



Planning and Zoning Commission

Monday, July 19, 2021 at 6:00 pm

**PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC
DEVICES. THANK YOU**

1. Meeting Information

207 Muegge Way, Bennett, CO 80102

For a live stream of the meeting use the information below:

<https://us02web.zoom.us/j/83894279491?>

[pwd=U1pwYW5KW5KXhaT1g1VjJXQ2xBc2wxQT09](https://us02web.zoom.us/j/83894279491?pwd=U1pwYW5KW5KXhaT1g1VjJXQ2xBc2wxQT09)

Meeting ID: 838 9427 9491

Passcode: 246498

One tap mobile

+16699006833

2. Call to Order

Chair

a. Roll Call

3. Approval of Agenda

Chair

4. Consent Agenda

Chair

a. June 28, 2021 - Regular Meeting Minutes

Attachments:

- **June 28, 2021 - Regular Meeting Minutes** (June_28_2021.pdf)

Public Comments on Items Not on the Agenda

The Planning and Zoning Commission welcomes you. Thank you for joining us for our Town of Bennett Planning and Zoning Meeting. If you are not speaking, we ask that you please mute your microphone. For public comment please sign up on the provided sheet or in the chat box. If you are on the phone, once we get through the sign-up sheet and chat box we will call for any other comments for items not on the agenda.

Your comments will be limited to three (3) minutes. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town staff for follow-up. Thank you.

Regular Business

5. Public Hearing

Sara Aragon, Community Development Manager

a. Case No. 21.18 - Browning Minor Subdivision, Amendment No. 1

Resolution No. 2021-09 - A Resolution Recommending Approval of a Final Plat for the Browning Minor Subdivision, Amendment No. 1

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report Browning Minor Subdivision, Amendment No. 1** (1_-_Staff_Report_BrowningAmnd_No..pdf)
- **PowerPoint Presentation Browning Minor Subdivision, Amendment No. 1** (2_-_PowerPoint_Presentation_Browning_Amend_No.1.pdf)
- **Land Use Application** (3_-_170_Washington_LandUseApp.pdf)
- **Proposed Final Plat** (4_-_BrowningSub_1stAmendment.pdf)
- **Ordinance No. 447 - An Ordinance Providing for the Vacation of a Portion of a Certain Street Within the Town of Bennett, Colorado** (5_-_Ord_447_VACATING_2ND_ST.pdf)
- **McDonald Property Survey** (6_-_McDonaldSurvey.pdf)
- **Town Staff Redline Comments** (7_-_BrowningSub_1stAmendment_TownPlanningRedlines_06_09_21.pdf)
- **Town Engineer's Referral Response** (8_-_TownEngineer_s_Email_Response.pdf)
- **Town Attorney's Referral Response** (9_-_Town_Attorney-_Abbreviated_Referral_-_170_Washington_St_Due_6_18.pdf)
- **Bennett-Watkins Fire Rescue Response** (10_-_BWFR_Abbreviated_Referral_-_170_Washington_St.pdf)
- **Intermountain Rural Association (IREA) Response** (11_-_IREA_COMMENTS_BROWNING_MINOR_6-11-21.pdf)
- **Resolution No. 2021-09 - A Resolution Recommending Approval of a Final Plat for the Browning Minor Subdivision, Amendment No. 1** (12_-_Reso_No._2021-09.pdf)
- **Suggested Motion** (13_-_suggested_motion.pdf)

b. Case No. 21.13 - Shops at Bennett Final Plat

Resolution No. 2021-08 - A Resolution Recommending Approval of a Final Plat for the Shops at Bennett Subdivision

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report Shops at Bennett Final Plat** (1-Shops_at_Bennett_Final_Plat

_P_Z_StaffReport.pdf)

- **PowerPoint Presentation Shops at Bennett Final Plat** (2_-_Shops_at_Bennett_FP_P_Z_Presentation.pdf)
- **Land Use Application** (3_-_SAB-Application.pdf)
- **Applicant's Letter of Intent** (4_-_SAB-Letter_of_Intent.pdf)
- **Proposed Final Plat** (5_-_Shops_at_Bennett_Subdivision_06_23_21.pdf)
- **Traffic Study** (6_-_DollarGeneral-TIS_070821.pdf)
- **Town Planning Response** (7_-_SAB-plat_TownPlanningRedlines_06_07_21.pdf)
- **Town Engineer's Referral Response** (8_-_SAB-plat_TE_comments_6-7-2021.pdf)
- **Town Traffic Engineer's Response** (9_-_Dollar_General_TIA_-_GCR_07132021.pdf)
- **Colorado Department of Transportation (CDOT) Response** (10_-_CDOT_Dollar_General_Bennett_Comments_5.28.2021.pdf)
- **Bennett-Watkins Fire Rescue Response** (11_-_BWFRLetterhead.Comments.ShopsAtBennettSubdivision.06.03.21.pdf)
- **Intermountain Rural Electric Association (IREA) Response** (12_-_IREA_COMMENTS_Shops_at_Bennett_Subdivision_06_23_21.pdf)
- **Adams County Sheriff Response** (13_-_ADCO_Sheriff_Shops_at_Bennett_Final_Plat_Referral.pdf)
- **I-70 Regional Economic Advancement Partnership (REAP) Response** (14_-_I-70_REAP_-_Re_Shops_at_Ben...pdf)
- **Resolution No. 2021-08 - A Resolution Recommending Approval of a Final Plat for the Shops at Bennett Subdivision** (15_-_Shops_at_Bennett_FP.PCReso_2021_08.pdf)
- **Suggested Motion** (16_-_suggested_motion.pdf)

c. Case No. 21.09 - Lot 33, Cordella, Minor Subdivision Plat

Resolution No. 2021-07 - A Resolution Recommending Approval of a Final Plat for Cordella West, Lot 33

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report Lot 33, Cordella, Minor Subdivision Plat** (1_-_Cordella_Lot_33_P_Z_StaffReport_07_19_21.pdf)
- **PowerPoint Presentation Lot 33, Cordella, Minor Subdivision Plat** (2_-_Cordella_Lot33_P_Z_Presentation_Final.pdf)
- **Land Use Application** (3_-_Land_use_application_Cordella_Lot_33..pdf)
- **Proposed Final Plat** (4_-_33Cordella2-MSP.pdf)
- **Town Engineer's Referral Response** (5_-_TownEngineer_Cordella_Lot_33_Subdivision_Plat_Referral.pdf)
- **Bennett-Watkins Fire Rescue Response** (6_-_BWFR_Comments.Cordella_MinorSubDiv.04.27.21__1_.pdf)
- **Intermountain Rural Electric Association (IREA) Response** (7_-_IREA_Email_COMMENTS_LOT_33_CORDELLA_WEST.pdf)
- **Resolution No. 2021-07 - A Resolution Recommending Approval of a Final Plat for Cordella West, Lot 33** (8_-_Resolution_No._21.07_Cordella_Lot_33.pdf)
- **Suggested Motion** (9_-_suggested_motion.pdf)

6. Commissioner Comments/Reports

7. Adjournment

Contact: Christina Hart (chart@bennett.co.us 130364432491001) | Agenda published on 07/15/2021
at 2:01 PM

TOWN OF BENNETT, COLORADO
PLANNING & ZONING COMMISSION
Regular Meeting
June 28, 2021

1. CALL TO ORDER

The Planning & Zoning Commission of the Town of Bennett met in regular session on Monday, June 28, 2021, via hybrid meeting. Chair Wayne Clark called the meeting to order at 6:35 p.m. The following persons were present upon the call of the roll:

Chair: Wayne Clark

Commissioners: Rachel Connor
Grider Lee - *unexcused*
Martin Metsker
Scott Smith

Staff Present: Steve Hebert, *Planning and Economic Development Manager*
Taeler Houlberg, *Assistant to the Town Administrator*
Dan Giroux, *Town Engineer*
Christina Hart, *Town Clerk*

Public Present: Trey Farrell, Brendan Parsa

1. APPROVAL OF AGENDA

COMMISSIONER METSKER MOVED, COMMISSIONER CONNOR SECONDED to approve the agenda as amended. Staff will present Case No. 21.10 and Case No. 21.12 first with the public hearing as the last agenda item. Voting was as follows:

YES: Metsker, Smith, Clark, Connor

NO: None

UNEXCUSED: Lee

Chairman Clark declared the motion carried by unanimous vote.

2. APPROVAL OF CONSENT AGENDA

COMMISSIONER METSKER MOVED, COMMISSIONER CONNOR SECONDED to approve the consent agenda as presented. Voting was as follows:

YES: Smith, Clark, Connor, Metsker

NO: None

UNEXCUSED: Lee

Chairman Clark declared the motion carried by unanimous vote.

Action: Approval of May 17, 2021 Regular Meeting Minutes

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

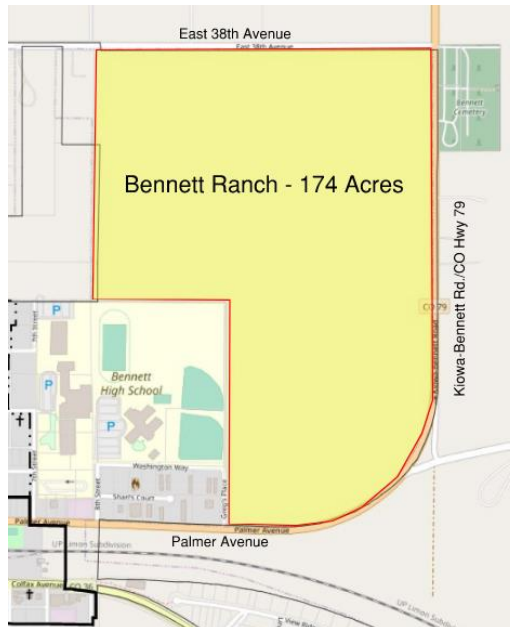
There were no public comments on items not on the agenda presented.

4. REGULAR BUSINESS

A. Case No. 21.10 – Bennett Ranch Phase 2 Single-Family Detached Sketch Plan

Steve Hebert, Planning and Economic Development Manager, reported to the commission LGI Homes, through their consultant Kimley-Horn, has submitted a sketch plan for 286 lots for single-family detached homes on 69.5 acres. The property is located immediately east of the Bennett School campus, between Palmer Avenue and East 38th Avenue, and west of Colorado Highway 79 (Kiowa-Bennett Road). The property is zoned R-2 – Mid Density Residential. As described below, the purpose of a sketch plan is to provide the subdivider (LGI Homes) with preliminary informal feedback on a conceptual lot layout.

The vicinity map below is of the entire 174-acre Bennett Ranch project.



A sketch plan for the entire 174 acres was presented to the Town in 2018 and showed several land use areas, including single-family detached, townhomes, a community park, a commercial tract and land designated for the Bennett School District, Bennett-Watkins Fire Rescue Authority and the Town of Bennett. The initial Bennett Ranch Sketch Plan is attached.

The Bennett Ranch Filing 1 Subdivision Final Plat was approved by the Board of Trustees in January 2020. The initial subdivision created 145 single-family lots, the first phase of the park site and tracts of land that have been dedicated to the Bennett School District, Bennett-Watkins Fire Rescue Authority and the Town of Bennett. The 145 lots are considered Phase 1 of a multi-phase buildout. Construction of Phase 1 infrastructure is anticipated to begin in the summer of 2021.

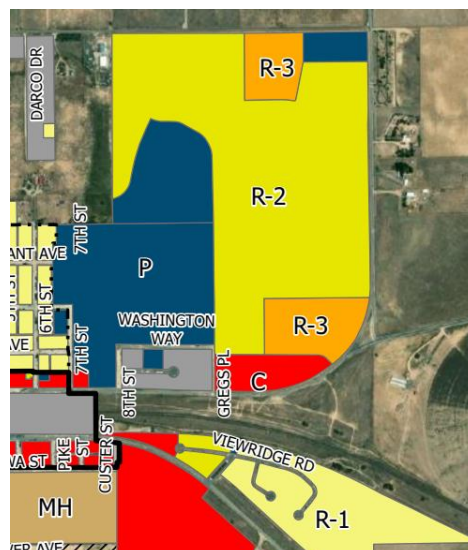
Per Sec. 16-4-370 of the Bennett Municipal Code, *"the sketch plan is intended to provide the subdivider with preliminary informal feedback from the Town staff and the Planning Commission on format and substance. Sketch plan review assists the subdivider in understanding the Town's preliminary position on the development, prior to the effort associated with the final plat documents, and to provide the Town with an overall master plan for the proposed development."*

The Planning Commission shall review the sketch plan in a public meeting and provide feedback to the subdivider. The meeting is intended to be for the mutual exchange of information and development concepts. The feedback shall take the form of recommendations endorsed by a majority of the Planning Commission members present. The recommendations by the Planning Commission may include an endorsement of the sketch plan concept, suggestions for modifications to the concept, or endorsement of alternative designs and specifics necessary to accomplish the Town's goals."

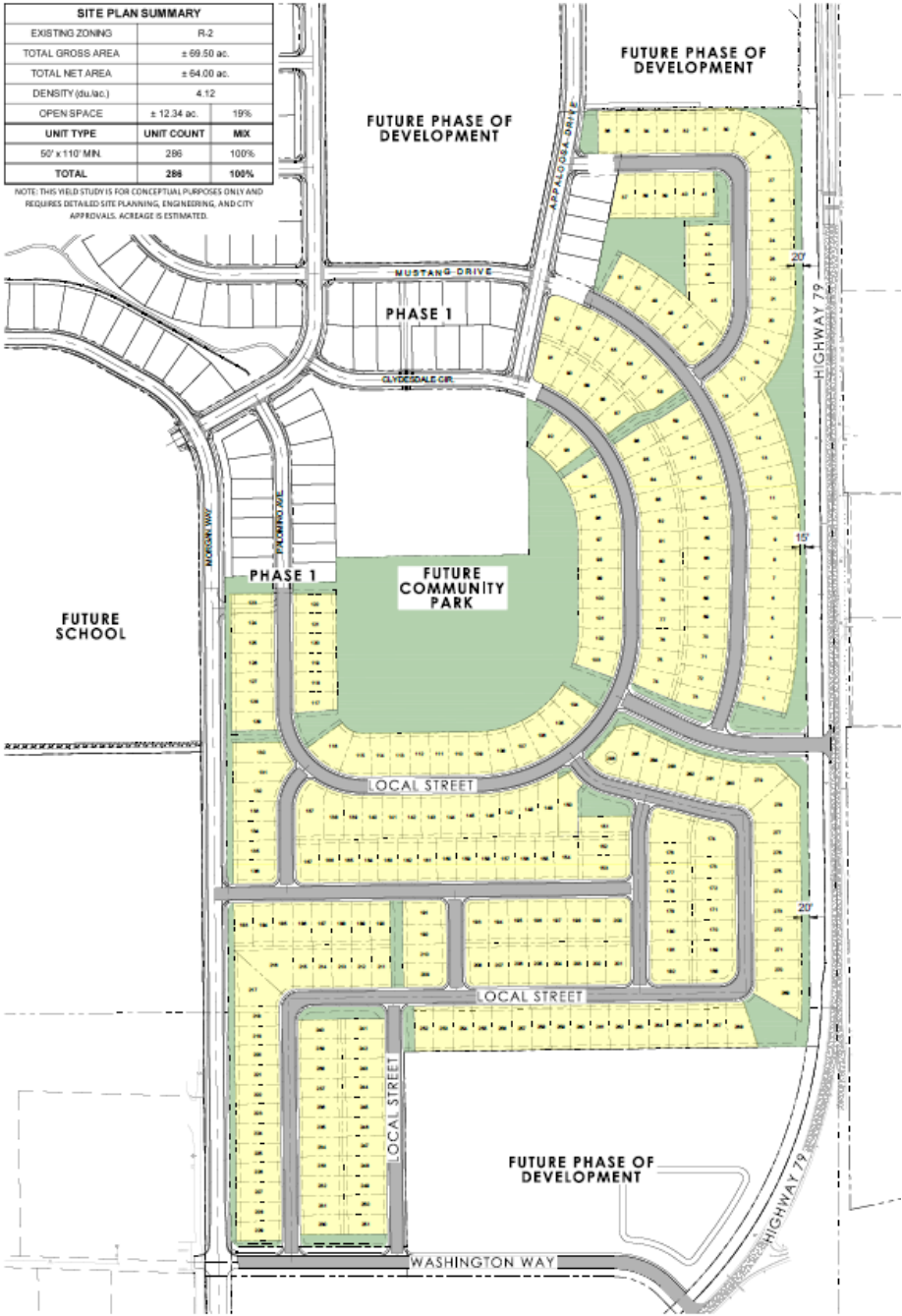
The table below summarizes the surrounding zoning and land use.

Direction	Zone District	Land Use
North	R-2 – Mid Density Residential, R-3 – High Density Residential, P - Public	Vacant
East	A -3 in Adams County	Residential, Agricultural, Cemetery
South	R- 3 – High Density Residential, C – General Commercial	Vacant
West	P - Public	School Campus

Below is a subsection of the Bennett Zoning Map showing Bennett Ranch and the surrounding area:



The Bennett Ranch Phase 2 Single-Family Detached Sketch Plan is shown below. It proposes the creation of 286 lots for single-family detached homes. The proposed street layout is consistent with the Bennett Ranch Filing 1 street network. Primary access to the subdivision will be from a new Palmer Avenue/Morgan Way intersection just south of Phase 2 as well as a new access road to and from CO Highway 79 (Kiowa-Bennett Road).



Minimum lot sizes are 5,500 square feet, consistent with the R-2 - Mid Density zoning district. The sketch plan also shows an expansion of the future community park that was created by Filing 1.

Per Sec. 16-4-370 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's sketch plan application. Initial comments and concerns are identified under each criterion.

- a. The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan.

Staff Response: The proposed residential subdivision is consistent with the R-2 zoning and the Comprehensive Plan.

- b. The sketch plan represents a functional system of land use and is consistent with the rationale and criteria set forth in Chapter 16 and the Comprehensive Plan.

Staff Response: The sketch plan represents a functional system of land use and complements the lot layout and street network of the Bennett Ranch Phase 1 single-family subdivision.

- c. The utility and transportation design is adequate, given existing and planned capacities of those systems.

Staff Response: The Town's water supply, water distribution and sanitary sewer systems will be able to accommodate the proposed development. Adequate access is via Palmer, CO Highway 79 (Kiowa-Bennett Road) and an improved East 38th Avenue.

Below is a brief outline of staff and referral agency comments regarding the sketch plan as proposed. See the attached referral agency responses:

1. The Town Engineer indicates the Town will have water system capacity, including fire flows, and sanitary sewer collection system capacity to serve the subdivision. Details regarding final water, sanitary sewer and stormwater system design will be addressed at the time of final plat. The Town Engineer also commented on the potential noise impacts and related building setbacks from CO Highway 79. Staff is working with CDOT on the eventual design and necessary right-of-way for the highway. Potential noise impacts and appropriate mitigation will be addressed at the time of final plat.
2. The Town Traffic Engineer commented on the trails and pedestrian paths and the potential need for future pedestrian crosswalks. This will be addressed in more detail with the final plat.
3. Bennett School District 29J will ask for cash-in-lieu of land dedication.
4. Bennett-Watkins Fire Rescue has submitted several comments relative to fire protection, including reference to the International Fire Code (IFC), fire hydrant location and fire flows. These comments have been forwarded to the applicant.
5. The Intermountain Rural Electric Association (IREA) has submitted comments regarding the need for utility easements. These will be placed on the final plat.

6. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

Staff Response: Although no negative impacts on adjacent land uses are anticipated, staff will defer a finding on this criterion until we receive and review a more detailed final plat and site plan.

7. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types.

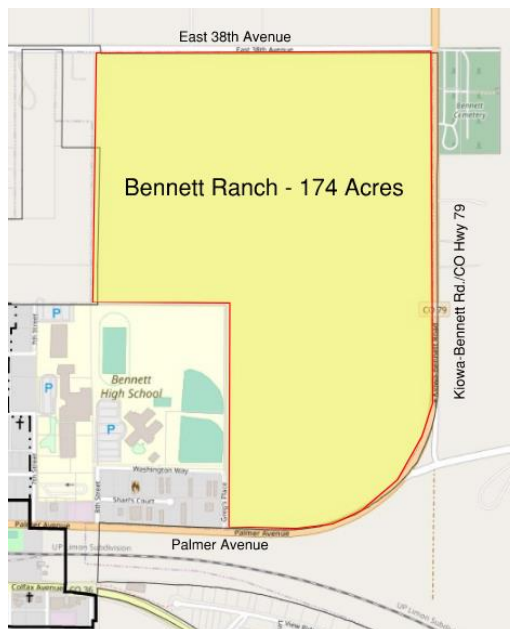
Staff Response: Staff believes there is a need and desirability for new residential housing, as promoted by the Comprehensive Plan and as evidenced by demand in other residential subdivisions, including Bennett Crossing and Sky View.

No formal action of recommending approval or denial is required of the Planning and Zoning Commission.

B. Case No. 21.12 – Bennett Ranch North R-3 Townhome Sketch Plan

Steve Hebert, Planning and Economic Development Manager, reported to the commission LGI Homes, through their consultant Kimley-Horn, has submitted a sketch plan for 84 single-family attached townhome lots on 8.9 acres. The property is located approximately 600 feet west of the East 38th Avenue/Colorado Highway 79 (Kiowa-Bennett Road) intersection. The property is zoned R-3 - High Density Residential. As described below, the purpose of a sketch plan is to provide the subdivider (LGI Homes) with preliminary informal feedback on a conceptual lot layout.

The vicinity map below is of the entire 174-acre Bennett Ranch project.



A sketch plan for the entire 174 acres was presented to the Town in 2018 and showed several land use areas, including single-family detached, townhomes, a community park, a commercial tract and land designated for the Bennett School District, Bennett-Watkins Fire Rescue Authority and the Town of Bennett. The initial Bennett Ranch Sketch Plan is attached.

The Bennett Ranch Filing 1 Subdivision Final Plat was approved by the Board of Trustees in January 2020. The initial subdivision created 145 single-family lots, the first phase of the park site and tracts of land that have been dedicated to the Bennett School District, Bennett-Watkins Fire Rescue Authority and the Town of Bennett. The 145 lots are considered Phase 1 of a multi-phase buildout. Construction of Phase 1 infrastructure is anticipated to begin in the summer of 2021.

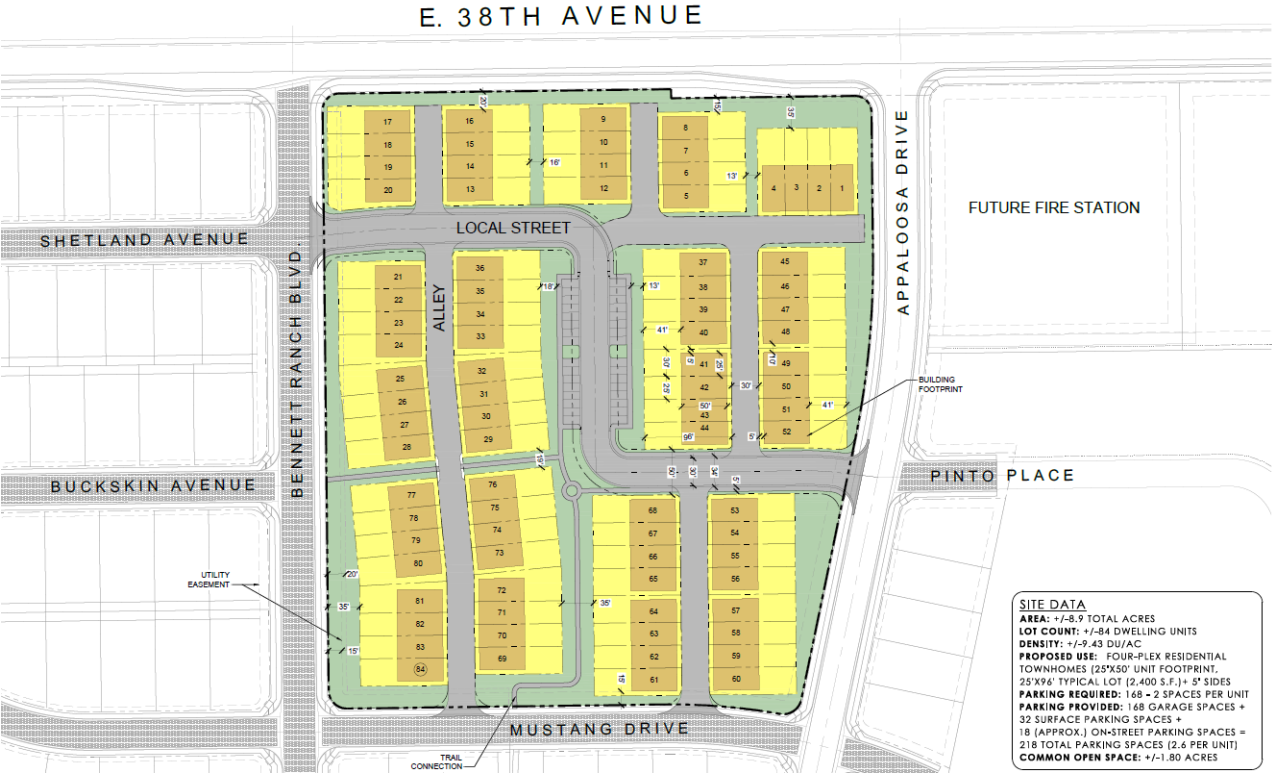
Per Sec. 16-4-370 of the Bennett Municipal Code, *"the sketch plan is intended to provide the subdivider with preliminary informal feedback from the Town staff and the Planning Commission on format and substance. Sketch plan review assists the subdivider in understanding the Town's preliminary position on the development, prior to the effort associated with the final plat documents, and to provide the Town with an overall master plan for the proposed development."*

The Planning Commission shall review the sketch plan in a public meeting and provide feedback to the subdivider. The meeting is intended to be for the mutual exchange of information and development concepts. The feedback shall take the form of recommendations endorsed by a majority of the Planning Commission members present. The recommendations by the Planning Commission may include an endorsement of the sketch plan concept, suggestions for modifications to the concept, or endorsement of alternative designs and specifics necessary to accomplish the Town's goals."

The table below summarizes the surrounding zoning and land use.

Direction	Zone District	Current Land Use
North	A-3 in Adams County	Agricultural
East	P – Public, R-2 – Mid Density Residential	Vacant
South	R-2 – Mid Density Residential	Vacant
West	R-2 – Mid Density Residential	Vacant

The Bennett Ranch North R-3 Townhome Sketch Plan is shown below. It proposes the creation of 84 lots for single-family attached townhomes. The proposed street layout is consistent with the Bennett Ranch Filing 1 street network. Primary access to the subdivision will be from the future Bennett Ranch Boulevard and Appaloosa Drive, which will both connect to East 38th Avenue. An image of the sketch plan is below.



Below is an enlarged version of the site data table:

SITE DATA
AREA: +/-8.9 TOTAL ACRES
LOT COUNT: +/-84 DWELLING UNITS
DENSITY: +/-9.43 DU/AC
PROPOSED USE: FOUR-PLEX RESIDENTIAL TOWNHOMES (25'X50' UNIT FOOTPRINT, 25'X96' TYPICAL LOT (2,400 S.F.)+ 5' SIDES
PARKING REQUIRED: 168 - 2 SPACES PER UNIT
PARKING PROVIDED: 168 GARAGE SPACES + 32 SURFACE PARKING SPACES + 18 (APPROX.) ON-STREET PARKING SPACES = 218 TOTAL PARKING SPACES (2.6 PER UNIT)
COMMON OPEN SPACE: +/-1.80 ACRES

Per Sec. 16-4-370 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's sketch plan application. Initial comments and concerns are identified under each criterion.

- d. The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan.

Staff Response: The proposed residential subdivision is consistent with the R-3 zone district and the Comprehensive Plan. The proposed lots sizes of 2,400 sq. ft. and the proposed density of 9.43 dwelling units per acre conform to the R-3 zone district standards.

- e. The sketch plan represents a functional system of land use and is consistent with the rationale and criteria set forth in Chapter 16 and the Comprehensive Plan.

Staff Response: The sketch plan represents a functional system of land use and is generally consistent with the previously reviewed 2018 Bennett Ranch Sketch Plan.

- f. The utility and transportation design is adequate, given existing and planned capacities of those systems.

Staff Response: The Town's water supply, water distribution and sanitary sewer systems will be able to accommodate the proposed development. Adequate access is via future streets approved as part of the Bennett Ranch Filing 1 Final Plat, including an improved East 38th Avenue.

