Community & Economic Development Department www.adcogov.org



REZONING (Zoning Map Amendment)

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

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

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

Fee Type	Amount	Due
Application	\$1,500	With application submittal
Tri-County Health *made payble to Tri County Health	\$55 (with public utilities), \$110 (with individual septic system)	With application submittal

Community & Economic Development Department www.adcogov.org



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

Application Type:

	eptual Review Livision. Preliminarv _ □	Preliminary PUD Final PUD		ary Use
	livision, Final	Rezone		onal Use
Plat	Correction/ Vacation	Special Use	Other:	
PROJECT NAME	:			
APPLICANT				
Name(s):			Phone #:	
Address:				
City, State, Zip:				
2nd Phone #:			Email:	
OWNER				
Name(s):			Phone #:	
Address:				
City, State, Zip:				
2nd Phone #:			Email:	
	PRESENTATIVE (Co	onsultant, Engin	eer, Surve	yor, Architect, etc.)
Name:			Phone #:	
Address:				
City, State, Zip:				
2nd Phone #:			Email:	

DESCRIPTION OF SITE

Address:	2521 E. 68TH PL./6870 COLUMBINE ST.
City, State, Zip:	DENVER, CO 80229
Area (acres or square feet):	1.86
Tax Assessor Parcel Number	0182501201009
Existing Zoning:	A-1
Existing Land Use:	Residential/Office
Proposed Land Use:	Business Park/Office/Warehouse/Accessory Outdoor Storage
Have you attended	d a Conceptual Review? YES XXXX NO
If Yes, please list I	PRE#: 2017_00099

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

Name:	EFREN MUNOZ	Date:	08-21-19	
	Owner's Printed Name			
Name:	Pan CU]		
	Owner's Signature			

5



CHECKLIST ITEM NO. 3

August 21, 2019

Adams County Community & Economic Development Department 4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218

Re: Fabrizio Acres Rezoning Project Description

Fabrizio Acres (the "Property") is a 1.6843 Acre site located at the southeast corner of E. 69th Ave. and Columbine St., recently assembled in the Plat Correction for Fabrizio Acres (Rec. #).

This application is to rezone the Property from its current status of Agricultural "A-1" to Light Industrial "I-1". At this time, the intended uses for the property at this time are Business Park, Warehouse and Accessory Outdoor Storage; however, the owner reserves the right to apply for other permitted Light Industrial uses to the property via the Change-In-Use permit property should a different use be desired. I-1 zoning is consistent with the Comprehensive Plan designation as Industrial for the area.

The Property exceeds the minimum requirements for one (1) acre in size and one hundred (100) feet in width. Building height will be below the 60' maximum for the I-1 Zone District.

Improvements to the site include a new building, landscaping, parking and drive aisles and an onsite detention/water quality facility. Conceptually, access is proposed to be from Columbine St. as shown on the Concept Site Plan.

The existing building at 2521 E. 68th Pl. on the south side of the Property adjacent to E. 68th Place will remain for use as an office.

The Property will be developed all at once, no phasing is proposed.

A Plat Correction was recently approved for the Property, a copy of which is enclosed with the application materials.

Also enclosed with this letter are a Concept Site Plan depicting the proposed uses for the Property as mentioned above and the required documents per the application checklist.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at <u>Aaron@aperiopc.com</u>.

Sincerely,

Aaron hompson

Cc: Rene and Veronica Munoz Greg Kelly, Kelly Development Services







LOTS 1 AND 6, FABRIZIO ACRES, TOGETHER WITH VACATED EAST 69TH AVENUE, BEING A PART OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF ADAMS, STATE OF COLORADO.







Phone: (720) 231-1947 E-Mail: druble.jr@comcast.net

August 22, 2019

Mr. Aaron Thompson Aperio Consultants, LLC 4032 Defoe Street Strasburg, CO 80136

Commercial

Re: Fabrizio Acres Business Park

Adams County, Colorado

Dear Mr. Thompson:

I have completed the preparation of the traffic narrative for the proposed Fabrizio Acres Business Park commercial development. The proposed Fabrizio Acres Business Park commercial development is approximately 1.83 acres in size and is located at the southeast corner of the intersection of East 69th Avenue and Columbine Street in Adams County, Colorado. Figure 1 depicts the location of the proposed commercial development with respect to the surrounding area. The proposed commercial development is bounded by Columbine Street on the west, East 69th Avenue on the north, residential development on the east, and East 68th Avenue on the south.

When completed, the proposed commercial development will include 24,750 square feet of commercial space. The applicant expects 30 percent of the space (7,425 square feet) will be used as general office space and the remaining 70 percent (17,325 square feet) will be used for warehousing space. Figure 2 depicts the preliminary site plan for the proposed Fabrizio Acres Business Park commercial development. The site will have two accesses along Columbine Street. Access A is located approximately 175 feet north of East 68th Avenue and Access B is located approximately 120 feet south of East 69th Avenue.

Major roadways near the proposed commercial development are illustrated in Figure 3. They are York Street, Columbine Street, and East 69th Avenue. York Street is a principal arterial while East 69th Avenue and Columbine Street are considered to be local roadways. Figure 3 depicts the existing lane geometry and traffic control for the two intersections along East 69th

Avenue. The intersection of York Street and East 69th Avenue is controlled by a traffic signal. The intersection of East 69th Avenue and Columbine Street is an unsignalized all-way stopcontrol intersection. The two site accesses located along Columbine Street (Access A and Access B) are proposed to be unsignalized intersections with stop control on the site accesses.

As was stated earlier, the proposed Fabrizio Acres Business Park commercial development will have a total of 7,425 square feet of general office space and 17,325 square feet of warehousing space. The amount of traffic that will be generated by the proposed commercial development has been estimated based upon trip generation rates published by the Institute of Transportation Engineers (ITE) in the 9th Edition, 2012, of *Trip Generation*. The results of the analysis are shown in Table 1, giving the average number of weekday daily and morning and evening peak-hour trips expected to be generated by the proposed commercial development. The proposed commercial development will be built in one phase and should be open in the Year 2020. As can be seen in Table 1, the proposed Fabrizio Acres Business Park commercial development will generate 102 vehicle-trips during an average weekday, 11 vehicle trips during the AM peak-hour (nine vehicles entering and two vehicles leaving the site), and 11 vehicle trips during the PM peak-hour (two vehicles entering and nine vehicles leaving the site).

