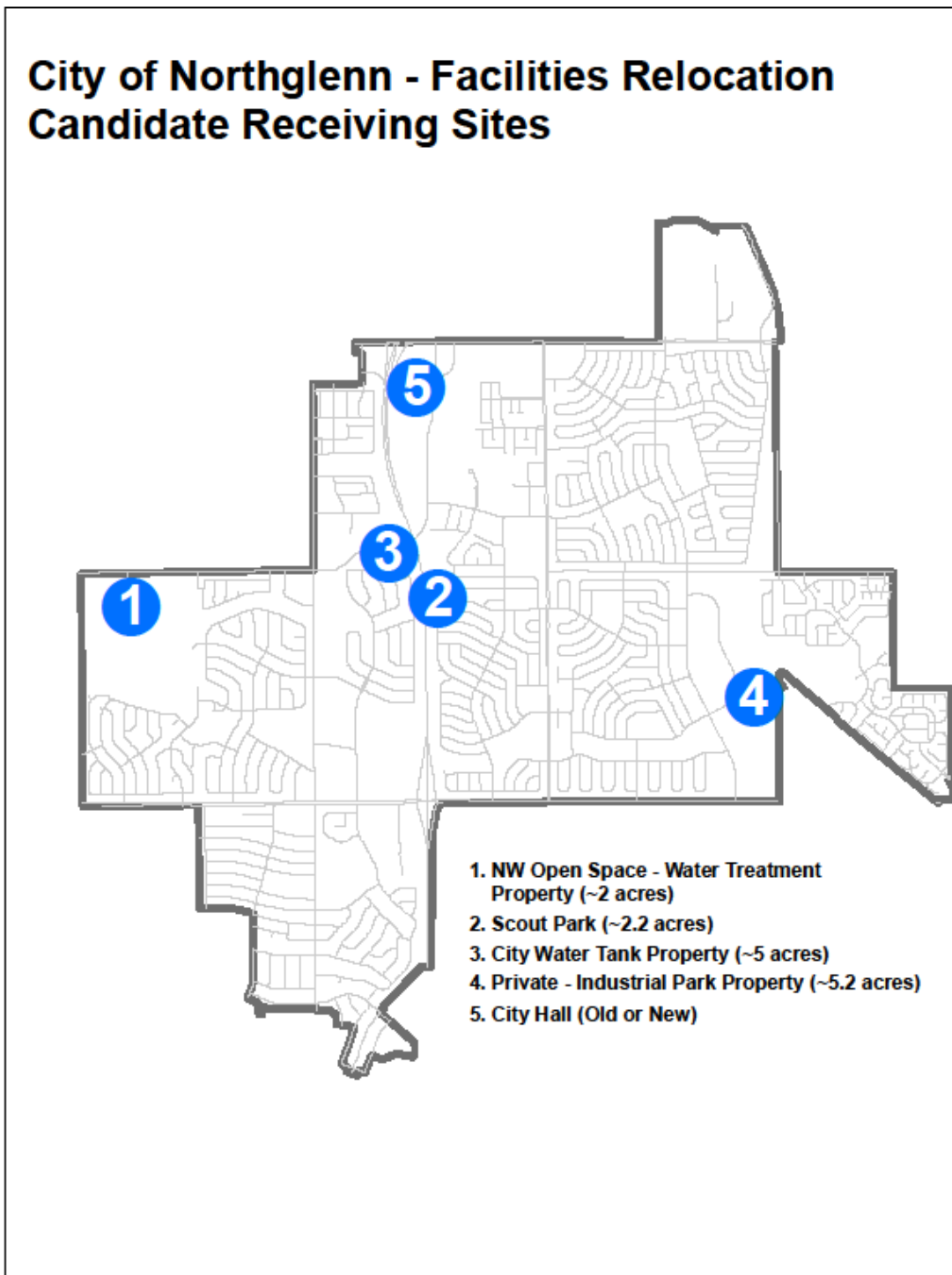
The sizes of the sites are shown in Table 3. The City Hall site would be assumed to accommodate administrative functions only in existing space. The sizes of the other sites are as follows:

**Table 3
Alternative Site Sizes**

Area	Land Area
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.

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	Yes	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	Yes	8" - Internal	No	Pecos Street Ranch Drive
Scout Park	Yes	10" - North Property Line 8" - Northglenn Drive	No	Ditch East Property Line	Yes	8" - Northglenn Drive	No	Northglenn Drive
Water Tanks	Yes	10" - Acoma Street 12" - South Property Line	No	I-25 Roadside Swale and Culvert	No	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.

- 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.

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

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

* 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

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.

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.

Economic and Fiscal Benefits

Table 6
Summary Economic and Fiscal Benefits

	Scenario 1	Scenario 2
<i>Construction Period - 1 Time</i>		
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
<i>Ongoing - Annual</i>		
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

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 necessary 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 City-owned 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.

- **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.

120TH AVENUE CORRIDOR STUDY

WASHINGTON STREET TO CLAUDE COURT

CITY OF NORTHGLENN



AUGUST 2015

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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 re-development 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

Intersection	Intersection Level of Service (LOS)			
	2034 Traffic Conditions			
	AM Peak		PM Peak	
	Roadway Geometry			
	Existing	Improved	Existing	Improved
Washington Center Parkway	C	A	F	C
Irma Drive	F	C	F	C
Race Street	D	B	E	C
Claude Court	E	C	F	C

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

Irma Dr. to Race St.

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

Sylvia Dr. to Washington Ctr.

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

Race St. to Claude Ct.

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

Washington Ctr. to Lafayette St.

- Q10 = 33.4 cfs, Q100 = 56.2 cfs
- Street Slope = 1.6%
- 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

Lafayette St. to Irma Dr.

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

City of Northglenn Costs Only Date: May 31, 2015
 120th Avenue from Washington St. to East of Claude Ct. (Railroad)

Item No.	Description	Unit	Estimated Quantity	Unit Cost	Extented Cost
201	Clearing and Grubbing	LS	1	\$100,000.00	\$100,000.00
202	Removal of Pipe	LF	0	\$20.00	\$0.00
202	Removal of Concrete/Asphalt Median Cover	SY	10200	\$12.00	\$122,400.00
202	Removal of Sidewalk	SY	5700	\$32.00	\$182,400.00
202	Removal of Curb and Gutter	LF	22200	\$5.00	\$111,000.00
202	Removal of Asphalt Mat	SY	38100	\$4.50	\$171,450.00
202	Removal of Asphalt Mat (Planing)	SY	500	\$3.25	\$1,625.00
202	Removal of Pavement Markings	SF	1000	\$2.00	\$2,000.00
202	Removal of Ground Sign	EACH	20	\$103.00	\$2,060.00
202	Removal of Traffic Signal Equipment (Intersection)(CIP)	LS	1	\$5,000.00	\$5,000.00
203	Unclassified Excavation (CIP)	CY	3100	\$10.50	\$32,550.00
203	Potholing	HOURL	120	\$250.00	\$30,000.00
208	Erosion Control Temporary	LS	1	\$250,000.00	\$250,000.00
210	Reset Ground Sign	EACH	20	\$240.00	\$4,800.00
210	Adjust Manhole	EACH	20	\$625.00	\$12,500.00
210	Adjust Valve Box	EACH	40	\$475.00	\$19,000.00
214	Landscaping Restoration and Irrigation System Restoration	LS	1	\$6,500.00	\$6,500.00
304	Aggregate Base Course (Class 6)	CY	3100	\$22.00	\$68,200.00
306	Reconditioning	SY	38100	\$4.30	\$163,830.00
403	Hot Mix Asphalt (Grading SX) (75) (PG 64-22)(2")	TON	4300	\$85.00	\$365,500.00
403	Hot Mix Asphalt (Grading S) (75) (PG 64-22) (10")	TON	20100	\$75.00	\$1,507,500.00
403	Hot Mix Asphalt (Patching) (Asphalt)	TON	600	\$200.00	\$120,000.00
411	Emulsified Asphalt (Slow Setting)	GAL	5000	\$3.00	\$15,000.00
504	Landscaping, Median and Pedestrian Treatments	LS	1	\$650,000.00	\$650,000.00
603	18 Inch Reinforced Concrete Pipe (CIP)	LF	936	\$91.00	\$85,176.00
603	24 Inch Reinforced Concrete Pipe (CIP)	LF	620	\$120.00	\$74,400.00
603	30 Inch Reinforced Concrete Pipe (CIP)	LF	1670	\$140.00	\$233,800.00
603	36 Inch Reinforced Concrete Pipe (CIP)	LF	408	\$160.00	\$65,280.00
603	42 Inch Reinforced Concrete Pipe (CIP)	LF	1250	\$185.00	\$231,250.00
604	Inlet Type R L 10 (5 Foot)	EACH	7	\$4,500.00	\$31,500.00
604	Inlet Type R L 10 (10 Foot)	EACH	9	\$5,500.00	\$49,500.00
604	Manhole Box Base (15 Foot)	EACH	1	\$7,000.00	\$7,000.00
608	Concrete Sidewalk (6 Inch)	SY	11100	\$39.50	\$438,450.00
608	Concrete Curb Ramp	SY	170	\$100.00	\$17,000.00
609	Concrete Curb & Gutter Type 2 (Section I-B)	LF	12900	\$16.00	\$206,400.00
609	Concrete Curb & Gutter Type 2 (Section II-B)	LF	9200	\$18.00	\$165,600.00
610	Median Cover Material (Patterned Concrete) (4 Inch)	SF	15300	\$7.00	\$107,100.00
613	3 Inch Electrical Conduit (Plastic)	LF	12200	\$16.00	\$195,200.00
613	Wiring (Signals)	LS	1	\$30,000.00	\$30,000.00
613	Wiring (Luminaires)	LS	1	\$244,000.00	\$244,000.00
613	Luminaire & 30' Pole	EACH	35	\$4,500.00	\$157,500.00
614	Modify Traffic Signal	EACH	4	\$300,000.00	\$1,200,000.00
614	Traffic Sigant	EACH	1	\$350,000.00	\$350,000.00
620	Field Office Class 2	EACH	1	\$32,400.00	\$32,400.00
621	Detour Pavement (As Directed by Engineer)	SY	2000	\$34.00	\$68,000.00
625	Construction Surveying	LS	1	\$75,000.00	\$75,000.00
625	Mobilization	LS	1	\$500,000.00	\$500,000.00
629	Survey Monument (Type 3A)	EACH	10	\$730.00	\$7,300.00
630	Uniformed Traffic Control	HOURL	100	\$114.00	\$11,400.00
630	Construction Traffic Control	LS	1	\$400,000.00	\$400,000.00
630	Concrete Barrier (Temporary)	LF	500	\$32.50	\$16,250.00
630	Impact Attenuator (Sand Filled Plastic Barrel) (Temporary)	EACH	5	\$1,800.00	\$9,000.00
700	F/A Minor Contract Revisions	FA	1	\$250,000.00	\$250,000.00
700	F/A Asphalt Cement Cost Adjustment	FA	1	\$65,000.00	\$65,000.00
700	F/A Dewatering Pretreatment	FA	1	\$20,000.00	\$20,000.00
700	F/A Erosion Control	FA	1	\$75,000.00	\$75,000.00

Total: \$9,361,821.00
 Concept Contingency (30%): \$2,809,000.00
 Engineering(12%): \$1,405,000.00
\$13,575,821.00

ENVIRONMENTAL CONDITIONS/PERMITS

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

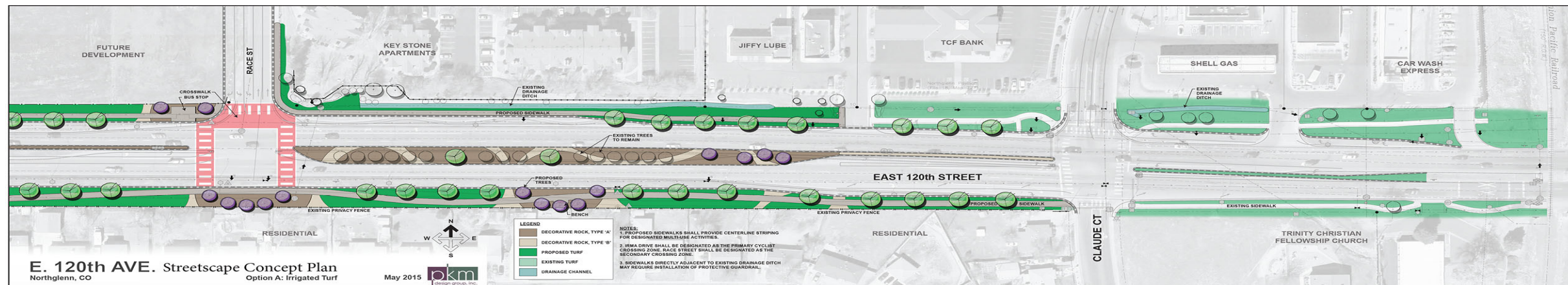
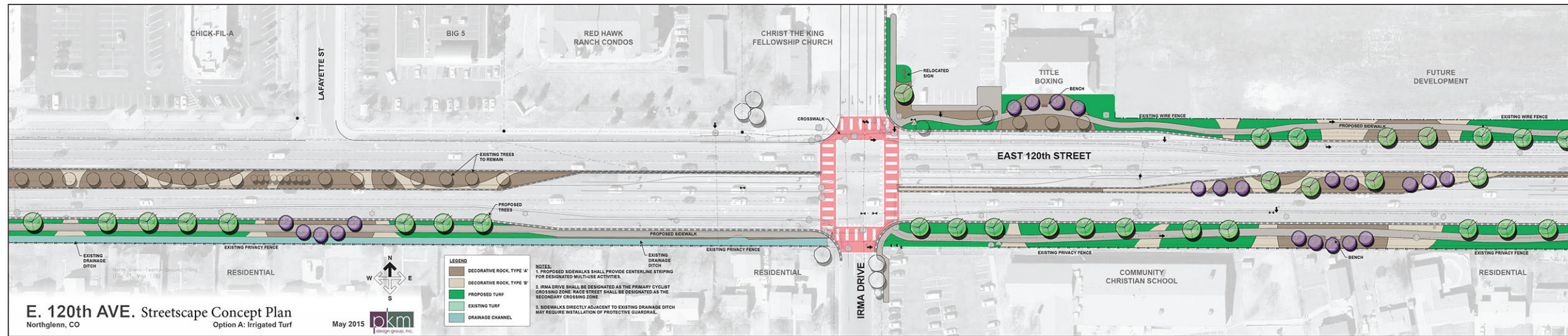
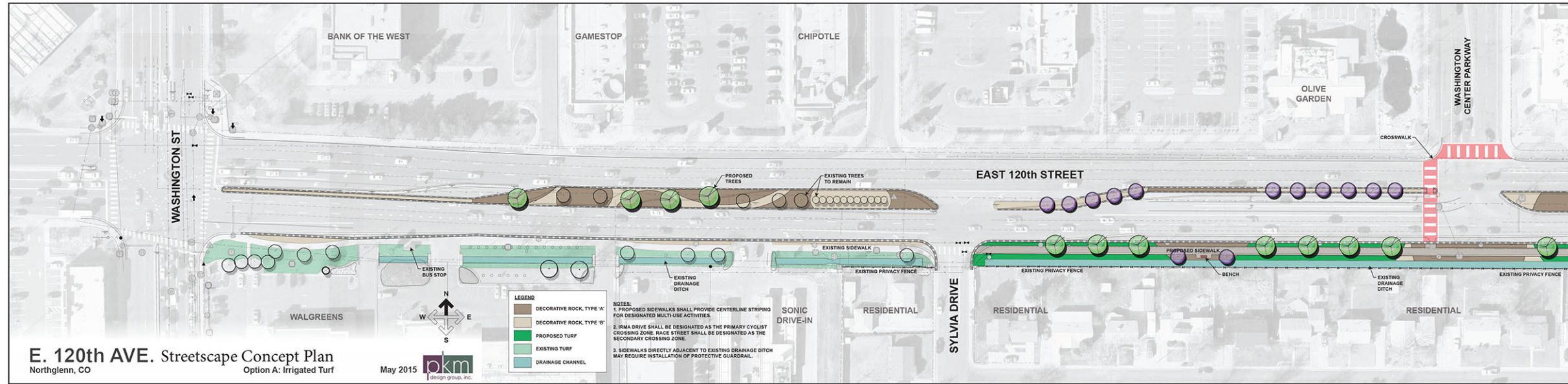
Potential Significant Natural and Cultural Resources and/or Hazardous Material Conditions in the Project Areas

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

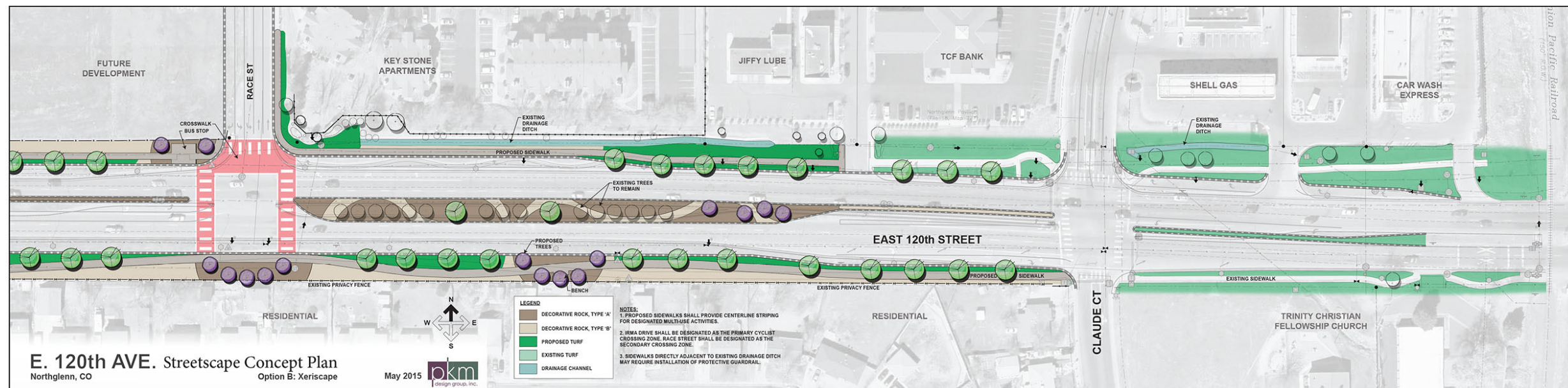
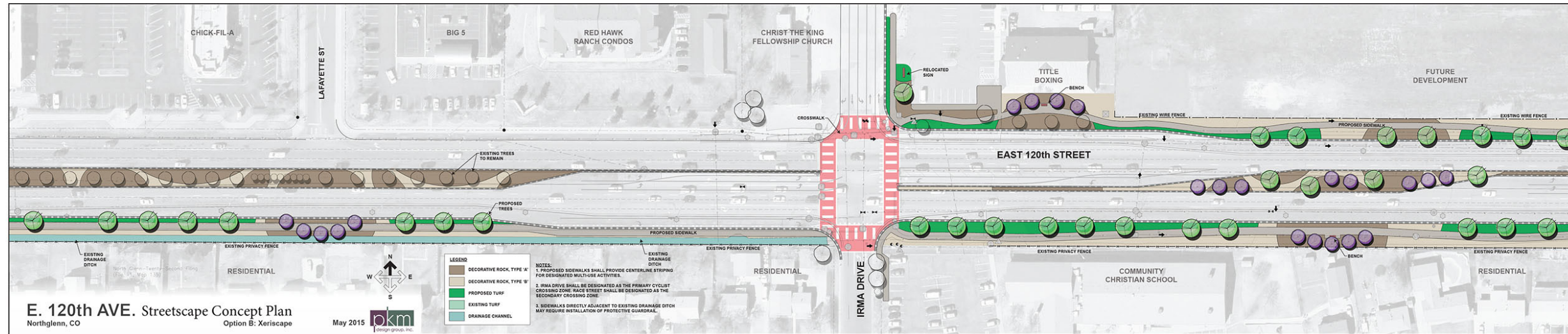
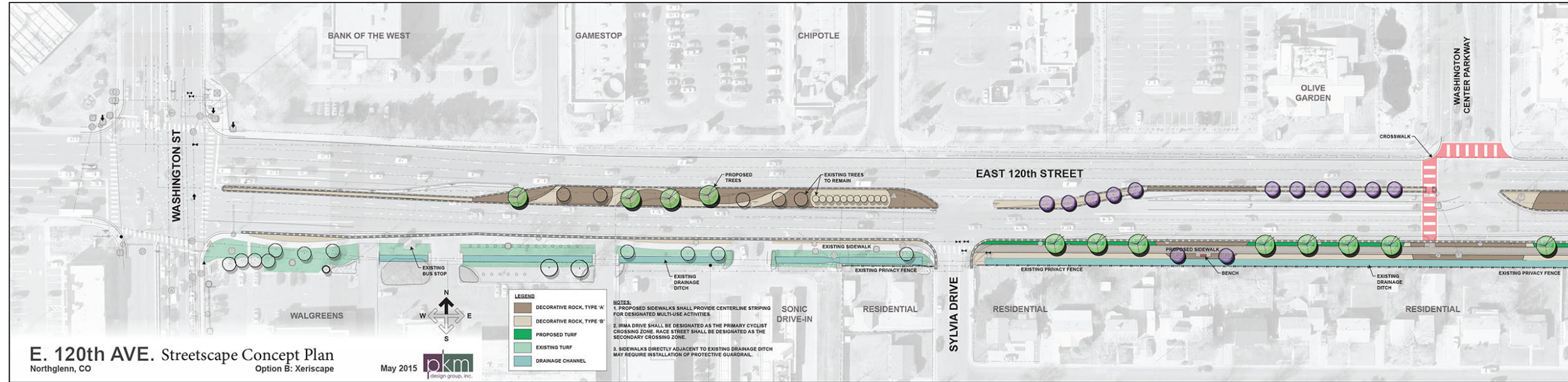
A detailed discussion of these conditions is presented in the Appendix.