Below is a brief outline of staff and referral agency comments regarding the sketch plan as proposed. See the attached referral agency responses:

- 8. Confirmation of building footprint sizes and building setbacks will be confirmed at the time of final plat and site plan.
- 9. The Town Engineer indicates the Town will have water system capacity, including fire flows, and sanitary sewer collection system capacity to serve the subdivision. Details regarding final water, sanitary sewer and stormwater system design will be addressed at the time of final plat. In addition, local street radii will need to be confirmed by the Bennett-Watkins Fire Rescue Authority.
- 10. Traffic from this site was accounted for in the 2018 Traffic Impact Study. The Town Traffic Engineer indicated a concern about future on-street parking on the local streets and near the intersections with the alleys. More detail will be required at time of final plat and site plan. In addition, the trail connections and pedestrian crossings of Bennett Ranch Boulevard and Mustang Drive will require appropriate traffic control and pedestrian crosswalks.
- 11. Bennett School District 29J will ask for cash-in-lieu of land dedication at the time of final plat.

12. Bennett-Watkins Fire Rescue (BWFR) recommends the developer confer with the district to ensure the proposed development conforms to adopted International Fire Code (IFC) standards. BWFR's referral response includes, but is not limited to comments on hydrant distribution, fire flows and access. BWFR is requesting the developer provide a modeling exhibit based on fire apparatus design criteria showing adequate widths and turning radii.

13. The Intermountain Rural Electric Association (IREA) has indicated it will address required utility easements at the time of final plat.

- g. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

Staff Response: No negative impacts on adjacent land uses are anticipated. However, staff will defer a finding on this criterion until we receive and review a more detailed final plat and site plan.

- h. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types.

Staff Response: Staff believes there is a need and desirability for new residential housing, as promoted by the Comprehensive Plan. The proposed townhomes will increase the overall diversity of housing in Bennett consistent with the goals of the Comprehensive Plan.

No formal action of recommending approval or denial is required of the Planning and Zoning Commission.

5. PUBLIC HEARING

A. Proposed Changes to the Lighting Standards in the Bennett Municipal Code

Resolution 2021-06 - A Resolution of the Bennett Planning and Zoning Commission Recommending Approval of an Ordinance Amending Chapter 16 of the Bennett Municipal Code Regarding Lighting Standards

Chair Wayne Clark opened the public hearing on proposed changes to the lighting standards in the Bennett Municipal Code at 6:55 p.m. a public hearing on the approval of a Resolution 2021-06 - A Resolution of the Bennett Planning and Zoning Commission Recommending Approval of an Ordinance Amending Chapter 16 of the Bennett Municipal Code Regarding Lighting Standards.

Secretary, Christina Hart, stated for the record the Notice of Public Hearing was posted in accordance with State Statue and published in the Eastern Colorado News, May 28, 2021 as Legal Number 2481.

There were no disclosures from the Planning & Zoning Commission.

Steve Hebert, Town Planning and Economic Development Manager, reported to the Commission, Trustee Pulliam presented to staff several proposed changes to the lighting

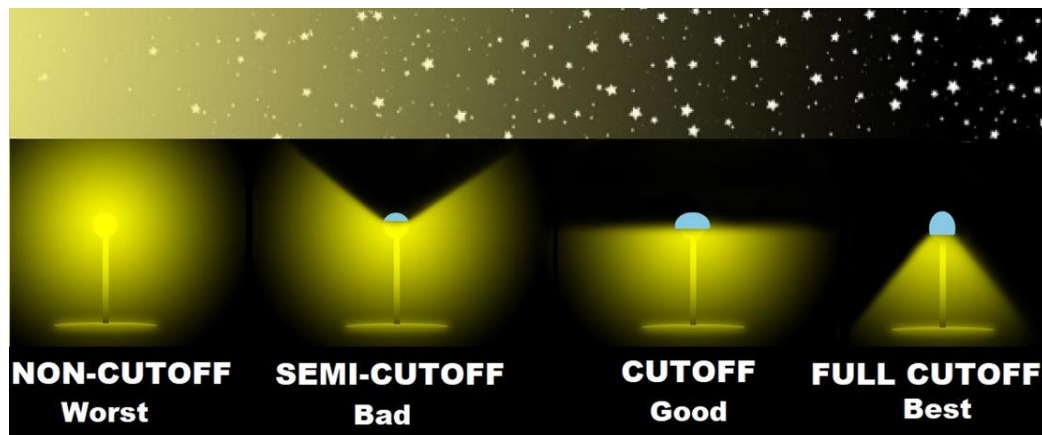
standards in Chapter 16, Division 8 of the Bennett Municipal Code. Staff presented the proposed changes to the Town Board of Trustees in a study session in January 2020 and again in December 2020. During the second study session, the Board indicated general support of the changes as long as certain fixture installations were exempt and staff solicited input from the community. That exemption and community input are described later in this report.

The purpose of the Town's lighting standards is to:

1. Provide adequate lighting for safety and security;
2. Reduce light pollution, light trespass, glare, sky glow impacts and offensive light sources;
3. Prevent inappropriately aimed or poorly designed or installed exterior lighting;
4. Encourage quality lighting design, light fixture shielding, uniform light intensities and lighting controls; and
5. Promote efficient and cost-effective lighting to conserve energy.

The primary approach to reducing light pollution, light trespass and offensive lighting is to use full cut-off fixtures that conceal the light source, so it is not visible from adjacent properties and public rights-of-way (streets).

The image below illustrates the concept of cut-off fixtures. Also, see the PowerPoint presentation for more illustrations:



The current lighting standards were adopted in 2014. For various reasons, including the complexity of measuring the brightness (lumens) of light sources, the lack of public education and outreach, and the number of lights in our residential, commercial and industrial neighborhoods, enforcement has not been effective. Staff conducted a windshield survey, driving Bennett neighborhoods in late November, and found 342 homes with non-compliant light fixtures. Many have motion-detector security lights with an unshielded light source. Given the limited scope of the survey, there are likely many more non-compliant fixtures.

Cut-off Fixtures and Single-Family Home Exemptions

The current code requires all exterior lights greater than 900 lumens (approximately 70 watts) to be shielded from view from adjacent properties and public rights-of-way. The code requires a full cut-off fixture to prevent the direct view of the light source, i.e., the bulb. A full cut-off

fixture is designed so that light is aimed downward and the direct light source is shielded from view. (See examples attached to this staff report.)

For single-family detached dwellings, the code currently exempts light fixtures of sixty (60) watts or less from the full cut-off requirement; however, these fixtures must have a translucent or frosted lens. Clear unfrosted bulbs within clear fixtures are prohibited.

The proposed amendments would eliminate the 900 lumens threshold noted above and eliminate the exemption for a single-family home light fixture of 60 watts or less. The effect would require almost all light fixtures in residential and commercial areas to use full cut-off fixtures. The reference to translucent or frosted lenses would be eliminated because they would no longer be necessary.

A provision has been included in the proposed lighting standards that states that a replacement of an existing fixture to meet compliance is only required if an electrical permit is also required for the project or installation. If an electrical permit is not required, then the fixture does not have to conform to the provisions of the code. This was added based on the recommendation from the Board.

Exemption for Ornamental Lighting

The current code exempts ornamental landscape lighting fixtures that do not exceed fifteen (15) watts from the lighting standards. The proposed amendment would eliminate this exemption and require all ornamental landscape lighting to use the full cut-off fixture. Holiday lights are currently exempt on residential and non-residential properties. No change is proposed for holiday lights. All exterior lighting, except for holiday lights, aviation lighting and public safety lighting, would be subject to the Town's lighting standards.

Miscellaneous Clean-up Amendments

Several proposed updates clean-up the language to make it internally consistent if the ordinance is amended.

The proposed updates to the lighting standards were presented to the public at Engage.Shape.Build. on Wednesday, May 19, 2021, and were well-received by those in attendance.

By removing the exemption for single-family residential lighting and requiring all light fixtures, regardless of brightness, to be full cut-off fixtures, light pollution will be reduced.

Also, the requirement for full cut-off fixtures, regardless of the lumens of the light source, would make enforcement easier. No longer will interpretation of the code depend on the brightness of the light source. A visual inspection will be simplified. If the light source is directly visible, it will be considered non-compliant.

The added provision, of only requiring a new light fixture to be a full cut-off fixture if an electrical permit is required for the installation, also alleviates the concerns associated with financially burdening residents if the proposed amendments to Chapter 16 are approved.

Staff recommends that the Planning and Zoning Commission approve Resolution 2021-06, a resolution recommending approval of an ordinance amending Chapter 16 of the Bennett Municipal Code regarding lighting standards.

PUBLIC COMMENTS

No comments were presented by the public.

Chairman Clark closed the public hearing on the proposed changes to the lighting standards in the Bennett Municipal Code at 7:24 p.m.

COMMISSIONER METSKER MOVED, COMMISSIONER CONNOR SECONDED to approve Resolution No. 2021-06 – A resolution of the Bennett Planning and Zoning Commission recommending Approval of an ordinance amending Chapter 16 of the Bennett Municipal Code regarding lighting standards. Voting was as follows:

YES: Metsker, Smith, Clark, Connor

NO: None

UNEXCUSED: Lee

Chair Clark declared the motion passed unanimously.

COMMISSIONER COMMENTS/REPORTS

There were no reports from the commissioners.

6. ADJOURNMENT

COMMISSIONER SMITH MOVED, COMMISSIONER CONNOR SECONDED to adjourn the meeting. The Chair declared the motion carried by unanimous vote. The meeting was adjourned at 7:26 p.m.

Wayne Clark, Chairman

Christina Hart, Secretary

**QUASI-JUDICIAL PUBLIC HEARING SCRIPT
(PLANNING COMMISSION)**

CHAIR: I will now open the public hearing on the following application: An application for **Case No. 21.18 Browning Minor Subdivision, Amendment No. 1.**

The purpose of the hearing is to provide a public forum for all interested parties who wish to comment on an application before the Commission. If you wish to speak please write your name and address on the sign-up sheet or in the chat box and you will be called on.

The Procedure for the public hearing will be as follows:

FIRST, there will be a presentation by the Town staff.

NEXT, we will have a presentation by the applicant.

After these two presentations we will allow people who signed up to speak for up to 3 minutes each. Please **DO NOT REPEAT** points made by others. It is fine to say, "I agree with the previous speaker's comments". Please direct your comments to the Commission, not the applicant or Town staff.

After receiving public comments, we will allow the applicant an opportunity to respond.

NEXT, the Planning Commission members may ask questions of anyone who testified.

I will then close the public hearing and no further testimony or other evidence will be received. The Planning Commission will discuss the matter and may take some kind of action.

Public hearings are recorded for the public record. All testimony must be presented, after you give your full name and address.

CHAIR: Do we have proper notification?

[Town Clerk to confirm on record notice has been provided]

Do any Commission members have any disclosures?

[Commissioners to disclose conflicts of interests, ex parte contacts, etc]

Town staff, please introduce the applicant and provide your staff report.

[Staff presentation]

Will the applicant or the applicant's representative present the application?

[Applicant presentation]

Do any of the Commissioners have questions of the applicant or Town staff?

[Question and Answer]

CHAIR: I will now open the public comment portion of the public hearing. For those wishing to speak, please clearly state your name and address for the record.

Has anyone signed up to speak at this public hearing?

[If more than one person has signed in, call them in order.]

Is there any interested party in the audience that has not signed up but who wishes to speak regarding the application?

[Additional public comment]

If there is no more public comment, I will now close the public comment portion of the public hearing.

CHAIR: Does the applicant wish to respond to any of the comments?

[Opportunity for applicant to provide any rebuttal evidence]

CHAIR: Before we turn to Commissioner questions and deliberation, I want to state that the documents included within the record for this public hearing include all application materials submitted by the applicant; all materials included in the Planning Commission packets; any PowerPoint or other presentations given tonight; all written referral and public comments received regarding the application; the public comment sign-up sheet; the public posting log and photographs of the notice, and the Town's subdivision and zoning ordinances and other applicable regulations. Does anyone have any objection to inclusion of these items in the record?

CHAIR: I will now close the public hearing and the Planning Commission members will deliberate on the evidence presented. During deliberations, Commission members may ask questions of Town staff, but no further public comment or other testimony or evidence will be received.

Who would like to begin?

Who is next?

Any other questions or comments

[If anyone believes the applicable criteria have not been met, then please explain why so we have those reasons for the record.]

CHAIR: We have a draft resolution in front of us and I would entertain a motion.

We have a motion on the floor by Commissioner _____ and a second by Commissioner _____ to approve Planning and Zoning Commission Resolution No. 2021-09.

May we have a Roll-Call vote?

Motion carries/fails.

STAFF REPORT



welcome neighbors.

TO: Members of the Planning and Zoning Commission
FROM: Steve Hebert, Planning and Economic Development Manager
DATE: July 19, 2021
SUBJECT: Case No. 21.18 – Browning Minor Subdivision, Amendment No. 1

Applicant: Lawrence Traylor and Rochelle Fielder

Location: 170 Washington Street (See Vicinity Map)

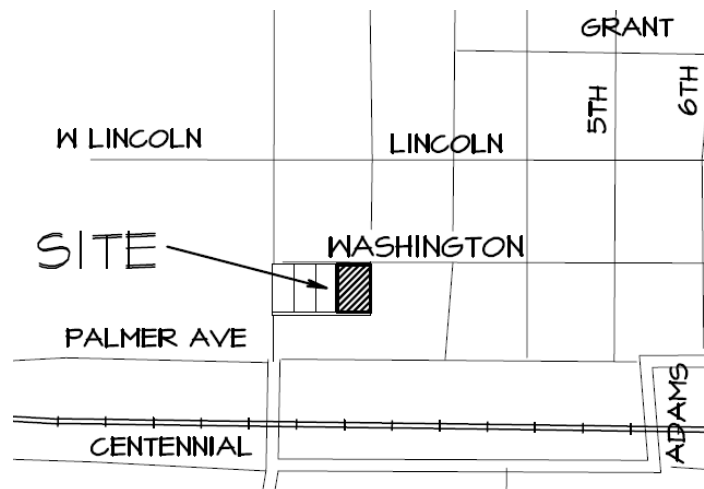
Purpose: Final Plat to Create 133 Lots for Single-Family Detached Homes

Background

Case No. 21.18 is a proposed amendment of the Browning Minor Subdivision Final Plat that would subdivide Lot 4 of the subdivision into two lots. Lot 4 is currently 11,469 square feet. The amended plat would divide Lot 4, vacate 30 feet of Town street right-of-way (ROW) and create two new lots of 7,779 square feet each.

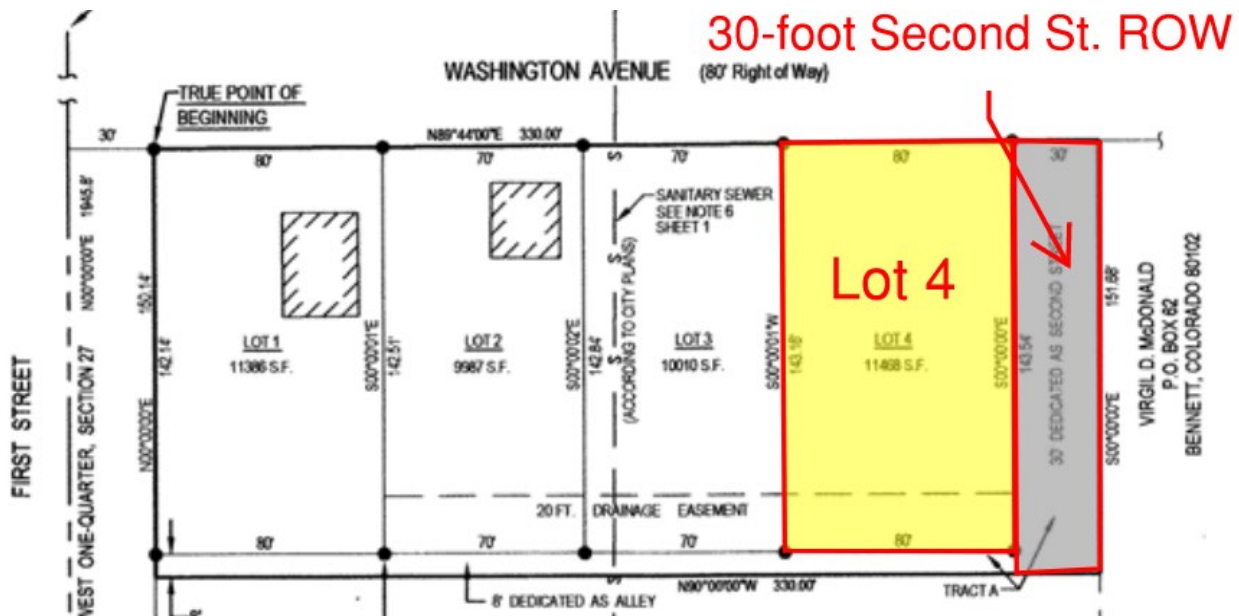
The property is located at the southwest corner of 2nd Street and Washington Avenue. See the vicinity map below. As discussed later, 2nd Street has never been improved as a public street south of Washington Avenue. (Note different mapping sources, including Adams County GIS, Google Maps, etc. abbreviate Bennett's north-south streets, e.g. 2nd or 3rd Street. Others, including recorded plats, use Second and Third.)

Vicinity Map



The original Browning Minor Subdivision was approved by the Town Board of Trustees in October 2005. The subdivision created four lots fronting on Washington Avenue between 1st Street and the 2nd Street alignment and dedicated a 30-foot wide parcel along the east side of Lot 4 for the extension of 2nd Street. Lot 4 of the subdivision was recently purchased by the applicants.

Below is a subsection of the Browning Minor Subdivision with Lot 4 highlighted in yellow and the 30-foot Town 2nd Street ROW highlighted in gray. Note the street ROW east of Lot 4 and an 8-foot strip were dedicated to the Town via the plat, as Tract A.



History of the 2nd Street Right-of-Way

The Town Board of Trustees vacated the 2nd Street ROW in September 2001 by Ordinance No. 447. The ordinance stated: *"The Board of Trustees has determined that the Town does not ever intend to build the portion of Second Street between Washington Avenue and Palmer Avenue, and as such, that the portion of Second Street between Washington Avenue and Palmer Avenue is no longer required for public use or convenience and that it is in the public interest to vacate the portion of Second Street between Washington Avenue and Palmer Avenue."* See Ordinance No. 447 attached to this report. At the time of vacation, the eastern 30 feet of the 2nd Street ROW was conveyed to the McDonald property to the east. See the McDonald survey attached.

When the Browning Minor Subdivision Plat was approved in 2005, the west half (30 feet) of the 2nd Street ROW was inadvertently rededicated to the Town. Town staff has confirmed the Town does not intend to build 2nd Street south of Washington and the ROW should be vacated once again. The proposed Browning Minor Subdivision, Amendment No. 1 vacates the 30-foot 2nd Street ROW.

Proposed Subdivision Plat

The illustration below shows the proposed lot layout, creating two lots to be known as 4A and 4B. After vacating the 2nd Street ROW, each lot will be 7,789 sq. ft. in size.

The table below summarizes the zoning and land use on properties immediately adjacent to the subject property.

Direction	Adjacent Zone District	Land Use
North	R-1 - Low Density Residential District	Residential
East	MH- Mobile Home District	Residential (mobile home park)
South	C- General Commercial District	Commercial (VFW)
West	R-1 - Low Density Residential District	Residential

Below are the key lot standards for the R-1 District pertinent to this proposed plat.

	R-1 Standard	Proposed
Minimum Lot Area	7,500 sq. ft.	7,789 sq. ft.
Minimum Lot Width	70 ft.	55 ft.

The subject property also lies within the RMU – Old Town Residential Mixed Use Overlay District. Section 16-2-485 of the Bennett Municipal Code established the RMU Overlay District to promote reinvestment in, and protect the existing character of, Bennett's original residential neighborhoods. A primary objective of the RMU District is *"to provide property owners flexibility for building renovation and redevelopment along with opportunity for relief from lot restrictions associated with underlying R-1 zoning."*

Although the proposed lots meet the minimum lot area, at 55 feet wide, they do not meet the minimum lot width of 70 feet. However, the RMU Overlay District enables the Zoning Administrator to approve *"an administrative variance from the underlying R-1 zoning district development standards on non-conforming lots in the RMU Overlay District where development, redevelopment or renovations would otherwise not be feasible."* The Zoning Administrator has indicated her support of an administrative variance related to lot width.

Public Services and Utilities

Water

Water will be provided by the Town of Bennett.

Sanitary Sewer

Sanitary sewer will be provided by the Town of Bennett.

Stormwater Management

Stormwater will be collected and conveyed in accordance with Town standards to prevent any on-site or off-site flooding.

Access, Traffic and Streets

Local access is provided by Washington Avenue.

Fire and Rescue

Bennett-Watkins Fire Rescue will provide fire protection service. Development will be subject to the International Fire Code (IFC).

Gas, Electricity and Telecommunications

Natural gas will be provided by Colorado Natural Gas, electricity by IREA and telecommunications by Eastern Slope Technologies (ESRTA) or Comcast. Appropriate easements for these providers will be identified on the final plat.

Public Land Dedication Requirements

Bennett School District 29J

The school district has asked for cash-in-lieu of land dedication.

Staff Analysis and Findings

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- A. The final plat incorporates recommended changes, modifications and conditions attached to the sketch plan unless otherwise approved by the Planning Commission.

Staff Finding: A Sketch Plan is not required for a minor subdivision that creates fewer than four lots.

- B. All applicable technical standards in accordance with this Chapter and adopted Town documents have been met.
 - 1. To establish appropriate standards for subdivision design that will:
 - a. Encourage the development of sound, economical and stable neighborhoods and healthy living environments, in conformance with the goals and policies of the Comprehensive Plan.
 - b. Provide lots of adequate size, configuration and design for the purpose for which they are intended to be used.
 - c. Promote superior design and design flexibility.
 - d. Preserve the significant natural features and environmental quality of the Town.
 - e. Guide the physical development of the Town in ways that complement the Town's character and culture.
 - f. Promote a cohesive sense of community among new and current residents, precluding neighborhood design or restrictions that in any way isolate any neighborhood from the rest of the community.
 - g. Provide complete and accurate public land records.

Staff Finding: The proposed minor subdivision will accommodate new development that meets the standards of good subdivision design.

- 2. To establish standards for utilities and other public services that will:
 - a. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development without adverse effects to property that is currently served.
 - b. Ensure that adequate stormwater drainage, sewage disposal, water supply and other utilities, services and improvements needed as a consequence of the subdivision of the land are provided.
 - c. Provide for the reasonable extension of utilities and services to other lands that may be developed in the future.
 - d. Provide the equitable distribution of the cost of new and expanded public services needed to support new land development.

Staff Finding: The proposed minor subdivision will accommodate extension of utilities and public services to serve both lots.

3. To ensure the provision of adequate and safe traffic circulation that will:
 - a. Minimize traffic hazards through appropriate street design, providing safe and convenient vehicular and pedestrian traffic circulation systems.
 - b. Provide adequate vehicular access to abutting properties.
 - c. Provide streets of adequate capacity and appropriate design and function.

Staff Finding: Washington Avenue provides adequate and appropriate access to the proposed lots.

4. To ensure adequate public facilities that will:
 - a. Provide for the recreational, cultural, educational and other public facility needs of the community.
 - b. Facilitate effective law enforcement and fire protection.

Staff Finding: Adequate public facilities are available to the proposed lots.

5. To contribute to the proper development of the community in accordance with the goals and policies of the Comprehensive Plan as it may be updated from time to time.

Staff Finding: The proposed plat is consistent with the principles in the 2015 Town of Bennett Comprehensive Plan related to:

- **Mixed land uses**
- **Diversity of housing types**
- **Access to open space, trails and parks (Trupp Park is less than a block west of the proposed subdivision).**
- **Contiguous development**
- **A variety of transportation choices**

C. Compliance with Zoning Regulations

Staff Finding: As noted earlier, with the Zoning Administrator's administrative variance to the minimum lot size, the proposed plat will be in compliance with the Town of Bennett Zoning Regulations.

Public Comment

Notice of the July 19, 2021, Planning and Zoning Commission meeting was published in the Eastern Colorado News, posted on the subject property and sent to all property owners within 300 feet of the property. No public comment has been received as of this date.

Staff Recommendation

Staff finds the proposed final plat is in compliance with the Subdivision Regulations in Chapter 16, Article IV of the Bennett Municipal Code. Staff also finds the plat has been processed according to Section 16-4-360 and meets the approval criteria in 16-4-380. Based upon these findings, Staff recommends the Planning and Zoning Commission adopt Resolution 2021-09 recommending to the Board of Trustees approval of Case No. 21.18 – Browning Minor Subdivision, Amendment No. 1 with the following conditions:

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by the Town Engineer
2. Make other minor modifications as directed by Town staff, the Town Engineer and Town Attorney.