* * *

I trust that this information will assist in the planning for the proposed Fabrizio Acres Business Park commercial development. Please call me if I can be of any further assistance.

DB Enterprise, LLC By: Dave L. Ruble. DLR/bar Enclosures: Figures 1 through 3 Table 1

Respectfully submitted,



Figure 1 Vicinity Map



Standard Concrete Commercial Development (DBE#190200, August, 2019)





	I Fabrizio Ac	Estimated Ve res Business Adams C (DBE #190)	Table 1 hicle Trip G Park Comi county, Colo 200; Augus	teneration mercial De orado t, 2019)	svelopmer	-							
	Quantity	T Average <u>Weekday</u>	rip Genera AM Peak	ttion Rates -Hour <u>Out</u>	s (1) PM Peak- <u>In</u>	Hour		To Average <u>Weekday</u>	tal Vehicle AM Peak <u>In</u>	: Trips Ge c-Hour <u>Out</u>	nerated PM Peak- <u>In</u>	Hour	
buj	7.40 KSF (2) 17.35 KSF (2)	9.74 1.74	1.00 0.13	0.16 0.04	0.18 0.05	0.97 0.14	Total	72 <u>30</u> 102	N 010	- - - N	~ ~ [0	N 010	
", Institute of Tra	sportation Engineers, 10th	Edition, 2017	2										

LEVEL 2 DRAINAGE REPORT

FABRIZIO ACRES BUSINESS PARK

Lot 1, Fabrizio Acres – Plat Correction

2521 E. 68th Place Denver, CO 80229

PREPARED FOR:

STANDARD CONCRETE, INC.

2521 E. 68th Place Denver, CO 80229 Phone: 303-287-0250 Contact: Rene Munoz Email: standardconcrete@msn.com

PREPARED BY:

KELLY DEVELOPMENT SERVICES, LLC

9301 Scrub Oak Drive Lone Tree, Colorado 80124 Phone: 303-888-6338 Contact: Greg Kelly, PE Email: greg@kellydev.com

August 27, 2019

ENGINEER CERTIFICATION OF DRAINAGE REPORT

I hereby certify that this report for the Preliminary Drainage design of the Fabrizio Acres Business Park project was prepared by me or under my direct supervision in accordance with the provisions of Adams County Storm Drainage Design and Technical Criteria for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others.

Registered Professional Engineer State of Colorado No. 15813

Date _____

DEVELOPER CERTIFICATION OF DRAINAGE FACILITIES

Rene Munoz of Standard Concrete, Inc. hereby certifies that the drainage facilities for the Fabrizio Acres Business Park project shall be constructed according to the design presented in this report. I understand that Adams County does not and will not assume liability for the drainage facilities designed and/ or certified by my engineer. I understand that Adams County reviews drainage plans pursuant to Colorado Revised Statues Title 30, Article 28; but cannot, on behalf of the Fabrizio Acres Business Park project, guarantee that final drainage design review will absolve Rene Munoz and/ or their successors and/ or assigns the future liability for improper design. I further understand that approval of the Final Plat and/ or Final Development Plan does not imply approval of my engineer's drainage design.

Date_____

Name of Developer

Authorized Signature

LEVEL 2 DRAINAGE REPORT FABRIZIO ACRES BUSINESS PARK

A. INTRODUCTION

1. Location

The Fabrizio Acres Business Park project is located at 2521 E. 68th Place. The property is platted as Lot 1, Fabrizio Acres – Plat Correction Subdivision. It is on the northeast corner of the intersection of Columbine Street and E. 68th Place in Denver, Colorado. It is a 1.83-acre site. It is in the Northwest One-Quarter of Section 1, Township 3 South, Range 68 West of the 6th P. M., County of Adams, State of Colorado.



The site is bounded on the north by E 69th Avenue, on the east by Lot 2 and Lot 5 of Fabrizio Acres, to the south by E. 68rd Place and to the west by Columbine Street. The property is currently developed with two single-family residences.

2. Proposed Development

The proposed development will consist of a 24,750 square foot industrial/warehouse building with associated access drives, parking areas, a recycled asphalt storage yard and landscaping. Street improvements to the east side of Columbine Street and the north side of E. 68th Place consisting of curb, gutter, sidewalk and new pavement will be included in the development. The total imperviousness for the site will be 58% once fully developed.

The site is currently occupied by two single family residences with landscaping, a storage yard and driveways. The in-situ soil is Vona Sandy Loam, classified as Hydrologic Soil Type A. The soils consist of sandy loams with a low swell potential and well drained with very low runoff characteristics. The existing ground surface slopes to the east at approximately a 1.2% slope.

Runoff generally flows easterly. A small portion of the site flows to the west to Columbine Street, then northerly in the street to an existing inlet in E 69th Avenue.

There are no major drainageways adjacent to or crossing the site. The site is not located within a floodplain as shown on the FEMA FIRM Map No. 08001C0604H dated March 5, 2007. A Firmette of this map is included in the Appendix of this report.

B. DESIGN CRITERIA

<u>References</u>

This drainage report is based upon information from the August 15, 2017 Adams County Development Standards and Regulations and the Urban Drainage and Flood Control District Storm Drainage Criteria Manual Volumes 1-3 (UDFCD).

Hydrologic Criteria

The Rational Method was used to calculate runoff from this site in accordance with the Adams County Regulations and the Urban Drainage & Flood Control District Manual. The 1-Hour Design Point Rainfall Values from the Adams County Regulations used for this report are:

P1, 2-Yr = 1.00 P1, 5-Yr = 1.42 P1, 100-Yr = 2.71

Detention calculations were based upon Adams County requirements in accordance with the Manual using the simplified V=KA formulas. These volumes were input into UDFCD's UD_Detention_v3.07 spreadsheet for calculation of ponding depth and outlet structure details.