CONCEPT LANDSCAPE & ROADWAY PLANS

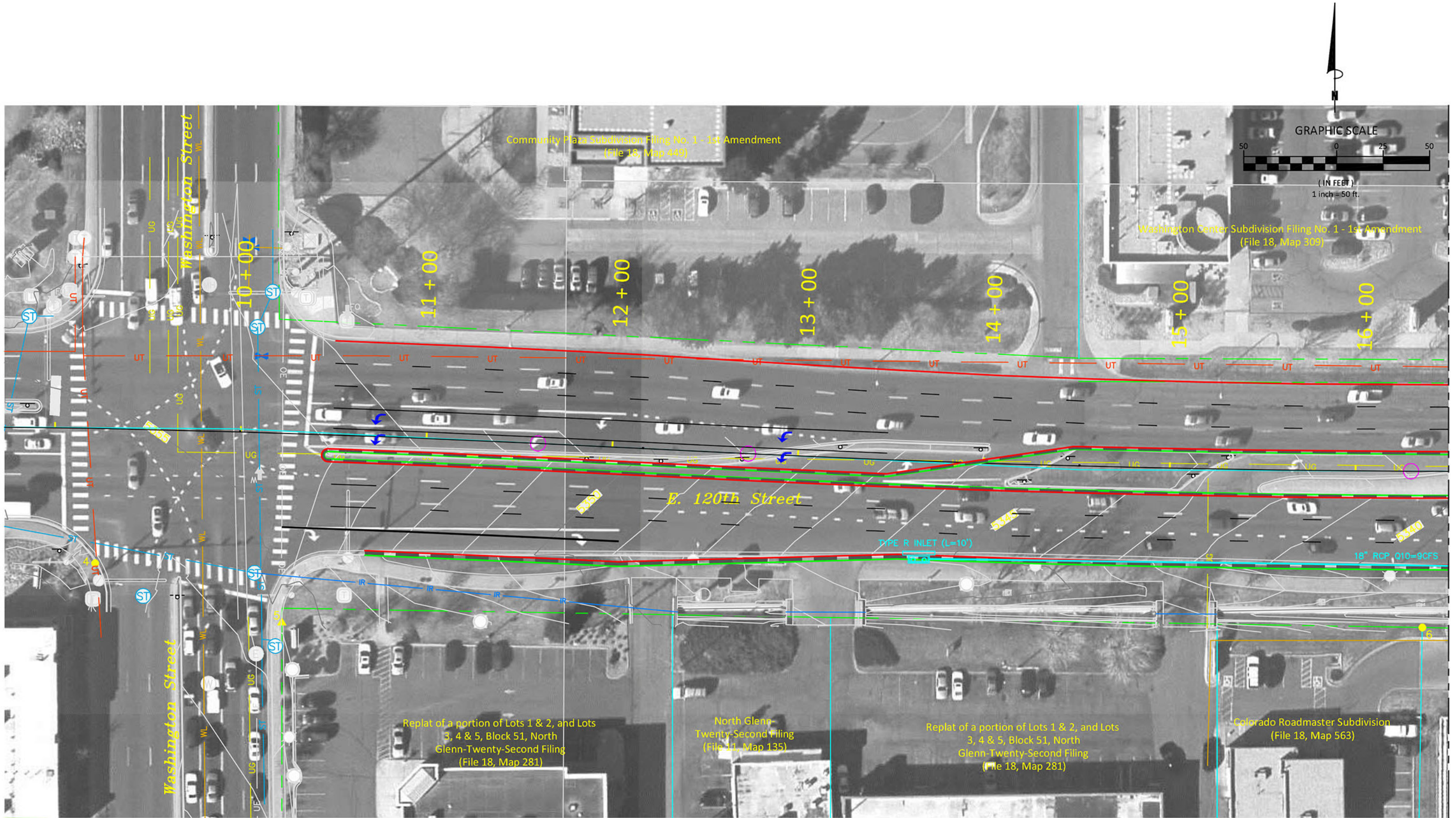
CONCEPT LANDSCAPE PLANS



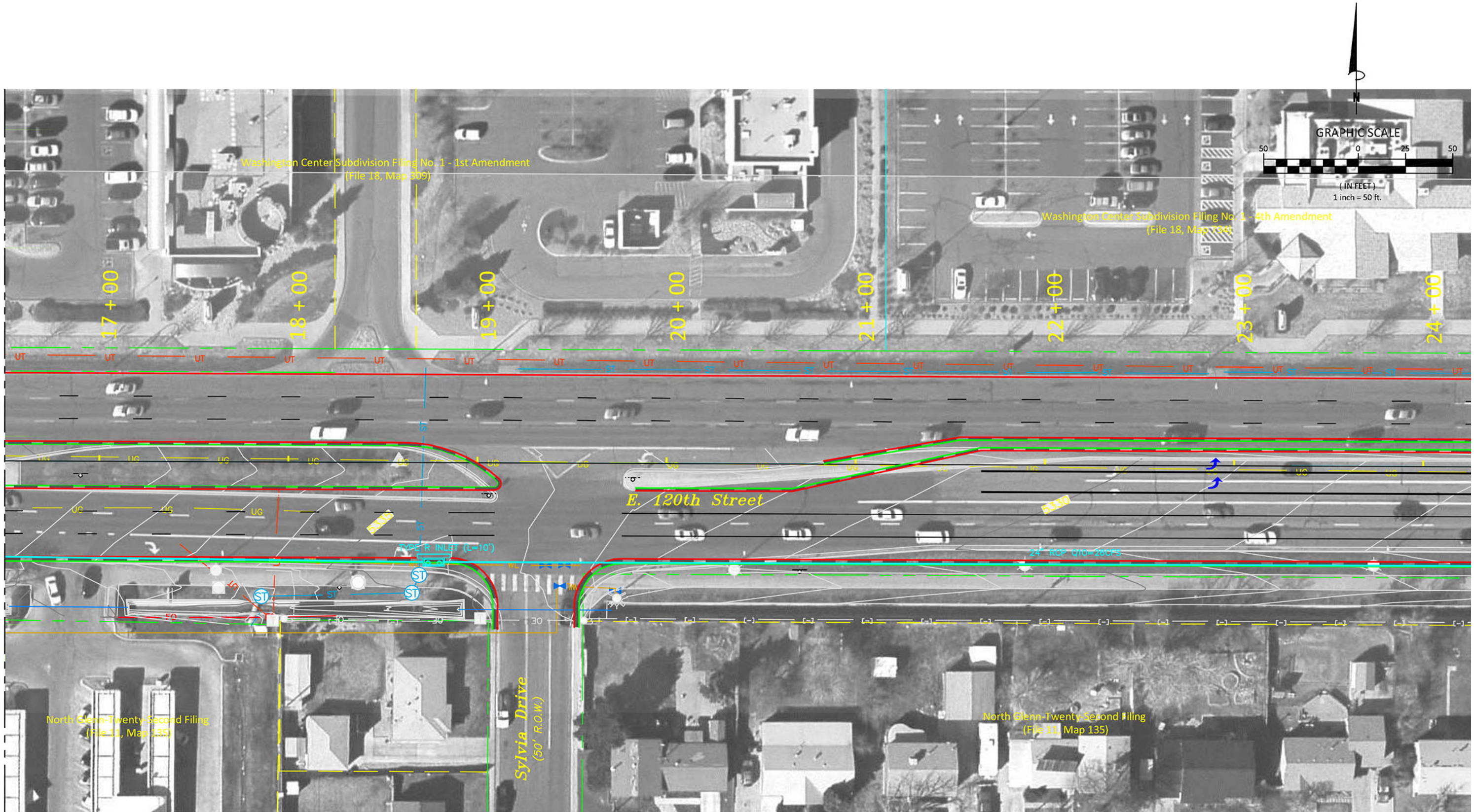
CONCEPT LANDSCAPE PLANS



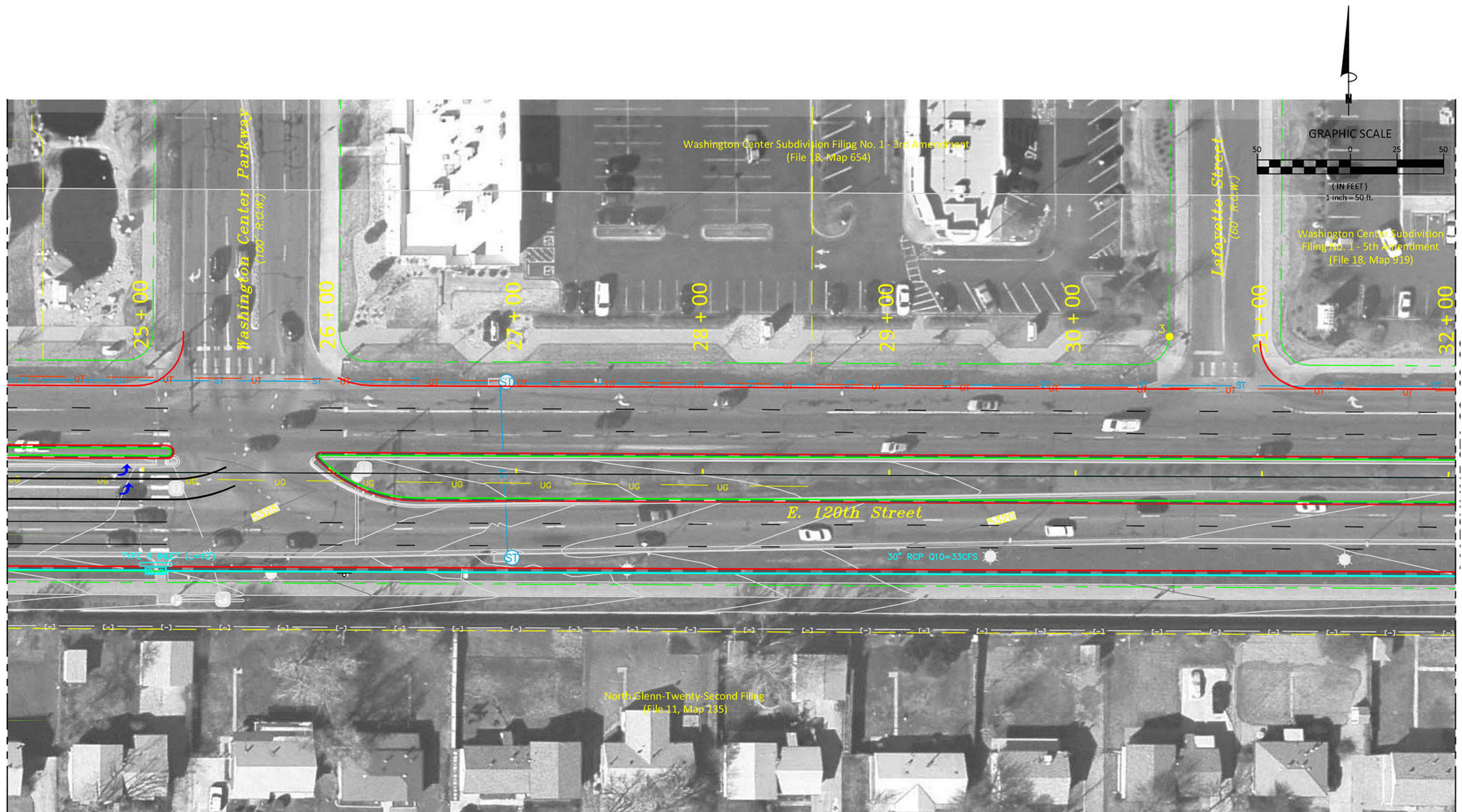
CONCEPT ROADWAY PLANS



CONCEPT ROADWAY PLANS

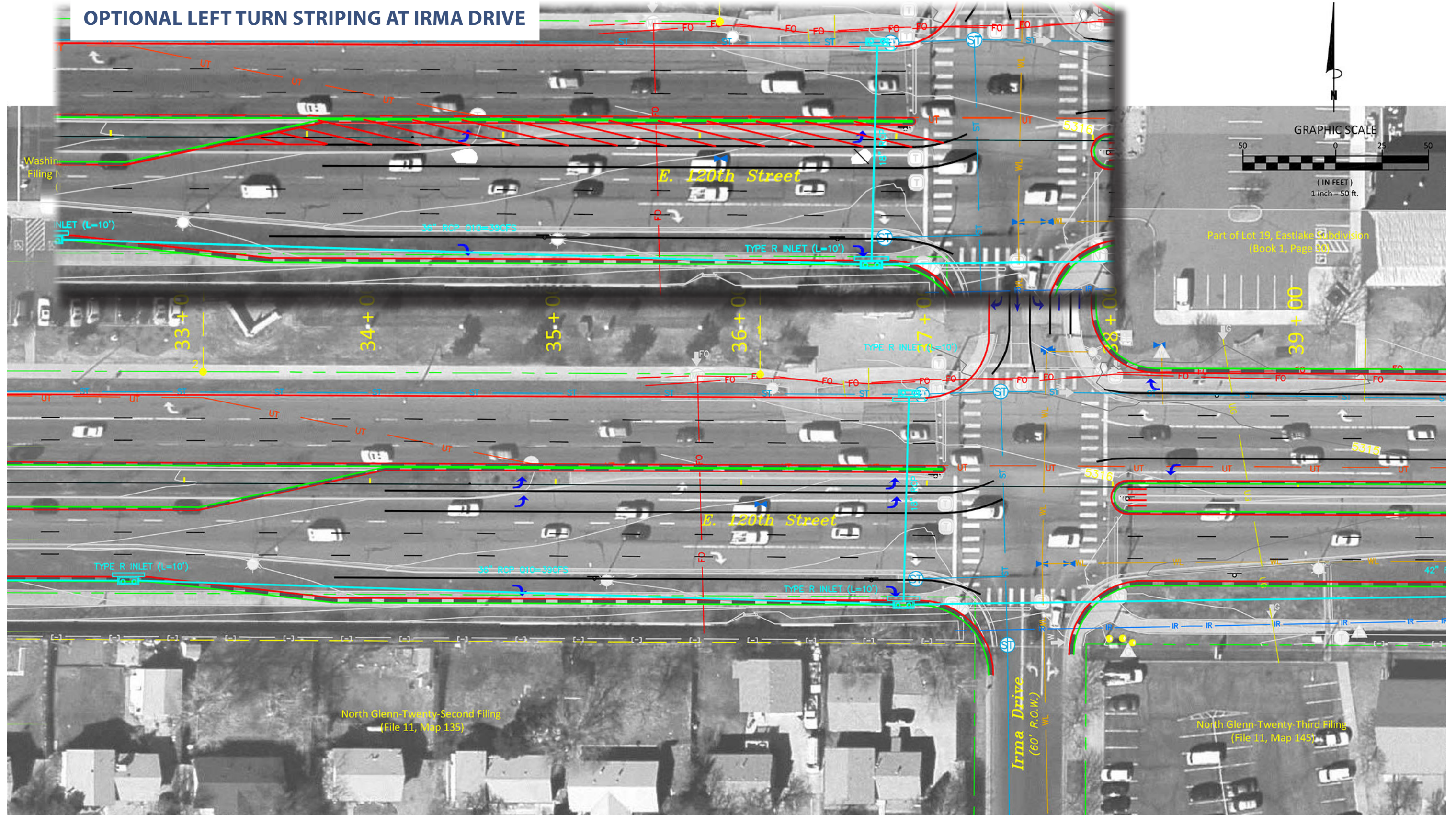


CONCEPT ROADWAY PLANS

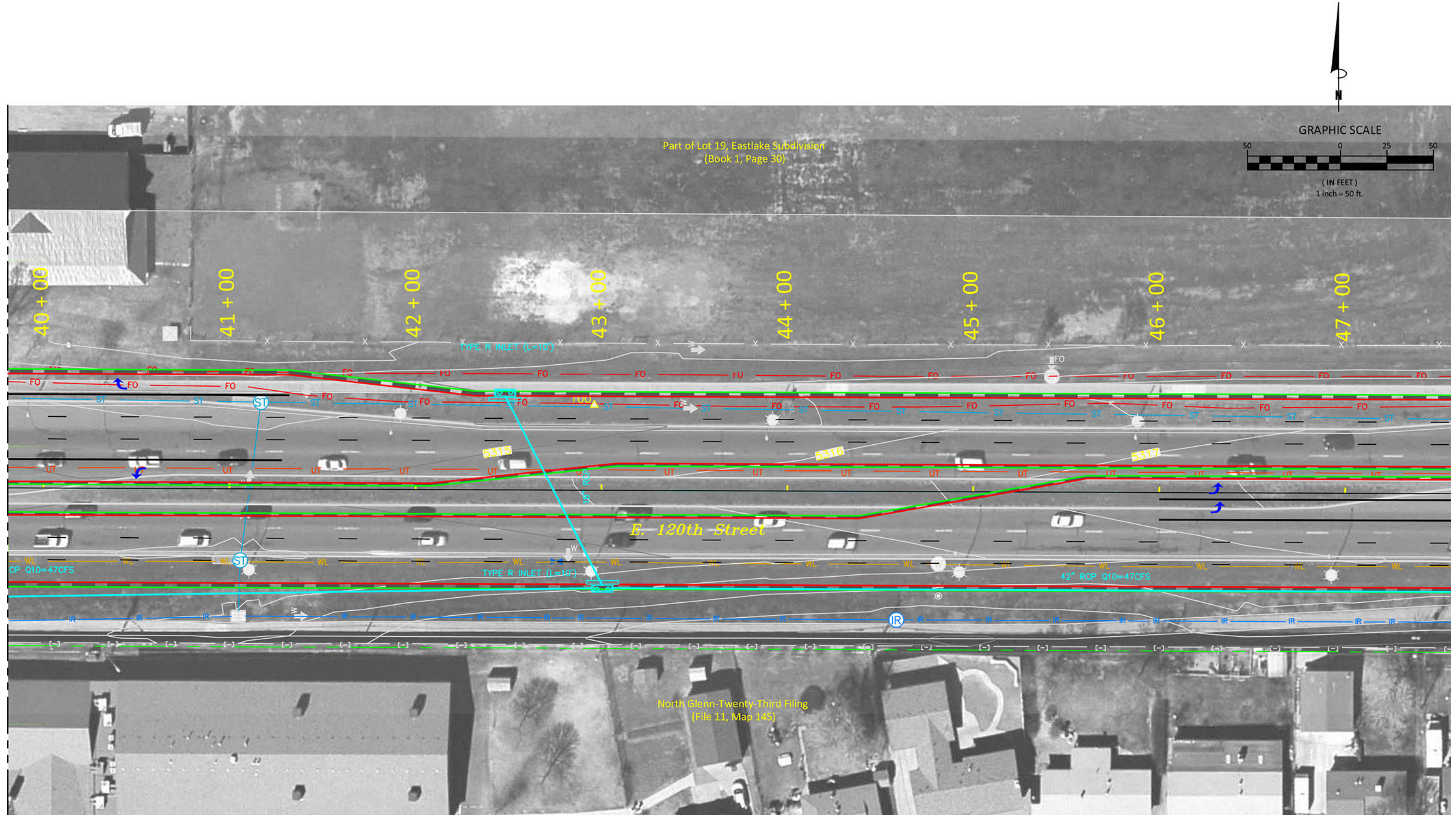


CONCEPT ROADWAY PLANS

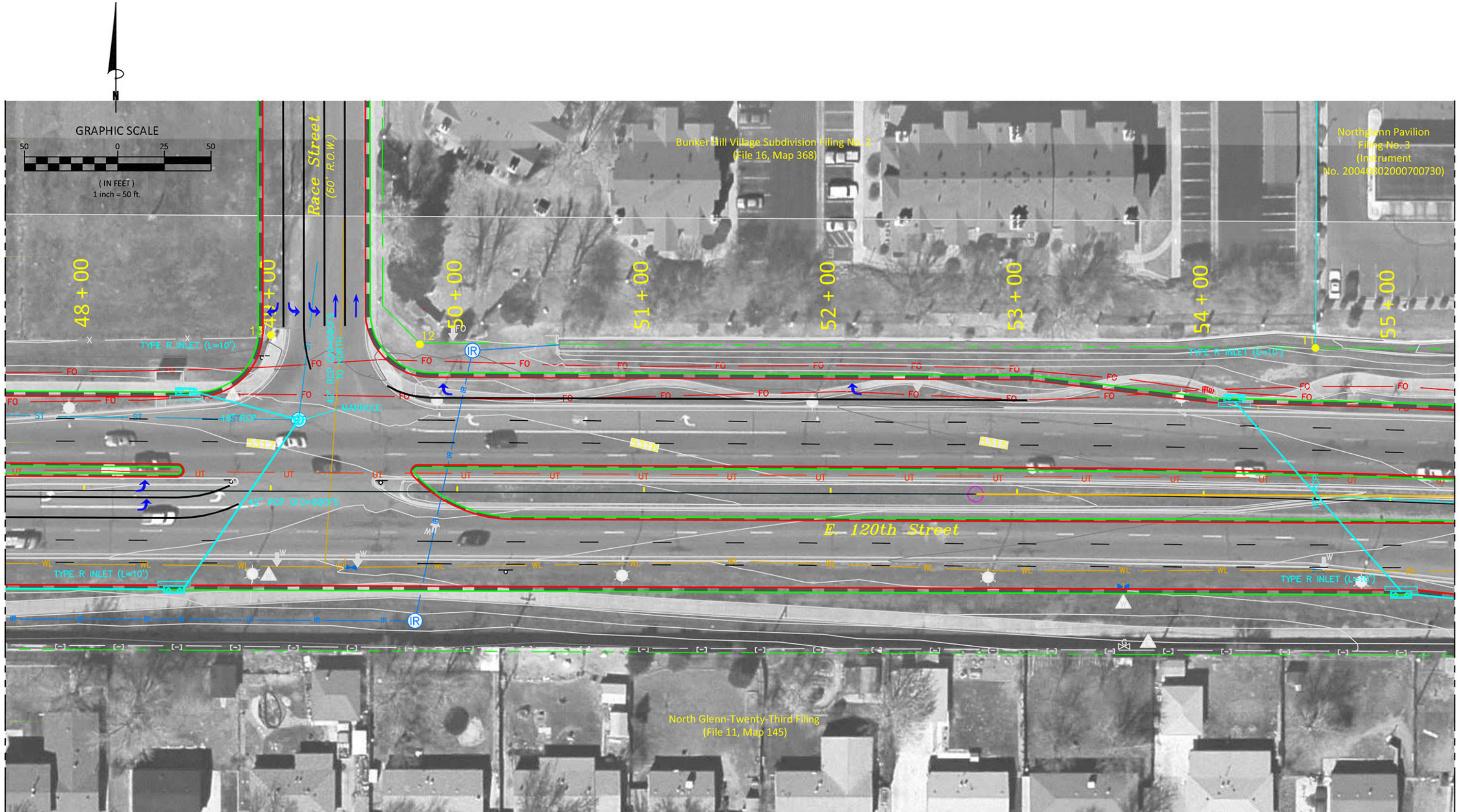
OPTIONAL LEFT TURN STRIPING AT IRMA DRIVE



CONCEPT ROADWAY PLANS



CONCEPT ROADWAY PLANS



CONCEPT ROADWAY PLANS



CONCEPT ROADWAY PLANS







Karl's Farm – Multifamily
Final Plat and SIA

Presented to:
Northglenn City Council
October 26, 2020



REQUEST

APPLICANT:

Southern Land Company, LLC

REQUEST:

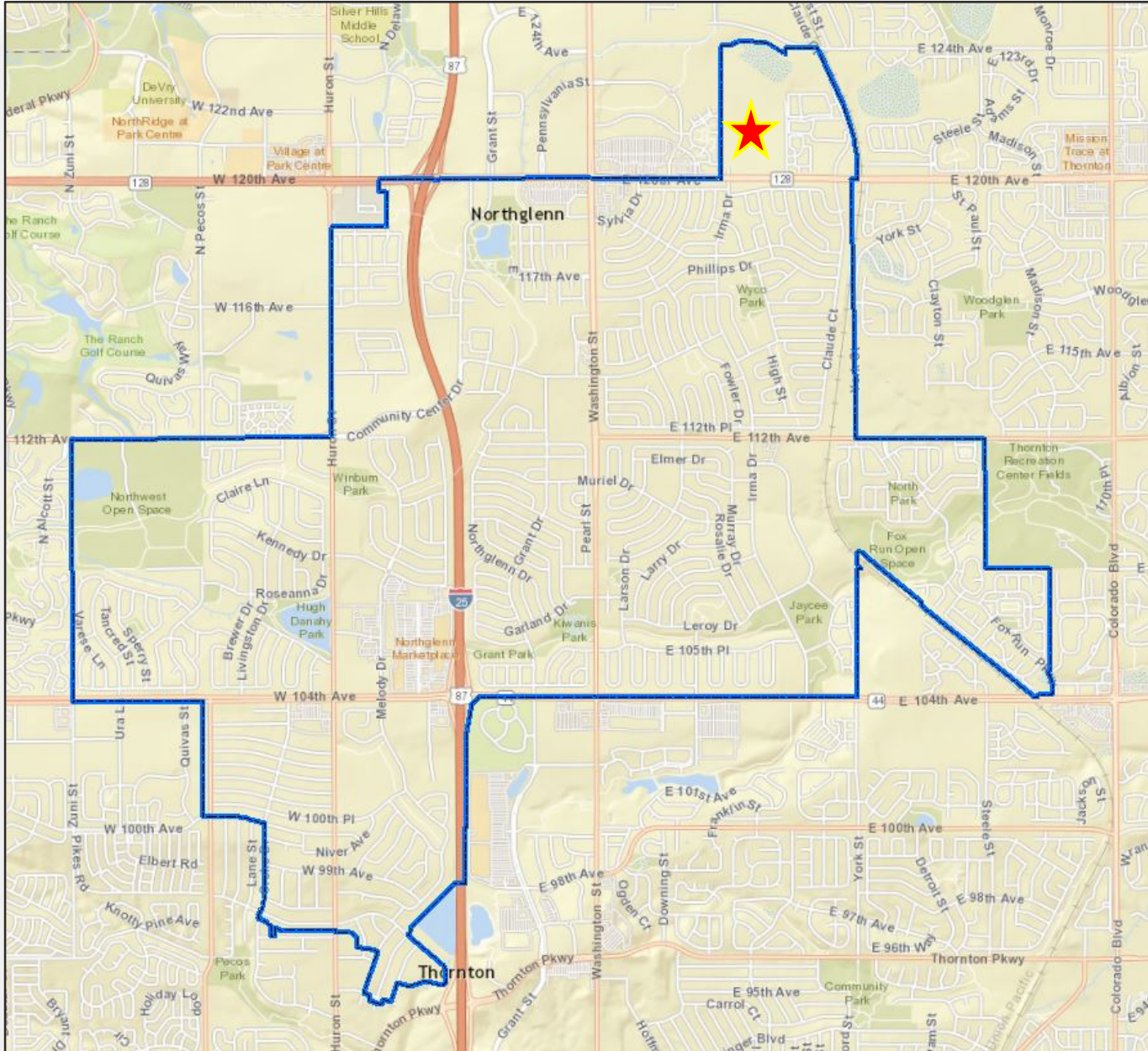
- Final Plat Subdivision (CR-141)
- Subdivision Improvement Agreement (CR-142)

[Staff will present these items together although they are separate agenda items.]

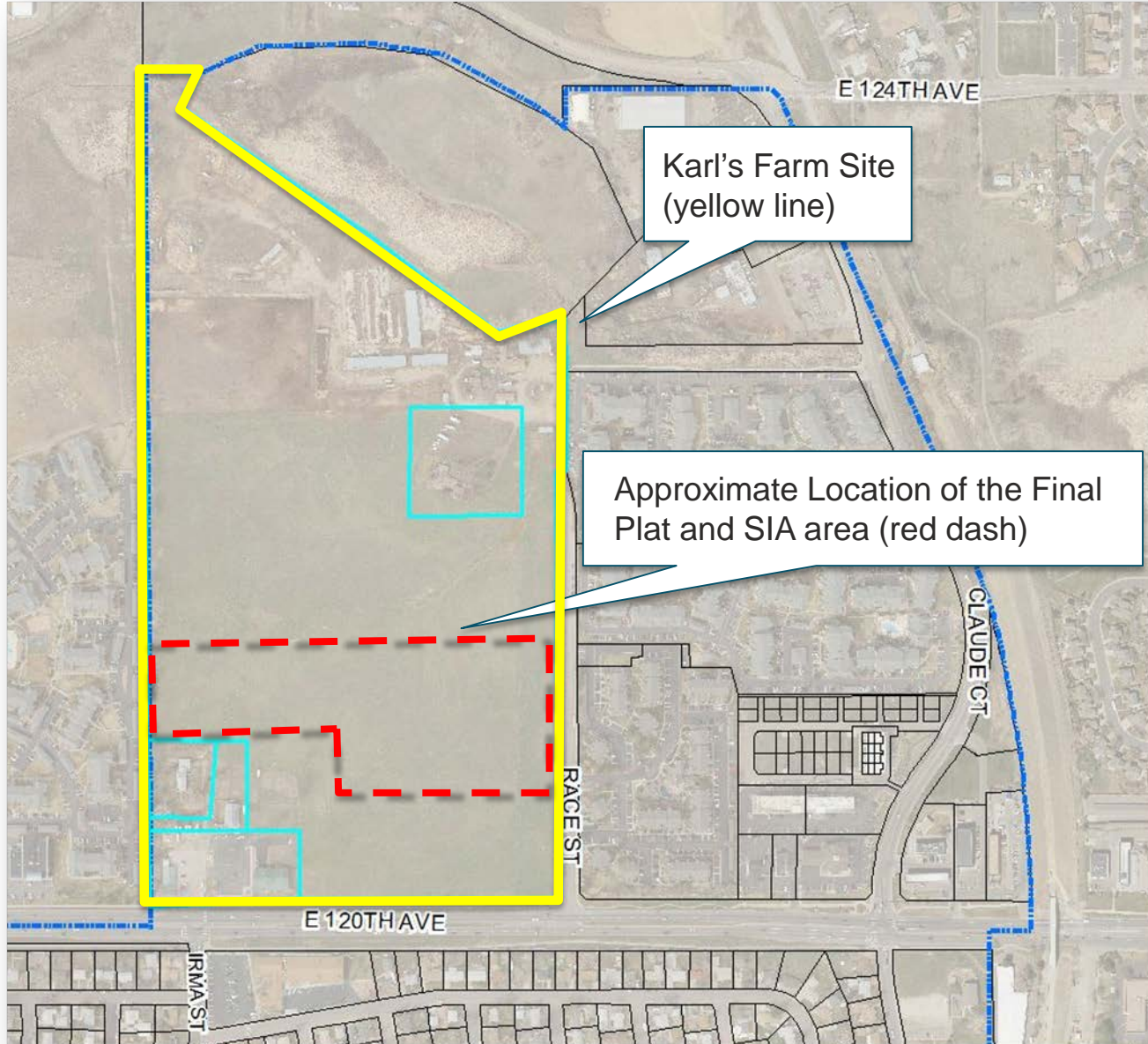
LOCATION:

- North of 120th Avenue between Irma Drive and Race Street.
- The specific site is internal to the Karl's Farm site.

VICINITY MAP

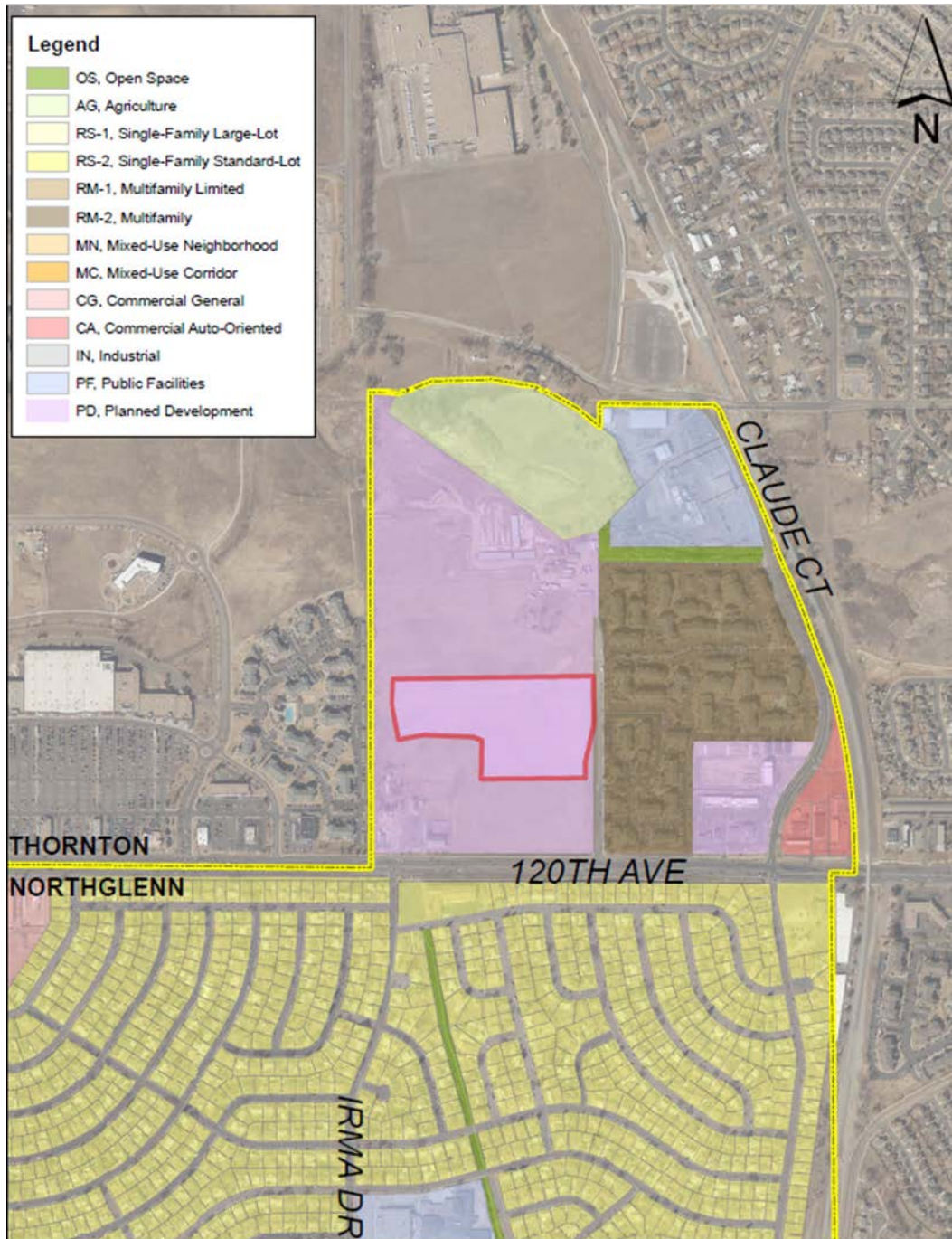


VICINITY MAP



SITE DATA

<p>Location</p>	<p>Karl's Farm North side of 120th Avenue, between Irma Drive and Race Street [The proposed Amendment No. 2 is a portion of the Mixed-Use Parcel C as identified in the approved Karl's Farm Preliminary PD.]</p>
<p>Subdivision</p>	<p>Lot 1, Block 8; Karl's Farm Filing No. 1, Amd. No. 1</p>
<p>Zoning</p>	<p>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 Southern Land Company parcel is identified for "Mixed-Use" land use, which allows for multi-family development.</p>
<p>Existing Land Use</p>	<p>The site is currently undeveloped. Planning Commission approved a Major Site Plan for the single-family attached and detached development portion of the site (to be developed by Richmond American Homes and Meritage Homes) in January of 2020. The subject site will be located immediately to the south of the Richmond/Meritage portion of the site.</p>
<p>Acreage</p>	<p>63.8 acres for the overall Karl's Farm site; the Southern Land Company portion of the site is 12.23 acres.</p>



BACKGROUND

- In April 2019, City Council approved the Karl's Farm Preliminary PD.
- 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 to review the proposed development.
- Site is a portion of Planning Area "C" (Mixed Use)