Attachments

1. Staff PowerPoint Presentation (PDF)
2. Land Use Application
3. Proposed Final Plat
4. Ordinance No. 447
5. McDonald Property Survey
6. Town Staff Redline Comments
7. Town Engineer's Referral Response
8. Town Attorney's Referral Response
9. Bennett-Watkins Fire Rescue Response
10. IREA Response
11. Proposed Resolution 2021-09

Case No. 21.18 Browning Minor Subdivision Amendment No. 1 Final Plat

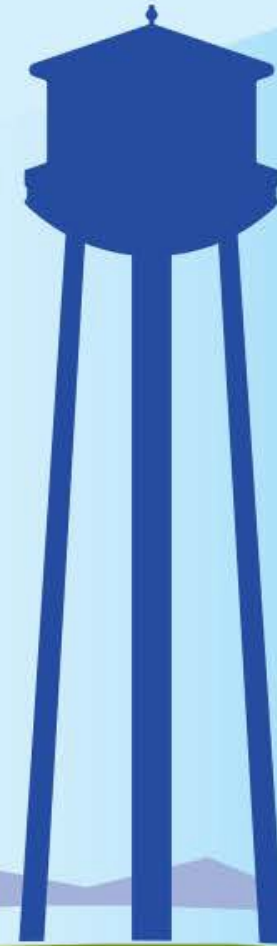
Town of Bennett
Planning and Zoning Commission

July 19, 2021

Steve Hebert, Planning & Economic Development Manager

Sara Aragon, Community Development Coordinator

Dan Giroux, Town Engineer



Lot 4 Browning Subdivision – (170 Washington Ave.) Vicinity Map



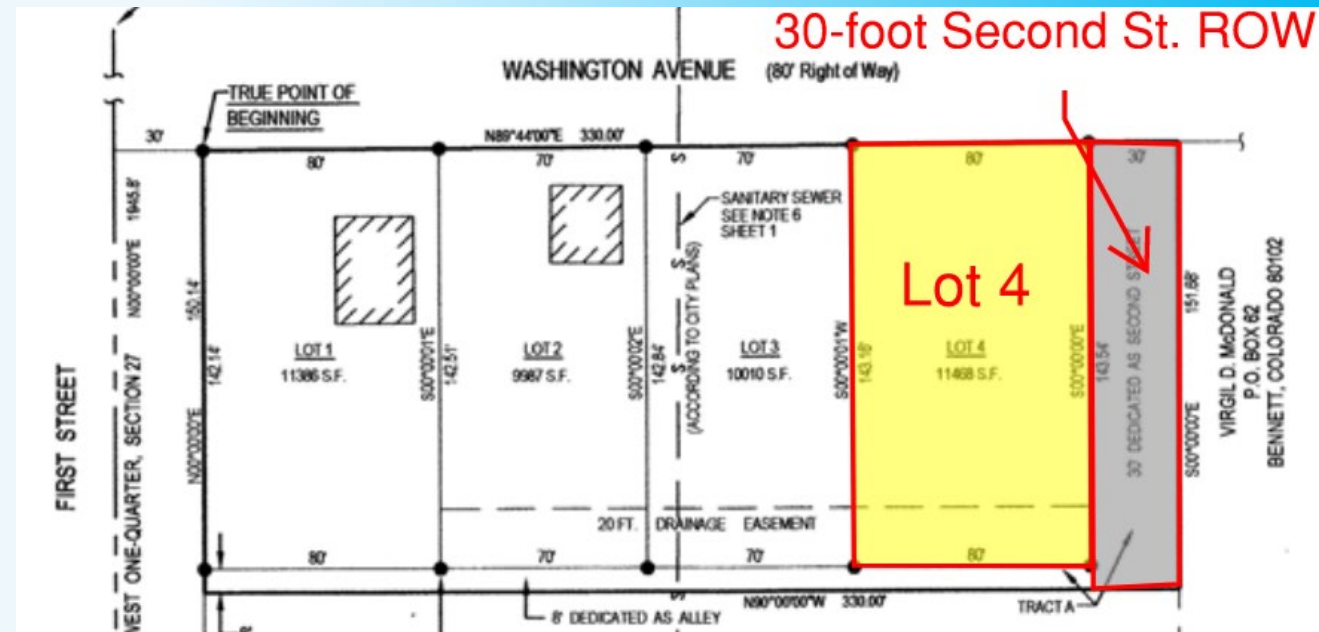
Lot 4 Browning Subdivision – (170 Washington Ave.) Close-up



Case No. 21.18

History

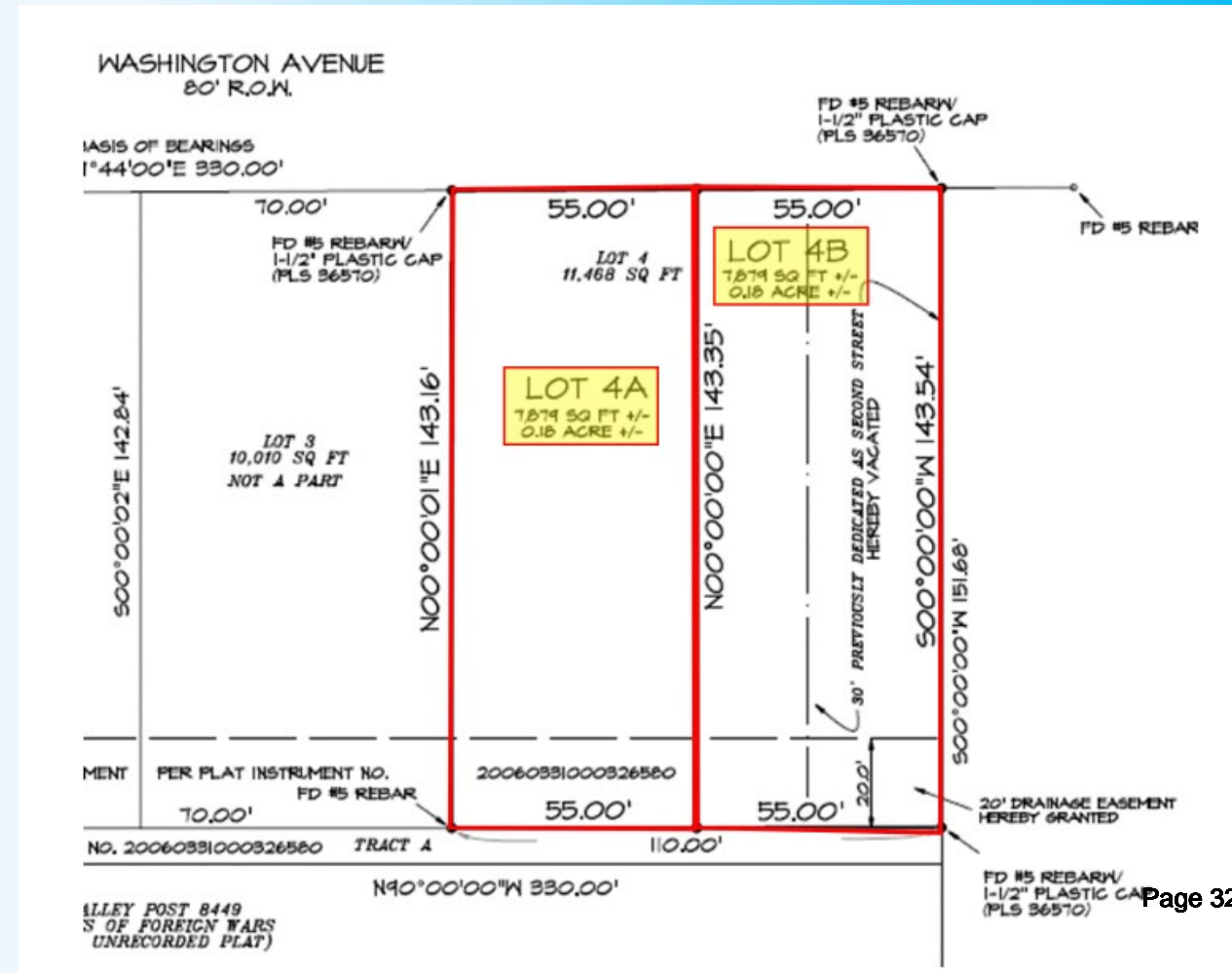
- All of the 2nd St. right-of-way (ROW) vacated in 2001
- Browning Minor Subdivision approved in 2005, creating 4 lots
- The 2005 final plat inadvertently re-dedicated the western 30 ft. of ROW for 2nd St.





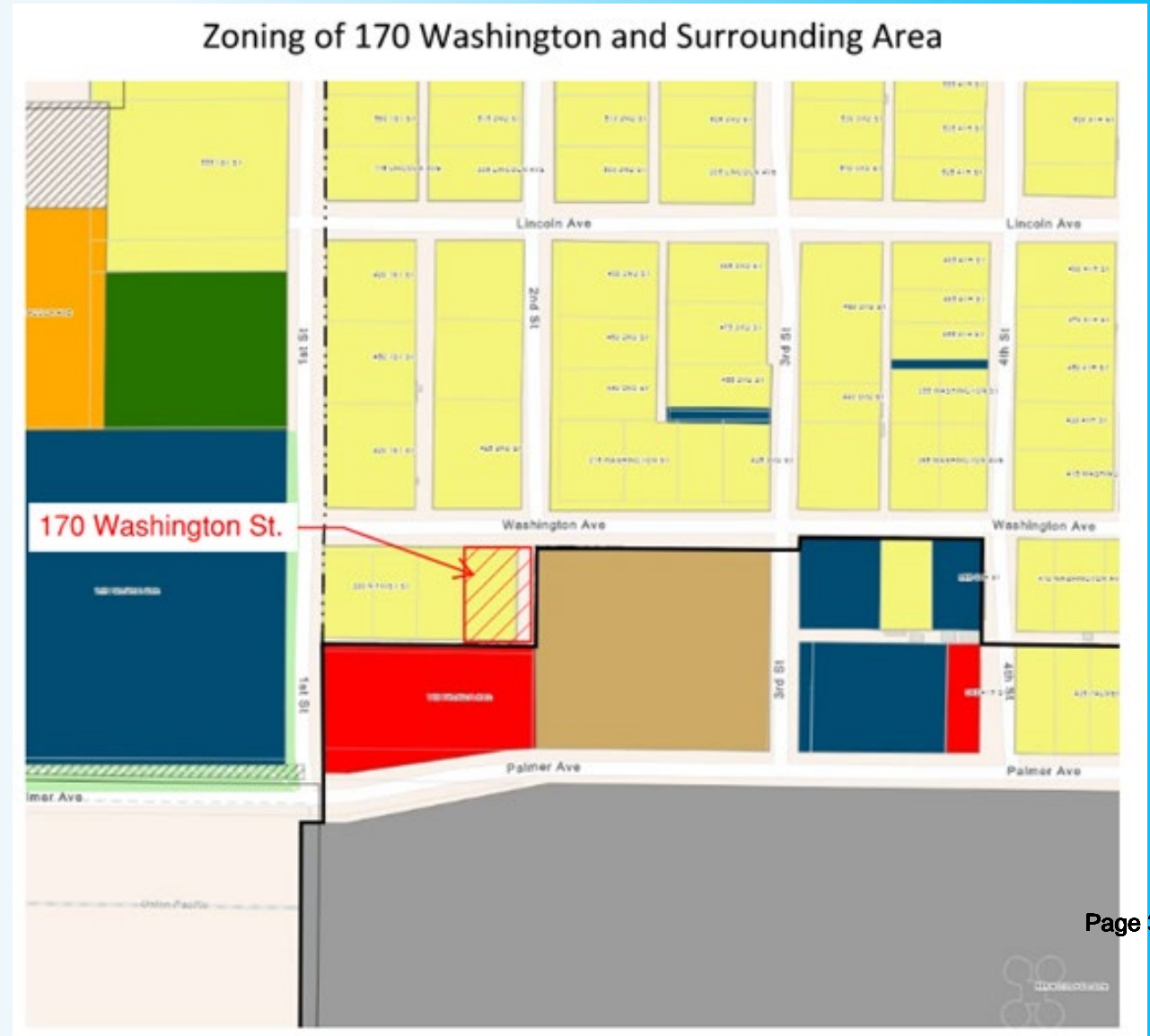
Proposed Browning Minor Subdivision Amendment No. 1

- Vacate western half of 2nd St. ROW once again
- Results in one large parcel of 110-ft. wide
- Divide into two lots, each 55-ft. wide and 7,879 sq. ft. in size
- Dedicate appropriate easements to the Town for utilities and stormwater



Zoning

- Lot 4 is zoned R- 1 – Low Density Residential District
- Also lies within the RMU – Old Town Residential Mixed Use Overlay District
- Overlay district allows for an administrative variance from R-1 standards
- Applicant requests administrative variance to lot width



Surrounding Zoning and Land Use

Direction	Adjacent Zone District	Land Use
North	R-1 - Low Density Residential District	Residential
East	MH- Mobile Home District	Residential (mobile home park)
South	C- General Commercial District	Commercial (VFW)
West	R-1 - Low Density Residential District	Residential

Proposed Lot Size and Width

	R-1 Standard	Proposed
Minimum Lot Area	7,500 sq. ft.	7,789 sq. ft.
Minimum Lot Width	70 ft.	55 ft.*

* Old Town Residential Mixed Use Overlay District allows for administrative variances to lot standards. Zoning Administrator has given preliminary approval of 55-foot lot width.

Available Infrastructure, Services and Utilities

- Access via Washington Avenue
- Town water, sanitary sewer and stormwater
- Bennett Watkins Fire Rescue
- IREA Electric
- Colorado Natural Gas
- Bennett School District 29J

Staff Findings on Case No. 21.18

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- No sketch plan required for a minor subdivision
- All applicable technical standards in accordance with this Chapter and adopted Town documents will be met.
- The proposed reconfiguration of the lots will accommodate new development that meets the standards of good subdivision design.
- The proposed plat will accommodate extension of utilities and public services to serve future residential development.
- No public facilities are anticipated as part of this subdivision.
- All lots will meet the standards set forth in the R-1 Low Density Residential District and the Old Town Residential Mixed Use District, subject to an administrative variance to the minimum lot width.

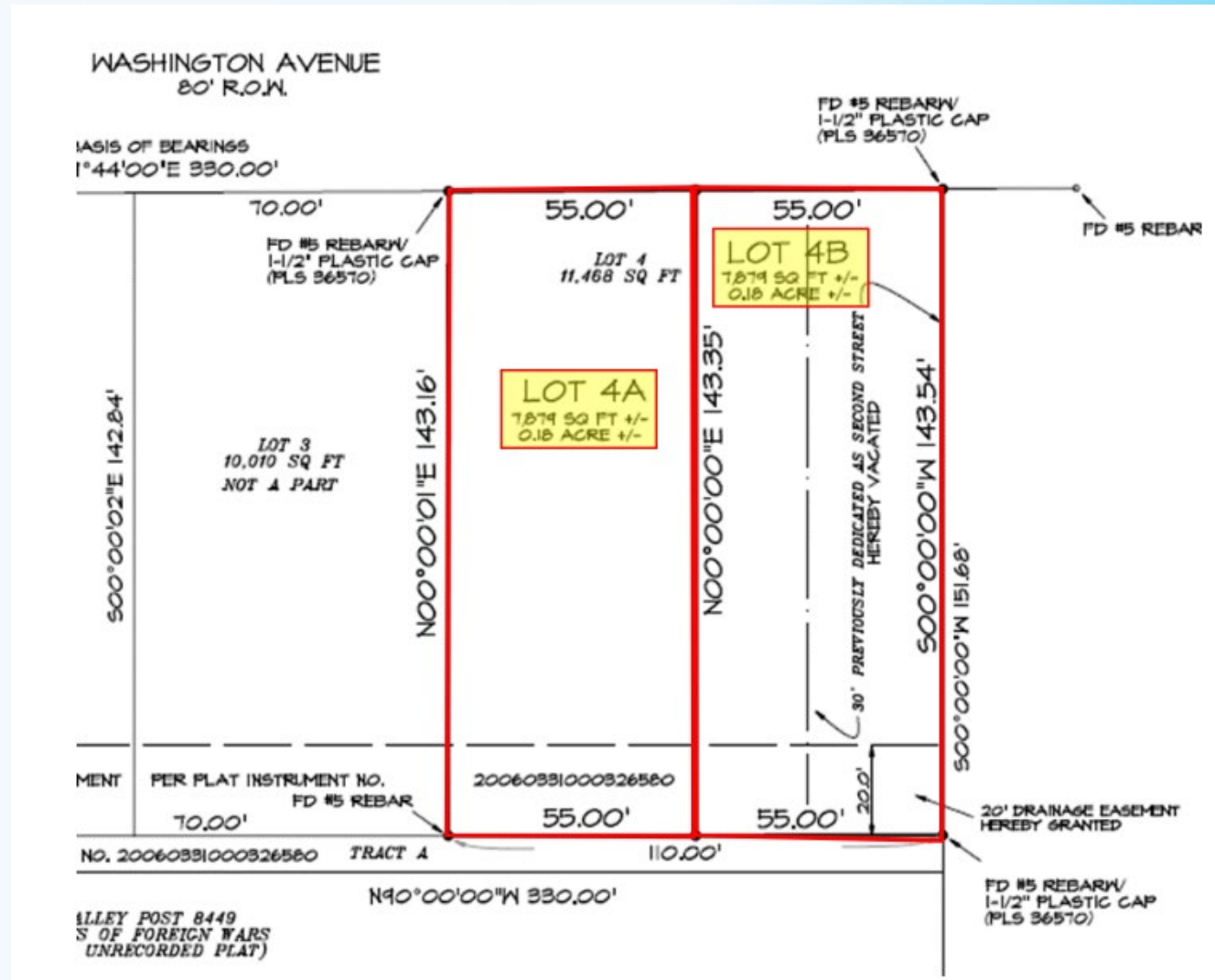
Staff Recommendation

Staff recommends the Planning and Zoning Commission adopt Resolution No. 2021-09 recommending the Board of Trustees approve the Browning Minor Subdivision, Amendment No. 1, with the following conditions:

Before recording the final plat the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town staff and the Town Engineer
2. Make other minor modifications as directed by Town staff, the Town Engineer and Town Attorney.

Questions and Comments?



21.18

Town of Bennett Land Use Application Form

TO BE COMPLETED BY APPLICANT

Application Type: Other		Other _____	
Primary Contact Name: Lawrence Traylor			
Name of Firm: N/A			
Address: PO Box 328			
City: Bennett	State: CO	Zip: 80102	Phone: 303 888 1124
Email: larrytraylor2@gmail.com			
Owner Name: Lawrence Traylor / Rochelle Fielder			
Address:			
City: S A	State: M	Zip: E	Phone:
Email:			
Mineral Estate Holder/Lease: Unknown / N/A			
Name of Firm:			
Address:			
City:	State:	Zip:	Phone:
Parcel#:	Subdivision Name: Browning		
Site Address: 170 Washington Ave Bennett, CO 80102			
Nearest Major Intersection: 2nd + Washington			
Legal Description: Sec 27, Township 3 South, Range 63 West, 6 th PM Adams Co. Colo			
Current Zoning: RM 2 ?	Proposed # lots/units: 2 / 2		
Total Acreage: .46	Gross Floor Area: 3190		
Proposed Gross Densities (du/ac):			
Additional Notes: Intend to subdivide vacant lot with the add'l 30' eastment on the east side of property and develop to allow for 2 new single fam. homes. Request R1 zoning.			

All Submittal Requirements must accompany this application. All applicable fees must be paid at the time of application. Any extraordinary cost incurred by the Town of Bennett in reviewing and processing this application is the responsibility of the applicant.

An executed cost agreement must be attached to this application pursuant to Sec. 16-1-325 of the Bennett Municipal Code.

I understand this is an application only, it must be approved by the Town, and any required building permits must be obtained before the property can be used in accordance with the request. I hereby acknowledge all of the above information is correct.

Applicant's Signature:

Lawrence Traylor

Date:

6/1/21

BROWNING MINOR SUBDIVISION, FIRST AMENDMENT

TOWN OF BENNETT
ADAMS COUNTY
STATE OF COLORADO
SHEET 1 OF 1

A PORTION OF THE SOUTHWEST ONE QUARTER (SW 1/4) SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE CONSIDERATION THAT THE NORTH LINE OF LOT 4 BEARS N89°44'00"E AS SHOWN HEREON BETWEEN THE MONUMENTS IDENTIFIED.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR OR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THE SURVEY REPRESENTED BY THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY _____ TO DETERMINE EASEMENTS OR RIGHT-OF-WAY OF RECORD. ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS BASED ON _____ TITLE COMMITMENT ORDER NO. _____, EFFECTIVE DATE OF _____, 20____ AT ____:____ A.M./P.M.
5. THE SUBJECT PROPERTY SHOWN HEREON DO NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 08001C0718H, DATED: MARCH 5, 2007.

OWNERSHIP AND DEDICATION:

KNOW ALL MEN, BY THESE PRESENTS, THAT THE UNDERSIGNED LARRY TRAYLOR, BEING THE OWNERS OF THE LAND SHOWN IN THIS AMENDED FINAL PLAT AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

LOT 4, BROWNING MINOR SUBDIVISION AND THE WEST 30 FEET OF SECON STREET ADJOINING LOT 4, TOWN OF BENNETT, ADAMS COUNTY, COLORADO.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF BROWNING SUBDIVISION FIRST AMENDMENT, A SUBDIVISION OF A PART OF THE TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF BENNETT TRACT A (THE STREET AND ALLEY) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF BENNETT AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE PUBLIC ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF BENNETT, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF BENNETT, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF BENNETT SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF BENNETT, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR OTHER SERVING PUBLIC ENTITIES, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALLY FRANCHISED UTILITIES AND/OR OTHER SERVING PUBLIC ENTITIES, AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF BENNETT, COLORADO.

OWNER(S): LARRY TRAYLOR

BY:
OWNER: LARRY TRAYLOR, LOT 4, BROWNING MINOR SUBDIVISION
BENNETT, COLORADO 80102

STATE OF COLORADO } SS
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES

LENDERS CONSENT

THE UNDERSIGNED _____ AS THE BENEFICIARY OF DEED OF TRUST RECORDED AT RECEPTION NO _____ CLERK AND RECORDER, WHICH CONSTITUTES A LIEN UPON THE PROPERTY DESCRIBED ON THE ACCOMPANYING PLAT, HEREBY CONSENTS TO THIS PLAT, CONSENTS TO THE DEDICATION OF THE STREETS, ALLEYS, EASEMENTS, TRACTS AND OTHER PUBLIC USES AS SHOWN ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

BENEFICIARY

(SIGNATURE)

(TITLE)

DATE: _____

ADDRESS: _____

CERTIFICATE OF SURVEY:

I, JOHNNY CALVIN HICKS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY OF "BROWNING MINOR SUBDIVISION, FIRST AMENDMENT" WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY..

DATE OF PREPARATION: MAY 13, 2021.

SIGNED _____

JOHNNY CALVIN HICKS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 36570
FOR AND ON BEHALF OF DAVID E. ARCHER & ASSOCIATES INC.
105 WILCOX STREET,
CASTLE ROCK, COLORADO 80104

THIS IS TO CERTIFY THAT THE PLAT OF BROWNING MINOR SUBDIVISION WAS APPROVED ON THIS ____ DAY OF _____, 20____, AND THAT THE MAYOR OF THE TOWN OF BENNETT ON BEHALF OF THE TOWN OF BENNETT, HEREBY ACKNOWLEDGED SAID MINOR PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

(MAYOR)

ATTEST: TOWN CLERK

RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF ADAMS }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON

THE ____ DAY OF _____, 20____, AT ____:____ O'CLOCK ____M

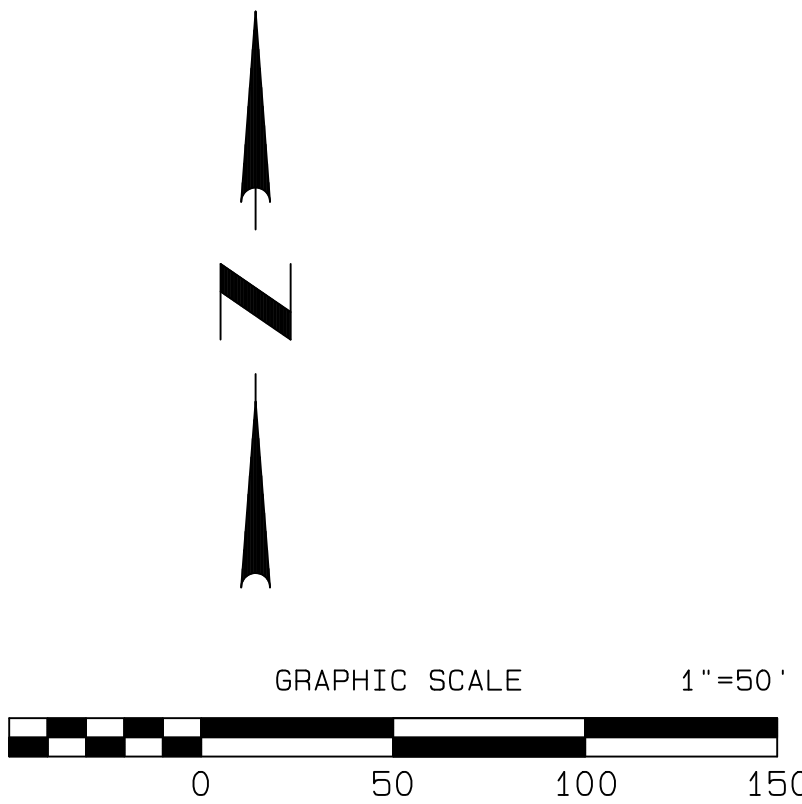
IN BOOK ____ AT PAGE ____ FILE _____, MAP _____, INSTRUMENT NO. _____

(CLERK AND RECORDER)

BY: _____

LINETYPE LEGEND

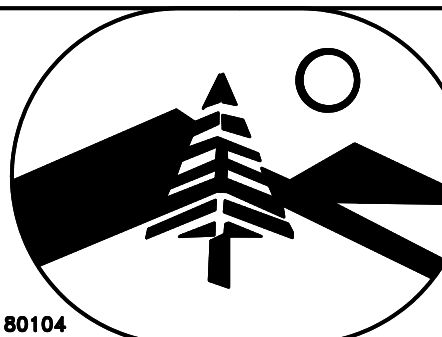
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SECTION LINE



VICINITY MAP
-NTS-

REVISIONS

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



SCALE 1"=50'
DATE 5-1-2020
DRN MLD CRU
APVD

TITLE BROWNING MINOR SUBDIVISION FIRST AMENDMENT
In Sec. 27, Township 3 South, Range 63 West, 6th PM, Adams County, Colorado.
CLIENT LARRY TRAYLOR
JOB NUMBER 20-0407
Sheet 1 of 1

ORDINANCE NO. 447

AN ORDINANCE PROVIDING FOR THE VACATION OF
A PORTION OF A CERTAIN STREET
WITHIN THE TOWN OF BENNETT, COLORADO

WHEREAS, the Board of Trustees of the Town of Bennett has previously made provisions for the establishment of certain streets to be located within the Town, and in particular, the provision of Second Street from Palmer Avenue north to Truman Avenue; and

WHEREAS, the portion of Second Street between Washington Avenue and Palmer Avenue has never been built; and

WHEREAS, the Board of Trustees has determined that the Town does not ever intend to build the portion of Second Street between Washington Avenue and Palmer Avenue, and as such, that the portion of Second Street between Washington Avenue and Palmer Avenue is no longer required for public use or convenience and that it is in the public interest to vacate the portion of Second Street between Washington Avenue and Palmer Avenue; and

WHEREAS, the Board of Trustees has determined that the benefits to the public as a result of vacating the portion of Second Street between Washington Avenue and Palmer Avenue predominate any private interests that may be benefited therefrom.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BENNETT, COLORADO AS FOLLOWS:

1. The portion of Second Street between Washington Avenue and Palmer Avenue located within the Town of Bennett, County of Adams, State of Colorado is hereby vacated.

2. That all of said portion of Second Street being in the Plat of the Town of Bennett, County of Adams, State of Colorado.

3. That the Mayor and Town Clerk are hereby authorized, empowered and directed to execute, on behalf of the Town of Bennett, such other documents as may be or are necessary to effectuate the vacation of the real property vacated by this Ordinance.


4. That all prior ordinances or parts of such prior ordinances, codes or parts of codes in conflict with the provisions of this Ordinance are hereby repealed.

5. If any paragraph, section, sub-section, sentence, clause or phrase of this Ordinance is, for any reason, held to be invalid, unconstitutional and/or unenforceable, such provisions shall be deemed to be separate, distinct and independent and the remaining provisions of this Ordinance shall continue in full force and

effect.

INTRODUCED, ADOPTED AND ORDERED PUBLISHED BY TITLE ONLY THIS
11TH DAY OF SEPTEMBER, 2001.




Alfred Pete Pedro, Mayor

ATTEST:


Tam M. Intermill, Town Clerk

I, Tam M. Intermill, being the Town Clerk for the Town of Bennett, Colorado, hereby certify that I have personal knowledge of all the facts set forth in this certificate, and that this Ordinance was published, by title only, on the 2nd day of September, 2001, which was subsequent to its adoption, in the Eastern Colorado News, which is a newspaper of general circulation in the Town of Bennett, Colorado, all in accordance with C.R.S. Section 31-16-101 et seq.



PUBLISHER'S AFFIDAVIT

STATE OF COLORADO

)SS

COUNTY OF ADAMS

I, Douglas Claussen, Publisher & Editor, or GEORGINA HAMILTON, designated agent of the **Eastern Colorado News**, a weekly newspaper, printed and published in the **County of Adams** and **State of Colorado**, do hereby certify that the foregoing notice was published in said newspaper, published in the regular and entire issue of said newspaper, once each week for ONE successive weeks; that the first publication of said notice was in the issue of said newspaper date:

SEPTEMBER 21, 2001

and the last publication of said notice was in the issue of said newspaper date:

SEPTEMBER 21, 2001

and that copies of each number of said paper in which said notice and/or list(s) were published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to the accustomed mode of business in this office.