Hydraulic Criteria

Calculation methods for private improvements are based upon the Manning's Equation and UDFCD manuals. On-site storm drainage improvements are designed for the 5-year and 100-year storm events.

C. DRAINAGE PLAN

General Concept

The general drainage concept for the site is for runoff to surface flow from the site to a detention and water quality pond at the north side of the site adjacent to E. 69th Ave. This pond will be an Extended Detention Basin designed in accordance with Adams County and UDFCD criteria. Total detention volume is designed to provide for the 100-year storm detention storage plus one-half of the Water Quality Capture Volume (WQCV). The pond will also provide for the WQCV and the 5-year detention volume. This pond will discharge to a public storm sewer inlet in the south flowline of E. 69th Avenue.

Specific Details

The proposed grading has divided the site into 4 Basins, noted as Basins A, B, C and D. The Basins are further described as follows:

Basin A is along the west side of the site adjacent to Columbine Street. It contains 0.68 acres. It consists of pavement, landscaping and building roof. Runoff from both the minor and major storms will surface flow northerly to a curb opening along the access drive at Design Point 1 and into the detention pond. Emergency overflow from this basin will be into the detention pond. Overall basin imperviousness is 87% with a 5-yr runoff of 2.42 cfs and a 100-yr runoff of 4.94 cfs.

Basin B is along the west side of the site and contains 0.44 acres. It consists of landscaping and building roof. Runoff from both the minor and major storms will surface flow to a grass-lined drainage swale, combining with the flow from Basin C, and flow northerly to the detention pond at Design Point 2. Emergency overflow from this basin will be into the detention pond. Overall basin imperviousness is 59% with a 5-yr runoff of 0.96 cfs and a 100-yr runoff of 2.13 cfs.

Basin C is along the south side of the site and contains 0.49 acres. It consists of recycled asphalt for a storage yard. Runoff from both the minor and major storms will surface flow to a grasslined drainage swale at Design Point 3, then through Basin B to the detention pond. Emergency overflow from this basin will be into the Basin B. Overall basin imperviousness is 40% with a 5yr runoff of 0.96 cfs and a 100-yr runoff of 2.13 cfs.

Basin D contains the detention/water quality pond along with some landscaped areas adjacent to the 100-year water surface elevation. It is 0.21 acres. Runoff surface flows, combining with the flows from Basin A, B and C, to the outlet structure located in the northwest corner of the basin. Emergency overflow from this basin will be over a weir located in the retaining wall adjacent to E 69th Avenue. The overflow will flow in a riprap swale to E. 69th Ave, and then into the existing storm inlet on the south side of the street. Overall basin imperviousness is 2% with a 5-yr runoff of 0.01 cfs and a 100-yr runoff of 0.20 cfs. The total flow reaching the outlet structure at Design Point 4 is 3.14 cfs in the 5-year storm and 7.18 cfs in the 100-year storm.

	DESIGN POINT RUNC	OFF SUMMARY	TABLE		
Design Point	Contributing Sub-basins	Contributing Area (acres)	T₀ (min)	Q₅ (cfs)	Q ₁₀₀ (cfs)
1	А	0.68	5.0	2.42	4.94
2	B, C	0.93	6.5	1.28	3.21
3	С	0.49	11.1	0.49	1.45
4	A, B, C, D	1.83	11.1	3.14	7.18

The summary of runoff rates at each Design Point is:

Stormwater detention and water quality treatment will be provided by an Extended Detention Basins located adjacent to E. 69th Avenue. The basin has been designed in accordance with Adams County and UDFCD criteria. Total detention volume is the 100-year storm detention volume plus one-half times the WQCV.

The EDB has a total design volume (100-yr volume plus one-half of the WQCV) of 0.20 acre-feet or 8,712 cubic feet. The pond bottom at the outlet structure will be at an elevation of approximately 6077.50. The total depth of the pond is 4.86 feet, so the maximum water surface elevation will be 6082.36. The WQCV is 0.035 acre-feet or 1,525 cubic feet. The depth of the WQCV is 2.35 feet. The WQCV water surface elevation will be about 6079.85. The 5-yr volume plus the WQCV is 0.112 acre-feet or 4,867 cubic feet. The 5-yr plus WQCV depth is 4.26 feet, so the that water surface elevation will be 6081.76. This elevation will be the grate/weir elevation for the outlet structure. The outlet structure is designed to release the WQCV over 40 hours. This rate is controlled by a flow control plate within the structure. Allowable release rates for the pond will be 0.07 cfs per acre for the 5-year storm event and 0.50 cfs per acre for the 100year.

E. POTENTIAL EROSION AND SEDIMENT IMPACTS

Construction of the Fabrizio Acres Business park will disturb approximately 2.0 acres of land, which includes the area of public road improvements. Erosion and sediment control will be achieved using standard BMPs as required in the Adams County Development Standards and Regulations. A detailed Erosion Control and Sediment Plan will be prepared as part of the construction documents for the site. BMPs to be utilized during construction include silt fencing, vehicle tracking control, a temporary sediment basin, a concrete wash out area, a stabilized staging area, inlet protection curb socks. Disturbed areas that will be exposed for more than 14 days will be seeded and mulched. Final construction site stabilization will occur when all disturbed areas have either been built on, paved over or a uniform vegetative cover has been established. Silt fence and other perimeter controls will not be removed from the site until the site is stabilized.

Post construction sediment and erosion control, groundwater recharge and runoff quantity and quality will be accomplished by the Extended Detention Basin described above. The grading and drainage deign will route most of the site to the detention pond. Proper operation and maintenance of the Extended Detention Basin will be required as described in the Operation and Maintenance Plan to be prepared as part of the construction documents.