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 drive-throughs, 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, offices, 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, open spaces with a variety of passive and active recreational amenities and a balance of landscaped 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.

KARL'S FARM
NORTHGLENN, CO

PD STANDARDS
PRELIMINARY PD

NORRIS DESIGN
Kennedy/Jenks
Brownstein Hyatt Farber Schreck

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MIXED-USE PLANNED DEVELOPMENT STANDARDS

Table 3. Mixed-Use Standards

Minimum Floor Area - Residential	500 SF/ Unit
Minimum Floor Area - Commercial	None
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Height	60'
Minimum Floor Area Ratio for Non-Residential Uses	L.O.
Maximum Density	30 units / acre (1)
Minimum Open Space Requirement	200 SF
Minimum Building Setback - Front	0'
Minimum Building Setback - Front	10' (2)
Minimum Parking Setback	0'

(1) Density is based on gross acreage. Net density may be higher.
(2) Excludes buildings, parking, & driveways. All other areas included.
(3) Final grades may require additional setback.

B. MIXED USE SITE STANDARDS

1. Setbacks and building separations shall be measured from the street right-of-way or property lot line.
2. See Community Design Planned Development Standards for landscape requirements within front, side and rear setback areas.
3. Parking Requirements
 - Parking requirements shall follow the UDO.
 - Requests for reductions in parking requirements should be reviewed based on the procedure outlined in the UDO.
 - Tandem parking is able to be counted for residential.
 - On-street parking for guests is able to be counted.

KEY MAP

A. GENERAL MIXED USE STANDARDS

1. Stairways shall not be located outside of the building envelope.
2. Exterior building lighting should be used to provide safety and security and to highlight architectural features. All exterior doorways shall be lighted all night.
3. Accessory building shall be finished in the same materials as the principal building and should be located to the side or rear of the principal building.
4. Post-development, these PD standards shall apply to additions to existing buildings. The exterior treatment of any building addition shall, as a minimum, be of the same materials and colors as the existing structure.
5. Post-development, these PD standards shall apply to any modification to the exterior of existing buildings that requires a building permit.
6. Screening standards for loading areas shall follow the requirements of the Commercial PD Standards.