Debra Hamilton
AGENT Publisher/Editor

The above certificate of publication was subscribed and affirmed to before me, a Notary Public, to be the identical person described in the above certificate, on the

28 day of SEPTEMBER, 2001

Deborah Lee Olsen
Notary Public

4-30-05

(My Notary Public Commission Expiration Date)

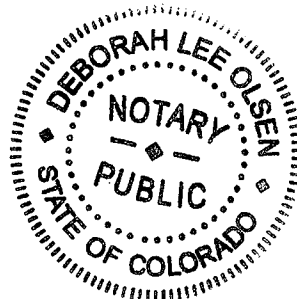
LEGAL NOTICE

TOWN OF BENNETT
ORDINANCE NO. 447

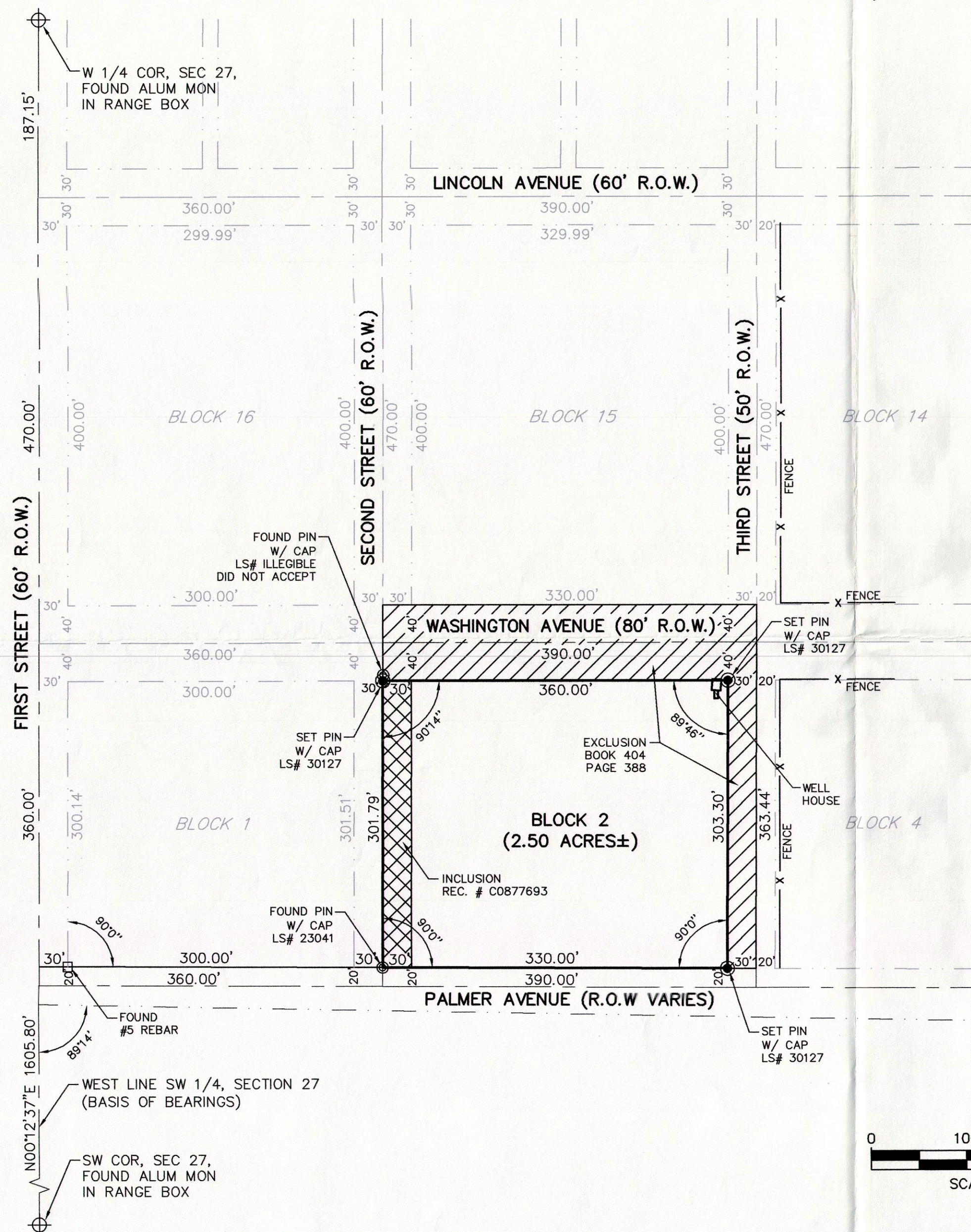
AN ORDINANCE PROVIDING FOR THE VACATION OF A PORTION OF A CERTAIN STREET WITHIN THE TOWN OF BENNETT, COLORADO.
INTRODUCED, ADOPTED AND ORDERED PUBLISHED BY TITLE ONLY THIS 11th DAY OF SEPTEMBER 2001.

BY ORDER OF TAM M. INTERMILL,
TOWN CLERK, TOWN OF BENNETT.

Legal #22
Published in the Eastern Colorado News September 21, 2001.



LAND SURVEY PLAT
PART OF SECTION 27, T. 3 S, R. 63 W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO



PROPERTY DESCRIPTION

THAT PART OF THE NW 1/4, SW 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., ALSO KNOWN AS BLOCK 2, UNRECORDED PLAT OF THE TOWN OF BENNETT, TOGETHER WITH THE ADJOINING 30 FEET OF 2ND AND 3RD STREETS ON THE WEST AND EAST, AND THE ADJOINING PART OF WASHINGTON AVENUE ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF 2ND STREET WITH THE NORTH LINE OF RAILROAD AVENUE; THENCE EAST ALONG SAID NORTH LINE, 360 FEET TO THE CENTER LINE OF 3RD STREET; THENCE NORTH ALONG SAID CENTER LINE OF 3RD STREET, 380 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF WASHINGTON AVENUE; THENCE WEST ALONG SAID NORTH LINE, 360 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF 2ND STREET ; THENCE SOUTH ALONG SAID CENTER LINE OF 2ND STREET 380 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

COUNTY OF ADAMS, STATE OF COLORADO,
AND INCLUDING THAT CERTAIN PARCEL OF LAND PREVIOUSLY CONVEYED TO THE TOWN OF BENNETT
BY DEED RECORDED SEPTEMBER 15, 1948 IN BOOK 363 AT PAGE 259, BUT LATER VACATED BY
THE TOWN OF BENNETT, COLORADO PURSUANT TO ORDINANCE NO. 448, RECORDED ON OCTOBER
26, 2001, AT RECEPTION NO. C0877694, OF THE RECORDS OF THE ADAMS COUNTY CLERK AND
RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF BLOCK 2, PLAT OF THE TOWN OF BENNETT, THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 25 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 40 FEET, THENCE EAST A DISTANCE 55 FEET TO A POINT ON THE CENTER LINE OF 3RD STREET, THENCE NORTH ALONG SAID CENTER LINE OF 3RD STREET A DISTANCE OF 40 FEET TO A POINT, THENCE WEST A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING. COUNTY OF ADAMS, STATE OF COLORADO.

AND INCLUDING THAT CERTAIN PORTION OF LAND VACATED BY THE TOWN OF BENNETT, COLORADO PURSUANT TO ORDINANCE NO. 447, RECORDED ON OCTOBER 26, 2001, AT RECEPTION NO.

C0877693, OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, DESCRIBED AS
FOLLOWS: THE EAST 30 FEET OF SECOND STREET BETWEEN WASHINGTON STREET AND PALMER
AVENUE, BLOCK 2, UNRECORDED PLAT OF THE TOWN OF BENNETT, COLORADO, COUNTY OF ADAMS,
STATE OF COLORADO.

BUT EXCEPTING THE PARCELS CONVEYED TO THE TOWN OF BENNETT BY DEED RECORDED OCTOBER 5, 1950 IN BOOK 404 AT PAGE 388 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 2, PLAT OF THE TOWN OF BENNETT, THENCE WEST A DISTANCE OF 30 FEET, THENCE NORTH 80 FEET, THENCE EAST 360 FEET, TO THE CENTER LINE OF 3RD STREET, THENCE SOUTH 80 FEET, THENCE WEST 330 FEET, ALONG THE NORTH LINE OF SAID BLOCK 2, TO THE POINT OF BEGINNING, BEING A PART OF THE STREET FORMERLY KNOWN AS WASHINGTON AVENUE, LYING NORTH AND ADJACENT TO SAID BLOCK 2, COUNTY OF ADAMS, STATE OF COLORADO. AND

STATE OF COLORADO: AND
BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 2, PLAT OF THE TOWN OF BENNETT, THENCE
NORTH ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 260 FEET, THENCE EAST 30
FEET, TO THE CENTER LINE OF 3RD STREET, THENCE SOUTH 260 FEET, THENCE WEST 30 FEET TO
THE POINT OF BEGINNING, BEING A PART OF THE STREET FORMERLY KNOWN AS 3RD STREET, LYING
EAST AND ADJACENT TO SAID BLOCK 2, COUNTY OF ADAMS, STATE OF COLORADO.

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY TO MCDONALD MOBILE HOME PARK LLC THAT ON DECEMBER 17, 2012 A SURVEY WAS MADE UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY SITUATED IN ADAMS COUNTY, COLORADO. THE SURVEY WAS MADE ON THE GROUND USING THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN ADAMS COUNTY, COLORADO, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. THE LOCATION AND DIMENSIONS OF ALL EASEMENTS AND RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE PREMISES ARE ACCURATELY SHOWN. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HIGH PRAIRIE SURVEY CO., INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:

1. OWNERSHIP OF THE TRACT OF LAND.
2. COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND.
3. RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY. CORNER MONUMENTS WERE SET, OR FOUND AND ACCEPTED AS INDICATED HEREON.

KEITH WESTFALL, COLORADO PLS 30127
FOR AND ON BEHALF OF
HIGH PRAIRIE SURVEY CO.

CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____, 20_____, IN THE COUNTY SURVEYOR'S
LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT RECEPTION NUMBER _____, IN
THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER.

SIGNED _____

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

CONSIDERING THE W LINE OF THE SW 1/4 SEC 27 TO HAVE AN ASSUMED BEARING OF
N00°12'37"E AND MONUMENTED AS SHOWN HEREON.

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

DATE: REVISIONS:

REFERENCE DWG:

High Prairie Survey Co.

LAND SURVEYING CONSTRUCTION STAKING

OIL AND GAS SURVEYING

P.O. BOX 384
WA, COLORADO 80117

SCALE
1"=100'

DATE
12/31/2012

DRAWN BY
D. COTTER

TITLE

LAND SURVEY PLAT
PART OF SEC. 27, T3S, R63W, 6TH P.M.
ADAMS COUNTY, STATE OF COLORADO

CLIENT	McDONALD MOBILE HOME PARK, LLC.
--------	---------------------------------

SHEET 1 OF 1

JOB NUMBER	12257-B
------------	---------

Replace with:
AMENDMENT NO. 1

**TOWN OF BENNETT
ADAMS COUNTY
STATE OF COLORADO
SHEET 1 OF 1**

Add a note and differentiate the line work to clearly indicate that Lots 1-3 are not a part of this subdivision.

Replace MEN with PERSONS

OWNER NOT OWNERS,
UNLESS THERE IS ANOTHER
OWNER

SECOND

**Add: A RESUBDIVISION OF LOT 4 OF THE
BROWNING MINOR SUBDIVISION AND ADJACENT
TOWN OF BENNETT STREET RIGHT-OF-WAY**

Tract A has already been dedicated.

DOES NOT

DATE OF PREPARATION: MAY 13, 2021.

Add the following heading:

TOWN APPROVAL BLOCK

– AMENDMENT NO. 1

Add: BY RESOLUTION NO. _____

Delete all of this text.

Add RECEPTION NO. _____

Replace BY: with
DEPUTY

BY:

REVISIONS

 **DAVID E.**
ARCHER
& ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

TITLE	BROWNING MINOR SUBDIVISION FIRST AMENDMENT		
	In Sec. 27, Township 3 South, Range 63 West, 6th PM, Adams County, Colorado.		
CLIENT	LARRY TRAYLOR		
	JOB NUMBER	20-0407	
Sheet	1	of	1

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G:\Drawings\2020\20-04OTPL AT.pro
Thu May 13 15:54:38 2021

Steve Hebert <shebert@bennett.co.us>

Re: Abbreviated Referral - 170 Washington St Due 6/18

1 message

Daniel Giroux <dangiroux@terramax.us>
To: Steve Hebert <shebert@bennett.co.us>

Mon, Jun 21, 2021 at 3:35 PM

I do not, Steve, I am good with the 20 foot Utility Easement note on that east side, which either you or Brooks had already redlined up. I have Drainage Easement on the south, and a nice, wide right-of-way with much room behind curb on the north, so I am all set!

Thank you,

Dan

Daniel P. Giroux, PE

President

Terramax, Inc.**Consulting | Engineering**

303-929-3194

From: Stephen Hebert <shebert@bennett.co.us>
Date: Monday, June 21, 2021 at 3:23 PM
To: Daniel Giroux <dangiroux@terramax.us>
Subject: Re: Abbreviated Referral - 170 Washington St Due 6/18

Dan,

Did you have anything on this subdivision plat? Melinda gave me the following comments:

- Add the following to the note on the street vacation (words to be added are underlined): "30' Previously Dedicated as Second Street is Hereby Vacated by this Plat."
- Add a plat note that further details the street vacation as follows: "The 30' right-of-way dedicated to the Town as Second Street on the Final Plat for the Browning Minor Subdivision recorded March 31, 2006 at Reception No. 20060331000326580."



Steve Hebert, AICP
Planning & Economic Development Manager
207 Muegge Way | Bennett CO, 80102
(303)644-3249 ext. 1030 | shebert@bennett.co.us
townofbennett.colorado.gov

On Wed, Jun 9, 2021 at 10:34 PM Daniel Giroux <dangiroux@terramax.us> wrote:

Wow, that's a pretty good redline sheet you've worked up for him already. Sadly, that's not even Larry, that's on Dave Archer his surveyor who has been around quite a while.

Thank you,

Dan

Daniel P. Giroux, PE

President

Terramax, Inc.

Consulting | Engineering

303-929-3194

From: Town of Bennett Planning <planning@bennett.co.us>

Date: Wednesday, June 9, 2021 at 1:32 PM

To: Daniel Giroux <dangiroux@terramax.us>, Brooks Kaufman <bkaufman@irea.coop>, Adam Peake <aapeake@summitutilitiesinc.com>, "melinda@kellypc.com" <melinda@kellypc.com>, Victoria Flamini <VictoriaFlamini@bennettfirerescue.org>

Cc: Sara Aragon <saragon@bennett.co.us>, Stephen Hebert <shebert@bennett.co.us>

Subject: Abbreviated Referral - 170 Washington St Due 6/18

All,

I am sending this to a small (select) group of referral agencies. Attached is both a clean copy and my redlines of the proposed resubdivision of Lot 4 of the Browning Subdivision at 170 Washington St. Typically, I would have an applicant cleanup a lot of this stuff before going out to referral, but this applicant needs a bit more support.

I think I have captured most of the things we have talked about in the past. I might need a plat note or two related to easements, etc. Melinda, can you check the language on the plat re: the town vacating the previously dedicated ROW for Second St?

Page 48

Please get me your comment back by the end of next week, Friday, June 18.



Planning Department
207 Muegge Way | Bennett CO, 80102
(303)644-3249 | planning@bennett.co.us
townofbennett.colorado.gov



Planning Town Of Bennett <planning@bennett.co.us>

Abbreviated Referral - 170 Washington St Due 6/18

Melinda Culley <melinda@kellypc.com>

Thu, Jun 17, 2021 at 1:05 PM

To: Town of Bennett Planning <planning@bennett.co.us>

Hi Steve,

Here are my comments on this plat:

- Add the following to the note on the street vacation (words to be added are underlined): "30' Previously Dedicated as Second Street is Hereby Vacated by this Plat."
- Add a plat note that further details the street vacation as follows: "The 30' right-of-way dedicated to the Town as Second Street on the Final Plat for the Browning Minor Subdivision recorded March 31, 2006 at Reception No. 20060331000326580."

If you have any questions, please let me know. Thanks.

Melinda A. Culley

Kelly PC

999 18th Street, Suite 1450S

Denver, CO 80202

P: (303) 298-1601 x212

F: (303) 298-1627

Cell: (316) 640-1013



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Page 50

From: Town of Bennett Planning [mailto:planning@bennett.co.us]
Sent: Wednesday, June 9, 2021 1:29 PM
To: Daniel Giroux; Brooks Kaufman; Adam Peake; Melinda Culley; Victoria Flamini
Cc: Sara Aragon; Steve Hebert
Subject: Abbreviated Referral - 170 Washington St Due 6/18

All,

I am sending this to a small (select) group of referral agencies. Attached is both a clean copy and my redlines of the proposed resubdivision of Lot 4 of the Browning Subdivision at 170 Washington St. Typically, I would have an applicant cleanup a lot of this stuff before going out to referral, but this applicant needs a bit more support.

I think I have captured most of the things we have talked about in the past. I might need a plat note or two related to easements, etc. Melinda, can you check the language on the plat re: the town vacating the previously dedicated ROW for Second St?

Please get me your comment back by the end of next week, Friday, June 18.



Planning Town Of Bennett <planning@bennett.co.us>

Abbreviated Referral - 170 Washington St Due 6/18

Victoria Flamini <VictoriaFlamini@bennettfirerescue.org>
To: Town of Bennett Planning <planning@bennett.co.us>
Cc: calebconnor@bennettfirerescue.org

Wed, Jun 9, 2021 at 2:00 PM

Hi Steve,

Related to the subdivision, the Fire District doesn't have any obligations. Our concerns for development of the duplex on the newly created lot would remain related to water/hydrants and access as we have previously discussed. The applicant just needs to be aware that there may be some requirements related to those things for development there (i.e. if existing hydrant isn't adequate or needs moved due to access changes, etc.). I realize these concerns don't exactly apply to the subdivision of Lot 4 directly, but just putting it out there.

Let me know if you have any questions.

Thanks,

Victoria



Victoria Flamini

Life Safety Assistant | Fire Inspector I
Fire & Life Safety Educator

Bennett-Watkins Fire Rescue

303-644-3572 – Headquarters (x1673)

303-815-8350 – Cell

720-893-7673 – Direct

303-644-3401 – Fax

www.BennettFireRescue.org

COVID-19: As of February 22, 2021, the BWFR Administrative Office and Staff have resumed normal office hours. Adherence to public health social distancing measures (i.e. 6 foot clearance from others, etc.) and face masks will be required during any interactions with staff members. Our staff will also be wearing masks and other appropriate PPE, if needed, during any interaction with the public. No contact options for conducting business with the District are available. Payments and submittal documents can be deposited in the front door mail slot. Staff can provide assistance by phone and can complete many tasks through email. We also have information and a variety of forms available on our website www.bennettfirerescue.org to further assist you. We appreciate your patience and support during this time.

This email and any files transmitted with it may contain PRIVILEGED or CONFIDENTIAL information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing, or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply email or contact the sender at the number listed.

[Quoted text hidden]

image001.jpg
22K

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BROWNING MINOR SUBDIVISION, FIRST AMENDMENT

TOWN OF BENNETT
ADAMS COUNTY
STATE OF COLORADO
SHEET 1 OF 1

A PORTION OF THE SOUTHWEST ONE QUARTER (SW 1/4) SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

ADD EASEMENT DEDICATION LANGUAGE TO REPLAT

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE CONSIDERATION THAT THE NORTH LINE OF LOT 4 BEARS N89°44'00"E AS SHOWN HEREON BETWEEN THE MONUMENTS IDENTIFIED.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR OR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THE SURVEY REPRESENTED BY THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TO DETERMINE EASEMENTS OR RIGHT-OF-WAY OF RECORD. ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS BASED ON TITLE COMMITMENT ORDER NO. , EFFECTIVE DATE OF , 20__ AT :__ A.M./P.M.
5. THE SUBJECT PROPERTY SHOWN HEREON DO NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 08001C0718H, DATED: MARCH 5, 2007.

OWNERSHIP AND DEDICATION:

KNOW ALL MEN, BY THESE PRESENTS, THAT THE UNDERSIGNED LARRY TRAYLOR, BEING THE OWNERS OF THE LAND SHOWN IN THIS AMENDED FINAL PLAT AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

LOT 4, BROWNING MINOR SUBDIVISION AND THE WEST 30 FEET OF SECON STREET ADJOINING LOT 4, TOWN OF BENNETT, ADAMS COUNTY, COLORADO.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF BROWNING SUBDIVISION FIRST AMENDMENT, A SUBDIVISION OF A PART OF THE TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF BENNETT TRACT A (THE STREET AND ALLEY) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF BENNETT AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE PUBLIC ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF BENNETT, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF BENNETT, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF BENNETT SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF BENNETT, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR OTHER SERVING PUBLIC ENTITIES, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALLY FRANCHISED UTILITIES AND/OR OTHER SERVING PUBLIC ENTITIES, AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF BENNETT, COLORADO.

OWNER(S): LARRY TRAYLOR

BY:
OWNER: LARRY TRAYLOR, LOT 4, BROWNING MINOR SUBDIVISION
BENNETT, COLORADO 80102

STATE OF COLORADO } SS
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES

LENDERS CONSENT

THE UNDERSIGNED _____ AS THE BENEFICIARY OF DEED OF TRUST RECORDED AT RECEPTION NO _____ CLERK AND RECORDER, WHICH CONSTITUTES A LIEN UPON THE PROPERTY DESCRIBED ON THE ACCOMPANYING PLAT, HEREBY CONSENTS TO THIS PLAT, CONSENTS TO THE DEDICATION OF THE STREETS, ALLEYS, EASEMENTS, TRACTS AND OTHER PUBLIC USES AS SHOWN ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

BENEFICIARY

(SIGNATURE)

(TITLE)

DATE: _____

ADDRESS: _____

CERTIFICATE OF SURVEY:

I, JOHNNY CALVIN HICKS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY OF "BROWNING MINOR SUBDIVISION, FIRST AMENDMENT" WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY..

DATE OF PREPARATION: MAY 13, 2021.

SIGNED _____

JOHNNY CALVIN HICKS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 36570
FOR AND ON BEHALF OF DAVID E. ARCHER & ASSOCIATES INC.
105 WILCOX STREET,
CASTLE ROCK, COLORADO 80104

THIS IS TO CERTIFY THAT THE PLAT OF BROWNING MINOR SUBDIVISION WAS APPROVED ON THIS ____ DAY OF _____, 20__, AND THAT THE MAYOR OF THE TOWN OF BENNETT ON BEHALF OF THE TOWN OF BENNETT, HEREBY ACKNOWLEDGED SAID MINOR PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

(MAYOR)

ATTEST: TOWN CLERK

RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF ADAMS }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON

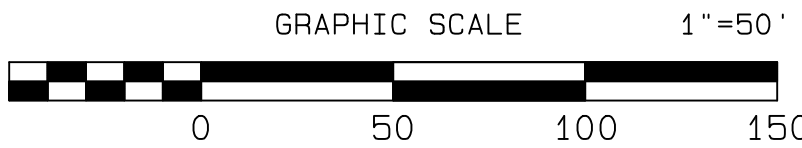
THE ____ DAY OF _____, 20__, AT :__ O'CLOCK __M

IN BOOK ____ AT PAGE ____ FILE _____, MAP _____, INSTRUMENT NO. _____

(CLERK AND RECORDER)

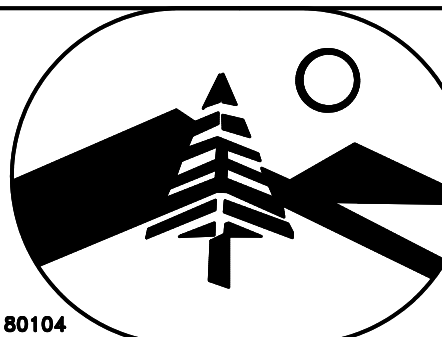
BY: _____

VICINITY MAP
-NTS-



REVISIONS

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



SCALE 1"=50'
DATE 5-1-2020
DRN MLD
APVD.

TITLE BROWNING MINOR SUBDIVISION FIRST AMENDMENT
In Sec. 27, Township 3 South, Range 63 West, 6th PM, Adams County, Colorado.
CLIENT LARRY TRAYLOR
JOB NUMBER 20-0407
Sheet 1 of 1

BENNETT PLANNING AND ZONING COMMISSION

RESOLUTION NO. 2021-09

**A RESOLUTION RECOMMENDING APPROVAL OF
A FINAL PLAT FOR THE BROWNING MINOR SUBDIVISION, AMENDMENT NO.1**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Bennett a request for approval of a Final Plat for the Browning Minor Subdivision, Amendment No.1; and

WHEREAS, all materials related to the proposed Final Plat have been reviewed by Town staff and found with conditions to be in compliance with Town of Bennett subdivision and zoning ordinances; and

WHEREAS, after a noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds that the proposed Final Plat should be approved subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BENNETT, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed Final Plat for the Browning Minor Subdivision, Amendment No.1, subject to the conditions set forth on Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED THIS 19TH DAY OF JULY 2021.

Chairperson

ATTEST:

Christina Hart, Secretary

EXHIBIT A
Browning Minor Subdivision, Amendment No.1 Final Plat
Conditions of Approval

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town staff and the Town Engineer;
2. Make other minor modifications as directed by Town staff, the Town Engineer and Town Attorney.

Suggested Motion

I move to approve Resolution No. 2021-09 - A resolution recommending approval to the Bennett Board of Trustees of a final plat for the Browning Minor Subdivision, Amendment No. 1.

**QUASI-JUDICIAL PUBLIC HEARING SCRIPT
(PLANNING COMMISSION)**

CHAIR: I will now open the public hearing on the following application: An application for **Case No. 21.13 Shops at Bennett Final Plat**.

The purpose of the hearing is to provide a public forum for all interested parties who wish to comment on an application before the Commission. If you wish to speak please write your name and address on the sign-up sheet or in the chat box and you will be called on.

The Procedure for the public hearing will be as follows:

FIRST, there will be a presentation by the Town staff.

NEXT, we will have a presentation by the applicant.

After these two presentations we will allow people who signed up to speak for up to 3 minutes each. Please **DO NOT REPEAT** points made by others. It is fine to say, "I agree with the previous speaker's comments". Please direct your comments to the Commission, not the applicant or Town staff.

After receiving public comments, we will allow the applicant an opportunity to respond.

NEXT, the Planning Commission members may ask questions of anyone who testified.

I will then close the public hearing and no further testimony or other evidence will be received. The Planning Commission will discuss the matter and may take some kind of action.

Public hearings are recorded for the public record. All testimony must be presented, after you give your full name and address.

CHAIR: Do we have proper notification?

[Town Clerk to confirm on record notice has been provided]

Do any Commission members have any disclosures?

[Commissioners to disclose conflicts of interests, ex parte contacts, etc]

Town staff, please introduce the applicant and provide your staff report.

[Staff presentation]

Will the applicant or the applicant's representative present the application?

[Applicant presentation]

Do any of the Commissioners have questions of the applicant or Town staff?

[Question and Answer]

CHAIR: I will now open the public comment portion of the public hearing. For those wishing to speak, please clearly state your name and address for the record.

Has anyone signed up to speak at this public hearing?

[If more than one person has signed in, call them in order.]

Is there any interested party in the audience that has not signed up but who wishes to speak regarding the application?

[Additional public comment]

If there is no more public comment, I will now close the public comment portion of the public hearing.

CHAIR: Does the applicant wish to respond to any of the comments?

[Opportunity for applicant to provide any rebuttal evidence]

CHAIR: Before we turn to Commissioner questions and deliberation, I want to state that the documents included within the record for this public hearing include all application materials submitted by the applicant; all materials included in the Planning Commission packets; any PowerPoint or other presentations given tonight; all written referral and public comments received regarding the application; the public comment sign-up sheet; the public posting log and photographs of the notice, and the Town's subdivision and zoning ordinances and other applicable regulations. Does anyone have any objection to inclusion of these items in the record?

CHAIR: I will now close the public hearing and the Planning Commission members will deliberate on the evidence presented. During deliberations, Commission members may ask questions of Town staff, but no further public comment or other testimony or evidence will be received.

Who would like to begin?

Who is next?

Any other questions or comments

[If anyone believes the applicable criteria have not been met, then please explain why so we have those reasons for the record.]

CHAIR: We have a draft resolution in front of us and I would entertain a motion.

We have a motion on the floor by Commissioner _____ and a second by Commissioner _____ to approve Planning and Zoning Commission Resolution No. 2021-08.

May we have a Roll-Call vote?

Motion carries/fails.

STAFF REPORT



welcome neighbors.

TO: Members of the Planning and Zoning Commission
FROM: Steve Hebert, Planning and Economic Development Manager
DATE: July 19, 2021
SUBJECT: Case No. 21.13 – Shops at Bennett Final Plat

Applicant: Shops at Civic Center, LLC (Ora Mae Rich and Forrest Charlesworth)

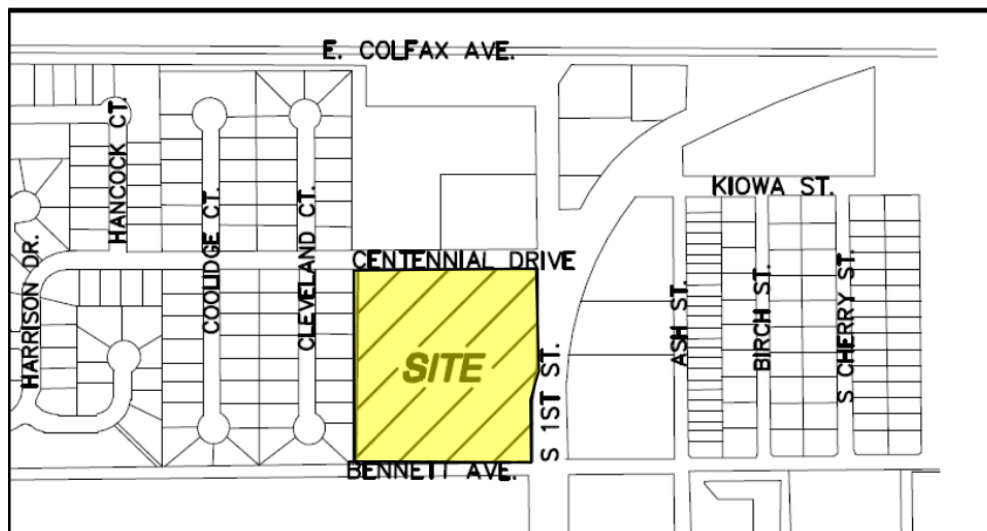
Location: Southwest Corner of Centennial Drive and 1st Street/CO Highway 79 (See Vicinity Map)

Purpose: Final Plat to Create One Commercial Lot and Two Tracts

Background

Case No. 21.13 is a proposed final plat to subdivide approximately 5.9 acres at the southwest corner of Centennial Drive and 1st Street/CO Highway 79. See the vicinity map below. The subdivision plat will create one 1.075-acre lot (Lot 1) for commercial development and two separate Tracts - A and B. Tract A is 4.524 acres and intended for future commercial development and may be further subdivided. Tract B is 0.328 acres and is intended to accommodate a shared stormwater detention pond.