F. CONCLUSIONS

The drainage plan for this site is in conformance to acceptable engineering standards and practices and criteria established by the Adams County and the Urban Drainage & Flood Control District. No adverse impacts to downstream facilities and/or adjacent properties are expected as a result of the development of the site.

G. Appendices

1. Hydrologic Computations

- a. Land use assumptions, composite "C" and % Impervious calculations
- b. Initial and major storm runoff computations for developed runoff conditions

2. Hydraulic Computations

- a. Detention and Water Quality Facility Calculations
- 3. Graphs, tables, SCS Soils Data, floodplain map, and other relevant data

HYDROLOGIC COMPUTATIONS

APPENDIX 1

						C	COMP	OSITE	'C'	FACT	ORS (DEVE	LOPE	D)							
LOCATION:	Fabrizio	Business	Park	Adams C	ounty	S	oil Type:	А			Level 2	Drainag	je Repor	t			BY:	GSK		DATE:	8/27/2019
SUB-BASIN		Acr	eage			PA	VED			RO	OFS			LAV	VNS		CON	/POSITI	E C FAC	TOR	PERCENT IMPERVIOUS
DESIGNATION	PAVED	ROOFS	LAWNS	TOTAL	2YR	5 YR	10 YR	100 YR	2YR	5 YR	10 YR	100 YR	2YR	5 YR	10 YR	100 YR	2YR	5 YR	10 YR	100 YR	
			Impervio	ousness =		1	00			9	0				2						
А	0.34	0.28	0.06	0.68	0.84	0.86	0.87	0.89	0.73	0.75	0.77	0.81	0.01	0.01	0.01	0.13	0.72	0.74	0.75	0.79	86.9%
В	0.00	0.28	0.16	0.44	0.84	0.86	0.87	0.89	0.73	0.75	0.77	0.81	0.01	0.01	0.01	0.13	0.47	0.49	0.50	0.57	58.7%
C*	0.49	0.00	0.00	0.49	0.25	0.27	0.32	0.42	0.73	0.75	0.77	0.81	0.01	0.01	0.01	0.13	0.25	0.27	0.32	0.42	40.0%
D	0.00	0.00	0.21	0.21	0.84	0.86	0.87	0.89	0.73	0.75	0.77	0.81	0.01	0.01	0.01	0.13	0.01	0.01	0.01	0.13	2.0%
		* Basin C	recycled a	asphalt, %	Impervi	ous = 40)%														
		1																			
Overall Site	0.83	0.57	0.43	1.83	0.87	0.88	0.90	0.93	0.80	0.85	0.90	0.90	0.05	0.06	0.08	0.10	0.65	0.68	0.71	0.72	57.6%
Pre-Developed																					
P1		0.09	1.40	1.49	0.87	0.88	0.90	0.93	0.80	0.85	0.90	0.90	0.05	0.06	0.08	0.10	0.09	0.11	0.13	0.15	7.1%
P2		0.00	0.26	0.26	0.87	0.88	0.90	0.93	0.80	0.85	0.90	0.90	0.05	0.06	0.08	0.10	0.05	0.06	0.08	0.10	2.0%

					TIME	OF CON	CENTRAT	ON (DEV	ELOPED)					REMARKS
LOCATION: SUB-B	Fabrizio B ASIN DATA	usiness Park		OVERLAN (Ti)	D TIME	Le	vel 2 Draina T	age Report RAVEL TIN (Tt)	IE		BY: TOTAL	GSK Tc (Urbani	DATE: Check zed Basins)	8/27/2019 FINAL Tc	FORMULAS: * Ti = 0.395 (1.1-C5)L^0.5/S/100^1/3
DESIGNATION	C ₅	AREA (AC)	LENGTH (FT)	SLOPE %	Ti (Min.)*	GRASS/ PAVED	LENGTH (FT)	SLOPE %	VEL (FPS)**	Tt (Min.)	Ti+Tt (Min.)	LGTH. (FT)	Tc = (L/180) + 10	(minutes)	** V=Cv*(S/100)^0.5
A	0.74	0.68	0	1.50	0.00	PAVED	282	1.50	2.45	1.92	1.9	282	11.6	5.0	
В	0.49	0.44	0	1.50	0.00	GRASS	274	1.00	0.70	6.52	6.5	274	11.5	6.5	
С	0.27	0.49	204	1.33	19.76	GRASS	0	1.80	0.94	0.00	19.8	204	11.1	11.1	
D	0.01	0.21	169	1.50	22.70	GRASS	0	1.10	0.73	0.00	22.7	169	10.9	10.9	
P1	0.06	1.49	168	1.25	22.94	GRASS	0	1.10	0.73	0.00	22.9			22.9	
P2	0.06	0.26	52	2.90	9.64	GRASS	0	1.10	0.73	0.00	9.6			9.6	

Storm Drainage System Design (Rational Method Procedure)

Subdivision
Designer
Date
Design Storm

Fabrizio Business Park GSK 8/27/2019 100 -YR PRE-DEVELOPED

 $I = \frac{28.5^{*}P_{1}}{(10+T_{C})^{0.786}}$

Where: $P_1 =$

2.71

nt			Dir	ect Runo	ff				Total	Runoff		
Design Poir	Subbasin Designatio n	Area	Runoff Coeffecient	tc	C × A	_	Ø	tc	C × A	_	Ø	Comment
		ac.		min.	ac.	in/hr	cfs	min.	ac.	in/hr	cfs	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
	P1	1.49	0.15	22.9	0.22	4.95	1.08				1.08	
	P2	0.26	0.10	9.6	0.03	7.44	0.20				0.20	

Storm Drainage System Design (Rational Method Procedure)