MULTIFAMILY EXAMPLES

KARL'S FARM
NORTHGLENN, CO

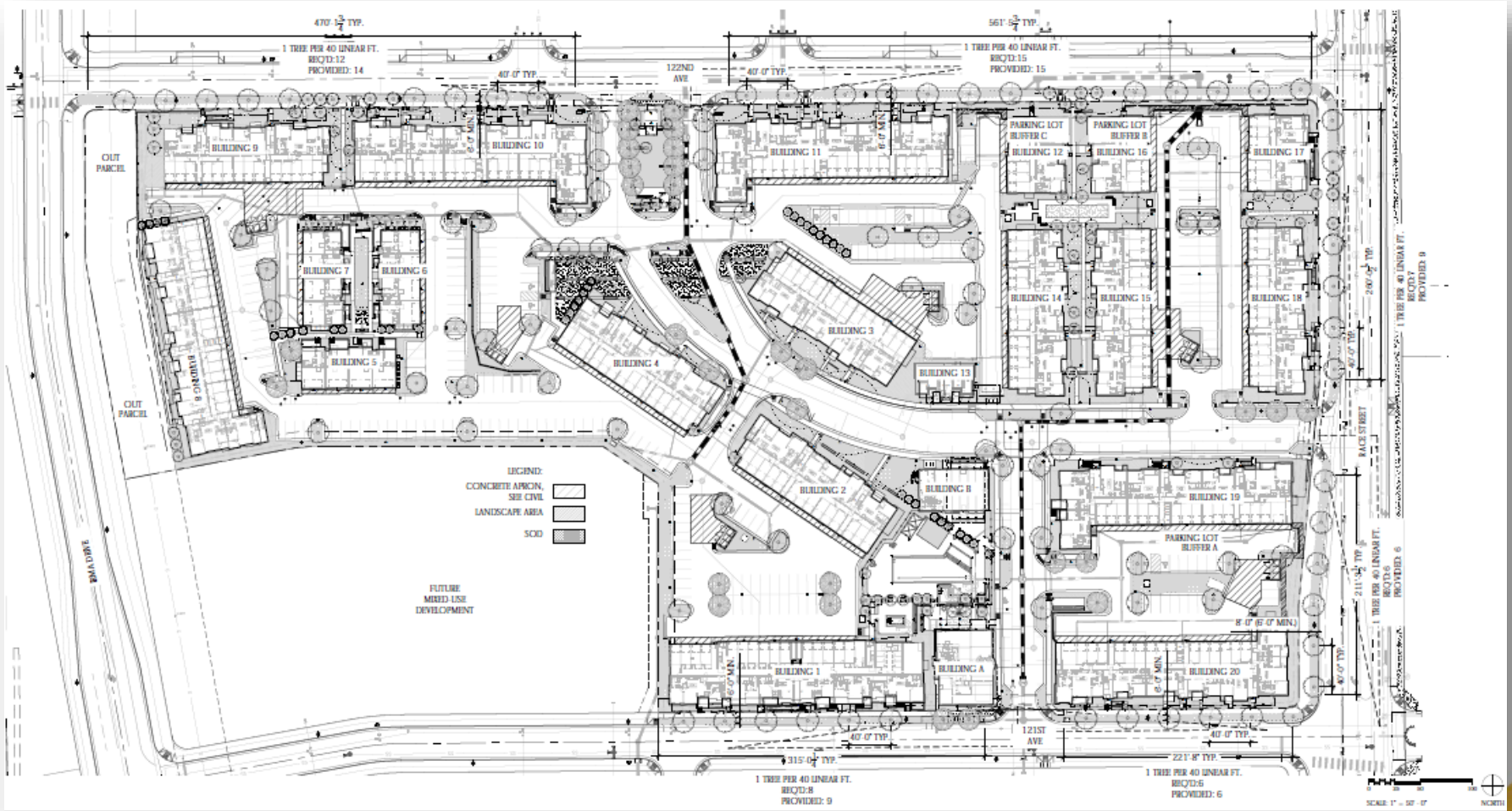
PD STANDARDS
PRELIMINARY PD

NORRIS DESIGN
Kennedy/Jenks
Brownstein Hyatt Farber Schreck

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*All photos are illustrative and representative of design intent.

MAJOR SITE PLAN



MAJOR SITE PLAN



MAJOR SITE PLAN



MAJOR SITE PLAN



MAJOR SITE PLAN



KTGY Architecture + Planning
820 19th St, Suite 500
Denver, CO 80202
303.925.8400
ktgy.com

Trailbreak Partners
802 E. 19th Ave
Denver, CO 80218

KARL'S FARM
THORNTON, COLORADO #0183098

PERSPECTIVES
SEPTEMBER 20, 2020

BACKGROUND

- A major site plan was reviewed and approved by the Planning Commission at their October 6, 2020 meeting.
 - This approval was subject to the condition that the Final Plat and SIA be approved by the City Council.
 - Per the UDO, Major Site Plans are reviewed and approved by the Planning Commission.
- The major site plan was for a new 385-unit multifamily apartment complex.
- Concurrently, the Planning Commission recommended approval of the Final Plat being presented this evening to City Council.



KARL'S FARM FILING NO. 1, 2nd AMENDMENT
FINAL PLAT
(CR-141)

CASE ANALYSIS

FINAL PLAT (CR-141)

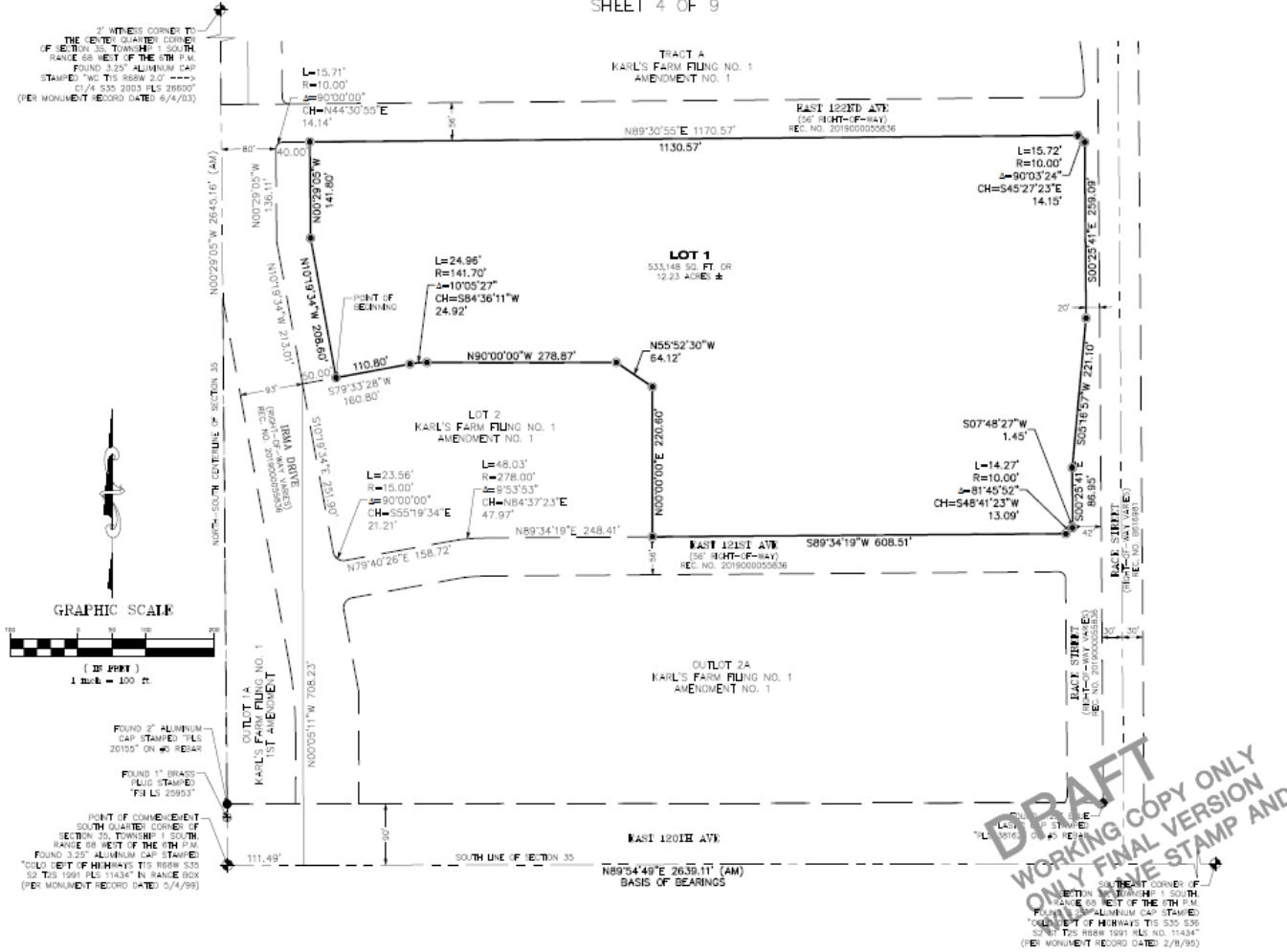
- The Karl's Farm Filing No. 1, 2nd Amendment Final Plat is provided as an attachment to CR-141.
 - This plat is a replat of Lot 1, Block 8 of the Karl's Farm Filing No. 1, Amd. No. 1 Final Plat approved earlier this year.
 - The plat is for a 12.23 acre site.
 - This document memorializes the utility and fire access easements associated with the development.
 - There are public infrastructure is required as part of the plat, which requires approval of a SIA by City Council.
 - This Final Plat is consistent with the previous Final and Preliminary Plats for the Karl's Farm development.
 - The proposed replat is consistent with the UDO requirements for a subdivision plat.



FINAL PLAT (CR-141)

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1A, KARL'S FARM FILING NO. 1, 1ST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 9



REVISION	DATE
1	07/17/2020 JS
2	07/22/2020 JS
3	07/29/2020 JS
4	08/04/2020 JS
5	08/11/2020 JS
6	08/18/2020 JS
7	08/25/2020 JS
8	09/01/2020 JS
9	09/08/2020 JS
10	09/15/2020 JS
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20	11/24/2020 JS
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22	12/08/2020 JS
23	12/15/2020 JS
24	12/22/2020 JS
25	12/29/2020 JS

KARL'S FARM FILING NO. 1
2ND AMENDMENT

Flatiron, Inc.
Land Surveying Services
www.flatironinc.com

4007 LUGAN, ST.
DENVER, CO 80218
(303) 752-1800
FAX: (303) 924-1860

JOB NUMBER:	19-73,011
DATE:	11-18-2019
DRAWN BY:	J. STEPHENSON
CHECKED BY:	JMS/BL
SHEET	4 OF 9

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL BE STAMP AND SIGNATURE



FINAL PLAT (CR-141)

Notification was provided in accordance with the requirements of Section 11-6-3(e) of the Unified Development Ordinance (UDO):

- A. Notice sent to all property owners within 500 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 FILING NO. 1, 2ND AMENDMENT
SUBDIVISION IMPROVEMENT AGREEMENT
(CR-142)

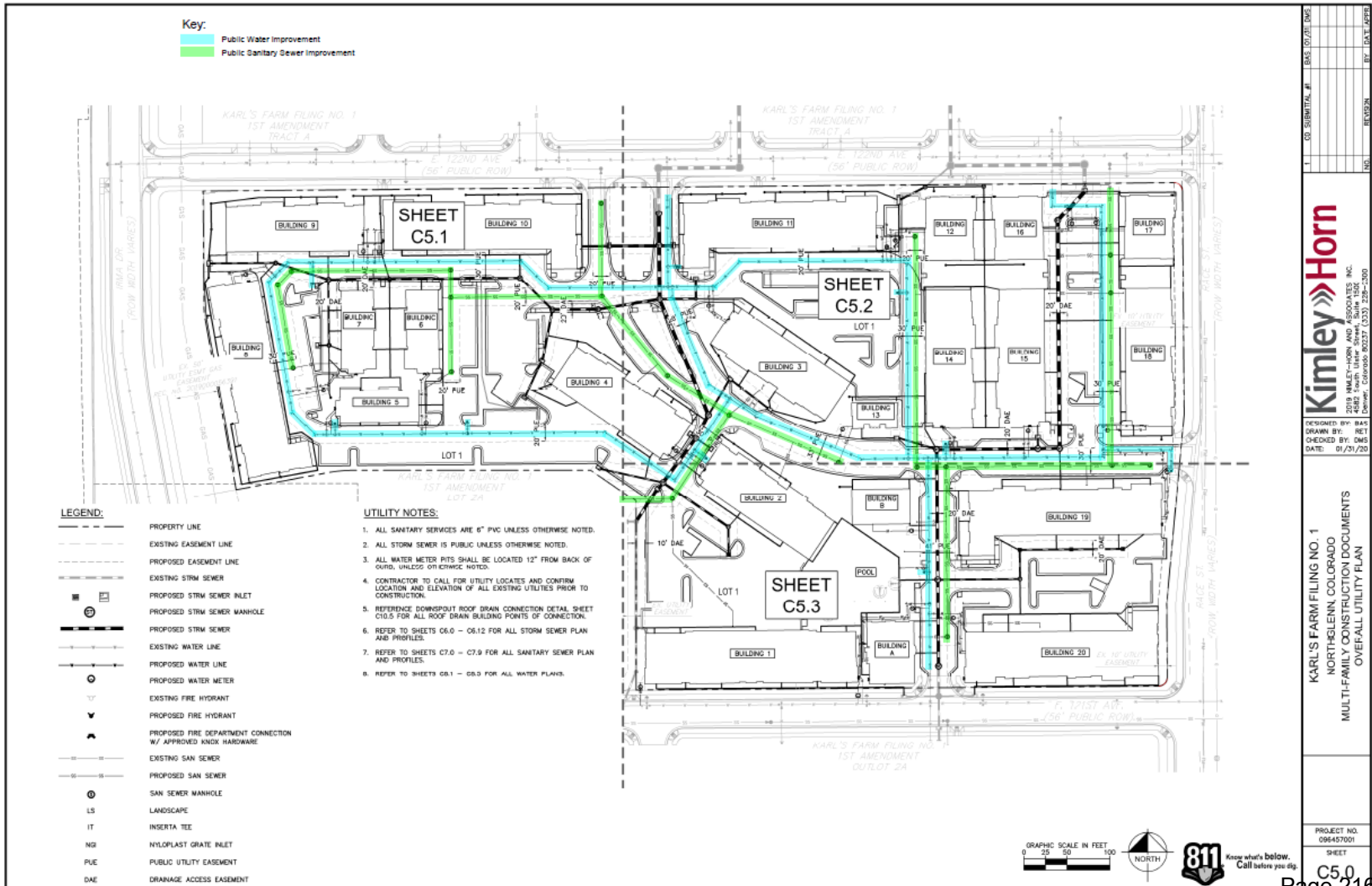
CASE ANALYSIS

SUBDIVISION IMPROVEMENT AGREEMENT (CR-142)

- Section 11-5-6 of the UDO requires an SIA when public infrastructure is required to be constructed as part of a Final Plat.
- The SIA is a legal document that outlines the financial security obligations, civil construction documents, final acceptance process, and warranty provisions for the public infrastructure required.
 - In this case – Water and Sanitary Sewer lines
 - Total infrastructure cost: \$409,863
- The public infrastructure provided here will tie into the trunk (or main) infrastructure being constructed by the master developer for the entire Karl's Farm site.



SUBDIVISION IMPROVEMENT AGREEMENT (CR-142)



CO. SUBMITTAL # _____ DATE _____
 NO. _____ REVISION BY DATE _____
 NO. _____

Kimley»Horn
 SUB NALEY-HORN AND ASSOCIATES, INC.
 Denver, Colorado 80207 (303) 238-1500

DESIGNED BY: BAS
 DRAWN BY: RET
 CHECKED BY: DMS
 DATE: 07/21/20

KARL'S FARM FILING NO. 1
 NORTHGLENN, COLORADO
 MULTI-FAMILY CONSTRUCTION DOCUMENTS
 OVERALL UTILITY PLAN

PROJECT NO. 086AS2701
 SHEET
C5.0





KARL'S FARM FILING NO. 1, 2ND AMENDMENT
FINAL PLAT AND SIA

RECOMMENDATION

CRITERIA FINAL PLAT

Approval Criteria:

- Section 11-6-6(c) of the UDO requires the proposal to comply with approval criteria.
- Staff provided a thorough analysis of these criteria in the Planning Commission staff memorandum (see Attachment 2 of the Council memorandum).
- Staff finds that the proposed 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.

[There is no approval criteria for an SIA as it is a legal agreement between the city and the developer. The City Attorney has reviewed the SIA and approved it as to form.]

RECOMMENDATION

Staff recommends the City Council approve the following:

- CR-141 – Karl’s Farm Filing No. 1, 2nd Amendment Final Plat
- CR-142 – Subdivision Improvement Agreement for Karl’s Farm Filing No. 1, 2nd Amendment Final Plat

Planning Commission also recommended approval of the Final Plat (Planning Commission Resolution 2020-03)



COUNCIL OPTIONS

1. Approve the request, with or without conditions or stipulations;
2. Deny the request for reasons stated; or
3. Table the request for further consideration or additional information.

a vision for

Karl's Farm

Northglenn, Colorado

SOUTHERN LAND
COMPANY

October 05, 2020

“We are passionate about creating beautiful places that inspire people and foster meaningful experiences.”

CREATE THE EXTRAORDINARY

It seems almost every town has that one beautiful neighborhood locals love to take visitors to see when they visit. It’s fun, and touring such places became a hobby for me. This is what led me to become a real estate developer. I believe that real estate can be a beautiful and sustainable work of art. Our hope is that every community we build will become a new special place that people love.

The unique structure of Southern Land was originally inspired by Walt Disney’s conviction that creativity, innovation, and team interaction create extraordinary results. Using that model, our fully integrated team of over 300 top professionals has built a reputation for building beautiful projects of unique character and national distinction. We have ingrained core values of integrity and ethical business practices into every aspect of the business since launching in 1986. We also share a culture of charity and community involvement that is spiritedly championed by our people everywhere we build. Constant adaptation has led to diversification and steady growth. We have delivered market-leading single and multi-family homes, luxury towers, master-planned communities, and unique mixed-use projects across the country. I hope your experiences with Southern Land Company and our people are both fun and fruitful. Together, we can continue to create the extraordinary.

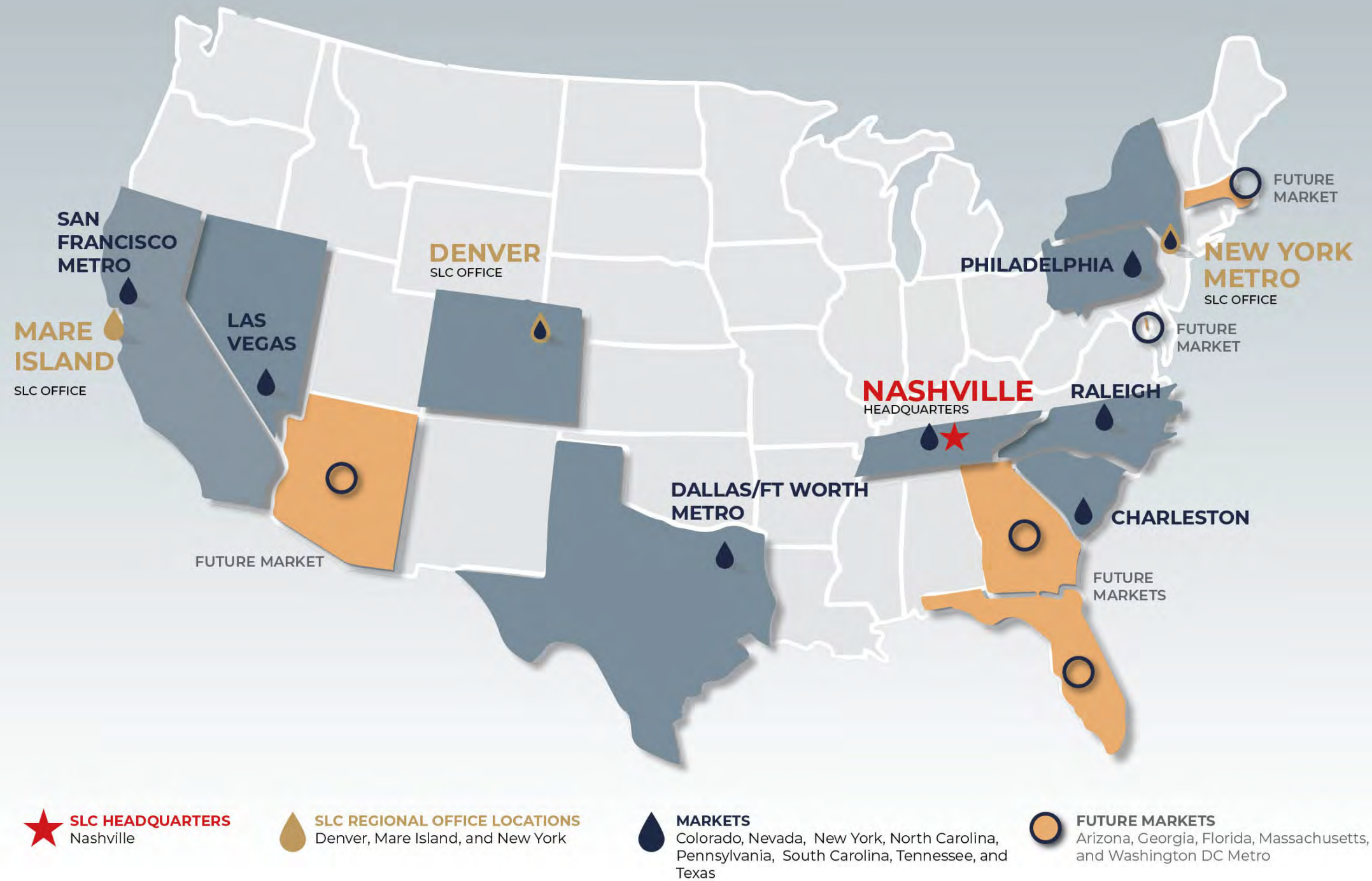
Tim Downey, Founder & CEO
Southern Land Company