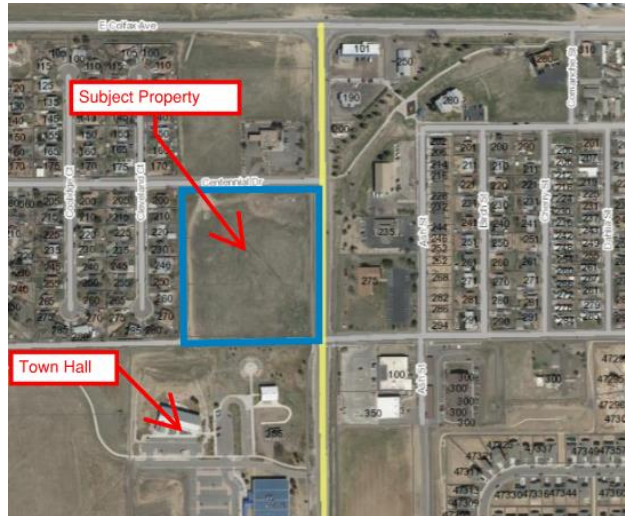
Vicinity Map



Note: Bennett Avenue does not currently extend west of 1st Street. Such an extension may be required in the future to serve additional commercial development; however, it is not expected to continue along the south side of the Centennial subdivision.

Below is an aerial image showing the property lies immediately north of Town Hall, the Adams County Shared Services building and the Corridor of Honor Military Memorial.

Aerial Image of Subject Property

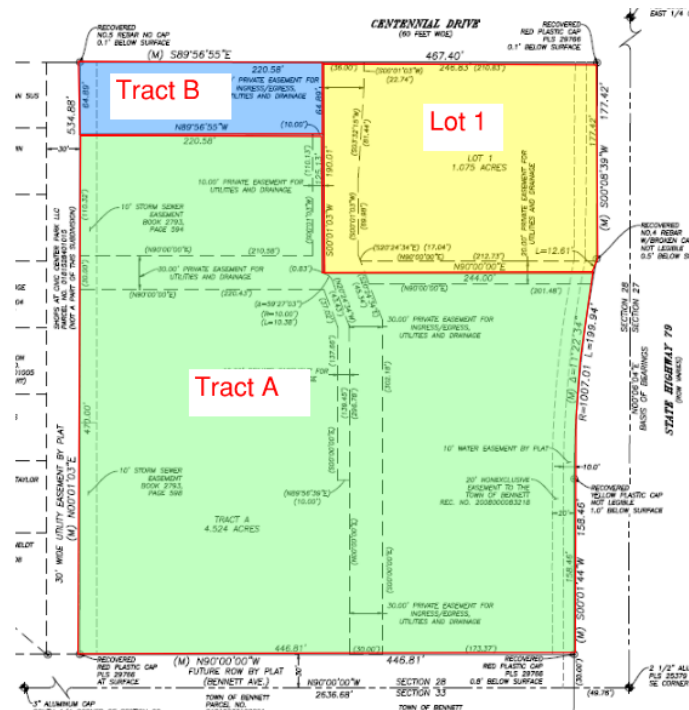


Previous Site Plan Approval

The property owner previously proposed a 7,900-square foot retail building on the subject property. The Town approved the Shops at Civic Center Site Plan in September 2019. That site plan will be replaced with a new site plan, intended to accommodate a Dollar General. A site plan is approved administratively and is not a part of this subdivision plat review.

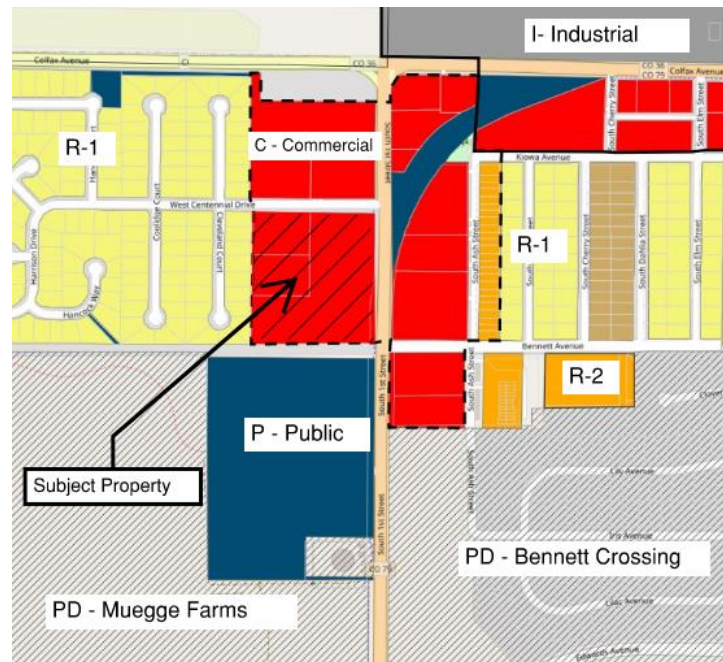
Proposed Subdivision Plat

The illustration below shows the proposed lot layout, creating Lot 1 and Tracts A and B.



Zoning and Land Use Regulations

The subject property is currently zoned C - General Commercial District. The map below shows the zoning of the property and the surrounding area, including a mix of residential, commercial, planned development and public zone districts.



The table below summarizes the zoning and land use on properties immediately adjacent to the subject property.

Direction	Adjacent Zone District	Land Use
North	C- General Commercial District	Bank and Vacant Lot
East	C- General Commercial District	Bank, Church, U.S. Post Office
South	P – Public District	Town Hall, County Shared Services Building
West	R-1 - Low Density Residential District	Residential –Centennial Subdivision

The property also lies within the Main Street Downtown overlay district. The eventual site plan will be reviewed for compliance with the Main Street elements of the Bennett Development Design Guidelines.

Public Services and Utilities

The subject property is served by the following:

Water

Water will be provided by the Town of Bennett. Extension of the Town’s water system is proposed as part of this development.

Sanitary Sewer

Sanitary sewer will be provided by the Town of Bennett. Extension of the sanitary sewer system is proposed as part of this development.

Stormwater Management

Stormwater will be collected and conveyed in accordance with Town standards to prevent any on-site or off-site flooding. Tract B will accommodate a detention pond intended to serve the 5.9 acres.

Access, Traffic and Streets

Local access is provided by Centennial Avenue. The Town is requiring the property owner dedicate additional right-of-way (ROW) along the east side of the subject property and along the west side of CO Highway 79 consistent with a future 100-foot highway ROW profile for that section of the highway. That additional ROW will be shown on the final plat.

Fire and Rescue

Bennett-Watkins Fire Rescue will provide fire protection service. Development will be subject to the International Fire Code (IFC).

Gas, Electricity and Telecommunications

Natural gas will be provided by Colorado Natural Gas, electricity by IREA and telecommunications by Eastern Slope Technologies (ESRTA) or Comcast. Appropriate easements for these providers are identified on the final plat.

Subdivision Agreement Required

A subdivision agreement (SA) that identifies and guarantees public improvements, including but not limited to streets, sidewalks/trails, water, sanitary sewer and storm water management is required prior to the issuance of an infrastructure permit. A note to that effect will be added to the final plat.

Public Land Dedication Requirements

No public land dedication is required at this time given no additional buildable lots are being created. However, when the remainder of Tract A is subdivided, land dedication for park land and public facilities will be required. Land dedication for schools is not required.

Staff Analysis and Findings

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- A. The final plat incorporates recommended changes, modifications and conditions attached to the sketch plan unless otherwise approved by the Planning Commission.

Staff Finding: A Sketch Plan is not required for a minor subdivision that creates fewer than four lots.

- B. All applicable technical standards in accordance with this Chapter and adopted Town documents have been met.
 - 1. To establish appropriate standards for subdivision design that will:
 - a. Encourage the development of sound, economical and stable neighborhoods and healthy living environments, in conformance with the goals and policies of the Comprehensive Plan.
 - b. Provide lots of adequate size, configuration and design for the purpose for which they are intended to be used.

- c. Promote superior design and design flexibility.
- d. Preserve the significant natural features and environmental quality of the Town.
- e. Guide the physical development of the Town in ways that complement the Town's character and culture.
- f. Promote a cohesive sense of community among new and current residents, precluding neighborhood design or restrictions that in any way isolate any neighborhood from the rest of the community.
- g. Provide complete and accurate public land records.

Staff Finding: The proposed minor subdivision will accommodate new development that meets the standards of good subdivision design.

- 2. To establish standards for utilities and other public services that will:
 - a. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development without adverse effects to property that is currently served.
 - b. Ensure that adequate stormwater drainage, sewage disposal, water supply and other utilities, services and improvements needed as a consequence of the subdivision of the land are provided.
 - c. Provide for the reasonable extension of utilities and services to other lands that may be developed in the future.
 - d. Provide the equitable distribution of the cost of new and expanded public services needed to support new land development.

Staff Finding: The proposed minor subdivision will accommodate extension of utilities and public services to serve the property.

- 3. To ensure the provision of adequate and safe traffic circulation that will:
 - a. Minimize traffic hazards through appropriate street design, providing safe and convenient vehicular and pedestrian traffic circulation systems.
 - b. Provide adequate vehicular access to abutting properties.
 - c. Provide streets of adequate capacity and appropriate design and function.

Staff Finding: Centennial Avenue provides adequate and appropriate access to the property.

- 4. To ensure adequate public facilities that will:
 - a. Provide for the recreational, cultural, educational and other public facility needs of the community.
 - b. Facilitate effective law enforcement and fire protection.

Staff Finding: Adequate public facilities are available to the property.

- 5. To contribute to the proper development of the community in accordance with the goals and policies of the Comprehensive Plan as it may be updated from time to time.

Staff Finding: The proposed plat is consistent with the principles in the 2015 Town of Bennett Comprehensive Plan related to:

- Mixed land uses
- Diversity of housing types
- Access to open space, trails and parks
- Contiguous development
- A variety of transportation choices

C. Compliance with Zoning Regulations

Staff Finding: The final plat is consistent with the C- General Commercial zone district. Future development will be subject to the lot standards in the zone district, including but not limited to building setbacks, building height, parking, landscaping and lighting.

Public Comment

Notice of the July 19, 2021, Planning and Zoning Commission meeting was published in the Eastern Colorado News, posted on the subject property and sent to all property owners within 300 feet of the property. No public comment has been received as of this date.

Staff Recommendation

Staff finds the proposed final plat is in compliance with the Subdivision Regulations in Chapter 16, Article IV of the Bennett Municipal Code. Staff also finds the plat has been processed according to Section 16-4-360 and meets the approval criteria in 16-4-380. Based upon these findings, Staff recommends the Planning and Zoning Commission adopt Resolution No. 2021-08 recommending to the Board of Trustees approval of Case No. 21.18 – Shops at Bennett Subdivision Final Plat, with the following conditions:

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town staff and the Town Engineer
2. Make other minor modifications as directed by Town staff, the Town Engineer and Town Attorney

Attachments

1. Staff PowerPoint Presentation (PDF)
2. Land Use Application
3. Applicant's Letter of Intent
4. Proposed Final Plat
5. Traffic Study
6. Town Planning Response
7. Town Engineer's Referral Response
8. Town Traffic Engineer's Response
9. Colorado Department of Transportation (CDOT) Response
10. Bennett-Watkins Fire Rescue Response
11. Intermountain Rural Electric Association (IREA) Response
12. Adams County Sheriff Response
13. I-70 Regional Economic Advancement Partnership Response
14. Draft Resolution No. 2021-08

Case No. 21.13 Shops at Bennett Subdivision Final Plat

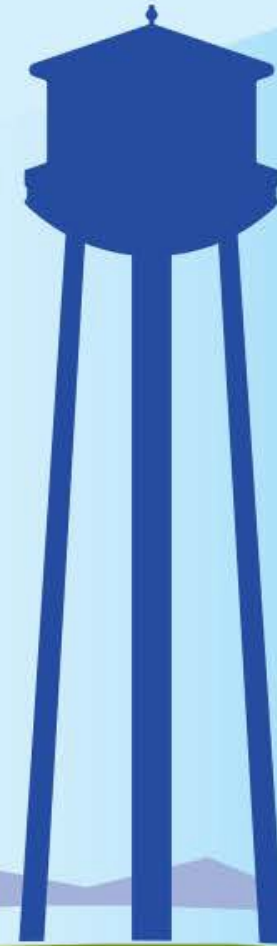
Town of Bennett
Planning and Zoning Commission

July 19, 2021

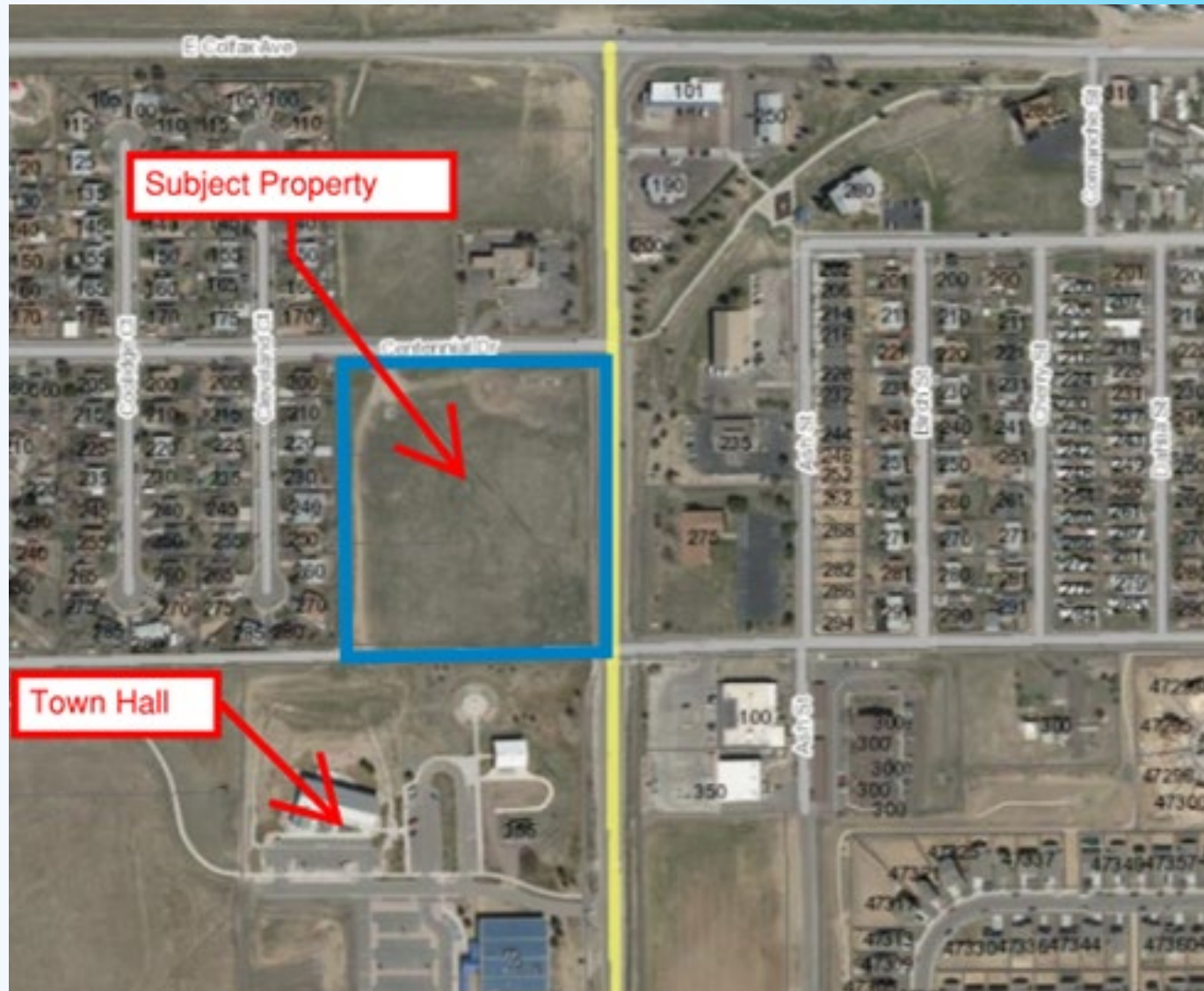
Steve Hebert, Planning & Economic Development Manager

Sara Aragon, Community Development Manager

Dan Giroux, Town Engineer

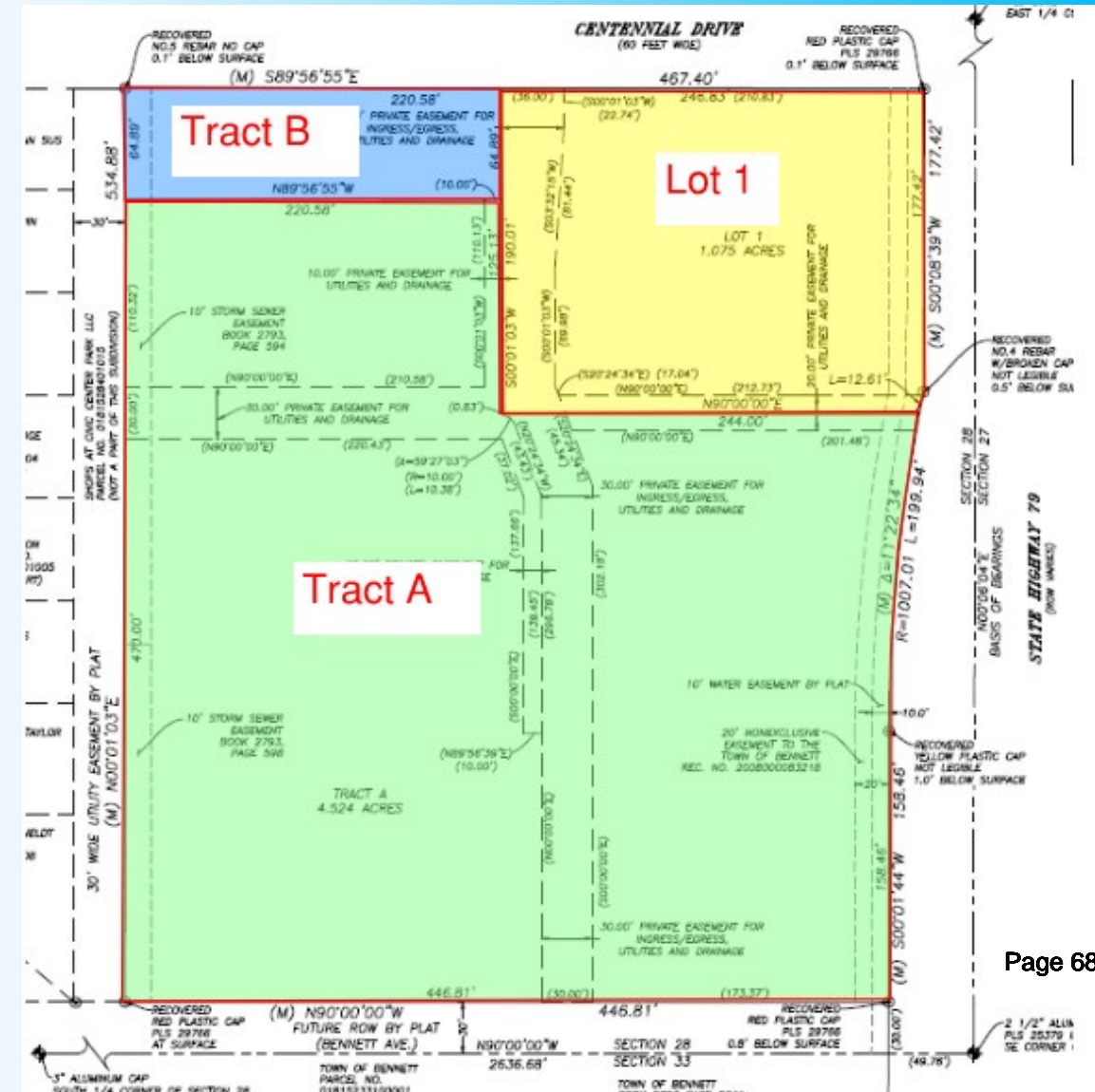


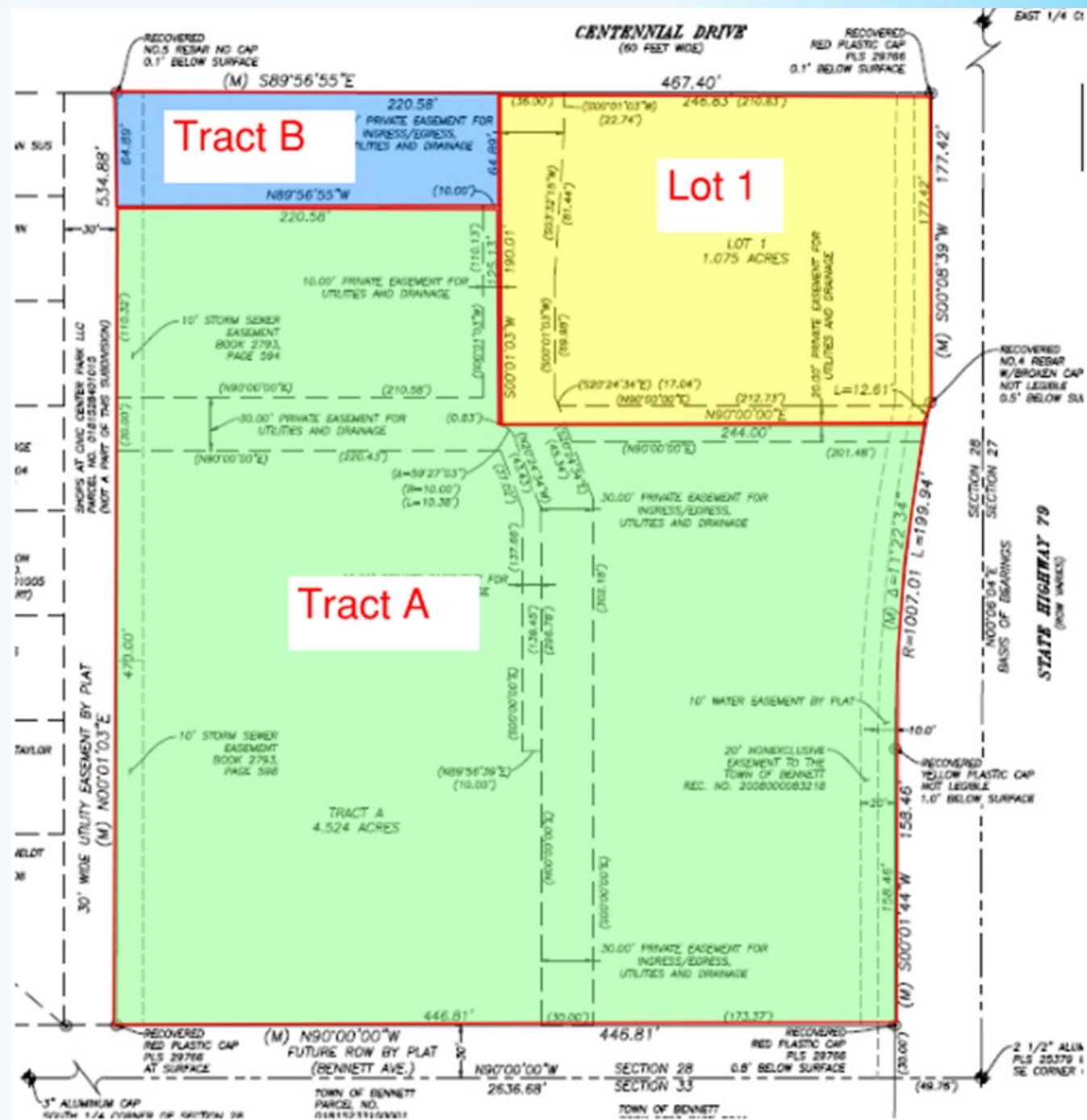
Shops at Bennett Subdivision Vicinity Map



Summary of Proposed Plat

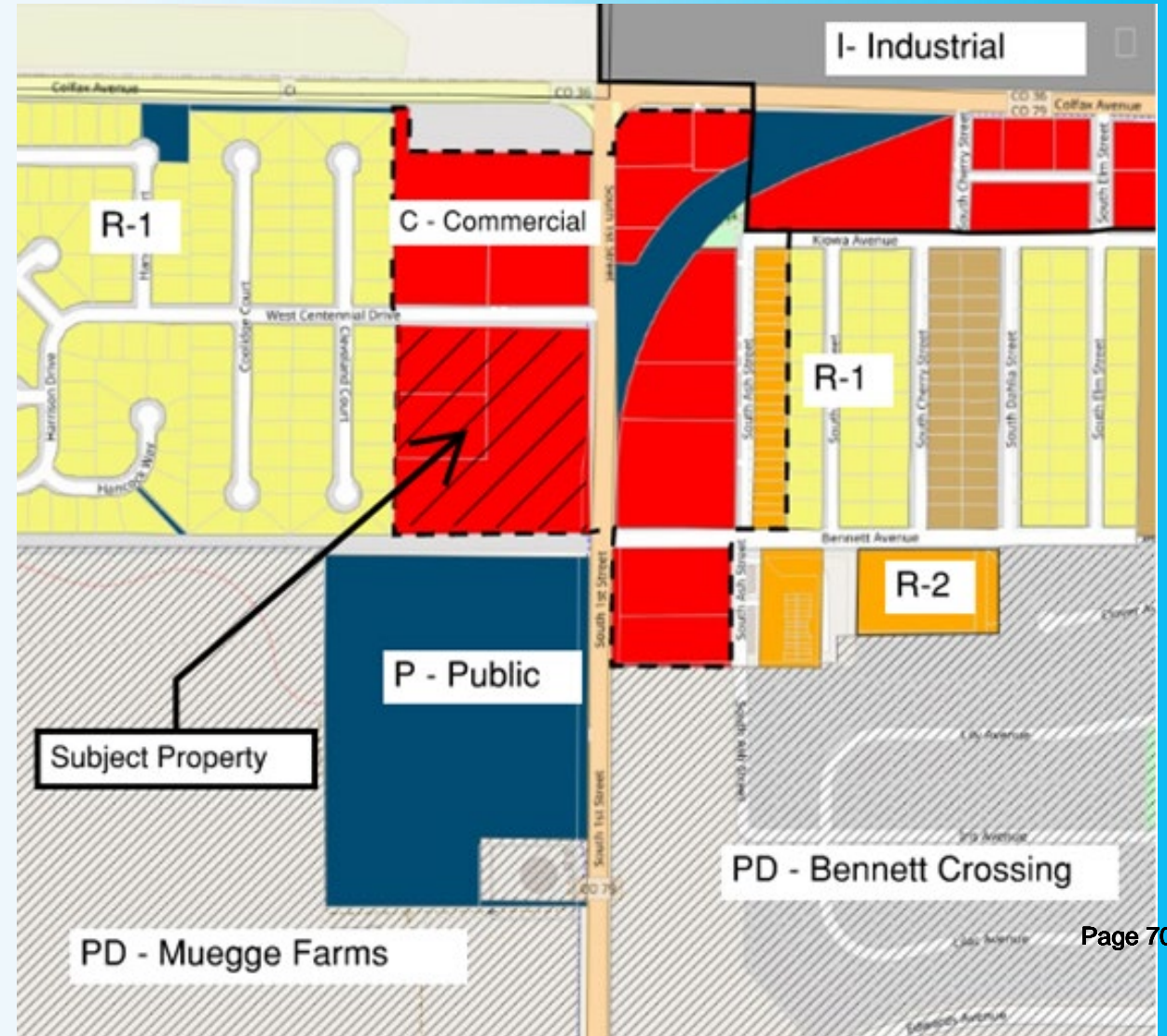
- 5.9 acres
- Zone C – General Commercial District
- Access via Centennial Ave, no direct access to 1st St./CO Highway 79
- Creates one buildable lot (Lot1)
- Tract A for future commercial subdivision
- Tract B for detention pond
- Various access and utility easements dedicated via plat





Zoning

- Current zoning is C - General Commercial
- Within the Main Street Downtown overlay district, with additional design guidelines applied at time of site plan



Surrounding Zoning and Land Use

Direction	Adjacent Zone District	Land Use
North	C- General Commercial District	Bank and Vacant Lot
East	C- General Commercial District	Bank, Church, U.S. Post Office
South	P – Public District	Town Hall, County Shared Services Building
West	R-1 - Low Density Residential District	Residential –Centennial Subdivision

Staff Findings on Case No. 21.18

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- No sketch plan required for a minor subdivision
- All applicable technical standards in accordance with this Chapter and adopted Town documents will be met.
- The proposed lots will accommodate new development that meets the standards of good subdivision design.
- The proposed plat will accommodate extension of utilities and public services to serve future residential development.
- No public facilities are anticipated as part of this subdivision.
- All development will meet the standards set forth in the C – General Commercial District and Main Street Overlay District.