Subdivision	
Designer	
Date	
Design Storm	

Fabrizio Business Park GSK 8/27/2019 5 -YR DEVELOPED

I= 28.5*P₁ $(10+T_{\rm C})^{0.786}$

Where: $P_1 =$ 1.42

nt			Dir	ect Runo	ff				Total	Runoff		
Design Poli	Subbasin Designatio n	Area	Runoff Coeffecient	tc	C×A	_	Ø	tc	C×A	_	Ø	Comment
		ac.		min.	ac.	in/hr	cfs	min.	ac.	in/hr	cfs	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
3	С	0.49	0.27	11.1	0.13	3.68	0.49				0.49	
2	В	0.44	0.49	6.5	0.21	4.46	0.96	11.1	0.35	3.68	1.28	
1	А	0.68	0.74	5.0	0.50	4.82	2.42				2.42	
4	D	0.21	0.01	10.9	0.00	3.71	0.01	11.1	0.85	3.68	3.14	

Storm Drainage System Design (Rational Method Procedure)

Subdivision
Designer
Date
Design Storm

Fabrizio Business Park GSK 8/27/2019 100-YR DEVELOPED

 $I = \frac{28.5^{*}P_{1}}{(10+T_{C})^{0.786}}$

Where: $P_1 = 2.71$

nt			Dir	ect Runo	ff			Total Runoff				
Design Poli	Subbasin Designatio n	Area	Runoff Coeffecient	tc	C × A	_	Ø	tc	C×A	_	Ø	Comment
		ac.		min.	ac.	in/hr	cfs	min.	ac.	in/hr	cfs	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
3	С	0.49	0.42	11.1	0.21	7.02	1.45				1.45	
2	В	0.44	0.57	6.5	0.25	8.52	2.13	11.1	0.46	7.02	3.21	
1	А	0.68	0.79	5.0	0.54	9.19	4.94				4.94	
4	D	0.21	0.13	10.9	0.03	7.07	0.20	11.1	1.02	7.02	7.18	

SUB-BASIN RUNOFF SUMMARY TABLE						
Sub-basin Designation	Sub-basin Area (ac)	C ₅	C ₁₀₀	Impervious %	T₀ (min)	Q ₁₀₀ (cfs)
A	0.68	0.72	0.79	87%	5.0	4.94
В	0.44	0.47	0.57	59%	6.5	2.13
С	0.49	0.25	0.42	40%	11.1	1.45
D	0.21	0.01	0.13	2%	10.9	0.20

PRE-DEVELOPED BASIN RUNOFF SUMMARY TABLE						
Sub-basin Designation	Sub-basin Area (ac)	C ₅	C ₁₀₀	Impervious %	T₀ (min)	Q ₁₀₀ (cfs)
P1	1.49	0.11	0.15	7%	22.9	1.08
P2	0.26	0.06	0.10	2%	9.6	0.20

	DESIGN POINT RUNOFF SUMMARY TABLE							
Design Point	Contributing Sub-basins	Contributing Area (acres)	T₀ (min)	Q ₅ (cfs)	Q ₁₀₀ (cfs)			
1	A	0.68	5.0	2.42	4.94			
2	B, C	0.93	6.5	1.28	3.21			
3	С	0.49	11.1	0.49	1.45			
4	A, B, C, D	1.83	11.1	3.14	7.18			

APPENDIX 2

HYDRAULIC COMPUTATIONS

DETENTION STORAGE REQUIREMENTS (PER ADCO DEVELOPMENT REGULATIONS)

Total Contributing Area (A) Imperviousness (I)	1.83 57.6%	ac			
5-YR STORAGE DATA					
K ₅	0.04209	9 K=(().77I -	2.26)/1000	
$\mathbf{V}_5 = \mathbf{K}_5 \mathbf{A}$	0.077	ac-ft	=	3,351	cf
100-YR STORAGE DAT	'A				
K 100	0.1014	5 K=(1	.78I -	$0.002I^2 - 3.56)/$	/910
$V_{100} = K_{100} A$	0.185	ac-ft	=	8,079	cf
STORAGE DATA SUM	MARY	7			
WQCV	0.035	ac-ft	=	1,515	cf
V_5	0.077	ac-ft	=	3,351	cf
$V_5 + WQCV$	0.112	ac-ft	=	4,867	cf
V ₁₀₀ + 50% WQCV	0.200	ac-ft	=	8,712	cf
RELEASE RATES					
5 Vear Belease Bate (cfs/acre)		0.07		- 0.13	cfs
3-real Release Rate (CIS/ acre)		0.07	_	- 0.15	cis
100-1 ear Release Rate – (CIS/ ac	_1 _	0.30	-	- 0.91	C15

APPENDIX 3

GRAPHS, TABLES, SCS SOILS DATA, FLOODPLAN MAPS, AND OTHER RELEVANT DATA

National Flood Hazard Layer FIRMette



Legend





United States Department of Agriculture

Natural Resources Conservation Service A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants Custom Soil Resource Report for Adams County Area, Parts of Adams and Denver Counties, Colorado

Standard Concrete Warehouse



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/? cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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VoA—Vona sandy loam, 0 to 1 percent slopes	11
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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



MAP LEGEND				MAP INFORMATION			
Area of In	terest (AOI) Area of Interest (AOI)	8	Spoil Area Stony Spot	The soil surveys that comprise your AOI were mapped at 1:20,000.			
Soils	Soil Map Unit Polygons Soil Map Unit Lines Soil Map Unit Points Point Features Blowout	Ø ♥ ▲ Water Fea	Very Stony Spot Wet Spot Other Special Line Features tures	Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.			
⊠ ※ ◇	Borrow Pit Clay Spot Closed Depression Gravel Pit	w Pit Streams and Canals Transportation Spot ed Depression Interstate Highways el Pit		Please rely on the bar scale on each map sheet for map measurements. Source of Map: Natural Resources Conservation Service			
: © ~	Gravelly Spot Gravelly Spot Landfill Lava Flow Marsh or swamp Marsh or swamp Ma	Major Roads Local Roads nd Aerial Photography	Coordinate System: Web Mercator (EPSG:3857) Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more				
* 0 >	Mine or Quarry Miscellaneous Water Perennial Water Rock Outcrop			accurate calculations of distance or area are required. This product is generated from the USDA-NRCS certified data as of the version date(s) listed below. Soil Survey Area: Adams County Area, Parts of Adams and			
+ :: •	Saline Spot Sandy Spot Severely Eroded Spot Sinkhole			Denver Counties, Colorado Survey Area Data: Version 15, Sep 13, 2018 Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.			
ja M	Slide or Slip Sodic Spot			Date(s) aerial images were photographed: Jun 10, 2014—Aug 21, 2014 The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background			