Tim Downey
CEO

CURRENT & FUTURE DEVELOPMENTS

IN-HOUSE CAPABILITIES



FINANCIAL

- Capital Markets
- Investor Relations
- Exit Strategy

DEVELOPMENT

- Site Selection
- Acquisition
- Entitlements
- Project Management

DESIGN

- Land Planning
- Architecture
- Civil Engineering
- Horticulture
- Interior Design

CONSTRUCTION

- Homebuilding
- Commercial Construction
- Budgeting and Scheduling
- Infrastructure, Utilities, & Grading

OPERATIONS

- Property Management
- Home Sales
- Residential & Commercial Leasing
- Marketing
- Events & Programming

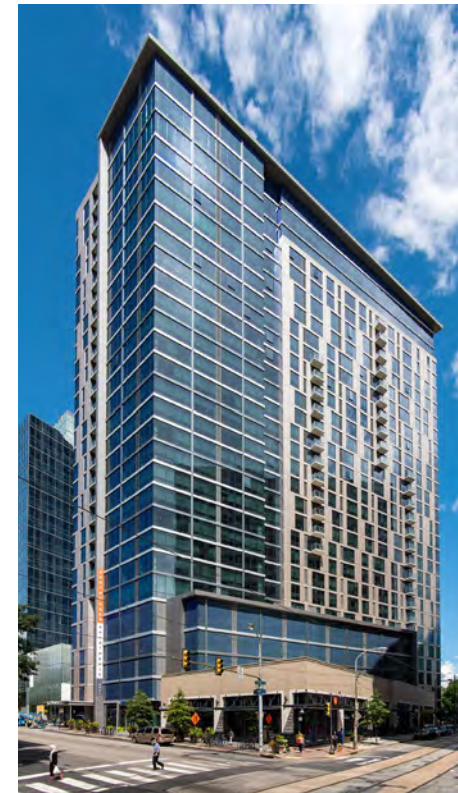
**Development
Experience**

SOUTHERN LAND
COMPANY



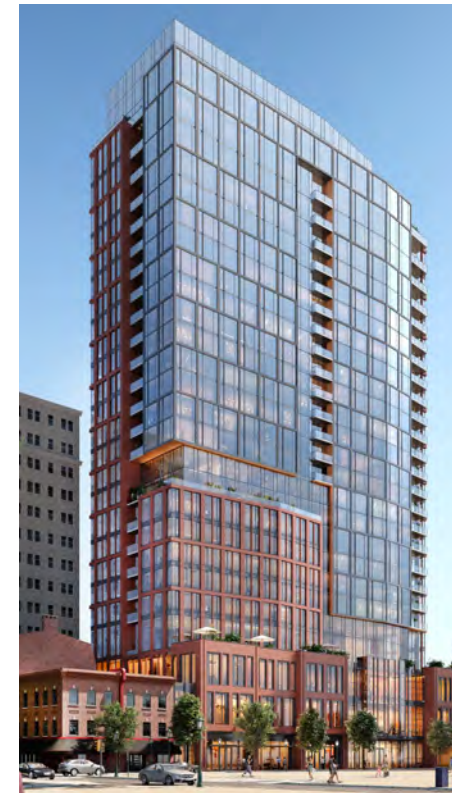
The Laurel

Philadelphia, PA



3601 Market

Philadelphia, PA



1620 Sansom

Philadelphia, PA



969 Commerce

Fort Worth, TX



Nove at Knox

Dallas, TX

Site	0.90ac
Height/ Stories	48 Stories
# Units	185 Apartments/ 80 Condos
Commercial	43,000sf
Parking	177 parking spaces
Sustainability	-
Inclusionary Housing	10%
Walk Score	100
Bike Score	100
Transit Score	97

Site	0.92ac
Height/ Stories	28 Stories
# Units	363 Apartments
Commercial	15,600sf
Parking	201 parking spaces
Sustainability	LEED Silver
Inclusionary Housing	-
Walk Score	87
Bike Score	91
Transit Score	97

Site	0.42ac
Height/ Stories	28 Stories
# Units	308 Apartments
Commercial	32,000sf
Parking	56 parking spaces
Sustainability	-
Inclusionary Housing	Per FAR Bonus
Walk Score	99
Bike Score	84
Transit Score	100

Site	0.69ac
Height/ Stories	27 Stories
# Units	302 Apartments
Commercial	8,400sf
Parking	388 parking spaces
Sustainability	-
Inclusionary Housing	-
Walk Score	76
Bike Score	60
Transit Score	62

Site	1.65ac
Height/ Stories	20 Stories
# Units	310 Apartments
Commercial	-
Parking	465 parking spaces
Sustainability	-
Inclusionary Housing	-
Walk Score	87
Bike Score	76
Transit Score	42



Vertis Green Hills

Nashville, TN



Bespoke Uptown

Denver, CO



Devon Four25

Raleigh, NC



White Plains

White Plains, NY



Haven at Wind Watch

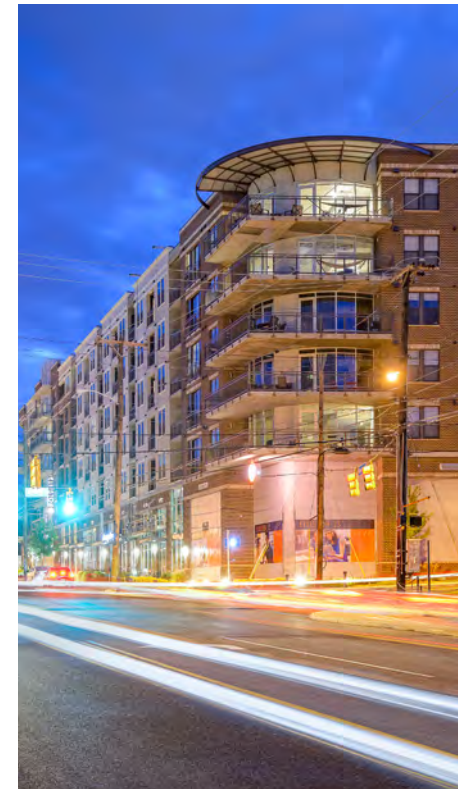
Hauppauge, NY

	Vertis Green Hills	Bespoke Uptown	Devon Four25	White Plains	Haven at Wind Watch
Site	2.67ac	1.44ac	2.0ac	1.32ac	5.32ac
Height/ Stories	18 Stories	10 Stories	8 Stories	7 Stories	7 Stories
# Units	310 Apartments	317 Apartments	261 Apartments	177 Apartments	150 Apartments
Commercial	85,500sf	12,000sf	13,000sf	2,100sf	-
Parking	683 parking spaces	389 parking spaces	343 parking spaces	269 parking spaces	276 parking spaces
Sustainability	-	-	LEED Gold	-	-
Inclusionary Housing	-	-	-	12%	-
Walk Score	70	96	67	91	14
Bike Score	61	96	66	50	28
Transit Score	-	86	68	61	-



Southside at McEwen

Franklin, TN



Elliston 23

Nashville, TN



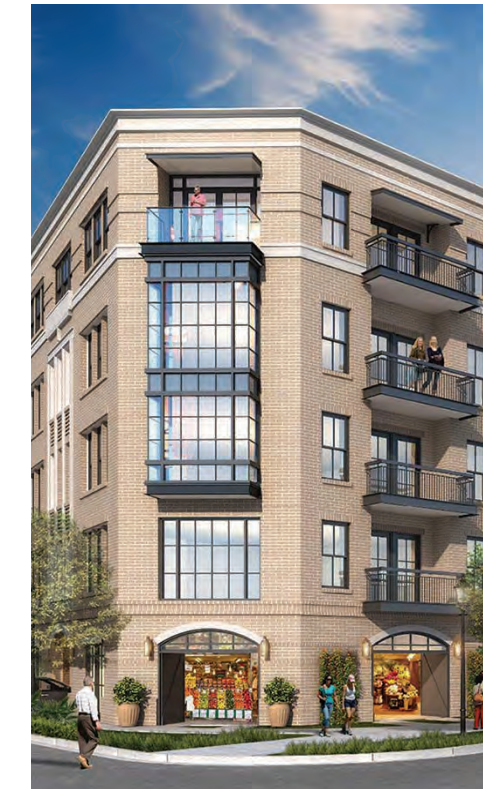
Reve Boulder

Boulder, CO



Auric

Las Vegas, NV



Society at Laurens

Charleston, SC

Site	25.56ac
Height/ Stories	7 Stories
# Units	-
Commercial	150,000sf Office 107,000sf Retail
Parking	1167 parking spaces
Sustainability	-
Inclusionary Housing	-
Walk Score	52
Bike Score	42
Transit Score	21

Site	2.71ac
Height/ Stories	6 Stories
# Units	331 Apartments
Commercial	15,100sf
Parking	508 parking spaces
Sustainability	LEED Silver
Inclusionary Housing	-
Walk Score	85
Bike Score	53
Transit Score	-

Site	5.81ac
Height/ Stories	5 Stories
# Units	244 Apartments
Commercial	108,700sf Office 24,500sf Retail
Parking	546 parking spaces
Sustainability	-
Inclusionary Housing	20%
Walk Score	63
Bike Score	98
Transit Score	57

Site	5.25ac
Height/ Stories	5 Stories
# Units	324 Apartments
Commercial	14,500sf
Parking	413 parking spaces
Sustainability	-
Inclusionary Housing	-
Walk Score	61
Bike Score	51
Transit Score	65

Site	1.94ac
Height/ Stories	5 Stories
# Units	148 Apartments
Commercial	-
Parking	181 parking spaces
Sustainability	-
Inclusionary Housing	-
Walk Score	90
Bike Score	-
Transit Score	48

Project Precedents
Southern Land Company Development Experience



Junction 15

Plano, TX



Morada Plano

Plano, TX



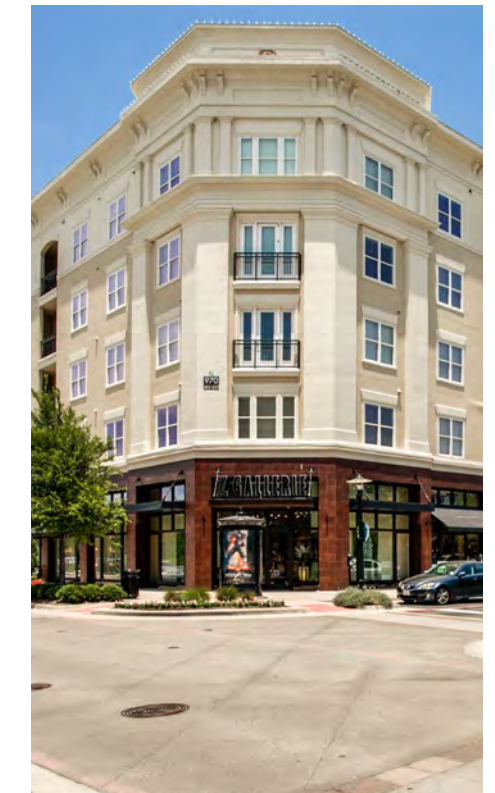
Centric LoHi

Denver, CO



Arthouse

Keller, TX



Lofts at Watters Creek

Allen, TX

Site	3.0ac
Height/ Stories	5 Stories
# Units	279 Apartments
Commercial	7,700sf
Parking	453 parking spaces
Sustainability	-
Inclusionary Housing	-
Walk Score	91
Bike Score	71
Transit Score	50

Site	1.61ac
Height/ Stories	5 Stories
# Units	183 Apartments
Commercial	12,700sf
Parking	335 parking spaces
Sustainability	-
Inclusionary Housing	-
Walk Score	92
Bike Score	72
Transit Score	50

Site	2.40ac
Height/ Stories	5 Stories
# Units	302 Apartments
Commercial	9,300sf
Parking	405 parking spaces
Sustainability	-
Inclusionary Housing	-
Walk Score	81
Bike Score	87
Transit Score	45

Site	5.61ac
Height/ Stories	5 Stories
# Units	187 Apartments
Commercial	27,000sf
Parking	310 parking spaces
Sustainability	-
Inclusionary Housing	-
Walk Score	68
Bike Score	66
Transit Score	-

Site	-
Height/ Stories	5 Stories
# Units	342 Apartments
Commercial	-
Parking	-
Sustainability	-
Inclusionary Housing	-
Walk Score	53
Bike Score	68
Transit Score	-



Lofts at Watters Creek

Phase II - Allen, TX



Garden City

Garden City, NY



Karl's Farm

Northglenn, CO



Dwell

Franklin, TN



Dwell

Phase II - Franklin, TN

Site	-
Height/ Stories	5 Stories
# Units	109 Apartments
Commercial	3,500sf
Parking	-
Sustainability	-
Inclusionary Housing	-
Walk Score	54
Bike Score	-
Transit Score	-

Site	4.45ac
Height/ Stories	4 Stories
# Units	150 Apartments
Commercial	-
Parking	315 parking spaces
Sustainability	-
Inclusionary Housing	10%
Walk Score	54
Bike Score	-
Transit Score	-

Site	12.23ac
Height/ Stories	4 Stories
# Units	385 Apartments/ Townhomes
Commercial	-
Parking	497 parking spaces
Sustainability	-
Inclusionary Housing	-
Walk Score	61
Bike Score	57
Transit Score	27

Site	-
Height/ Stories	4 Stories
# Units	258 Apartments
Commercial	-
Parking	-
Sustainability	-
Inclusionary Housing	-
Walk Score	46
Bike Score	42
Transit Score	21

Site	-
Height/ Stories	4 Stories
# Units	112 Apartments
Commercial	-
Parking	-
Sustainability	-
Inclusionary Housing	-
Walk Score	46
Bike Score	42
Transit Score	21

Project Precedents
Reve | Boulder, CO

6.01 ac Site
242 Market Rate Apartments
114,000sf Class Office
17,000sf Retail





Pearl Street

MIXED
USE

MULTIFAMILY

OFFICE

30th Street



Project Precedents
Bespoke Uptown | Denver, CO

1.44 ac Site
10-Story Tower
317 Market Rate Apartments
10,000sf Retail



Project Precedents
Bespoke Uptown | Denver, CO



Project Precedents
Centric LoHi | Denver, CO

2.40 ac Site
302 Market Rate Apartments
9,300sf Retail



Project Precedents
Centric LoHi | Denver, CO



Project Precedents
Auric | Las Vegas, NV

324 Luxury Apartments
14,500sf Retail



PUD
STANDARDS

SOUTHERN LAND
COMPANY



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 Unit 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 PUD, 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 PUD will provide the flexibility to create an innovative development with compatible adjacent uses, which is what the Preliminary PUD 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 PUD 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 FAR
A	SFD, SFA	10.2	7	12	122	-
B	SFD, SFA	15.4	8	15	231	-
C	MU ⁽¹⁾	14.9	20	30	447	1.0 ⁽¹⁾
D	C	7.6	-	-	-	1.0
E	C	0.7	-	-	-	1.0
1	POS	1.5	-	-	-	-
2	POS	0.5	-	-	-	-
3	POS	0.7	-	-	-	-
4	POS	0.3	-	-	-	-
5	POS	0.4	-	-	-	-
-	R.O.W.	11.6	-	-	-	-

(1) NON-RESIDENTIAL USES

KARL'S FARM

NORTHGLENN, CO

PUD STANDARDS

PRELIMINARY PUD

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
Consultants

Brownstein Hyatt
Farber Schreck

ILC

FELSBURG
HOLT &
ULLEVIG
connecting & enhancing communities

Northglenn

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.

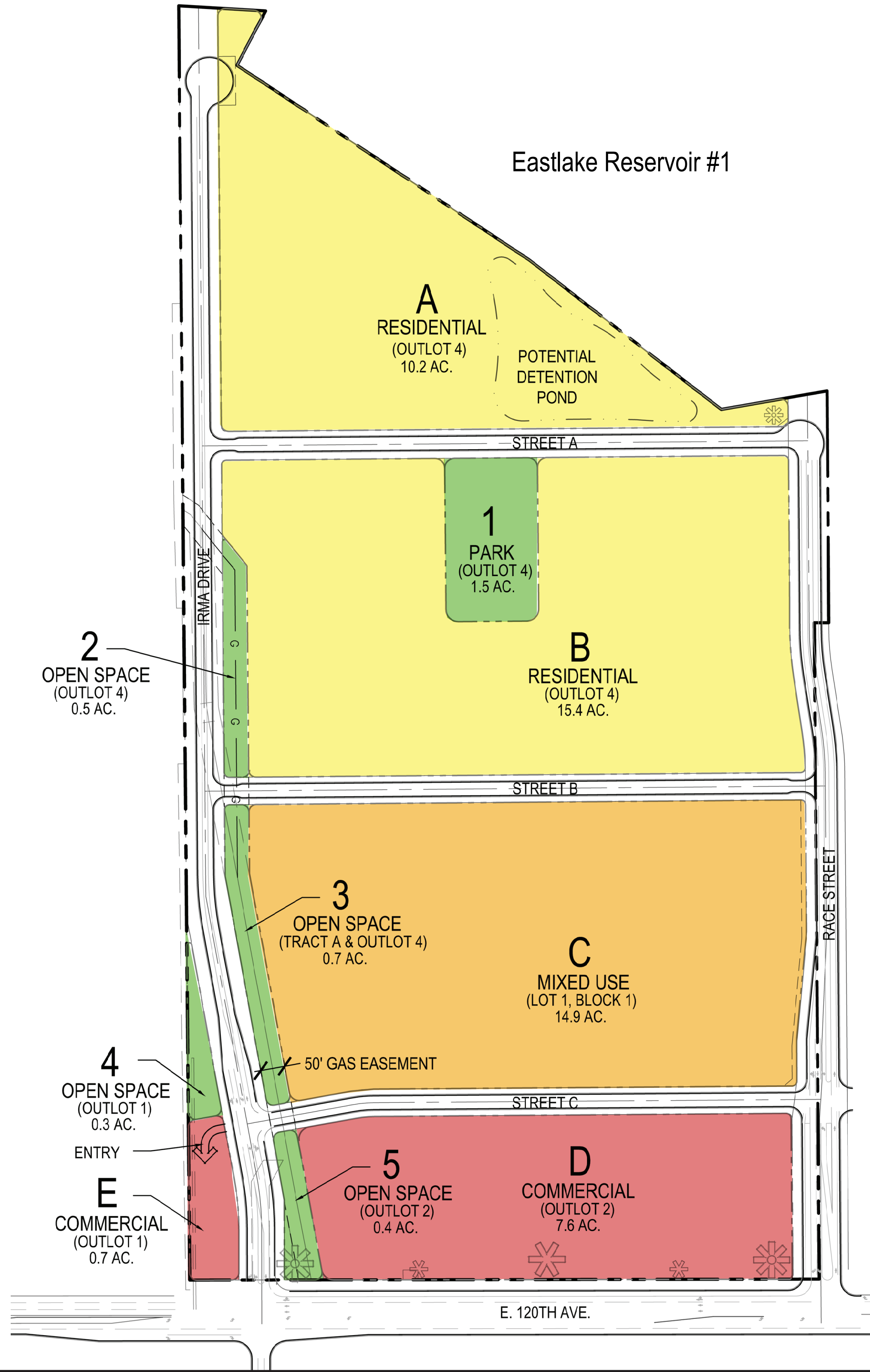
Single Family Attached (SFA) - Intended to allow for individual dwelling units attached by one or more party walls, with the habitable spaces of different dwelling units arranged in a side-by-side or stacked configuration and intended for either sale or rent. A maximum of 8 units may be attached in a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



PUD STANDARDS
PRELIMINARY PUD

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

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GENERAL PLANNED UNIT DEVELOPMENT STANDARDS

The PUD 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 PUD 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 PUD Plan and/or PUD 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 PUD 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 photos are illustrative and representative of design intent.

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

RESIDENTIAL PLANNED UNIT DEVELOPMENT STANDARDS

A. GENERAL RESIDENTIAL STANDARDS

- 1. 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 PUD Architecture Standards described herein.
- 2. 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.
- 3. 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.
- 5. High quality roof coverings meeting the International Building Code shall be applied.