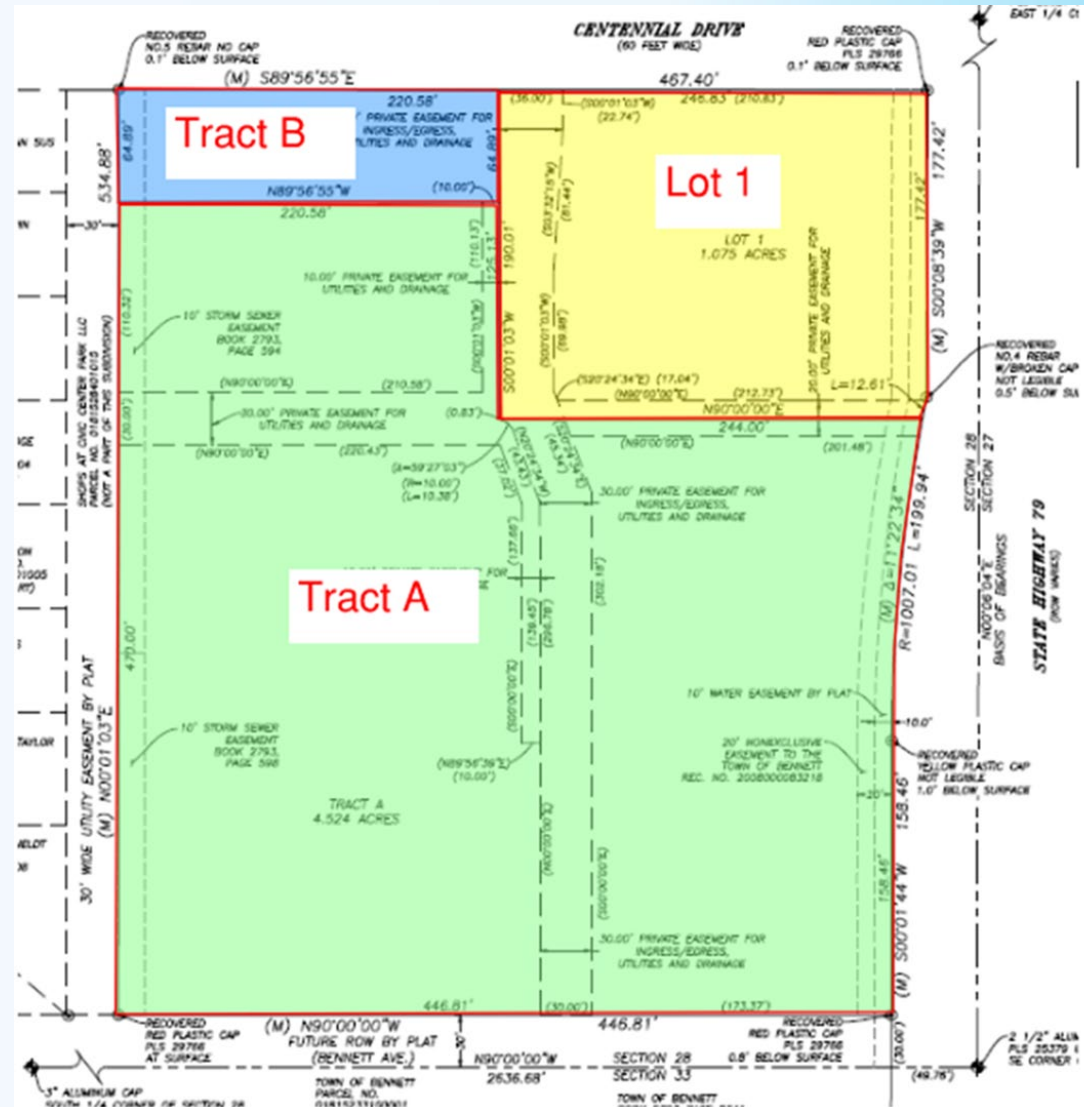
Staff Recommendation

Staff recommends the Planning and Zoning Commission adopt Resolution No. 2021-08 recommending the Board of Trustees approve the Shops at Bennett Subdivision Final Plat, with the following conditions:

Before recording the final plat the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town staff and the Town Engineer
2. Make other minor modifications as directed by Town staff, the Town Engineer and Town Attorney.

Questions and Comments?



Town of Bennett Land Use Application Form

TO BE COMPLETED BY APPLICANT

Application Type: ☐ Annexation ☐ FDP ☒ Final Plat ☐ Variance
☐ Zoning/Rezoning ☐ Site Plan ☐ Boundary Line Adjustment ☐ Sign Permit
☐ ODP ☐ Sketch Plan ☐ Conditional Use Permit ☐ Other _____

Primary Contact Name: Lisa Peterson

Name of Firm: Hammers Construction

Address: 1411 Woodsey Hts.

City: Colorado Springs State: CO Zip: 80915 Phone: 719-570-1599

Email: lpeterson@hammersconstruction.com

Owner Name: SHOPS AT CNIC CENTER LLC

Address: 965 S. 1st St. Unit 6F

City: Bennett State: CO Zip: 80102-8750 Phone: _____

Email: _____

Mineral Estate Holder/Lease: Anschutz Farms Corporation

Name of Firm: _____

Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

Parcel#: 01815-2840-1011, 01815-2840-1013 Subdivision Name: The Centennial Add

Site Address: 01815-2840-1014, 01815-2840-1015
S 1st & Centennial Drive

Nearest Major Intersection: SW Corner of S 1st & Centennial Drive

Legal Description: Centennial Add the Desc.: Outlot B Exc nly 325/94 ft of WLY 233/88 ft

Current Zoning: General Commercial District Proposed # lots/units: 1 Lot / 2 Tracts

Total Acreage: 5.898 Gross Floor Area: N/A

Proposed Gross Densities (du/ac): _____

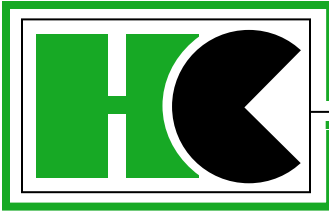
Additional Notes: _____

All Submittal Requirements must accompany this application. All applicable fees must be paid at the time of application. Any extraordinary cost incurred by the Town of Bennett in reviewing and processing this application is the responsibility of the applicant.

An executed cost agreement must be attached to this application pursuant to Sec. 16-1-325 of the Bennett Municipal Code.

I understand this is an application only, it must be approved by the Town, and any required building permits must be obtained before the property can be used in accordance with the request. I hereby acknowledge all of the above information is correct.

Applicant's Signature:  Date: 5-6-21



Steve Hammers, President
shammers@hammersconstruction.com

HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400
(719) 570-1599 • FAX (719) 570-7008 • www.hammersconstruction.com

• SPECIALIZING IN DESIGN / BUILD •

Letter of Intent

Final Plat

Owner Information

Shop at Civic Center LLC

965 S 1st St. Unit 6F

Bennett, CO 80102-8750

Project Name: Shops at Bennett

Owner Representatives

Hammers Construction, Inc.

Joe Butler – Project Manager

Lisa Peterson – Design (Applicant)

1411 Woolsey Heights

Colorado Springs, CO 80915

(719) 570-1599

Site:

S. 1st and Centennial Drive

Bennett, CO 80102-8750

Lot Size: 5.898 Acres

Zoned: General Commercial District

Parcel numbers: 01815-2840-1011, 01815-2840-1013, 01815-2840-1014

Description

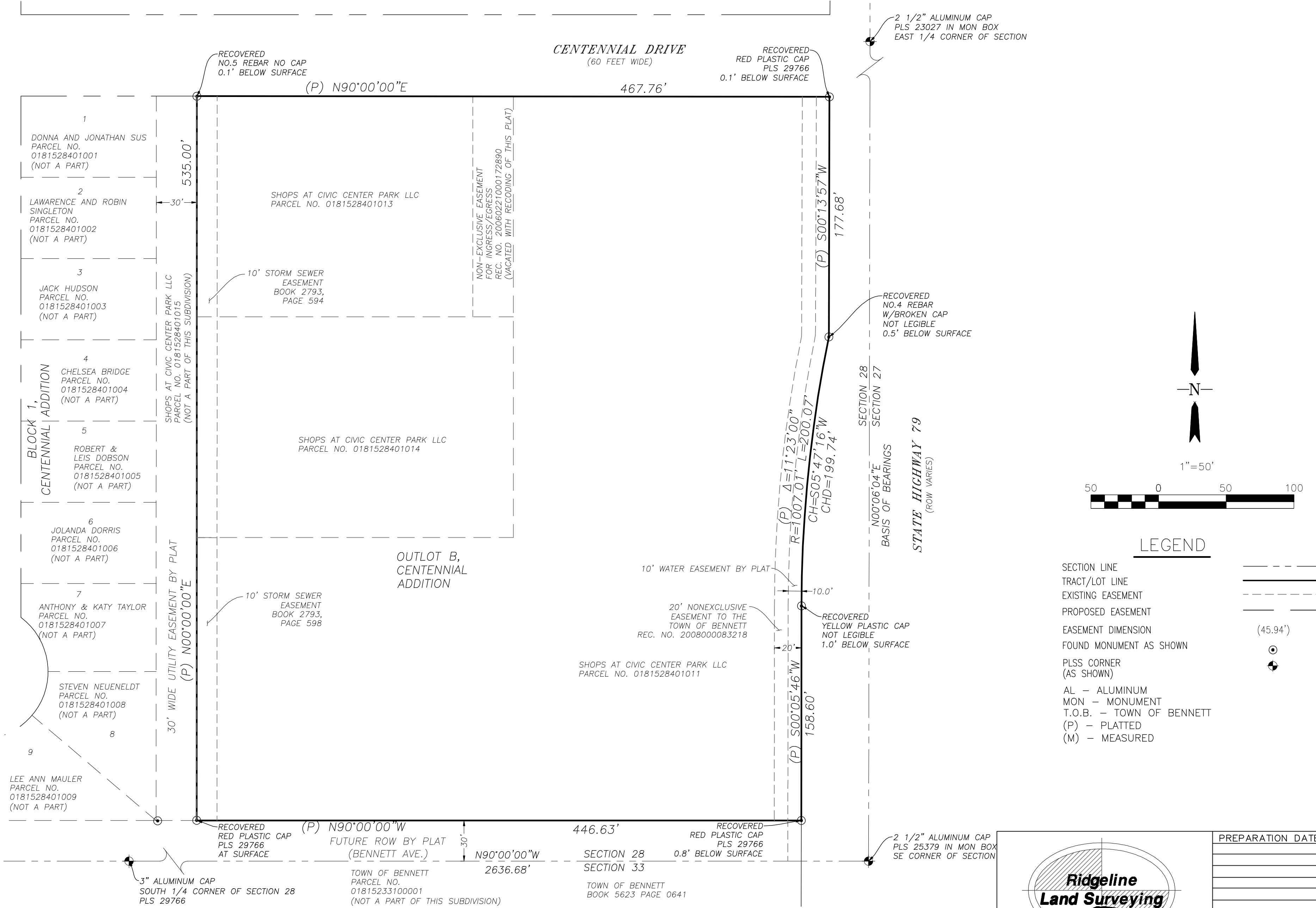
Request approval to plat one Lot and two Tracts. We are proposing to install a portion of the roadway & utility infrastructure at this time. The platted Lot 1 will be developed for Dollar General. Tract B will be used for the water quality pond for the entire site.

Justification

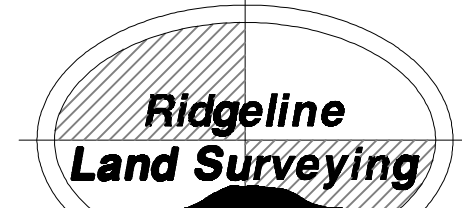
This land is currently vacant. The proposed Lot will be developed for Dollar General which is an approved use within this zone district.

THE SHOPS AT BENNETT SUBDIVISION

A REPLAT OF A PORTION OF CENTENNIAL ADDITION SUBDIVISION,
A PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 63 WEST
OF THE 6TH PRINCIPAL MERIDIAN TOWN OF BENNETT,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



LEGEND	
SECTION LINE	---
TRACT/LOT LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EASEMENT DIMENSION	(45.94')
FOUND MONUMENT AS SHOWN	⊙
PLSS CORNER (AS SHOWN)	⊙
AL - ALUMINUM	
MON - MONUMENT	
T.O.B. - TOWN OF BENNETT	
(P) - PLATTED	
(M) - MEASURED	



**Ridgeline
Land Surveying**

31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

PREPARATION DATE	5/6/2021

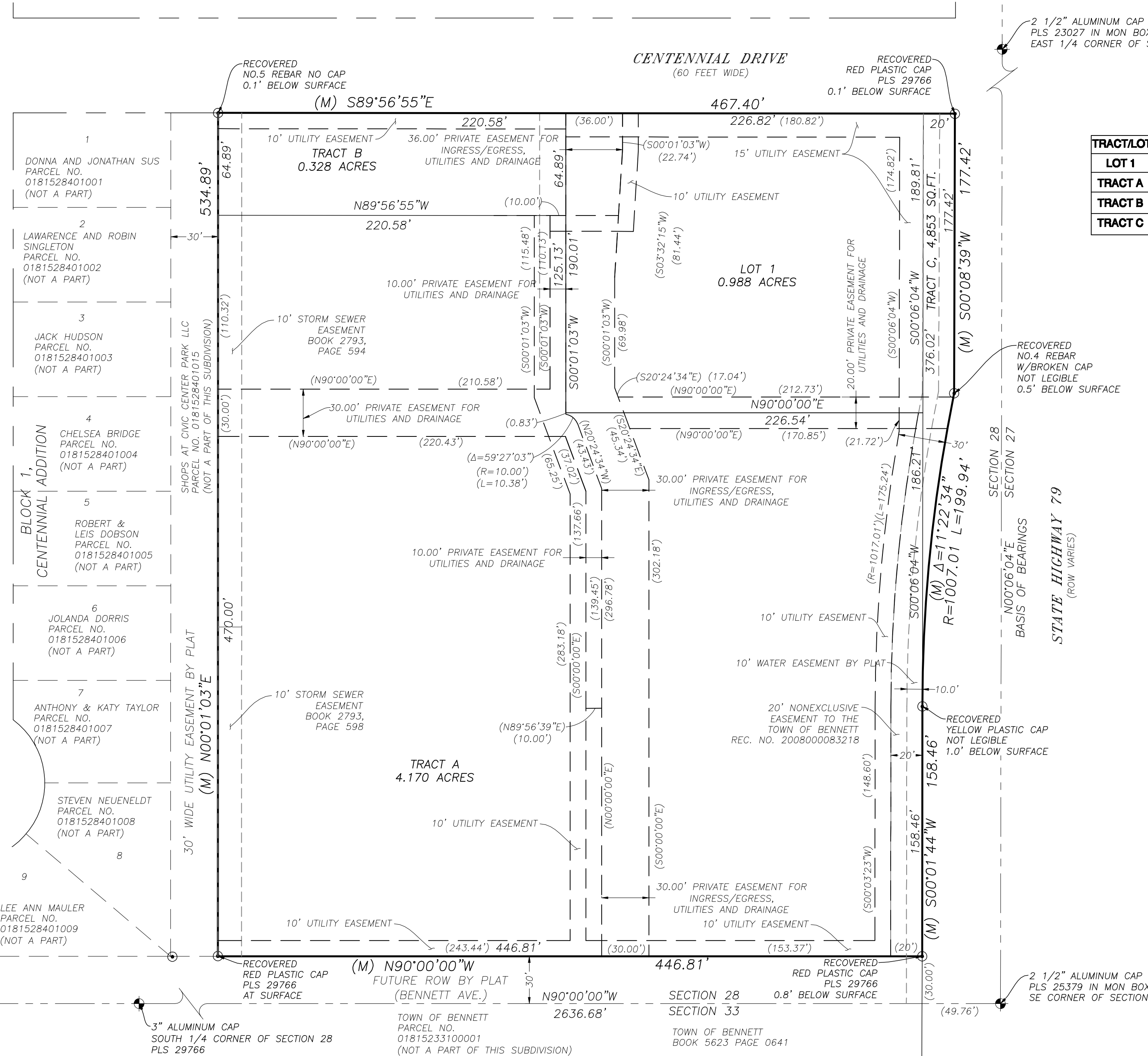
AS PLATTED

LAND USE TABLE

GROSS ACREAGE	5.598
NUMBER OF TRACTS / ACREAGE	3 / 4.610
NUMBER OF LOTS / ACREAGE	1 / 0.988
NET ACREAGE FOR PUBLIC STREETS	0
NET ACREAGE FOR PRIVATE USE	5.487
NET ACREAGE FOR CDOT ROW DEDICATION	0.111

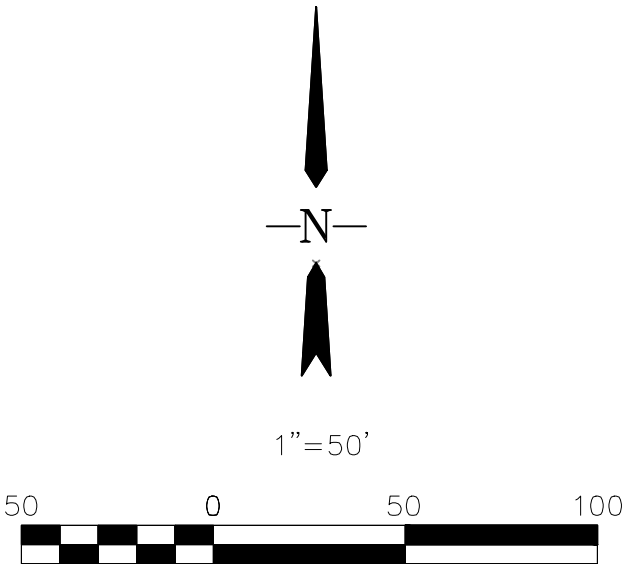
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OF THE 6TH PRINCIPAL MERIDIAN TOWN OF BENNETT,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



TRACT OWNERSHIP AND MAINTENANCE

TRACT/LOT	PROPOSED USE	OWNERSHIP	MAINTENANCE
LOT 1	DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT A	FUTURE DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT B	UTILITIES & DRAINAGE	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT C	RIGHT-OF-WAY	COLORADO DEPT. OF TRANS.	OWNER OR ASSIGNS



LEGEND

SECTION LINE	---
TRACT/LOT LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EASEMENT DIMENSION	(45.94')
FOUND MONUMENT AS SHOWN	⊙
PLSS CORNER (AS SHOWN)	⊕
AL - ALUMINUM	
MON - MONUMENT	
T.O.B. - TOWN OF BENNETT	
(P) - PLATTED	
(M) - MEASURED	

**Ridgeline
Land Surveying**

31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

PREPARATION DATE	5/6/2021

AS REPLATTED



July 8, 2021

Mr. Joe Butler
Hammers Construction
1411 Woolsey Heights
Colorado Springs, CO 80915

Re: Dollar General
Bennett, CO
LSC #210660

Dear Mr. Butler:

In response to your request, LSC Transportation Consultants, Inc. has prepared this Traffic Impact Analysis for the proposed Dollar General store. As shown on Figure 1, the site is located west of 1st Street (SH 79) and south of Centennial Drive in Bennett, Colorado.

REPORT CONTENTS

The report contains the following: the existing roadway and traffic conditions in the vicinity of the site including the lane geometries, traffic controls, posted speed limits, etc.; the existing weekday peak-hour traffic volumes; the existing daily traffic volumes in the area; an adjustment of the existing traffic for the ongoing pandemic; the typical weekday site-generated traffic volume projections for the site; the assignment of the projected traffic volumes to the area roadways; the projected short-term background and resulting total traffic volumes on the area roadways; the site's projected traffic impacts; and any recommended roadway improvements to mitigate the site's traffic impacts.

LAND USE AND ACCESS

The site is proposed to include a variety store with about 9,450 square feet. Full movement access is proposed to Centennial Drive as shown in the conceptual site plan in Figure 2.

ROADWAY AND TRAFFIC CONDITIONS

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **1st Street (SH 79)** is a north-south, two-lane state highway east of the site. It is classified by CDOT as NR-B (non-rural highway). The CDOT straight line diagram is attached. The intersections with E. Colfax Avenue (US 36), Centennial Drive, and Bennett Avenue are stop-sign controlled. The posted speed limit in the vicinity of the site is 35 mph. The exis-

ting SH 79 alignment is expected to be shifted to the east after 2027 per the preferred re-alignment from the *SH 79 and Kiowa-Bennett Corridor PEL Study* by CDOT.

- **Centennial Drive** is an east-west, two-lane local roadway north of the site. The intersection with 1st Street (SH 79) is stop-sign controlled. The posted speed limit in the vicinity of the site is 25 mph.

Existing Traffic Conditions

Figure 3a shows the existing lane geometries, traffic controls, posted speed limits, and traffic volumes in the site's vicinity on a typical weekday. The weekday peak-hour traffic volumes and daily traffic counts are from the attached traffic counts conducted by Counter Measures in June, 2021.

Adjustment for the Ongoing Pandemic

Figure 3b shows the existing traffic volumes adjusted for the ongoing pandemic. The traffic volumes at the 1st Street (SH 79)/Bennett Avenue intersection are based on Figure 3b of the 2020 *Worthman Acres TIA* by LSC with the through traffic volumes grown for one year at 3.7 percent based on the CDOT 20-year factor of 2.07. The side road volumes assumed little or no growth. The east/west volumes at the 1st Street (SH 79)/E. Colfax Avenue intersection are based on the higher of the traffic counts in Figure 3a and the 2017 traffic count from Figure 3 of the 2019 *Muegge Farms TIA* by LSC grown for four years at an annual growth rate of three percent. The volumes to/from the south were balanced with the other two intersections.

2022 and 2027 Background Traffic

Figure 4 shows the estimated 2022 background traffic which assumes one year of growth of 3.7 percent on SH 79 based on the CDOT 20-year factor of 2.07. It also assumes one year of growth at a rate of 3.0 percent on US 36. Bennett Avenue assumes additional trips from a portion of the 300 Bennett and Worthman Acres buildout.

Figure 5 shows the estimated 2027 background traffic which assumes one year of growth of 3.7 percent on SH 79 based on the CDOT 20-year factor of 2.07. It also assumes five years of growth at an annual rate of 3.0 percent on US 36 and buildout of the 300 Bennett and Worthman Acres developments.

Figures 4 and 5 also show the estimated 2022 and 2027 traffic control and lane geometry, respectively.

Existing, 2022, and 2027 Background Levels of Service

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection. Level of service is indicated on a scale from "A" to "F." LOS A is indicative of little congestion or delay and LOS F is indicative of a high level of congestion or delay. Attached are specific level of service definitions for unsignalized intersections.

The intersections in Figures 3b, 4, and 5 were analyzed to determine the existing, 2022, and 2027 background levels of service using Synchro. Table 1 shows the level of service analysis results. The level of service reports are attached.

- **1st Street (SH 79)/E. Colfax Avenue:** All movements at this unsignalized intersection currently operate at LOS “C” or better during both morning and afternoon peak-hours and are expected to do so through 2027.
- **1st Street (SH 79)/Centennial Drive:** All movements at this unsignalized intersection currently operate at LOS “B” or better during both morning and afternoon peak-hours and are expected to do so through 2022. By 2027, all movements are expected to operate at LOS “C” or better.
- **1st Street (SH 79)/Bennett Avenue:** All movements at this unsignalized intersection currently operate at LOS “C” or better during both morning and afternoon peak-hours and are expected to do so through 2022. By 2027, all movements are expected to operate at LOS “D” or better.
- **Centennial Drive/Site Access/Bank Access:** All movements at this unsignalized intersection currently operate at LOS “A” during both morning and afternoon peak-hours and are expected to do so through 2022. By 2027, all movements are expected to operate at LOS “B” or better.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed site based on the rates from *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE).

The site is projected to generate about 600 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 17 vehicles would enter and about 13 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 34 vehicles would enter and about 31 vehicles would exit.

TRIP DISTRIBUTION

Figure 6 shows the estimated directional distribution of the site-generated traffic volumes on the area roadways. The estimates were based on the location of the site with respect to the regional population, employment, and activity centers; and the site’s proposed land use.

TRIP ASSIGNMENT

Figure 7 shows the estimated site-generated traffic volumes based on the directional distribution percentages (from Figure 6) and the trip generation estimate (from Table 2).

2022 AND 2027 TOTAL TRAFFIC

Figure 8 shows the estimated 2022 total traffic which is the sum of the 2022 background traffic volumes (from Figure 4) and the site-generated traffic volumes (from Figure 7). Figure 8 also shows the recommended 2022 lane geometry and traffic control. No improvements are recommended to the 1st Street (SH 79)/Centennial Drive intersection.

Figure 9 shows the estimated 2027 total traffic which is the sum of the 2027 background traffic volumes (from Figure 5) and the site-generated traffic volumes (from Figure 7). Figure 9 also shows the recommended 2027 lane geometry and traffic control. No improvements are recommended to the 1st Street (SH 79)/Centennial Drive intersection.

PROJECTED LEVELS OF SERVICE

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection. Level of service is indicated on a scale from “A” to “F.” LOS A is indicative of little congestion or delay and LOS F is indicative of a high level of congestion or delay. Attached are specific level of service definitions for unsignalized intersections.

The intersections in Figures 8 and 9 were analyzed to determine the 2022 and 2027 total levels of service. Table 1 shows the level of service analysis results. The level of service reports are attached.

- **1st Street (SH 79)/Colfax Avenue:** All movements at this unsignalized intersection are expected to operate at LOS “D” or better during both morning and afternoon peak-hours through 2027.
- **1st Street (SH 79)/Centennial Drive:** All movements at this unsignalized intersection are expected to operate at LOS “C” or better during both morning and afternoon peak-hours through 2027.
- **1st Street (SH 79)/Bennett Avenue:** All movements at this unsignalized intersection are expected to operate at LOS “D” or better during both morning and afternoon peak-hours through 2027.
- **Centennial Drive/Site Access/Bank Access:** All movements at this unsignalized intersection are expected to operate at LOS “B” or better during both morning and afternoon peak-hours through 2027.

CONCLUSIONS AND RECOMMENDATIONS

Trip Generation

1. The site is projected to generate about 600 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, about 17 vehicles would enter and about 13 vehicles would exit the site. During the afternoon peak-hour, about 34 vehicles would enter and about 31 vehicles would exit.

Projected Levels of Service

2. All movements at the intersections analyzed are expected to operate at LOS "D" or better during both morning and afternoon peak-hours through 2027.

Conclusions

3. The impact of the Dollar General development site can be accommodated by the existing roadway network. There are a few off-site improvements recommended to be made by others at the 1st Street (SH 79)/Bennett Avenue intersection.