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
VoA	Vona sandy loam, 0 to 1 percent slopes	2.1	100.0%
Totals for Area of Interest		2.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Adams County Area, Parts of Adams and Denver Counties, Colorado

VoA—Vona sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 34x9
Elevation: 4,000 to 5,600 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 125 to 155 days
Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Vona and similar soils: 90 percent Minor components: 10 percent Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting

Landform: Plains Landform position (three-dimensional): Talf Down-slope shape: Linear Across-slope shape: Linear Parent material: Eolian sands

Typical profile

H1 - 0 to 9 inches: sandy loam H2 - 9 to 22 inches: sandy loam H3 - 22 to 60 inches: loamy sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Gypsum, maximum in profile: 2 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): 2s Land capability classification (nonirrigated): 4c Hydrologic Soil Group: A Ecological site: Sandy Plains (R067BY024CO) Hydric soil rating: No

Minor Components

Dacono

Percent of map unit: 5 percent *Hydric soil rating:* No

Truckton

Percent of map unit: 5 percent *Hydric soil rating:* No

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PRE-DEVELOPMENT DRAINAGE PLAN

STANDARD CONCRETE WAREHOUSE

RIZIO VODES SUBDIVIS	

I HEREBY CERTIFY THAT THIS PLAN FOR THE PRELIMINARY DRAINAGE DESIGN OF THE STANDARD CONCRETE WAREHOUSE PROJECT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE PROVISIONS OF ADAMS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA FOR THE OWNERS THEREOF. UNDERSTAND THAT ADAMS COUNTY DOES NOT AND WILL NOT ASSUME LIABILITY FOR DRAINAGE FACILITIES DESIGNED BY OTHERS.

PROJECT BENCHMARK: STANDARD COLORADO DEPARTMENT OF HIGHWAYS CONTROL MONUMENT. A 3¹/₄" ALUMINUM CAP STAMPED " 1.073023 GPS 20 ZBS PLS 11434 " - SET ON TOP OF A METAL ROD FLUCH WITH GROUND LEVEL. LOCATED WEST OF THE INTERSECTION OF COLORADO HIGHWAY NO. 224 AND YORK STREET, 0.18 MILES WEST OF YORK STREET, IN THE MEDIAN BETWEEN EAST AND WEST BOUND LANES OF COLORADO HIGHWAY 224, 12.9' NORTH OF THE BACK OF CURB OF THE EAST BOUND LANES. ELEVATION = 5120.06 NAVD 88.







Sub-basin Designation	Sub-basin Area (ac)	C ₅	C ₁₀₀	Impervious %	T [.] (min)	Q ₁₀ (Cfs
P1	1.49	0.11	0.15	7%	22.9	1.0
P2	0.26	0.06	0.10	2%	9.6	0.2

∆= 27* 40* 07″ -18"5**62, <u>17′</u>**

- —SS— — —SS—

REVISION DESCRIPTION

BY

drawn by

designed by

approved by

N89°34′02″E 20,01′

PRE-DEVELOPED BASIN RUNOFF SUMMARY TABLE

Ch=S76° 35′ 57″ E

LOTS 1, FABRIZIO ACRES - PLAT CORRECTIONTE, BEING A PART OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

FABRIZIO ACRES BUSINESS PARK



VICINITY MAP

KELLY DEVELOPMENT SERVICES, LLC



9301 SCRUB OAK DR LONE TREE, CO 80124 303-888-6338 greg@kellydev.com



FABRIZIO ACRES BUSINESS PARK

LOTS 1, FABRIZIO ACRES - PLAT CORRECTIONTE, BEING A PART OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF ADAMS, STATE OF COLORADO.



MAX.

DEPTH

(feet)

4.86

(cfs)

0.92

(cfs)

I HEREBY CERTIFY THAT THIS PLAN FOR THE PRELIMINARY DRAINAGE DESIGN OF THE STANDARD CONCRETE WAREHOUSE PROJECT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE PROVISIONS OF ADAMS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA FOR THE OWNERS THEREOF. I UNDERSTAND THAT ADAMS COUNTY DOES NOT AND WILL NOT ASSUME LIABILITY FOR

7	IJ	S	F
	U	C	

KELLY DEVELOPMENT SERVICES, LLC

9301 SCRUB OAK DR LONE TREE, CO 80124 303-888-6338 greg@kellydev.com

SHEET NUMBER

POST **PROJECT NUMBER** 1902.1

CHECKLIST ITEM NO. 7

Neighborhood Meeting - Minutes

Date: 05/02/18 Topic: Neighborhood Meeting - tor Rezone - to Industrial Time: 5:00pm - 7:00pm Discussion leader: Elren R

Comments and suggestions: Neighbors suggested that materials stored a150 did not produce smell and preferably no manjuana. They Suggested that parking be available in order to allow thru to keep traffic along columbine st. Additional suggestions down noise, use fence-with no visibility of forms/supplies, and use formliner on 69th PL wall. Summary of Meeting: During the meeting these were some of the things discussed. First, neighbors wanted to know the purpose of the warehouses that were to be built. Reneanswered this question by saying that the purpose of the warehouse was for Pental to suppliers. Also, neighbors asked now traffic would be managed but mainly if there was going to alfirmed would that parking available. be parking There Kene available accordance to the aurements. In

Discussion Leader

05/02/2018

Time:5:00pm-7:00pm

Neighborhood Meeting: Rezoning of 2521 E 68th PL & 6870 Columbine St

(From Agricultural to Industrial)