B. SFD AND SFA SITE STANDARDS

- 1. Different SFD and SFA lot configurations may be mixed within Planning Areas A and B.
- 2. Setbacks and building separations shall be measured from the street right-of-way or property lot line.
- 3. 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.
- 5. See Community Design PUD 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

MIXED-USE PLANNED UNIT DEVELOPMENT STANDARDS

Table 3. Mixed-Use Standards

Minimum Floor Area - Residential	500 SF/ Unit
Minimum Floor Area - Commercial	None
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Height	60'
Maximum Floor Area Ratio for Non-Residential Uses	1.0
Maximum Density	30 units / acre
Minimum Open Space Requirement	20% (1)
Minimum Building Setback	0'
Maximum Building Setback - Front	15'
Minimum Parking Setback	5'

(1) Excludes buildings, parking, & driveways. All other areas included.

A. GENERAL MIXED USE STANDARDS

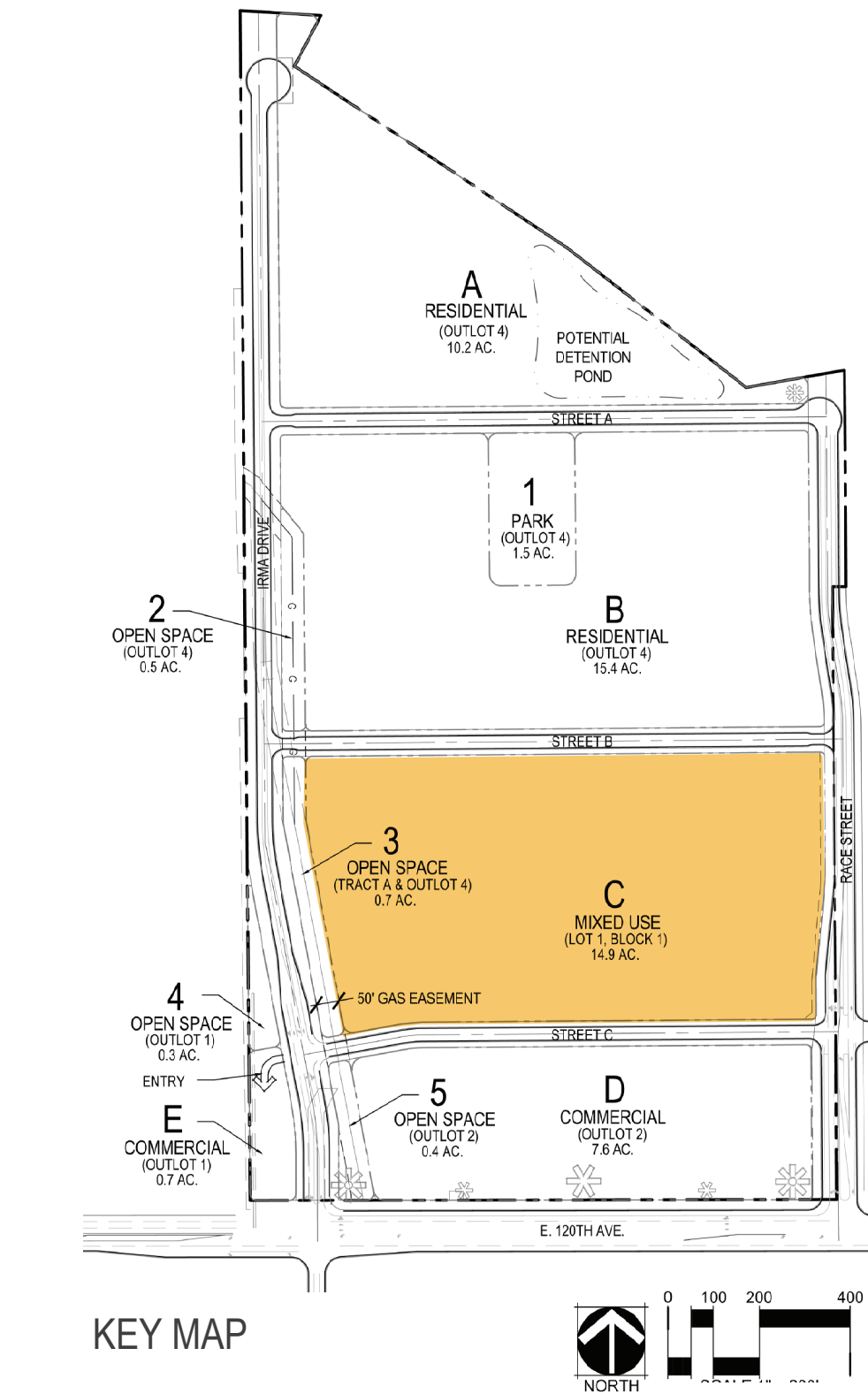
1. Stairways shall not be located outside of the building envelope.
2. Exterior building lighting should be used to provide safety and security and to highlight architectural features. All exterior doorways shall be lighted all night.
3. Accessory building shall be finished in the same materials as the principal building and should be located to the side or rear of the principal building.
4. Post-development, these PUD standards shall apply to additions to existing buildings. The exterior treatment of any building addition shall, as a minimum, be of the same materials and colors as the existing structure.
5. Post-development, these PUD standards shall apply to any modification to the exterior of existing buildings that requires a building permit.
6. Screening standards for loading areas shall follow the requirements of the Commercial PUD Standards.

B. MIXED USE SITE STANDARDS

1. Setbacks and building separations shall be measured from the street right-of-way or property lot line.
2. See Community Design Planned Unit Development Standards for landscape requirements within front, side and rear setback areas.
3. Parking Requirements
 - Parking requirements shall follow the UDO.
 - Requests for reductions in parking requirements should be reviewed based on the procedure outlined in the UDO.
 - Tandem parking is able to be counted for residential.
 - On-street parking for guests is able to be counted.



MULTIFAMILY EXAMPLES



PUD STANDARDS PRELIMINARY PUD

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

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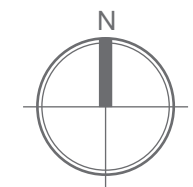


PROGRAM SUMMARY:
 SITE AREA = +/-12.23 ACRES

MULTI-FAMILY BUILDINGS:
 3-4 STORY WOOD FRAME BUILDINGS
 +/-7,145 SF LEASING CENTER/LOUNGE
 +/-4,180 SF INDOOR FITNESS/AMENITIES
 385 TOTAL UNITS

PARKING:
 PARKING PROVIDED = 497 SPACES

- 212 PRIVATE GARAGE SPACES
- 270 SURFACE SPACES
- 15 HANDICAP SPACES
- 27 EV CHARGING SPACES





Perspective @ Dog Park



Perspective @ Hammock Grove



Perspective @ Pool Amenity



SOUTHERN LAND
COMPANY

SPONSORED BY: MAYOR LEIGHTY

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-141
Series of 2020

Series of 2020

A RESOLUTION APPROVING THE FINAL PLAT FOR THE KARL'S FARM FILING NO. 1, AMD. NO. 2 SUBDIVISION

WHEREAS, Southern Land Company, LLC has submitted an application for final plat approval of the Karl's Farm Filing No. 1, Amd. No. 2 Subdivision, as shown in Exhibit A; and

WHEREAS, the proposed development will include 12.23 acres of multifamily housing and public infrastructure improvements; and

WHEREAS, City Staff has completed a review of said application 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 6th day of October 2020, following proper notice, held a public hearing regarding the applications, and following said public hearing made findings and recommended approval of the application; and

WHEREAS, a public hearing was held before the City Council on the Karl's Farm Filing No. 1, Amd. No. 2 Final Plat on October 26, 2020; and

WHEREAS, based upon said report, hearing, and recommendation, the City Council hereby finds that approval of the Final Plat for the Karl's Farm Filing No. 1, Amd. No. 2 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:

Section 1. The City Council of the City of Northglenn, Colorado hereby approves the Final Plat for the Karl's Farm Filing No. 1, Amd. No. 2 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

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1, BLOCK 8, KARL'S FARM FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 9

Parcel Description

(PREPARED BY FLATIRONS, INC.)

ACRES DESCRIBED AS FOLLOWS: _____ BEING THE OWNER(S) OF THE REAL PROPERTY OF 12.23

LOT 1, BLOCK 8, KARL'S FARM FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF SAID SECTION 35 TO BEAR NORTH 89°54'49" EAST, A DISTANCE OF 2,639.11 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T1S R68W S35 S2 T2S 1991 PLS 11434" IN RANGE BOX AT THE SOUTH QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T1S S35 S36 S2 S1 T2S R68W 1991 RLS NO. 11434" AT THE SOUTHEAST CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH QUARTER CORNER; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'49" EAST, A DISTANCE OF 111.49 FEET; THENCE NORTH 00°05'11" WEST, A DISTANCE OF 708.23 FEET TO THE SOUTHWESTERLY CORNER OF TRACT A1, KARL'S FARM FILING NO. 1, 1ST AMENDMENT; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT, NORTH 79°33'28" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE PARALLEL WITH AND 50.00 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF IRMA DRIVE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 10°19'34" WEST, A DISTANCE OF 208.60 FEET;
- 2) THENCE NORTH 00°29'05" WEST, A DISTANCE OF 141.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 122ND AVENUE;
- THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°30'55" EAST, A DISTANCE OF 1170.57 FEET TO A POINT OF CURVATURE; THENCE 15.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN INCLUDED ANGLE OF 90°03'24" AND SUBTENDED BY A CHORD BEARING SOUTH 45°27'23" EAST, A DISTANCE OF 14.15 FEET;
- THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF RACE STREET THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 00°25'41" EAST, A DISTANCE OF 259.09 FEET;
- 2) THENCE SOUTH 05°16'57" WEST, A DISTANCE OF 221.10 FEET;
- 3) THENCE SOUTH 00°25'41" EAST, A DISTANCE OF 86.95 FEET;
- 4) THENCE SOUTH 07°48'27" WEST, A DISTANCE OF 1.45 FEET TO A POINT OF CURVATURE; THENCE 14.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN INCLUDED ANGLE OF 81°45'52" AND SUBTENDED BY A CHORD BEARING SOUTH 48°41'23" WEST, A DISTANCE OF 13.09 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121ST AVENUE SOUTH 89°34'19" WEST, A DISTANCE OF 608.51 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 220.60 FEET; THENCE NORTH 55°32'30" WEST, A DISTANCE OF 64.12 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 278.87 FEET TO A POINT OF CURVATURE; THENCE 24.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 141.70 FEET, AN INCLUDED ANGLE OF 10°05'27" AND SUBTENDED BY A CHORD BEARING SOUTH 84°36'11" WEST, A DISTANCE OF 24.92 FEET; THENCE SOUTH 79°33'28" WEST, A DISTANCE OF 160.80 FEET TO THE POINT OF BEGINNING.

Ownership and Dedication Certificate

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF NORTHGLENN CITY, COLORADO, THAT AS OF THE DATE SET FORTH BELOW, WE _____ AND _____ BEING THE OWNER(S) OF THE LAND DESCRIBED ABOVE, HAVE GOOD RIGHTS AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY NORTHGLENN CITY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOWING 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 AND STYLE OF KARL'S FARM FILING NO. 1, 2ND AMENDMENT AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE THE ROADS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO NORTHGLENN CITY, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED IN COMPLIANCE WITH THE CITY OF NORTHGLENN SUBDIVISION REGULATIONS AND THE LANDOWNERS SHALL BEAR ALL EXPENSE INVOLVED IN PLANNING, DESIGN, AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS SUBJECT 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 HERETO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

[PRINTED NAME OF OWNER]

STATE OF COLORADO }
COUNTY OF ADAMS } SS

ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 20____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ [SEAL]

MY COMMISSION EXPIRES: _____



Vicinity Map
SCALE: 1"=1000'

Surveyor's Certificate

I, JOSHUA BREEDLOVE, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF KARL'S FARM FILING NO. 1, 2ND AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.

Sheet Index	
SHEET #	DESCRIPTION
1	DESCRIPTION & CERTIFICATIONS
2	NOTES & LEGEND
3	CONTROL DIAGRAM
4	BOUNDARY INFORMATION
5	UTILITY EASEMENT
6	FIRE ACCESS EASEMENT
7	DRAINAGE EASEMENT
8	LINE & CURVE TABLES
9	LINE & CURVE TABLES

Mortgage Interest Holder(s) Consent to Dedication

MORTGAGEE CONSENT TO DEDICATION: THE UNDERSIGNED HOLDERS OF MORTGAGE INTERESTS AND LIENS AGAINST THE PROPERTY OFFERED FOR DEDICATION AND TRANSFER TO THE PUBLIC AND CITY OF NORTHGLENN CONSENTS AND APPROVES OF SUCH DEDICATIONS AND TRANSFERS AND SUBORDINATES AND RELEASES ITS INTERESTS TO SUCH DEDICATED AND TRANSFERRED PROPERTY.

IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

[PRINTED NAME OF MORTGAGE INTEREST HOLDER]

IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

[PRINTED NAME OF OWNER]

STATE OF COLORADO }
COUNTY OF ADAMS } SS

ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 20____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL. _____ [SEAL]

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

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, 2ND AMENDMENT IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF NORTHGLENN.

DIRECTOR, PLANNING AND DEVELOPMENT _____

DIRECTOR, PUBLIC WORKS _____

CHAIR, PLANNING COMMISSION _____

MAYOR, CITY OF NORTHGLENN _____

Recordation Certificate

STATE OF COLORADO }
COUNTY OF ADAMS } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED OF RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____

RECEPTION NO. _____ FILED _____ MAP _____

BY: _____
CLERK AND RECORDER

DRAFT
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ONLY FINAL VERSION
WILL HAVE STAMP AND SIGNATURE

REVISION	DATE
1-ADDITIONAL EASEMENTS	-07/26/2020 JS
2-CLIENT COMMENTS	-03/17/2020 JS
3-CLIENT COMMENTS	-03/20/2020 JS
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5-REVISIONS TO EASEMENTS	-07/20/2020 JS
6-REV. 07/BLOCK LABELS	-10/09/2020 JS
7	
8	
9	

KARL'S FARM FILING NO. 1
2ND AMENDMENT

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
4501 LOCAN ST.
DENVER, CO 80216
TEL: (303) 923-9187
FAX: (303) 923-9180

JOB NUMBER: 19-73,011
DATE: 11-18-2019
DRAWN BY: J. STEPHENSON
CHECKED BY: JMB/BL
SHEET 1 OF 9

BY: JSTEPHENSON FILE: Z73011-SUBDIVISION_REV: 4-C18.DWG. DATE: 10/9/2020 12:38 PM

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1, BLOCK 8, KARL'S FARM FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 9

Notes

- LAND TITLE GUARANTEE COMPANY ORDER NUMBER ABC70597944-4, DATED OCTOBER 23, 2018 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: A BEARING OF N89°54'49"E ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AS SHOWN ON THE PLAT OF KARL'S FARM FILING NO. 1, AS RECORDED IN ADAMS COUNTY AT REC. NO. 2019000055836, BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T1S R68W S35 S2 T2S 1991 RLS 11434" IN RANGE BOX AT THE SOUTH QUARTER CORNER, AND A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T1S S35 S36 S2 S1 T2S R68W 1991 RLS NO. 11434" AT THE SOUTHEAST CORNER AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: OCTOBER 24 & 25, 2019 (CREW CHIEF J. FOWLER)
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 533,148 SQ. FT. OR 12.23 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	JUNE 30, 1947	BOOK 339, PAGE 206	EASEMENT (BLANKET OVER THE WEST 1/2 OF SE 1/4 OF SECTION 35)
#11	AUG. 21, 1986	BOOK 3189, PAGE 608	TERMS, CONDITIONS, PROVISIONS, BURDENS & OBLIGATIONS CONTAINED IN AGREEMENT
#16	MAR. 20, 2002	REC. NO. C0943381	TERMS, CONDITIONS, PROVISIONS, BURDENS & OBLIGATIONS CONTAINED IN EASEMENT AGREEMENT (BLANKET IN NATURE)
#18	MAY 20, 2002	REC. NO. C0971636	REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#12	SEPT. 05, 1989	BOOK 3598, PAGE 595	STORM SEWER EASEMENT (NOT LOCATED ON OR DIRECTLY ADJACENT TO SUBJECT PROPERTY)
#13	AUG. 30, 1999	REC. NO. C0585037	DRAINAGE & TEMPORARY CONSTRUCTION EASEMENT (NOT LOCATED ON OR DIRECTLY ADJACENT TO SUBJECT PROPERTY)
- ITEMS 10, 11, 14, 15 AND 17 OF SCHEDULE B EXCEPTIONS OF THE ABOVE REFERENCED TITLE DOCUMENT ARE LISTED AS BEING INTENTIONALLY DELETED.

Legend

- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ⊕ FOUND BRASS TAG AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON'S SURV 38174"
- (AM) AS MEASURED AT TIME OF SURVEY

REVISION	DATE
1-ADDITIONAL EASEMENTS	-07/26/2020 JS
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7-	
8-	
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KARL'S FARM FILING NO. 1
2ND AMENDMENT

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
4501 LOCAN ST.
DENVER, CO 80216
PHONE (303) 923-7877
FAX (303) 923-7180



(SEAL)

JOB NUMBER:
19-73,011

DATE:
11-18-2019

DRAWN BY:
J. STEPHENSON

CHECKED BY:
JMB/BL

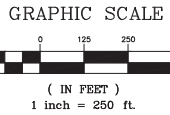
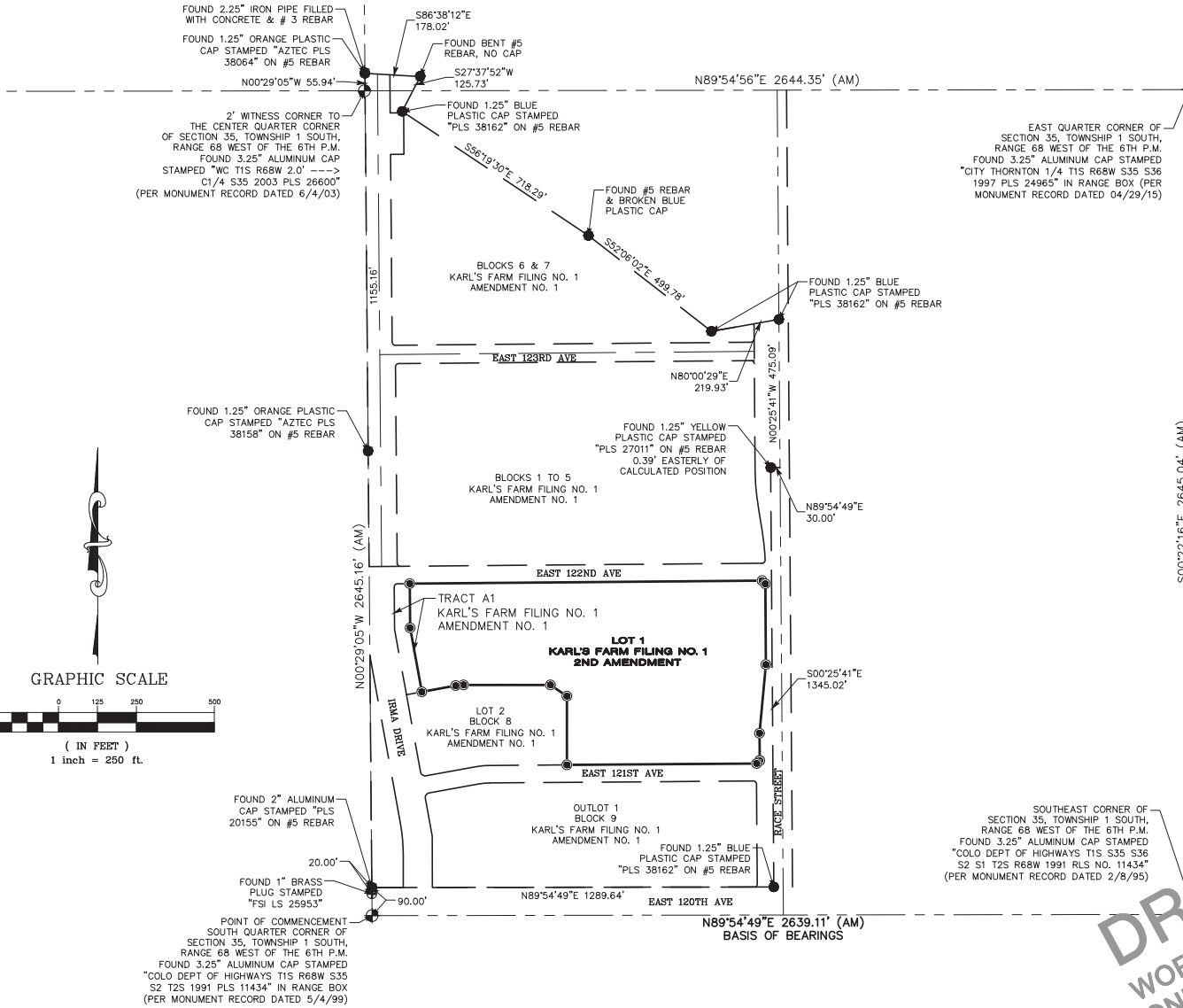
SHEET 2 OF 9