JELOMAS JELOMAS MARVIN YOUNGER 689/ELIZABETH ST OMEN. COM2. JIM YOUNGER 688/ ELIZABETH ST 3. Kristy Jourger 6881 Elizabeth St Huberto Weber 6910 York st 4. 5. 6. 7. 8. _____ 9. 10. 11. 12. 13. 14. 15. 16. 17._____





CHECKLIST ITEM NO. 8

QUIT CLAIM DEED
THIS DEED Made this 20 doy of July 2010 between
TTES DEED, WARDE UNS SU DAY OF SULY, AUTO DELWEEL
Efren R Munoz
of the City and County of Denver and State of COLORADO, grantor(s), and
whose legal address is 2521 E 6812 Pl. Denverico 80229
of the City and County of Denver, State of COLORADO, grantee(s);
WITNESS, That the grantor(s), for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00), the receipt and sufficiency of which is hereby confessed and acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell, and QUIT CLAIM unto the grantee(s), not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever all the right, title, interest, claim and demand which the said grantor(s) has in and to the following described lot(s) or parcel(s) of land, situate, lying and being in the County of Denver, and State of COLORADO described as follows:
A hodockee , v.X
required **
also known by street and number as 2521 E. 68th Place Denver, CO 80229
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever, of the said grantor(s) either in law or equity, unto said grantee(s), the survivor of them, their assigns, and the heirs and assigns of such survivor forever. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEPPOP the granter(a) has because as his hand and as the data at farth above
In with the set of the relation (s) has nere unto set his hand and sear the date set form above.
Signed, Sealed and Delivered in the Presence of
EWP
Efren R. Munoz
STATE OF COLORADO SS:
The foregoing instrument was acknowledged before me this <u>30</u> day of <u>July</u> , <u>2010</u>
Witness my hand and official seal My Commission Expires ANGIE HILLMAN NOTARY PUBLIC My Commission Expires Aug. 5, 2010
CD_JT Juit Claim Deed Joint Tenants Rile No. B0348040
ГДЕ №. ГОЗ48940

RECEPTION#: 2013000037679, 05/03/2013 at 08:37:27 AM, 1 OF 2, D \$11.73 TD Pgs: 2 Doc Type:SPWTY Karen Long, Adams County, CO Recorded As Received

> Commitment Number: 2303176 Seller's Loan Number: 760758

After Recording Return To: EFREN R. MUNOZ 2521 E 68TH PL., DENVER, CO 80229-7525

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER R0097910

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is 5000 Plano Parkway, Carrollton, Texas 75010, hereinafter grantor, for \$117,300.00 (One Hundred and Seventeen Thousand Dollars and Three Hundred Dollars and no Cents) in consideration paid, sells and conveys with covenants of limited warranty to EFREN & MUNOZ, hereinafter grantee, whose tax mailing address is 2521 E 68TH PL., DENVER, CO 80229-7525, the following real property:

All that certain parcel of land situate in the County of Adams, State of Colorado, described as follows: Lot Six (6), Fabrizio Acres Tax ID: R0097910

Property Address is: 2521 E 68TH PL., DENVER CO 80229-7525

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date Seller took title to said Property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 2006001011289

The actual consideration for this conveyance is \$117,300.00.

7-16,2010: Executed by the undersigned on Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company, DBA ServiceLink As Attorney-in-Fact By: Its: A Power of Attorney relating to the above-described property was recorded on 02/26/2007 at Reception Number: 2007000019912. STATE OF COUNTY OF ACKNOWLEDGED AND EXECUTED BEFORE ME, on this // day of 2010. the undersigned authority, personally appeared the who is the NP of Chicago Title Insurance Company doing business as ServiceLink, as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown ______ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney. COMMONWEALTH OF PENNSYLVANIA Joddaed 1. 1. 2013 Notarial Seal Mary M. Goddard, Notary Public NOTARY PUBLIC Hopewell Twp., Beaver County My Commission Expires Sept. 4, 2013 My Commission Expires Member, Pennsylvania Association of Notarles

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

Electronically Recorded RECEPTION#: 2017000107706, 12/6/2017 at 2:59 PM, 1 OF 1, REC: \$13.00 DocStamp: \$27.00 TD Pgs: 2 Stan Martin, Adams County, CO.



Warranty Deed (Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on December 5th, 2017 by FRED E. SCHIMPF Grantor(s), of the County of Adams and State of Colorado for the consideration of (\$270,000.00) ***Two Hundred Seventy Thousand and 00/100*** dollars in hand paid, hereby sells and conveys to EFREN R. MUNOZ AND VERONICA MUNOZ Grantee(s), as Joint Tenants whose street address is 6870 COLUMBINE STREET, DENVER, CO 80229, County of Adams, and State of Colorado, the following real property in the County of Adams, and State of Colorado, to wit:

LOT 1, TOGETHER WITH A PORTION OF THE VACATION PLAT OF E. 69TH AVENUE, RECORDED DECEMBER 10, 2013 UNDER RECEPTION NO. 2013000103305, FABRIZIO ACRES, COUNTY OF ADAMS, STATE OF COLORADO

also known by street and number as: 6870 COLUMBINE STREET, DENVER, CO 80229

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2017 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after *Closing; and other* **NONE**

- by Mildred Leona Jurneke as Attorney in Fact By: Fred E. Schim FRED E. SCHIMPF BY MILDRED LEONA JURNEKE AS ATTORNEY IN FACT **KELLY HAINES** NOTARY PUBLIC State of Colorado STATE OF COLORADO NOTARY ID 20144048241 My Commission Expires 12/22/2018 County of ADAMS

The foregoing instrument was acknowledged before me on this day of December 5th, 2017 by MILDRED LEONA JURNEKE AS ATTORNEY IN FACT FOR FRED E. SCHIMPF

Witness my hand and official seal

My Commission expires:

When Recorded Return to:

EFREN R. MUNOZ AND VERONICA MUNOZ 6870 COLUMBINE STREET, DENVER, CO 80229

70563834 (348180)



State Documentary Fee Date: December 05, 2017

\$27.00

North Washington Street Water and Sanitation District

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

August 23, 2019

To Whom It May Concern:

Dear Sirs:

The property located at 2521 E. 69th Place is in the North Washington Street Water and Sanitation District service area boundaries.