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KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1, BLOCK 8, KARL'S FARM FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 9



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KARL'S FARM FILING NO. 1
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DENVER, CO 80216
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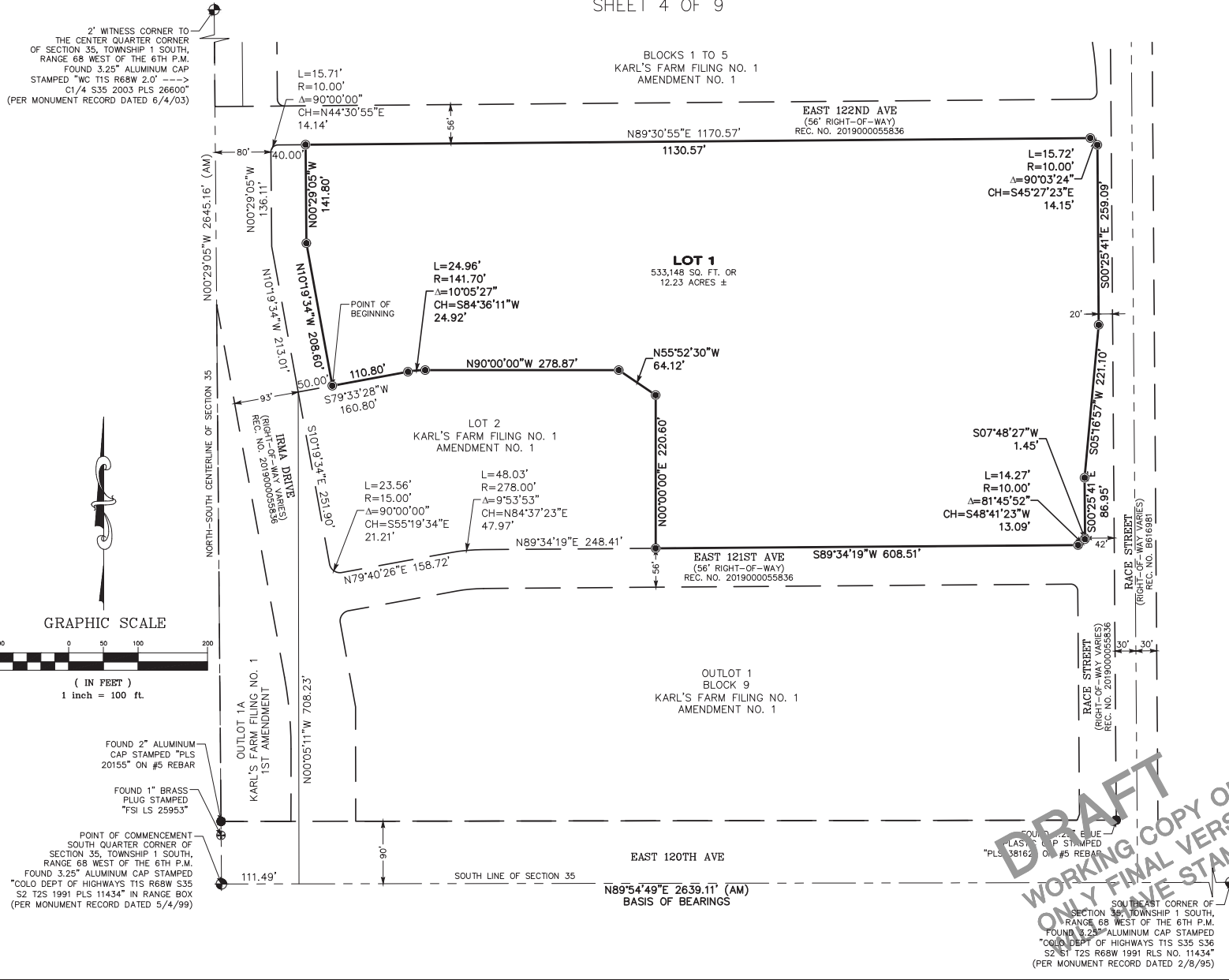


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DATE:	11-18-2019
DRAWN BY:	J. STEPHENSON
CHECKED BY:	JMB/BL
SHEET 3 OF 9	

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

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SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 9



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www.FlatronsInc.com
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DENVER, CO 80216
PHONE: (303) 923-3100
FAX: (303) 923-3180

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DRAWN BY:
J. STEPHENSON

CHECKED BY:
JMB/BL

SHEET 4 OF 9

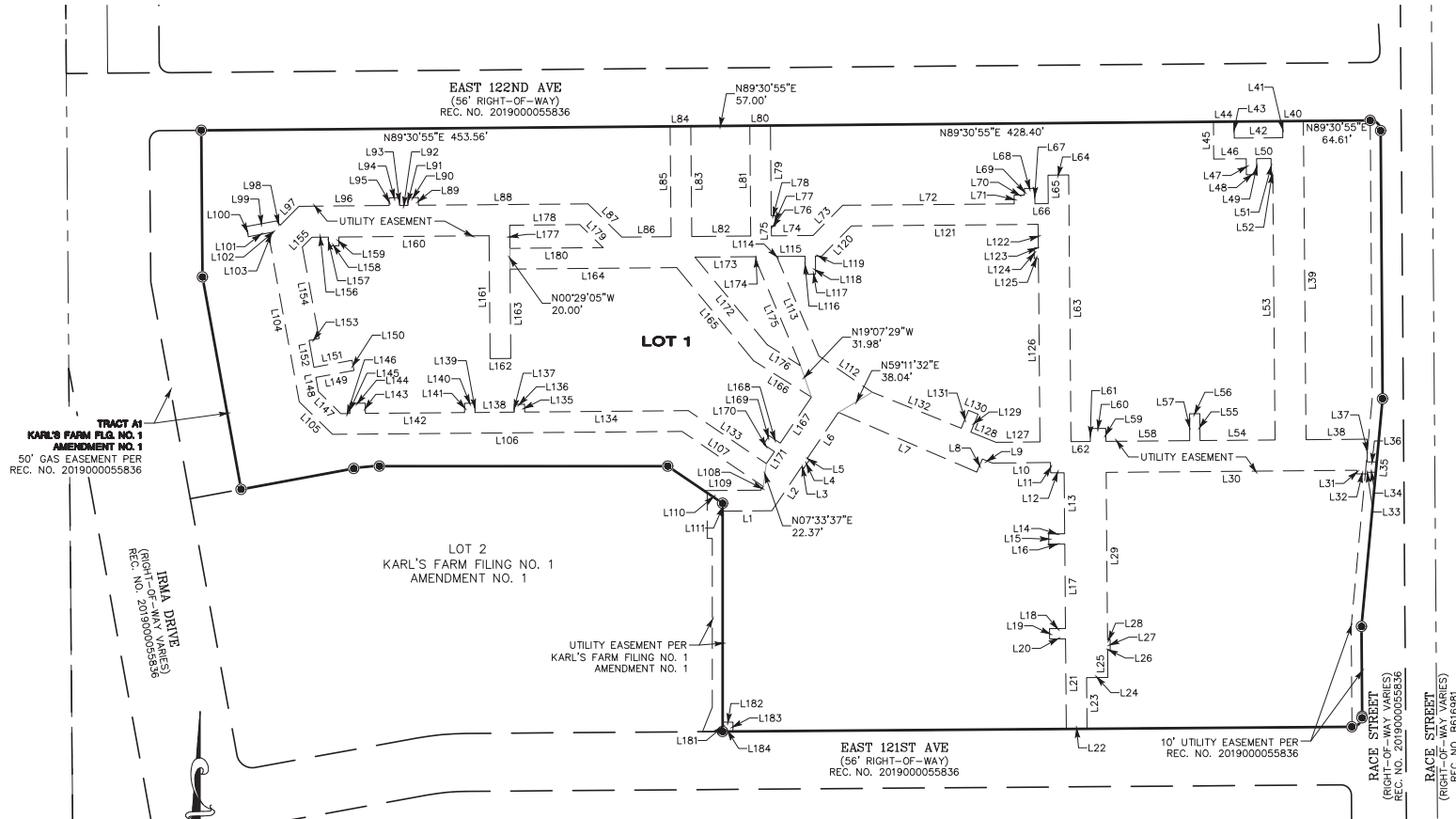
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A REPLAT OF LOT 1, BLOCK 8, KARL'S FARM FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 9



TRACT A1
KARL'S FARM FILING NO. 1
AMENDMENT NO. 1
50' GAS EASEMENT PER
REC. NO. 2019000055636

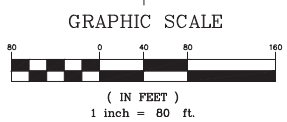
IRMA DRIVE
(RIGHT-OF-WAY VARIES)
REC. NO. 2019000055636

LOT 2
KARL'S FARM FILING NO. 1
AMENDMENT NO. 1

UTILITY EASEMENT PER
KARL'S FARM FILING NO. 1
AMENDMENT NO. 1

EAST 121ST AVE
(56' RIGHT-OF-WAY)
REC. NO. 2019000055636

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KARL'S FARM FILING NO. 1
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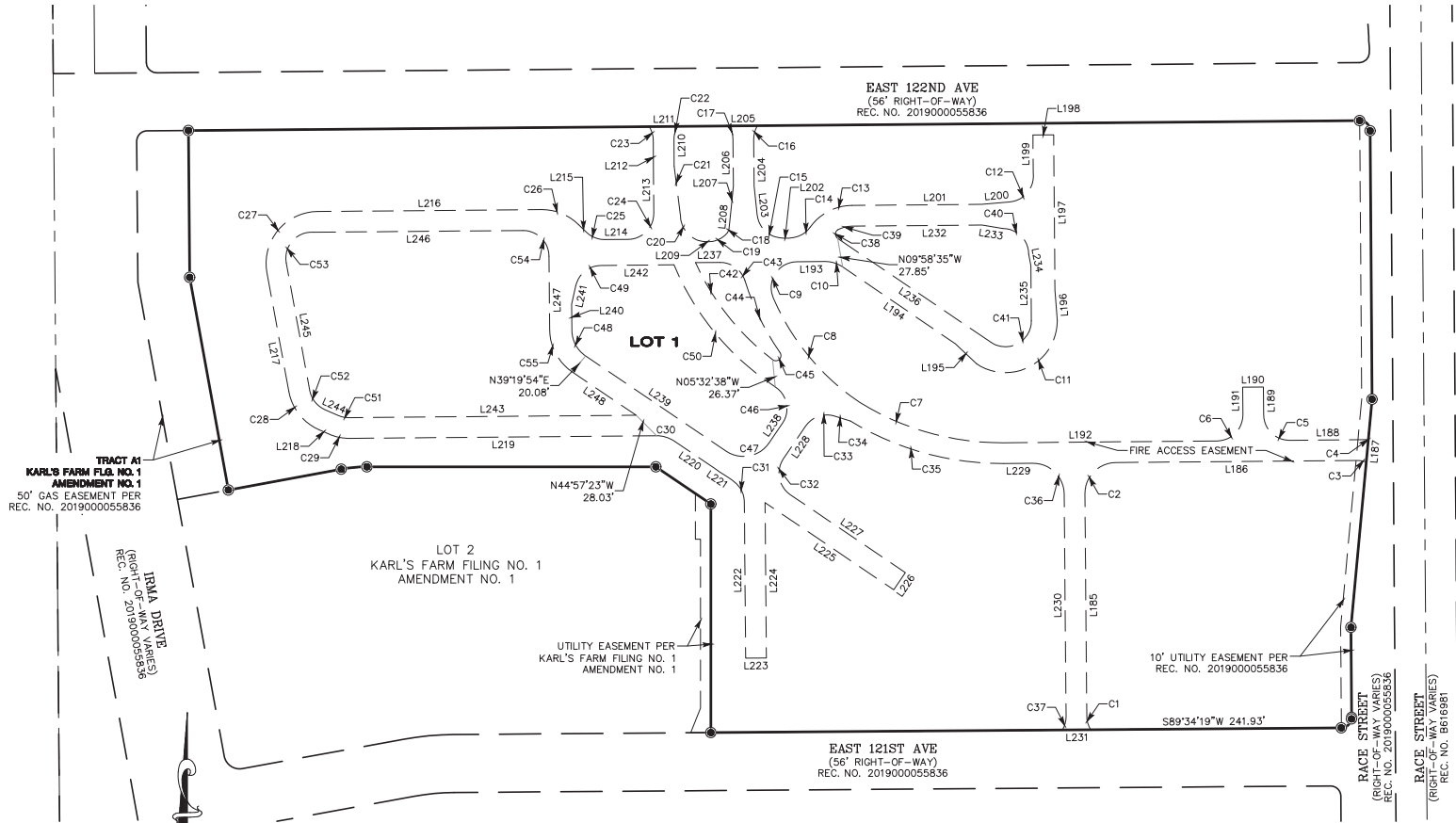
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DRAWN BY: J. STEPHENSON
CHECKED BY: JMB/BL
SHEET 5 OF 9

BY:JSTEPHENSON FILE:73011-SUBDIVISION_REV4-C18.DWG DATE:10/9/2020 12:41 PM

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1, BLOCK 8, KARL'S FARM FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 9



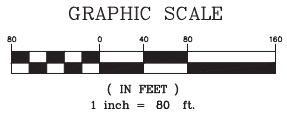
TRACT M1
KARL'S FARM FILING NO. 1
AMENDMENT NO. 1
50' GAS EASEMENT PER
REC. NO. 2019000055836

IRMA DRIVE
(RIGHT-OF-WAY VARIES)
REC. NO. 2019000055836

LOT 2
KARL'S FARM FILING NO. 1
AMENDMENT NO. 1

UTILITY EASEMENT PER
KARL'S FARM FILING NO. 1
AMENDMENT NO. 1

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2ND AMENDMENT

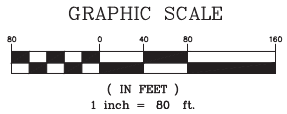
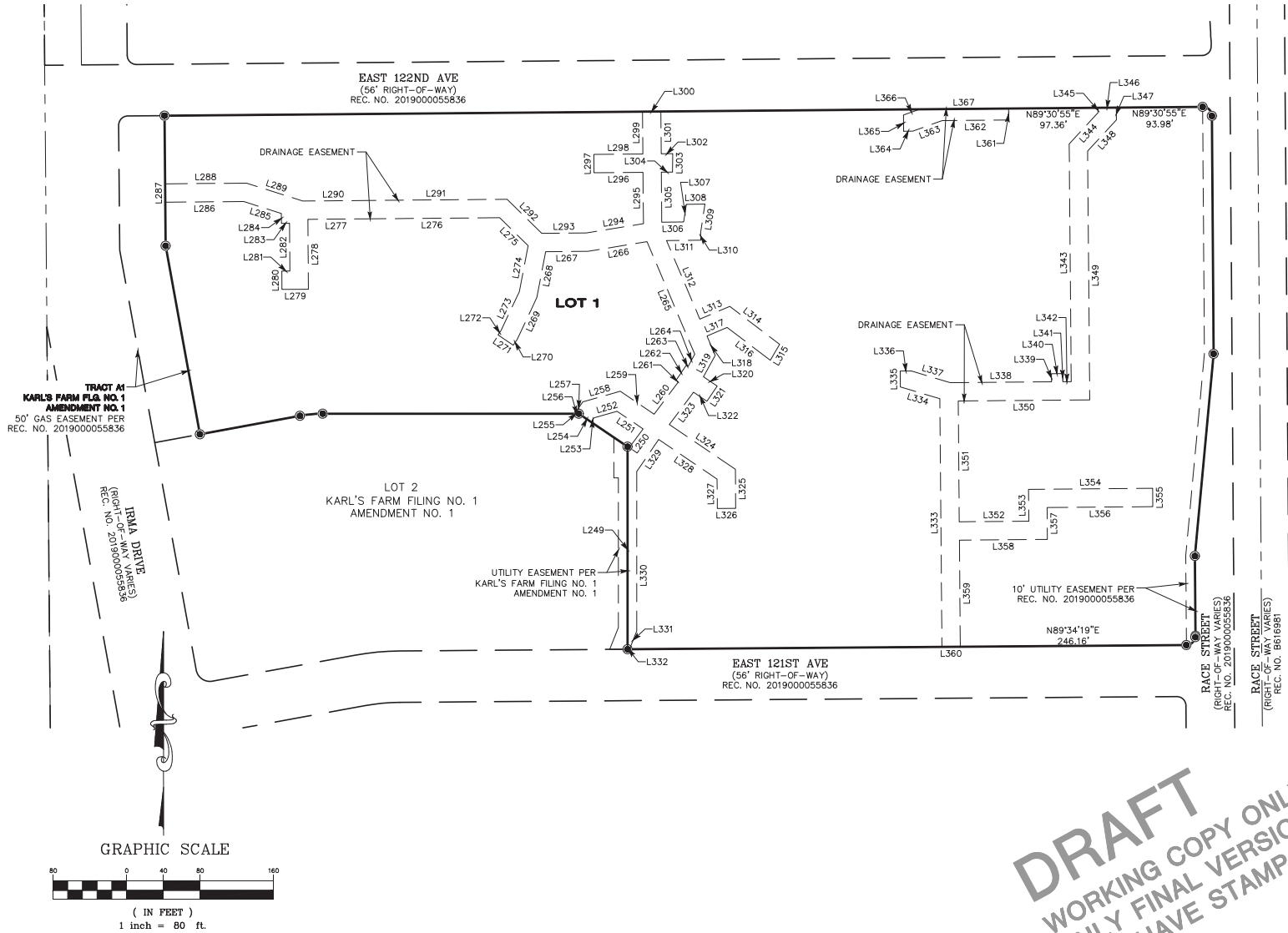
Flatrons, Inc.
Land Surveying Services
www.FlatronsInc.com
4501 LOGAN ST.
DENVER, CO 80216
PH. (303) 923-7187
FAX. (303) 923-7180

JOB NUMBER: 19-73,011
DATE: 11-18-2019
DRAWN BY: J. STEPHENSON
CHECKED BY: JMB/BL
SHEET 6 OF 9

BY:JSTEPHENSON FILE:73011-SUBDIVISION_REV4-C18.DWG DATE:10/9/2020 12:41 PM

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1, BLOCK 8, KARL'S FARM FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 9



BY: JSTEPHENSON FILE: 73011-SUBDIVISION_REV: 4-C18.DWG DATE: 10/9/2020 12:42 PM

REVISION	DATE
1-ADDITIONAL EASEMENTS	07/26/2020 JS
2-CLIENT COMMENTS	03/17/2020 JS
3-CLIENT COMMENTS	03/20/2020 JS
4-EASEMENT REVISIONS	06/29/2020 JS
5-EASEMENT REVISIONS	07/06/2020 JS
6-REV. L1/BLOCK LABELS	07/06/2020 JS
7-	
8-	
9-	

KARL'S FARM FILING NO. 1
2ND AMENDMENT

Flatrons, Inc.
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JOB NUMBER: 19-73,011
DATE: 11-18-2019
DRAWN BY: J. STEPHENSON
CHECKED BY: JMB/BL
SHEET 7 OF 9

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1, BLOCK 8, KARL'S FARM FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 9

UTILITY EASEMENT LINE TABLE	LINE #	LENGTH	DIRECTION
L1	47.61	S89°30'55"W	
L2	51.16	S34°05'38"W	
L3	2.52	N55°52'30"W	
L4	10.00	S34°07'30"W	
L5	2.53	S55°54'14"E	
L6	53.68	S34°05'56"W	
L7	145.63	N66°39'42"W	
L8	13.71	S23°20'18"W	
L9	10.23	N67°59'05"W	
L10	56.41	S89°30'55"W	
L11	9.99	N00°28'50"W	
L12	13.16	S89°32'49"W	
L13	59.00	N00°28'59"W	
L14	15.41	N89°30'55"E	
L15	9.99	N00°29'05"W	
L16	15.41	S89°30'55"W	
L17	81.51	N00°28'59"W	
L18	15.38	N89°29'17"E	
L19	10.00	N00°29'05"W	
L20	15.38	S89°30'55"W	

UTILITY EASEMENT LINE TABLE	LINE #	LENGTH	DIRECTION
L21	87.18	N00°28'59"W	
L22	20.00	S89°34'19"W	
L23	49.52	S00°27'15"E	
L24	20.57	S89°30'55"W	
L25	26.51	S00°29'11"E	
L26	2.50	S89°40'57"W	
L27	10.00	S00°29'05"E	
L28	2.50	S89°30'55"E	
L29	161.69	S00°29'05"E	
L30	242.51	S89°30'55"W	
L31	3.57	N00°29'05"W	
L32	10.00	S89°30'55"W	
L33	1.55	S01°05'11"E	
L34	8.32	S89°26'25"W	
L35	10.05	S05°17'19"W	
L36	9.30	N89°41'52"E	
L37	21.99	S00°31'34"E	
L38	58.89	N89°30'55"E	
L39	308.06	S00°29'06"E	
L40	20.00	N89°30'55"E	

UTILITY EASEMENT LINE TABLE	LINE #	LENGTH	DIRECTION
L41	16.01	N00°29'14"W	
L42	46.99	N89°30'55"E	
L43	16.01	S00°29'05"E	
L44	20.00	N89°30'55"E	
L45	36.00	N00°29'11"W	
L46	31.49	S89°31'50"W	
L47	15.50	N00°29'05"W	
L48	10.00	S89°30'55"W	
L49	15.51	S00°29'05"E	
L50	14.00	S89°32'19"W	
L51	15.50	N00°29'05"W	
L52	1.50	S89°30'55"W	
L53	256.55	N00°29'05"W	
L54	72.50	N89°30'55"E	
L55	26.00	S00°29'05"E	
L56	10.00	N89°30'55"E	
L57	25.99	N00°28'59"W	
L58	81.12	N89°30'36"E	
L59	12.50	S00°29'05"E	
L60	15.00	N89°30'55"E	

UTILITY EASEMENT LINE TABLE	LINE #	LENGTH	DIRECTION
L61	12.50	N00°29'05"W	
L62	18.75	N89°30'55"E	
L63	257.83	S00°29'06"E	
L64	20.00	N89°29'40"E	
L65	27.50	N00°29'05"W	
L66	13.00	N89°30'55"E	
L67	14.81	S00°29'05"E	
L68	10.00	N89°30'55"E	
L69	6.40	N00°28'55"W	
L70	10.00	N89°30'55"E	
L71	8.42	N00°28'57"W	
L72	165.82	N89°30'55"E	
L73	40.87	N44°30'55"E	
L74	40.31	N89°30'55"E	
L75	9.50	S00°29'05"E	
L76	3.95	S89°30'55"W	
L77	10.00	S00°29'05"E	
L78	3.95	N89°30'55"E	
L79	87.14	S00°29'05"E	
L80	20.00	N89°30'54"E	

UTILITY EASEMENT LINE TABLE	LINE #	LENGTH	DIRECTION
L81	106.64	N00°29'05"W	
L82	57.00	N89°30'55"E	
L83	106.64	S00°29'05"E	
L84	20.00	N89°30'55"E	
L85	106.64	N00°29'05"W	
L86	47.59	N89°30'55"E	
L87	45.82	S45°29'05"E	
L88	164.14	N89°31'04"E	
L89	7.46	S00°28'54"E	
L90	10.00	N89°30'55"E	
L91	7.46	N00°28'54"W	
L92	8.33	N89°30'55"E	
L93	7.47	S00°29'03"E	
L94	10.00	N89°30'46"E	
L95	7.47	N00°29'03"W	
L96	87.27	N89°30'55"E	
L97	25.42	N44°30'09"E	
L98	5.53	S45°29'05"E	
L99	29.43	N79°41'18"E	
L100	10.01	N10°19'22"W	

UTILITY EASEMENT LINE TABLE	LINE #	LENGTH	DIRECTION
L101	24.24	S79°40'26"W	
L102	0.34	N45°29'05"W	
L103	5.93	N44°30'55"E	
L104	162.14	N10°26'32"W	
L105	44.97	N45°29'05"W	
L106	338.09	S89°30'55"W	
L107	94.99	N55°52'21"W	
L108	4.24	N34°06'03"E	
L109	55.02	N89°30'55"E	
L110	21.85	N55°52'30"W	
L111	7.59	N00°00'00"E	
L112	62.32	S55°50'48"E	
L113	104.47	S22°59'05"E	
L114	0.08	S00°29'05"E	
L115	27.37	S89°30'55"W	
L116	17.50	N00°29'05"W	
L117	10.00	S89°30'55"W	
L118	17.50	S00°29'05"E	
L119	6.23	S89°30'55"W	
L120	40.87	S44°30'55"W	

UTILITY EASEMENT LINE TABLE	LINE #	LENGTH	DIRECTION
L121	180.54	S89°30'55"W	
L122	23.00	N00°29'05"W	
L123	4.01	N89°30'55"E	
L124	10.00	N00°29'05"W	
L125	4.01	S89°30'55"W	
L126	177.32	N00°29'05"W	
L127	42.43	N89°30'55"E	
L128	26.33	S67°59'05"E	
L129	18.69	S22°00'55"W	
L130	10.00	S67°59'05"E	
L131	18.69	N22°00'55"E	
L132	92.84	S68°00'22"E	
L133	91.22	N55°52'43"W	
L134	158.26	S89°30'55"W	
L135	7.46	N00°29'05"W	
L136	10.00	S89°30'55"W	
L137	7.46	S00°29'05"E	
L138	38.05	S89°30'55"W	
L139	9.00	N00°29'05"W	
L140	10.00	S89°30'55"W	

UTILITY EASEMENT LINE TABLE	LINE #	LENGTH	DIRECTION
L141	9.00	S00°29'05"E	
L142	95.92	S89°30'55"W	
L143	9.93	N00°29'05"W	
L144	15.00	S89°30'55"W	
L145	9.93	S00°29'05"E	
L146	8.79	S89°30'55"W	
L147	30.37	N45°29'05"E	
L148	13.92	N10°26'32"W	
L149	37.49	N79°40'26"E	
L150	10.00	N10°19'34"W	
L151	37.55	S79°40'26"W	
L152	26.44	N10°20'31"W	
L153	10.00	N79°33'28"E	
L154	89.86	N10°26'32"W	
L155	13.31	N44°30'55"E	
L156	15.98	N89°30'55"E	
L157	8.50	S00°29'05"E	
L158	10.00	N89°30'55"E	
L159	8.50	N00°29'05"W	
L160	145.28	N89°30'55"E	

UTILITY EASEMENT LINE TABLE	LINE #	LENGTH	DIRECTION
L161	118.83	S00°29'04"E	
L162	20.00	N89°32'10"E	
L163	86.43	N00°29'05"W	
L164	161.27	N89°30'55"E	
L165	116.55	S39°33'13"E	
L166	66.17	S57°49'35"E	
L167	53.77	S34°07'30"W	
L168	12.86	N55°52'30"W	
L169	10.01	S34°05'52"W	
L170	12.85	S55°54'00"E	
L171	13.92	S34°07'30"W	
L172	109.98	S39°33'13"E	
L173	59.12	S89°30'55"W	
L174	4.06	N00°29'05"W	
L175	110.22	N22°59'05"W	
L176	38.00	S57°49'17"E	
L177	22.40	S00°29'05"E	
L178	67.76	S89°30'55"W	
L179	31.68	N45°29'05"W	
L180	90.16	N89°30'55"E	

UTILITY EASEMENT LINE TABLE	LINE #	LENGTH	DIRECTION
L181	9.04	N00°00'00"E	
L182	10.00	N90°00'00"E	
L183	8.96	S00°00'18"E	
L184	10.00	S89°34'19"W	

FIRE ACCESS ESMT LINE TABLE	LINE #	LENGTH	DIRECTION
L185	214.75	S00°29'05"E	
L186	233.43	S89°30'55"W	
L187	21.59	S05°16'57"W	
L188	75.18	N89°30'55"E	
L189	26.72	S00°29'05"E	
L190	20.00	N89°30'55"E	
L191	26.72	N00°29'05"W	
L192	206.20	N89°30'55"E	
L193	27.83	S89°30'55"W	
L194	131.51	N55°39'26"W	
L195	28.17	N46°40'54"W	
L196	29.19	S04°24'51"E	
L197	150.09	S00°29'06"E	
L198	20.00	N89°29'40"E	
L199	36.53	N00°29'01"W	
L200	26.81	N85°11'37"E	
L201	125.43	N89°30'55"E	
L202	6.09	N89°30'55"E	
L203	28.17	S06°03'35"E	
L204	45.02	S00°29'05"E	

FIRE ACCESS ESMT LINE TABLE	LINE #	LENGTH	DIRECTION
L205	27.30	N89°30'55"E	
L206	45.02	N00°29'05"W	
L207	20.30	N05°44'54"E	
L208	20.33	N05°44'54"E	
L209	1.27	N89°30'55"E	
L210	25.08	S00°29'02"E	
L211	27.30	N89°30'55"E	
L212	25.26	N00°29'07"W	
L213	45.37	N00°29'04"W	
L214	22.75	N89°30'55"E	
L215	10.51	S45°29'05"E	
L216	216.44	N89°30'55"E	
L217	116.76	N10°26'32"W	
L218	10.32	N66°17'45"W	
L219	295.94	S89°30'55"W	
L220	46.73	N55°52'30"W	
L221	21.63	N55°52'30"W	
L222	150.68	N00°29'05"W	
L223	20.00	S06°03'35"E	
L224	150.00	S00°29'05"E	

FIRE ACCESS ESMT LINE TABLE	LINE #	LENGTH	DIRECTION
L225	150.00	N55°52'30"W	
L226	20.00	S34°07'30"W	
L227	134.05	S55°52'30"E	
L228	37.90	S34°07'30"W	
L229	28.10	S89°30'55"W	
L230	214.68	N00°29'05"W	
L231	27.29	S89°34'22"W	
L232	125.43	N89°30'55"E	
L233	20.16	S80°29'05"E	
L234	11.52	S10°29'05"E	
L235	52.82	S00°29'05"E	
L236	178.70	N55°52'30"W	
L237	23.56	N89°30'55"E	
L238	22.99	N34°07'30"E	
L239	163.80	S55°52'30"E	
L240	25.33	S00°29'09"E	
L241	18.31	S12°37'32"W	
L242	70.59	S89°30'55"W	
L243	277.38	S89°30'55"W	
L244	14.04	N66°17'45"W	

FIRE ACCESS ESMT LINE TABLE	LINE #	LENGTH	DIRECTION
L245	125.37	N10°26'32"W	
L246	201.66	N89°31'02"E	
L247	70.86	S00°29'05"E	
L248	74.34	S55°52'30"E	

FIRE ACCESS EASEMENT CURVE TABLE	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	13.64	25.00	31°15'57"	S16°07'04"E	13.47	
C2	47.12	30.00	90°00'00"	S44°30'55"W	42.43	
C3	8.61	24.96	19°46'02"	N80°37'04"W	8.57	
C4	0.74	25.00	1°42'12"	N88°39'49"E	0.74	
C5	39.27	25.01	89°56'54"	S45°29'05"E	35.36	
C6	39.26	25.01	89°56'14"	N44°30'55"E	35.36	
C7	146.41	260.00	32°15'50"	S74°17'22"E	144.48	
C8	132.58	230.00	33°01'43"	S39°32'17"E	130.76	
C9	49.10	25.00	112°32'21"	S33°14'45"W	41.58	
C10	17.44	30.41	32°51'15"	N72°30'31"W	17.20	
C11	108.74	50.00	124°36'35"	S61°49'12"W	88.54	
C12	40.49	25.29	91°44'24"	N39°04'11"E	36.30	
C13	47.11	50.00	53°59'10"	N62°31'20"E	45.39	
C14	23.56	25.00	53°59'10"	N62°31'20"E	22.69	
C15	36.72	25.00	84°09'04"	S48°08'08"E	33.51	
C16	13.68	25.00	31°21'07"	S15°11'29"W	13.51	
C17	13.68	25.00	31°21'08"	N16°09'39"W	13.51	
C19	19.42	24.99	44°36'56"	S67°15'46"E	18.93	
C20	39.37	25.41	88°46'59"	S45°35'32"E	35.98	
C21	48.80	249.65	49°17'00"	S07°19'31"E	46.80	

BY: JSTEPHENSON FILE: 23011-SUBDIVISION_REV: 4-C18.DWG DATE: 10/9/2020 12:42 PM

REVISION	DATE
1-ADDITIONAL EASEMENTS	-01/26/2020 JS
2-CLIENT COMMENTS	-03/17/2020 JS
3-CLIENT COMMENTS	-03/30

KARL'S FARM FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 1, BLOCK 8, KARL'S FARM FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 9

FIRE ACCESS EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C22	13.68	25.00	31°21'08"	S15°11'29"W	13.51
C23	13.68	25.00	31°21'05"	N16°09'40"W	13.51
C24	39.27	25.00	90°00'00"	N44°30'55"E	35.36
C25	19.63	25.00	45°00'00"	S67°59'05"E	19.13
C26	39.27	49.93	45°04'12"	S67°59'05"E	38.27
C27	87.23	50.00	99°57'27"	N39°32'11"E	76.58
C28	48.74	50.00	55°51'13"	N38°22'08"W	46.83
C29	21.11	50.00	24°11'20"	N78°23'25"W	20.95
C30	18.12	30.00	34°36'35"	N73°10'48"W	17.85
C31	24.17	25.00	55°23'25"	N28°10'48"W	23.24
C32	39.27	25.00	90°00'00"	S10°52'30"E	35.36
C33	32.65	25.00	74°49'01"	S71°32'00"W	30.37
C34	15.18	260.00	3°20'40"	N72°43'49"W	15.17
C35	155.66	280.00	31°51'06"	N74°29'48"W	153.66
C36	47.12	30.00	90°00'00"	N45°29'05"W	42.43
C37	13.69	25.00	31°22'42"	N15°12'16"E	13.52
C38	9.71	5.04	110°17'32"	N00°27'42"W	8.28
C39	14.55	30.00	27°47'40"	N75°37'05"E	14.41
C40	39.27	25.00	90°00'00"	S45°29'05"E	35.36
C41	54.37	25.00	124°36'35"	S61°49'12"W	44.27

FIRE ACCESS EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C42	120.95	240.00	28°52'28"	N38°25'45"W	119.67
C43	32.03	25.00	73°23'48"	S53°47'11"E	29.88
C44	77.57	250.00	17°46'37"	S25°58'35"E	77.26
C45	14.14	5.00	161°59'55"	S46°08'03"W	9.88
C46	39.68	25.00	90°55'21"	N11°20'30"W	35.64
C47	47.12	30.00	90°00'00"	N79°07'30"E	42.43
C48	29.01	29.93	55°31'31"	S28°10'48"E	27.89
C49	33.55	25.00	76°53'23"	S51°04'14"W	31.09
C50	155.40	260.00	34°14'43"	N39°41'09"W	153.10
C51	10.55	25.00	24°11'20"	N78°23'25"W	10.48
C52	24.37	25.00	55°51'13"	N38°22'08"W	23.42
C53	46.12	25.00	105°19'26"	N42°11'44"E	39.90
C54	39.27	25.00	90°00'00"	S45°29'05"E	35.36
C55	48.34	50.00	55°23'25"	S28°10'48"E	46.48

DRAINAGE ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
L249	217.22	N00°00'00"E
L250	28.32	N36°45'20"E
L251	34.38	N55°52'30"W
L252	25.86	S74°07'30"W
L253	5.69	S34°07'30"W
L254	16.32	N55°52'30"W
L255	4.44	N90°00'00"W
L256	4.44	N90°00'00"W
L257	15.47	N34°07'30"E
L258	42.46	N74°07'30"E
L259	44.62	S55°52'30"E
L260	43.97	N36°45'20"E
L261	3.03	N55°52'30"W
L262	20.00	N34°07'30"E
L263	2.42	S55°52'30"E
L264	15.17	N28°16'11"E
L265	133.06	N22°59'05"W
L266	65.28	S80°44'27"W
L267	46.00	S89°30'55"W
L268	50.73	S10°49'34"W

DRAINAGE ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
L269	50.71	S25°09'20"W
L270	7.45	S34°07'30"W
L271	20.00	N55°52'30"W
L272	5.88	N34°07'30"E
L273	46.62	N25°09'20"E
L274	51.06	N10°49'34"E
L275	43.40	N45°29'05"W
L276	147.47	S89°31'05"W
L277	61.43	S89°30'30"W
L278	76.12	S00°29'05"E
L279	28.83	S89°30'55"W
L280	20.00	N00°29'05"W
L281	8.83	N89°30'55"E
L282	51.95	N00°29'05"W
L283	8.83	S89°30'55"W
L284	10.80	N00°29'05"W
L285	42.94	N72°23'13"W
L286	85.53	S89°32'01"W
L287	20.00	N00°29'05"W
L288	88.71	N89°32'01"E

DRAINAGE ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
L289	64.29	S72°23'13"E
L290	66.78	N89°30'32"E
L291	155.76	N89°31'05"E
L292	52.89	S45°29'05"E
L293	48.52	N89°30'24"E
L294	63.02	N80°44'27"E
L295	55.91	N00°29'02"W
L296	53.28	S89°30'55"W
L297	20.00	N00°29'05"W
L298	53.28	N89°30'55"E
L299	46.11	N00°29'08"W
L300	20.00	N89°30'55"E
L301	46.11	S00°29'08"E
L302	12.62	N89°30'55"E
L303	20.00	S00°46'36"W
L304	12.18	S89°30'55"W
L305	54.49	S00°29'05"E
L306	23.83	N89°30'55"E
L307	19.54	N08°33'33"E
L308	20.25	N89°30'55"E

DRAINAGE ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
L309	31.26	S08°33'33"W
L310	8.43	S01°19'47"E
L311	37.40	S89°30'55"W
L312	92.98	S22°59'05"E
L313	35.37	N67°00'55"E
L314	68.30	S52°47'00"E
L315	20.13	S30°29'38"W
L316	59.06	N52°47'19"W
L317	23.78	S67°00'55"W
L318	22.86	S22°59'05"E
L319	26.63	S28°46'03"W
L320	18.14	S55°52'30"E
L321	20.00	S34°07'30"W
L322	17.62	N55°52'30"W
L323	43.97	S36°45'20"W
L324	86.84	S55°52'30"E
L325	42.55	S00°29'09"E
L326	20.00	S89°30'55"W
L327	32.05	N00°29'05"W
L328	76.86	N55°52'30"W

DRAINAGE ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
L329	42.26	S34°22'27"W
L330	173.73	S00°00'00"E
L331	21.34	S21°36'39"W
L332	2.14	S89°34'19"W
L333	270.32	N00°28'57"W
L334	44.88	N73°18'23"W
L335	17.34	N00°29'05"W
L336	12.34	S89°27'38"E
L337	44.02	S73°18'23"E
L338	110.22	N89°30'55"E
L339	8.83	N00°29'05"W
L340	12.33	N89°30'55"E
L341	8.83	S00°29'05"E
L342	9.14	N89°30'55"E
L343	258.92	N00°29'05"W
L344	46.26	N42°39'50"E
L345	5.39	N00°29'32"W
L346	20.00	N89°30'55"E
L347	13.29	S00°29'05"E
L348	46.27	S42°39'25"W

DRAINAGE ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
L349	271.01	S00°29'05"E
L350	143.21	S89°30'55"W
L351	131.58	S00°28'57"E
L352	75.79	N89°30'55"E
L353	34.68	N00°29'05"W
L354	135.15	N89°30'55"E
L355	20.00	S00°29'05"E
L356	115.15	S89°30'55"W
L357	34.68	S00°29'05"E
L358	95.79	S89°30'55"W
L359	116.14	S00°28'57"E
L360	20.00	S89°34'19"W
L361	12.50	N00°29'05"W
L362	72.42	N89°30'02"E
L363	33.99	N70°08'59"E
L364	9.98	N89°30'55"E
L365	17.69	S00°29'05"E
L366	18.41	S70°08'59"W
L367	97.10	S89°30'55"W

REVISION	DATE
1-ADDITIONAL EASEMENTS	-01/26/2020 JS
2-CLIENT COMMENTS	-03/17/2020 JS
3-CLIENT COMMENTS	-03/20/2020 JS
4-EASEMENT REVISIONS	-06/29/2020 JS
5-EASEMENT REVISIONS	-07/01/2020 JS
6-REV. LOT BLOCK LABELS	-09/16/2020 JS
7-	-10/09/2020 JS
8-	
9-	

KARL'S FARM FILING NO. 1
2ND AMENDMENT

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JOB NUMBER:
19-73,011
DATE:
11-18-2019
DRAWN BY:
J. STEPHENSON
CHECKED BY:
JMB/BL
SHEET 9 OF 9

BY:JSTEPHENSON FILE:Z3011-SUBDIVISION_REV4-C18.DWG DATE:10/9/2020 12:43 PM