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

Very truly yours,

James C. Jamsay, District Manager

North Washington Street Water and Sanitation District

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

August 23, 2019

To Whom It May Concern:

Dear Sirs:

The property located at 6870 Columbine is in the North Washington Street Water and Sanitation District service area boundaries.

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

Very truly yours,

James C. Jamsay, District Manager

CHECKLIST ITEM NO. 10

LEGAL DESCRIPTION

FABRIZIO ACRES PLAT CORRECTION LOT 1



Statement Of Taxes Due

Account Number R0097910	Parcel 0182501201002						
Assessed To		MUNOZ EFREN R AND C/O:MUNOZ VERONICA 2521 E 68TH PL DENVER CO 80229-7525					
Legal Description SUB:FABRIZIO ACRES LOT:6				S 2	Situs Address 2521 E 68TH	PL	
Year	Гах	Interest		Fees	Payn	nents	Balance
Tax Charge							
2018 \$2,131	.20	\$63.94		\$0.00	(\$2,19	5.14)	\$0.00
Total Tax Charge							\$0.00
Special Assessment: FINES FOR CIVIL CODI	E ENFORCEMENT						
2018 \$8,800	.00	\$264.00		\$0.00	(\$9,06	4.00)	\$0.00
Total Special Assessment: FINES FOR CIVIL	CODE ENFORCEM	MENT					\$0.00
Special Assessment: TREASURERS FEES							
2018 \$880	.00	\$0.00		\$0.00	(\$88	0.00)	\$0.00
Total Special Assessment: TREASURERS FEE	ES						\$0.00
GRAND TOTAL							\$0.00
Grand Total Due as of 08/21/2019							\$0.00
TREASURERS FEES				\$880.00			
FINES FOR CIVIL CODE ENFORCEMENT				\$8,800.00			
Tax Billed at 2018 Rates for Tax Area 085 - 08	35						
Authority	Mill Levy		Amount	Values		Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6660000		\$73.21	RES IMPRV I	LAND	\$60,000	\$4,320
ADAMS COUNTY FIRE PROTECTIO	16.6500000		\$332.50	SINGLE FAM	IILY RES	\$217,382	\$15,650
GENERAL	22.6400000		\$452.13	Total	_	\$277 382	\$19.970
NORTH WASHINGTON WATER & SA	0.8600000		\$17.17	Total		\$277,362	\$17,770
RETIREMENT	0.3140000		\$6.27				
ROAD/BRDGE	1.3000000		\$25.96				
DEVELOPMENTALLY DISABLED	0.2570000		\$5.13				
SD 1 BOND	19.9870000		\$399.14				
SD 1 GENERAL	37.8730000		\$756.32				
URBAN DRAINAGE SOUTH PLATTE	0.0940000*		\$1.88				
URBAN DRAINAGE & FLOOD CONT	0.7260000*		\$14.50				
SOCIAL SERVICES	2.3530000		\$46.99				
Taxes Billed 2018 * Credit Levy	106.7200000		\$2,131.20				

Tax amounts are subject to change due to endorsement, advertising, or fees. Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer 4430 S Adams County Parkway Suite C2436 Brighton, CO 80601 720-523-6160

NEW SATELLITE OFFICE

11860 Pecos Street Westminster, CO 80234 Mon, Tue, Wed, Thur 7:30 am - 5 pm

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

1/We, Efren R MUNOZ & Veronica MUNOZ (the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 2521 E 68th PL + 6870 Columbine St Denver, CO 80229 Legal Description:

0182501201001 + 0182501201002 Parcel #(s):

(PLEASE CHECK ONE):

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

or

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

Date: <u>C-13-18</u>	Applicant:	Elren R	Munoz/	Veronica	Munoz
	By: Print Name:	Bark M/	Cerescien,	for	
	Address:	2521 8 68	TH PL		
STATE OF COLORADO)	Denver, C	0 80229		
COUNTY OF ADAMS)				
Subscribed and swor EFren Munoz / Veronica	n to before me Muno 2	this <u>13</u> day	of June	, 20 <u>1%_</u> , by	1
Witness my hand and My Commission expires:	1 official seal. <u>4 07/202</u>	<u>I</u> Notar	er Lier	PERLA NOTARY STATE OF C NOTARY ID 2 MY COMMISSION EXP	SIERRA PUBLIC XOLORADO 20134048392 IRES AUGUST 02, 2021

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

CHECKLIST ITEM NO. 13

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT	Г
PURSUANT TO C P S \$24 65 5 102 2 (1)(1)	

- ^	<u>1010011111100.11.5. 924-05.5-105.5 (1)(0)</u>	
L/W/A Chanle	Q (ΔA) $((\Delta A)$ $((\Delta A)$ $((\Delta A))$ $((\Delta A)$ $((\Delta A))$ $(((\Delta A))$ $((((\Delta A))$ $((((((((((((((((((((((((((((((((((($	
Truc, 7 tien	K MUNOZ & VINONICO MUNOZ	

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

Concerning the property located at:

Physical Address: 2521 E 68th PL + 6870 Columbine St Denver, CO 80229 Legal Description:

Parcel #(s): 0182501201001 + 0187501201007

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

V

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

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

The application for development provides:

- Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 6-13-18 Munoz Veronico, Monoz Applicant: After Recording Return To: By: Print Name: Address: CO 80229

STATE OF COLORADO)				
COUNTY OF ADAMS)				
Subscribed and sworn to bef Efren Munoz/Verania Mi	ore me this <u>No C</u> .	<u>]</u> day of	June	, 20 <u>18</u> , by	
Witness my hand and officia	l seal.	\bigcirc			
My Commission expires:	02/2021	terel	n Xeer	NOTARY PUBLIC	
		Notary Pu	MY	COMMISSION EXPIRES AUGUS	T 02, 2021

Name and Address of Person Preparing Legal Description:

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