* * * * *

We trust our findings will assist you in gaining approval of the proposed Dollar General store. Please contact me if you have any questions or need further assistance.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By 
Christopher S. McGranahan, PE, PTOE
Principal

CSM/wc

7-8-21

Enclosures: Tables 1 and 2
Figures 1 - 9
SH 79 Straight Line Diagram
Traffic Count Reports
Figure 3b from 2020 *Worthman Acres TIA* by LSC
Figure 3 from 2019 *Muegge Farms TIA* by LSC
Level of Service Definitions
Level of Service Reports

W:\LSC\Projects\2021\210660-DollarGeneral\Report\DollarGeneral-070821.wpd

Table 1
Intersection Levels of Service Analysis
Dollar General
Bennett, CO
LSC #210660; July, 2021

Intersection Location	Traffic Control	Existing Traffic		2022 Background Traffic		2022 Total Traffic		2027 Background Traffic		2027 Total Traffic	
		Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
<u>S. 1st Street (SH 79)/E. Colfax Avenue</u>	TWSC										
NB Left		C	C	C	C	C	C	C	C	C	D
NB Right		A	B	A	B	A	B	A	B	A	B
WB Left		A	A	A	A	A	A	A	A	A	A
Critical Movement Delay		16.2	17.6	16.7	18.2	17.1	19.1	20.5	23.6	20.9	25.0
<u>S. 1st Street (SH 79)/Centennial Drive</u>	TWSC										
NB Left		A	A	A	A	A	A	A	A	A	A
EB Approach		B	B	B	B	B	C	B	C	B	C
Critical Movement Delay		11.7	13.8	11.9	14.2	12.2	15.6	13.4	17.9	13.9	20.3
<u>S. 1st Street (SH 79)/Bennett Avenue</u>	TWSC										
WB Approach		B	C	B	C	B	C	C	D	C	D
SB Left		A	A	A	A	A	A	A	A	A	A
Critical Movement Delay		13.4	15.5	13.9	16.3	14.1	17.0	18.7	25.2	19.2	27.3
<u>Centennial Drive/Site Access/Bank Access</u>	TWSC										
NB Approach		--	--	--	--	A	A	A	A	A	A
EB Approach		A	A	A	A	A	A	A	A	A	A
WB Approach		--	--	--	--	A	A	A	A	A	A
SB Approach		A	A	A	A	A	B	A	B	A	B
Critical Movement Delay		9.0	9.4	9.0	9.4	9.3	10.4	9.4	10.4	9.8	11.4

Table 2
ESTIMATED TRAFFIC GENERATION
Dollar General
Bennett, CO
LSC #210660; July, 2021

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					Total Trips Generated				
		Average	AM Peak-Hour		PM Peak-Hour		Average	AM Peak-Hour		PM Peak-Hour	
		Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
CURRENTLY PROPOSED LAND USE											
Variety Store ⁽²⁾	9.450 KSF ⁽³⁾	63.47	1.813	1.367	3.557	3.283	600	17	13	34	31

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2017.
- (2) ITE Land Use Code 814 - Variety Store
- (3) KSF = 1,000 square feet



Figure 1

Vicinity Map

Dollar General - Bennett (LSC #210660)

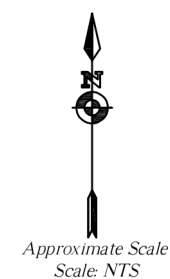
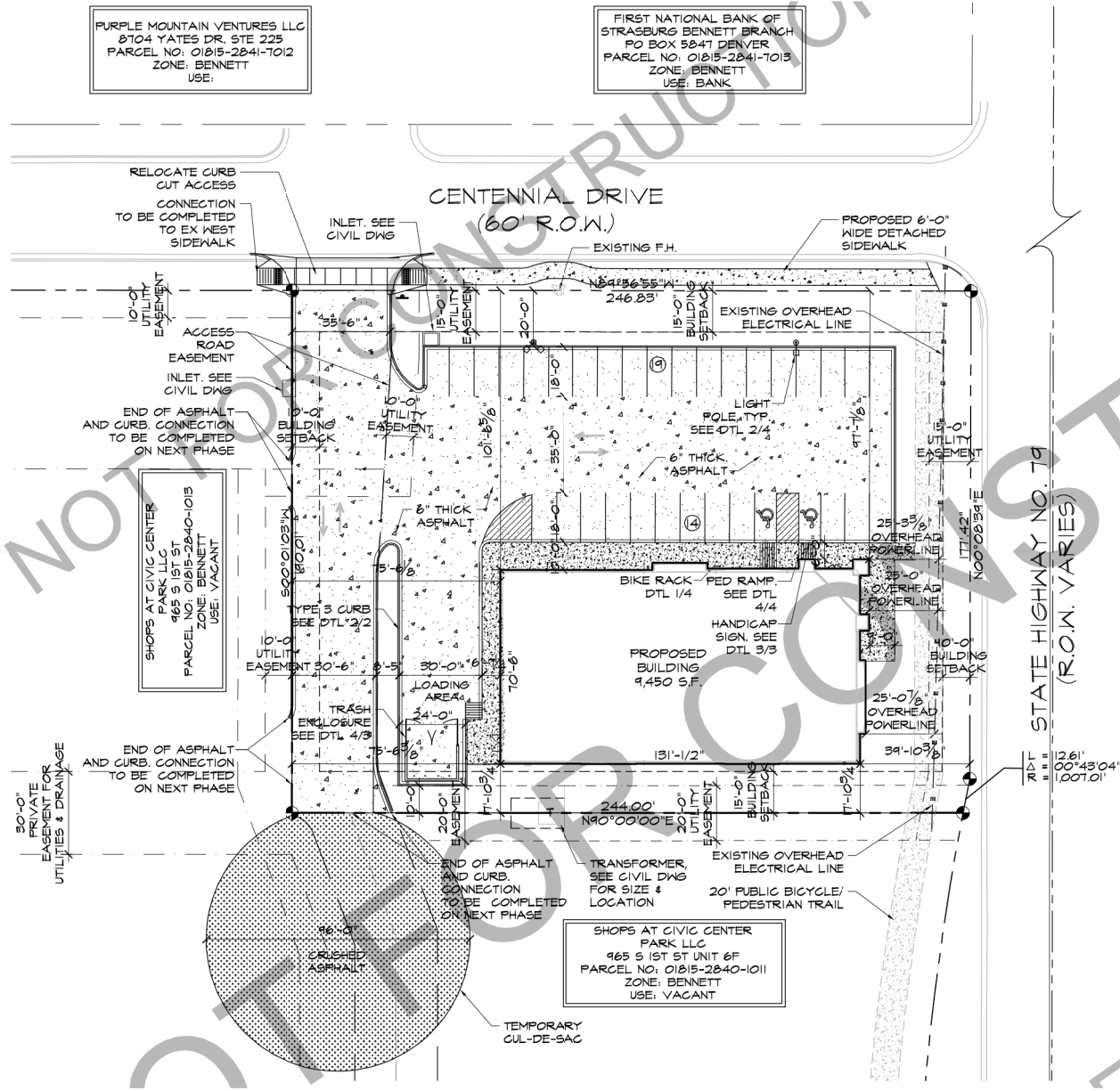
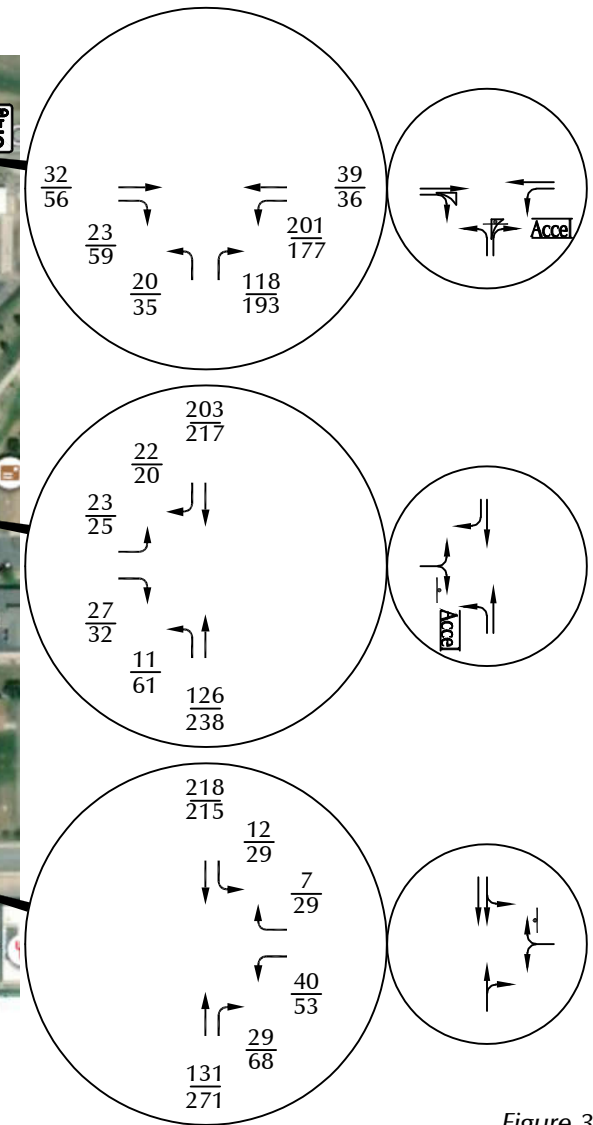
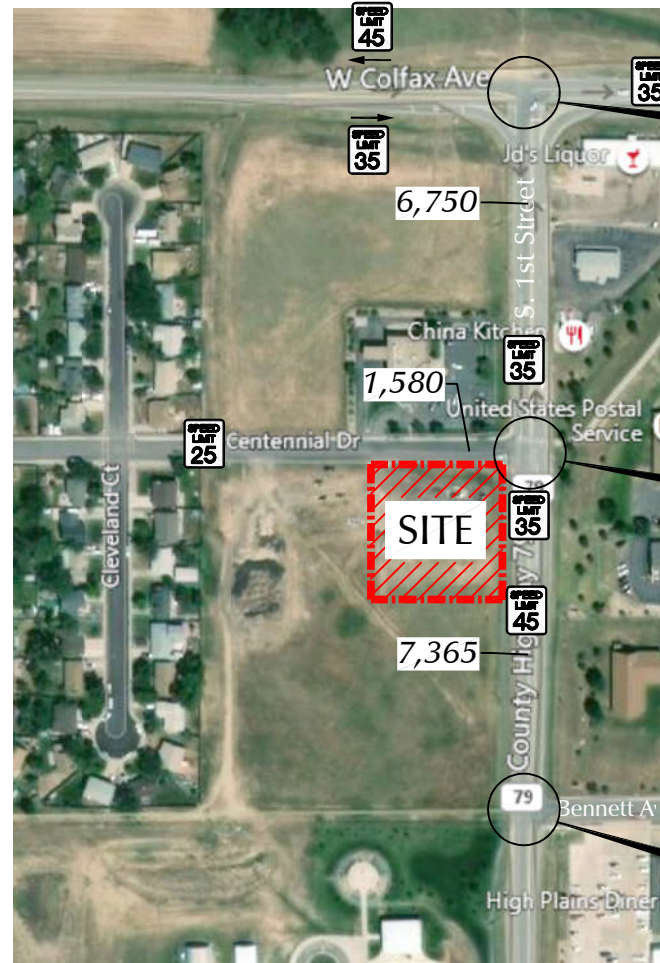
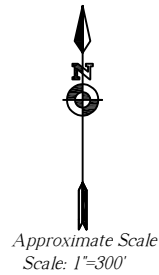


Figure 2
Site Plan

Dollar General - Bennett (LSC #210660)

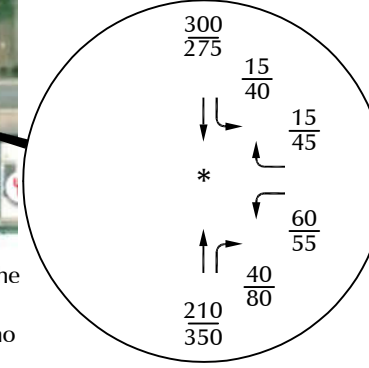
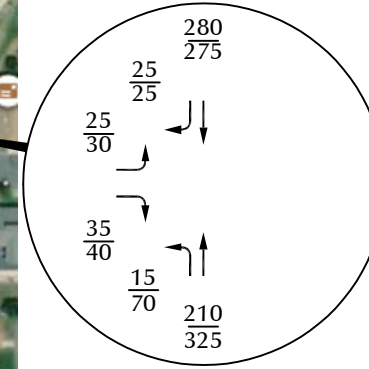
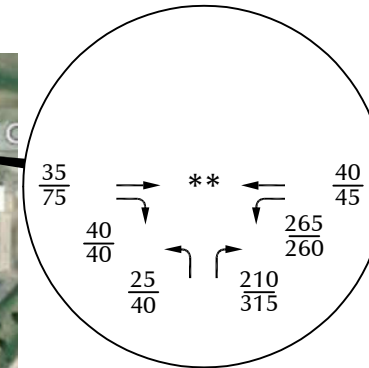
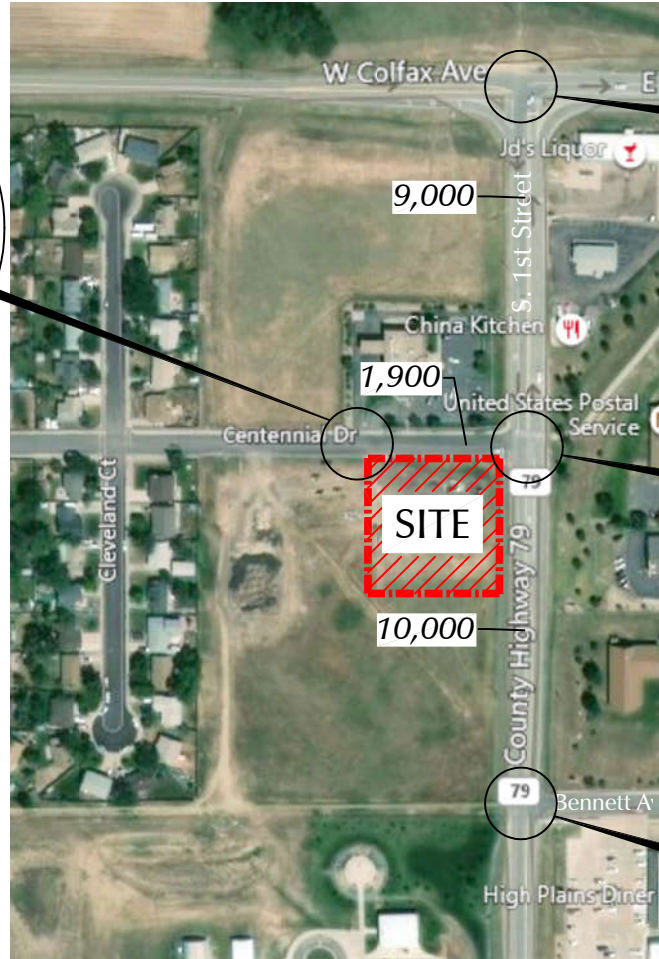
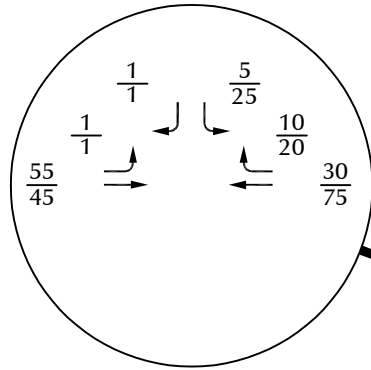
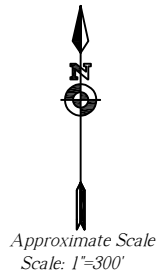


LEGEND:

- = Stop Sign
- = Speed Limit
- $\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$
- 1,000 = Average Daily Traffic

Existing June, 2021 Traffic, Lane Geometry and Traffic Control

Dollar General - Bennett (LSC #210660)



* Based on Figure 3b of the 2020 Worthman Acres TIA by LSC with the through traffic volumes grown for one year at 3.7 percent based on CDOT 20-year factor of 2.07. Side road volumes assumed little or no growth.

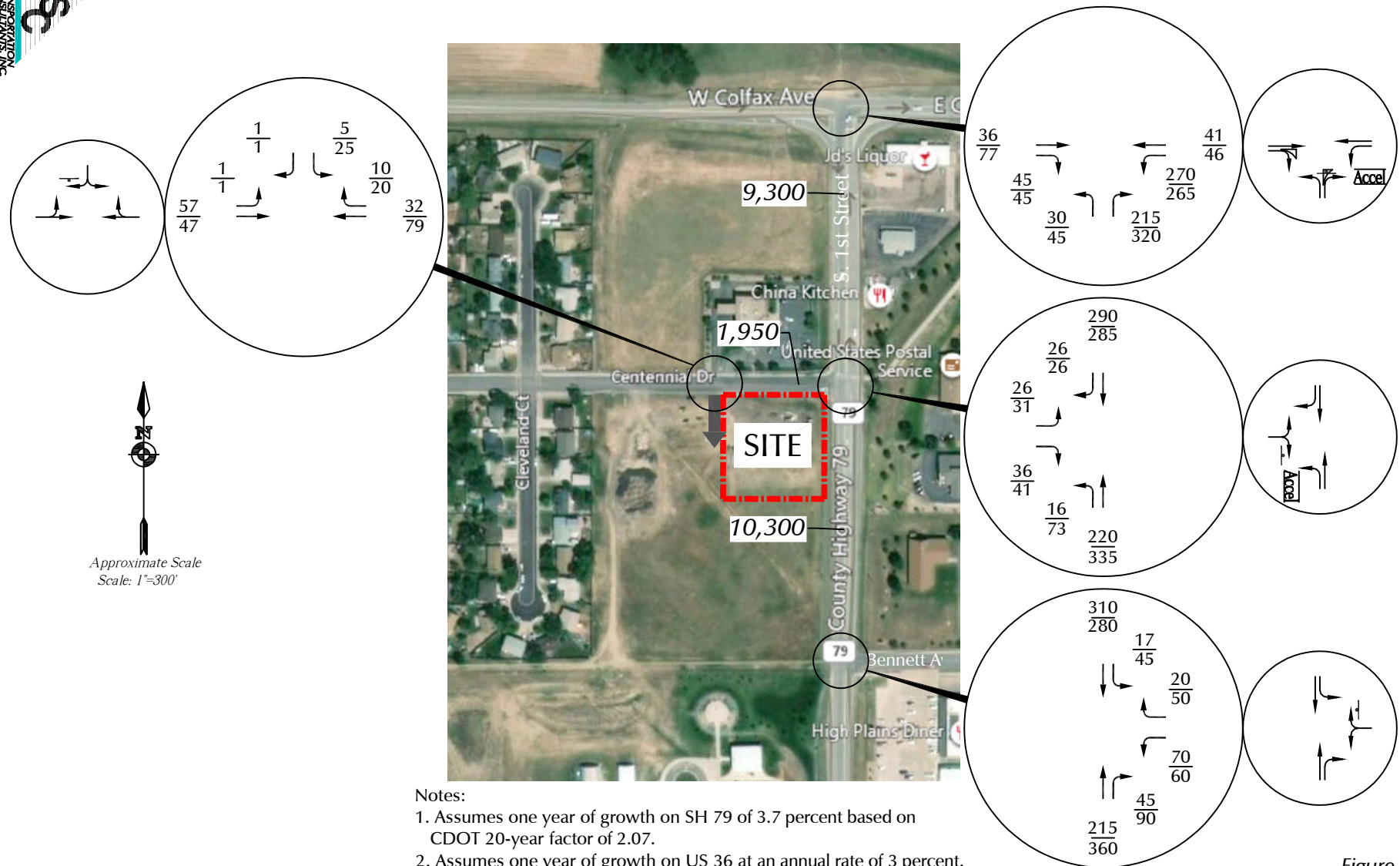
** East/west volumes based on the higher of the counts in Figure 3a and the 2017 count from Figure 3 of the Muegge Farms TIA by LSC grown for four years at annual rate of three percent. Volumes to/from the south were balanced with the other two intersections.

LEGEND:

$\frac{26}{35}$ = AM Peak Hour Traffic
PM Peak Hour Traffic
1,000 = Average Daily Traffic

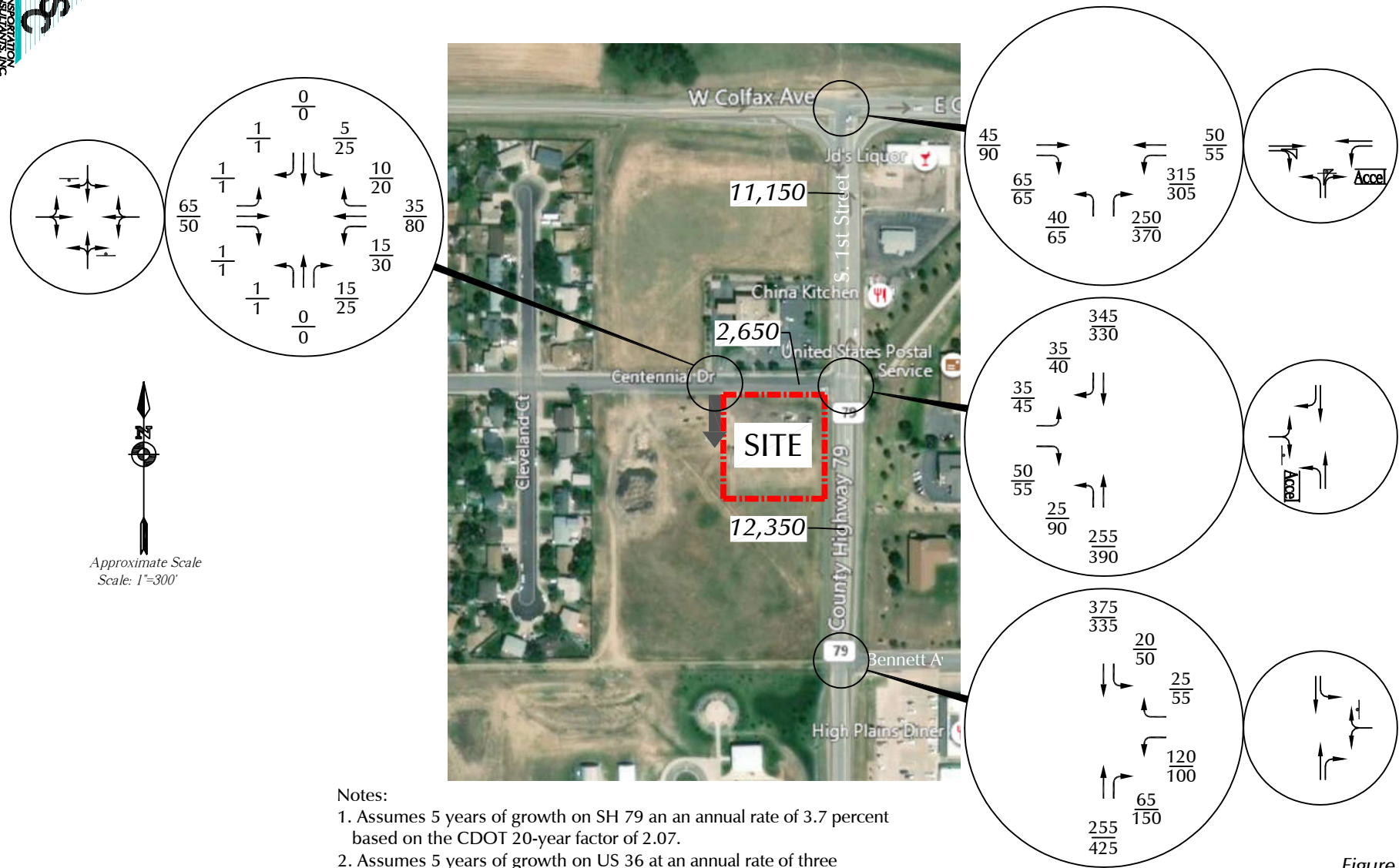
*Existing Traffic,
Adjusted for Pandemic*

Dollar General - Bennett (LSC #210660)



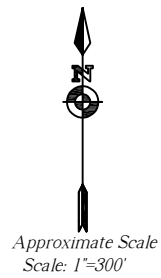
Year 2022 Background Traffic, Lane Geometry and Traffic Control

Dollar General - Bennett (LSC #210660)



Year 2027 Background Traffic, Lane Geometry and Traffic Control

Dollar General - Bennett (LSC #210660)



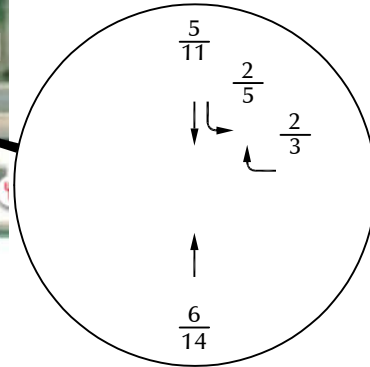
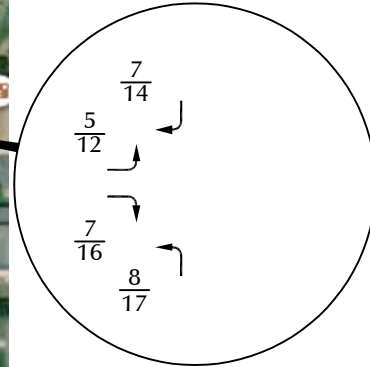
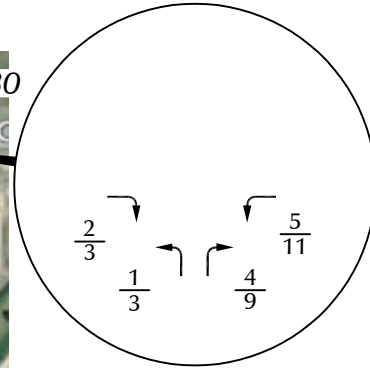
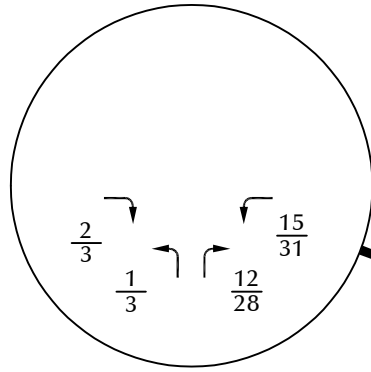
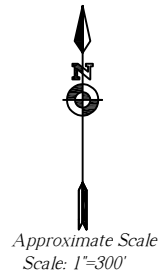
LEGEND:

= Percent Directional Distribution
 65%

Directional Distribution of Site-Generated Traffic

Dollar General - Bennett (LSC #210660)

Figure 6



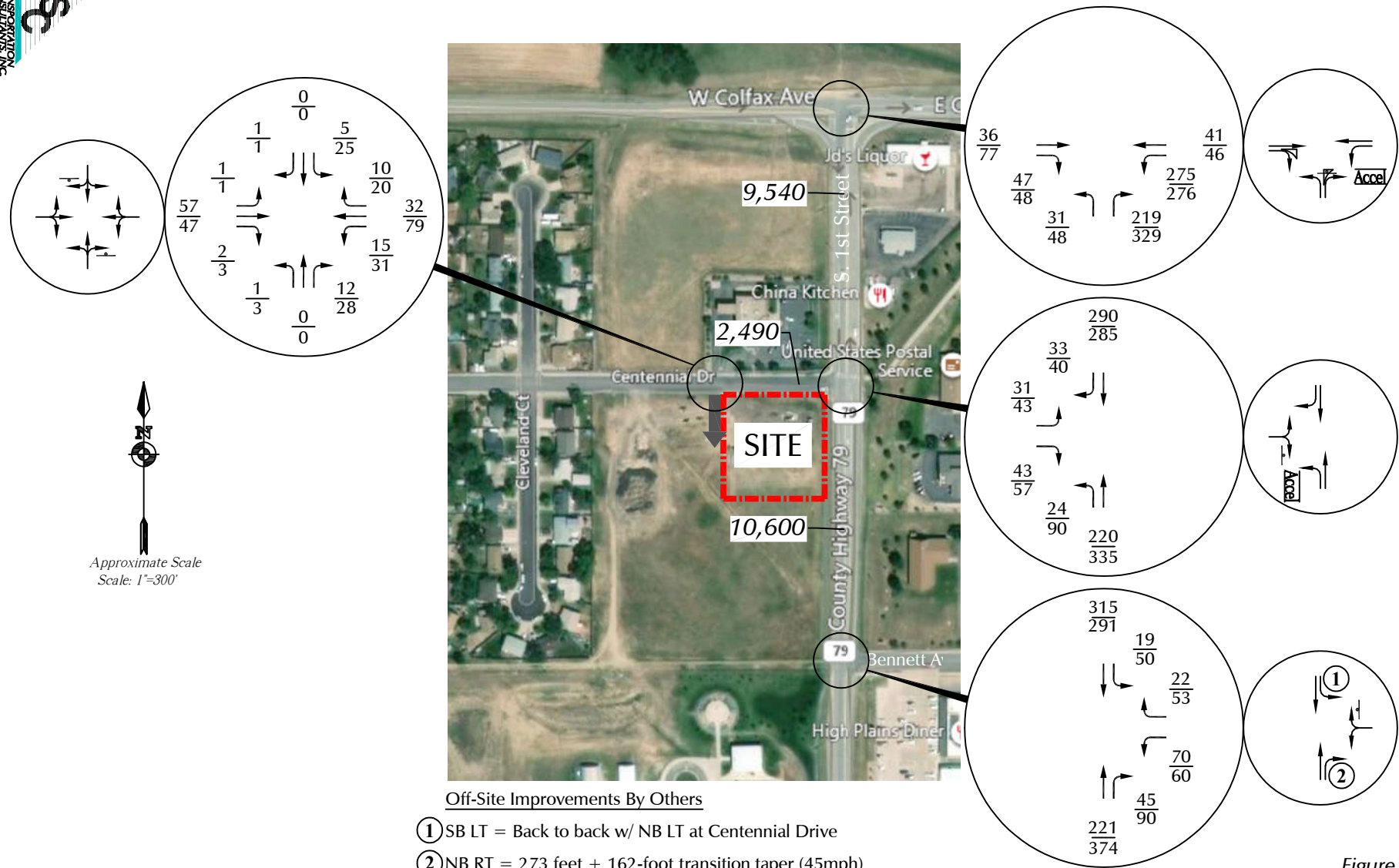
LEGEND:

$\frac{26}{35}$ = AM Peak Hour Traffic
 $\frac{35}{26}$ = PM Peak Hour Traffic
 1,000 = Average Daily Traffic

*Assignment of
Site-Generated Traffic*

Dollar General - Bennett (LSC #210660)

Figure 7



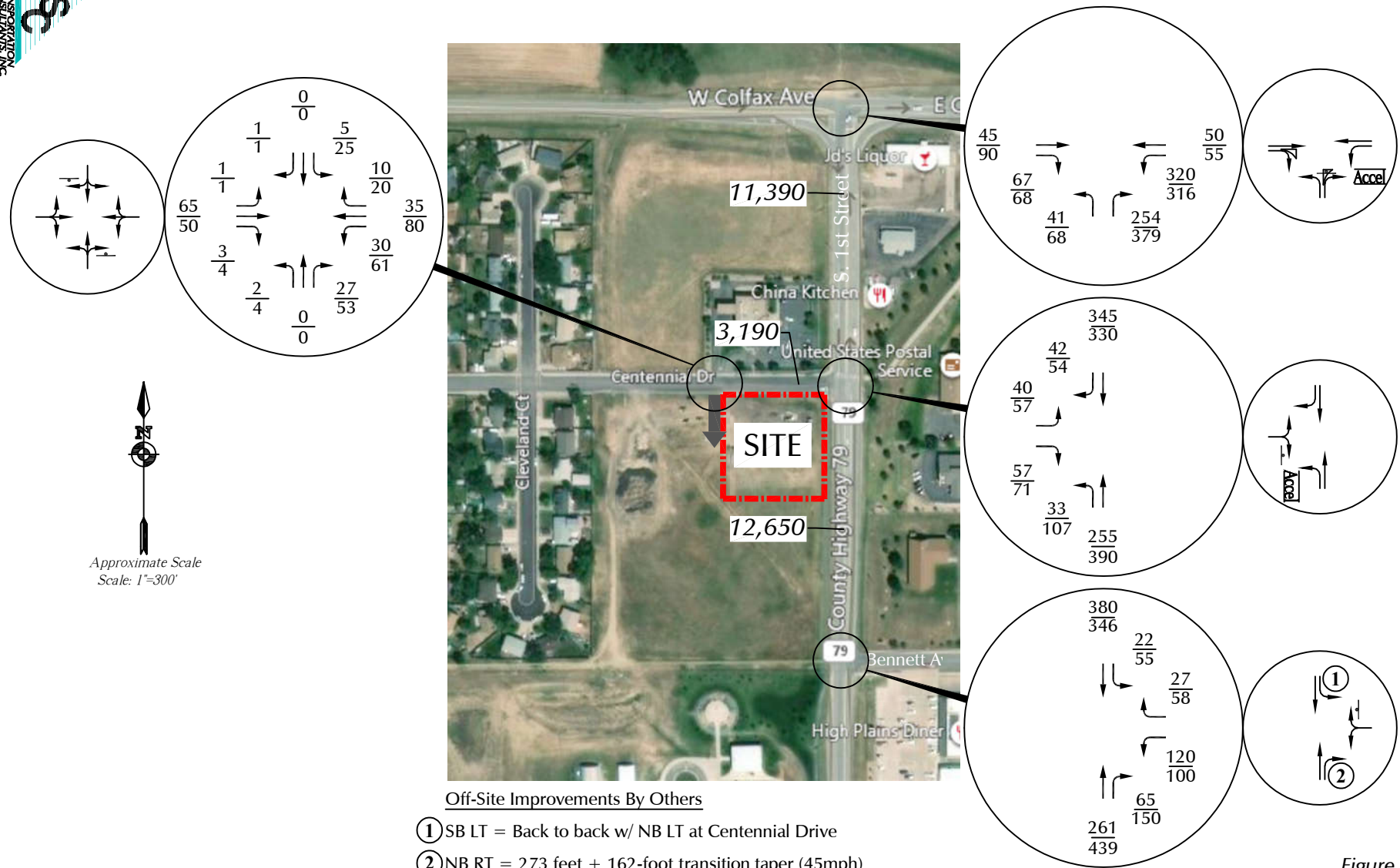
LEGEND:

┘ = Stop Sign
 $\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$
 1,000 = Average Daily Traffic

Year 2022 Total Traffic, Lane Geometry and Traffic Control

Dollar General - Bennett (LSC #210660)

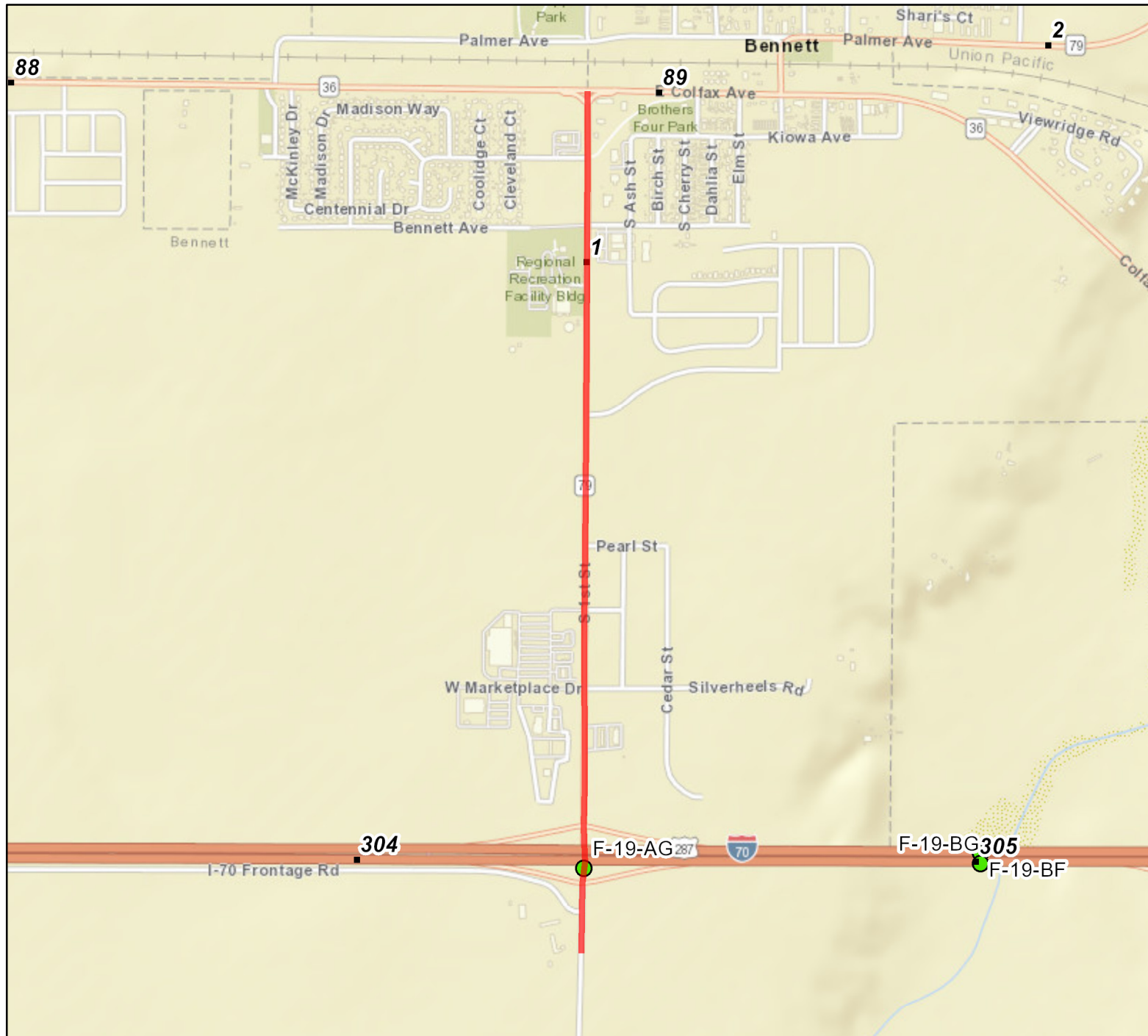
Figure 8



Year 2027 Total Traffic,
Lane Geometry and Traffic Control

Dollar General - Bennett (LSC #210660)

Route 079A From 0 to 2



Legend

Route

Milepoint

Structures

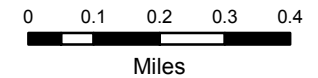
Major Structure

Minor Structure

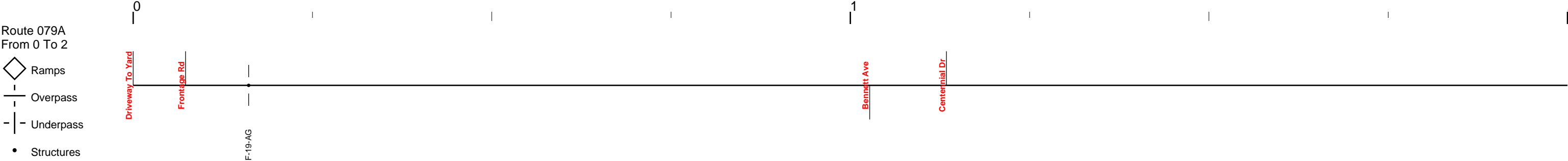
Created:

Date: 4/28/2021

Time: 2:26:00 PM



The information contained in this map is based on the most currently available data and has been checked for accuracy. CDOT does not guarantee the accuracy of any information presented, is not liable in any respect for any errors or omissions, and is not responsible for determining "fitness for use".



CLASSIFICATION

Access Control	NR-B: Non-Rural Arterial		
Functional Class	5 Major Collector		
Highway Designation	SH		

SAFETY

Primary Speed Limit	45		35
---------------------	----	--	----

TRAFFIC

AADT	6600	11000	5900
V/C Ratio 20	0.44	1.08	0.57
Year 20 Factor	1.71	2.07	1.68

It may appear that information is missing from the straight line diagram. If so, reduce the number of miles/page and re-submit the request.

COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: COLFAX AVENUE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STCOLFAX
Site Code : 00000013
Start Date : 6/16/2013
Page No : 1

Groups Printed- VEHICLES

	Southbound				COLFAX AVENUE Westbound				1ST STREET Northbound				COLFAX AVENUE Eastbound				Int. Total
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	0	0	0	26	7	0	0	7	0	12	0	0	8	0	0	60
06:45 AM	0	0	0	0	33	7	0	0	9	0	16	0	0	2	4	0	71
Total	0	0	0	0	59	14	0	0	16	0	28	0	0	10	4	0	131
07:00 AM	0	0	0	0	35	8	0	0	5	0	18	0	0	8	5	0	79
07:15 AM	0	0	0	0	31	13	0	0	5	0	21	0	0	0	5	0	75
07:30 AM	0	0	0	0	44	13	0	0	3	0	28	0	0	9	7	0	104
07:45 AM	0	0	0	0	47	11	0	0	4	0	32	0	0	11	7	0	112
Total	0	0	0	0	157	45	0	0	17	0	99	0	0	28	24	0	370
08:00 AM	0	0	0	0	59	7	0	0	8	0	31	0	0	6	3	0	114
08:15 AM	0	0	0	0	51	8	0	0	5	0	27	0	0	6	6	0	103
Total	0	0	0	0	110	15	0	0	13	0	58	0	0	12	9	0	217
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04:15 PM	0	0	0	0	41	9	0	0	9	0	39	0	0	14	18	0	130
04:30 PM	0	0	0	0	44	10	0	1	8	0	44	0	0	18	17	0	142
04:45 PM	0	0	0	0	41	6	0	0	13	0	49	1	0	13	12	0	135
Total	0	0	0	0	163	31	0	1	36	0	173	1	0	62	64	0	531
05:00 PM	0	0	0	0	44	10	0	0	6	0	51	1	0	7	19	0	138
05:15 PM	0	0	0	0	48	10	0	0	8	0	49	0	0	18	11	0	144
05:30 PM	0	0	0	0	52	4	0	0	9	0	46	1	0	18	10	0	140
05:45 PM	0	0	0	0	37	4	0	0	11	0	62	0	0	15	5	0	134
Total	0	0	0	0	181	28	0	0	34	0	208	2	0	58	45	0	556
Grand Total	0	0	0	0	670	133	0	1	116	0	566	3	0	170	146	0	1805
Apprch %	0.0	0.0	0.0	0.0	83.3	16.5	0.0	0.1	16.9	0.0	82.6	0.4	0.0	53.8	46.2	0.0	
Total %	0.0	0.0	0.0	0.0	37.1	7.4	0.0	0.1	6.4	0.0	31.4	0.2	0.0	9.4	8.1	0.0	

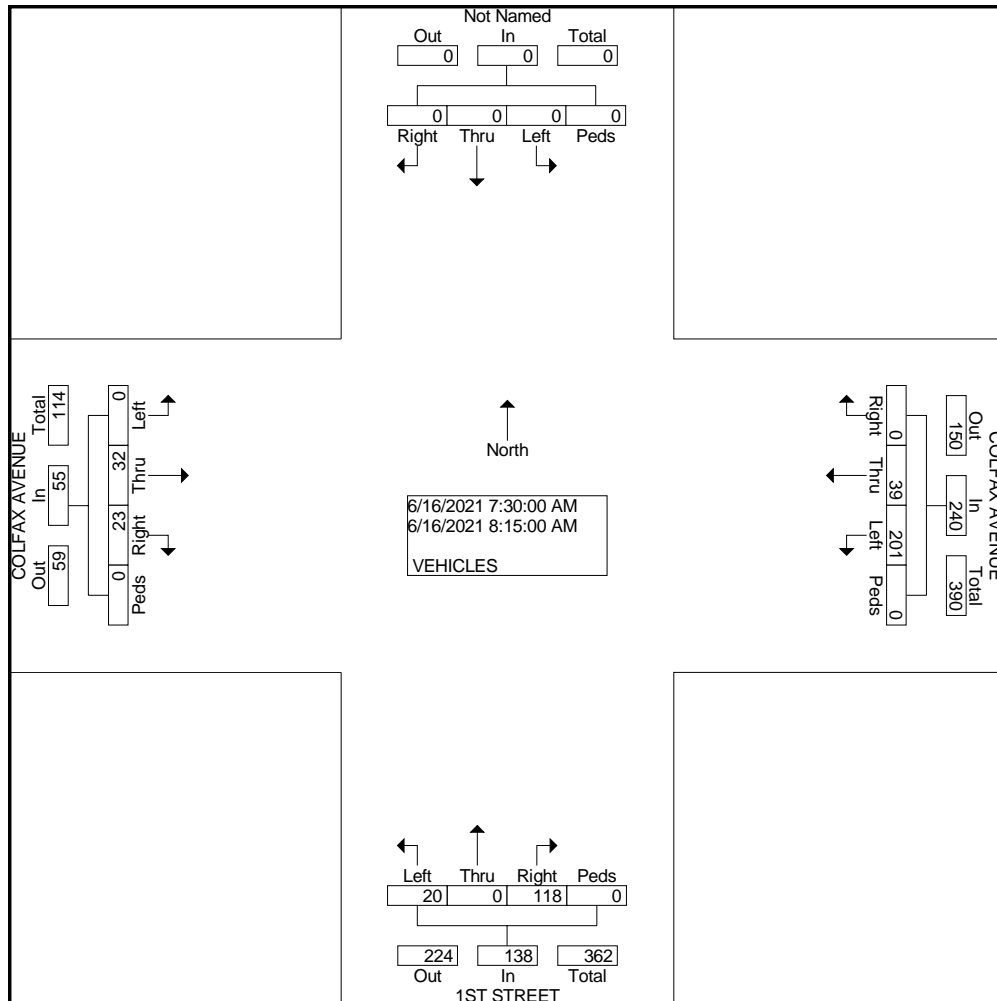
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: COLFAX AVENUE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STCOLFAX
Site Code : 00000013
Start Date : 6/16/2021
Page No : 2

	Southbound					COLFAX AVENUE Westbound					1ST STREET Northbound					COLFAX AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 06:30 AM to 08:15 AM - Peak 1 of 1	07:30 AM																				
Intersection	07:30 AM																				
Volume	0	0	0	0	0	201	39	0	0	240	20	0	118	0	138	0	32	23	0	55	433
Percent	0.0	0.0	0.0	0.0		83.8	16.3	0.0	0.0		14.5	0.0	85.5	0.0		0.0	58.2	41.8	0.0		
08:00																					
Volume	0	0	0	0	0	59	7	0	0	66	8	0	31	0	39	0	6	3	0	9	114
Peak Factor																					0.950
High Int.	6:15:00 AM					08:00 AM					08:00 AM					07:45 AM					
Volume	0	0	0	0	0	59	7	0	0	66	8	0	31	0	39	0	11	7	0	18	
Peak Factor						0.90					0.88					0.76					4



COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: COLFAX AVENUE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STCOLFAX
Site Code : 00000013
Start Date : 6/16/2021
Page No : 2

	Southbound					COLFAX AVENUE Westbound					1ST STREET Northbound					COLFAX AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	0	0	0	0	0	177	36	0	1	214	35	0	193	2	230	0	56	59	0	115	559
Percent	0.0	0.0	0.0	0.0		82.7	16.8	0.0	0.5		15.2	0.0	83.9	0.9		0.0	48.7	51.3	0.0		
05:15																					
Volume	0	0	0	0	0	48	10	0	0	58	8	0	49	0	57	0	18	11	0	29	144
Peak Factor																					0.970
High Int.						05:15 PM					04:45 PM					04:30 PM					
Volume	0	0	0	0	0	48	10	0	0	58	13	0	49	1	63	0	18	17	0	35	
Peak Factor																					

COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: CENTENNIAL DRIVE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STCENT
Site Code : 00000005
Start Date : 6/16/2021
Page No : 1

Groups Printed- VEHICLES

	1ST STREET Southbound				Westbound				1ST STREET Northbound				CENTENNIAL DRIVE Eastbound				Int. Total
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	23	1	0	0	0	0	0	1	15	0	0	3	0	8	0	51
06:45 AM	0	41	0	2	0	0	0	1	1	25	0	0	1	0	18	0	89
Total	0	64	1	2	0	0	0	1	2	40	0	0	4	0	26	0	140
07:00 AM	0	38	0	0	0	0	0	0	6	25	0	0	2	0	10	0	81
07:15 AM	0	33	2	1	0	0	0	0	3	26	0	0	3	0	9	0	77
07:30 AM	0	45	5	0	0	0	0	0	2	25	0	0	6	0	8	1	92
07:45 AM	0	44	6	0	0	0	0	0	2	34	0	0	10	0	8	0	104
Total	0	160	13	1	0	0	0	0	13	110	0	0	21	0	35	1	354
08:00 AM	0	65	5	0	0	0	0	0	0	38	0	0	3	0	6	0	117
08:15 AM	0	49	6	0	0	0	0	0	7	29	0	0	4	0	5	0	100
Total	0	114	11	0	0	0	0	0	7	67	0	0	7	0	11	0	217
04:00 PM	0	44	11	0	0	0	0	0	13	49	0	0	1	1	15	0	134
04:15 PM	0	54	4	0	0	0	0	0	11	51	0	0	1	0	8	0	129
04:30 PM	0	57	7	0	0	0	0	0	11	58	0	0	5	0	7	0	145
04:45 PM	0	43	5	0	0	0	0	0	23	54	0	0	11	0	9	0	145
Total	0	198	27	0	0	0	0	0	58	212	0	0	18	1	39	0	553
05:00 PM	0	63	3	0	0	0	0	0	12	64	0	0	5	0	6	0	153
05:15 PM	0	54	5	0	0	0	0	0	15	62	0	0	4	0	10	0	150
05:30 PM	0	55	7	0	0	0	0	1	11	58	0	0	4	0	5	0	141
05:45 PM	0	39	3	0	0	0	0	1	8	73	0	0	4	0	9	0	137
Total	0	211	18	0	0	0	0	2	46	257	0	0	17	0	30	0	581
Grand Total	0	747	70	3	0	0	0	3	126	686	0	0	67	1	141	1	1845
Apprch %	0.0	91.1	8.5	0.4	0.0	0.0	0.0	100.0	15.5	84.5	0.0	0.0	31.9	0.5	67.1	0.5	
Total %	0.0	40.5	3.8	0.2	0.0	0.0	0.0	0.2	6.8	37.2	0.0	0.0	3.6	0.1	7.6	0.1	

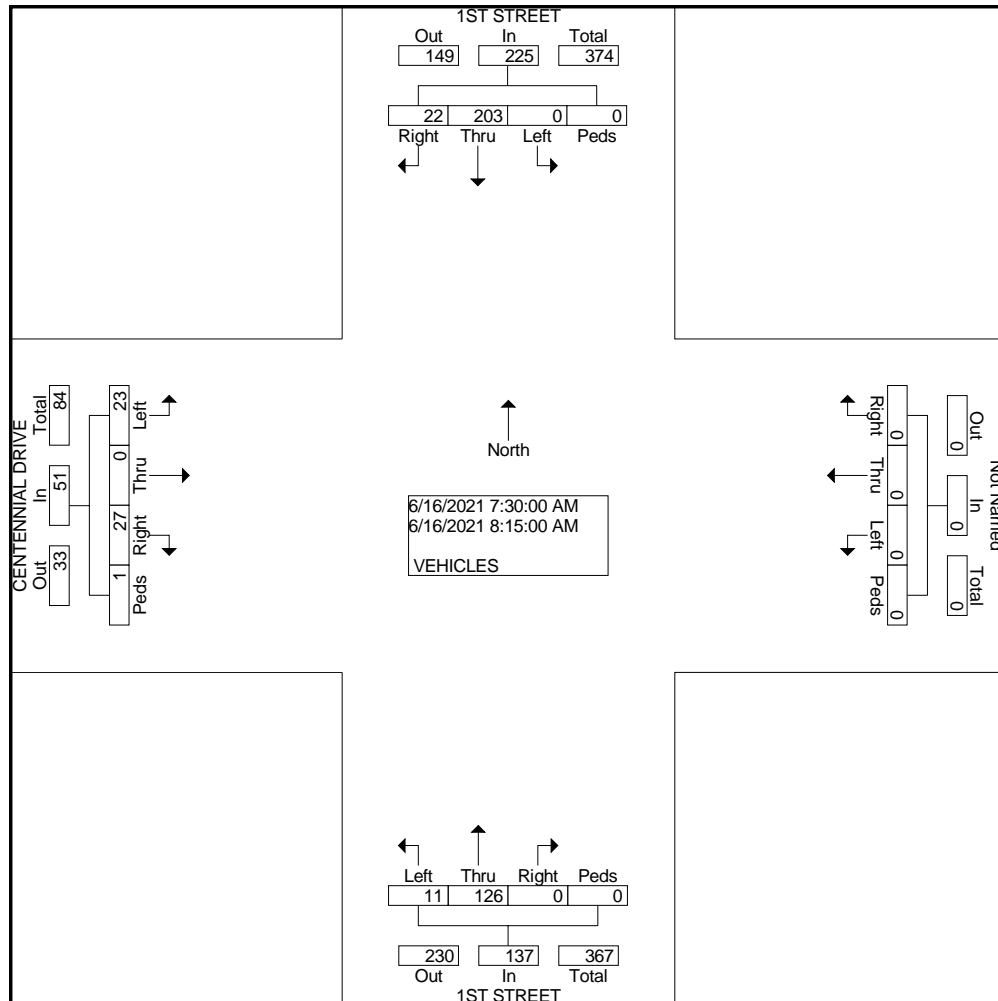
COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: CENTENNIAL DRIVE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STCENT
Site Code : 00000005
Start Date : 6/16/2021
Page No : 2

	1ST STREET Southbound					Westbound					1ST STREET Northbound					CENTENNIAL DRIVE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection	07:30 AM																				
Volume	0	203	22	0	225	0	0	0	0	0	11	126	0	0	137	23	0	27	1	51	413
Percent	0.0	90.2	9.8	0.0		0.0	0.0	0.0	0.0		8.0	92.0	0.0	0.0		45.1	0.0	52.9	2.0		
08:00 Volume	0	65	5	0	70	0	0	0	0	0	0	38	0	0	38	3	0	6	0	9	117
Peak Factor	0.882																				
High Int. Volume	08:00 AM										08:00 AM					07:45 AM					
Peak Factor	0	65	5	0	70	0	0	0	0	0	0	38	0	0	38	10	0	8	0	18	
	0.80										0.90					0.70					8
	4										1										



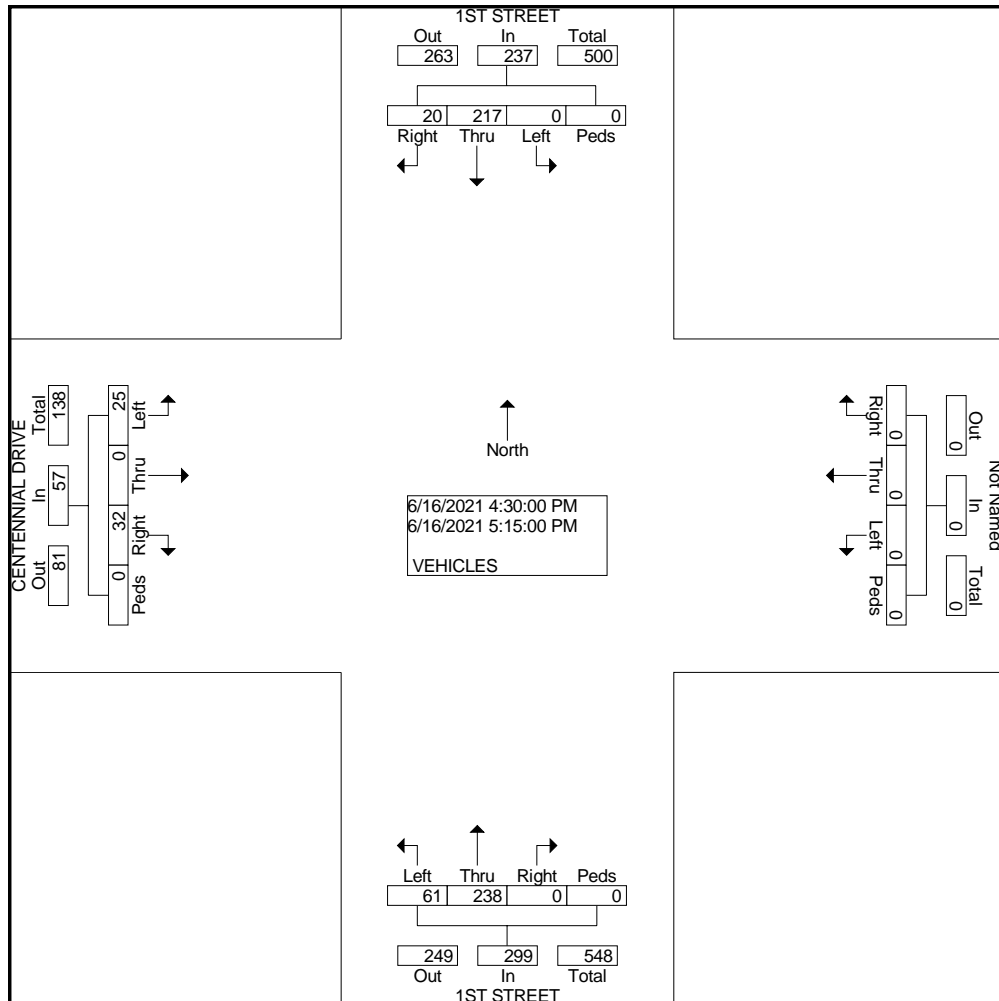
COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: CENTENNIAL DRIVE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STCENT
Site Code : 00000005
Start Date : 6/16/2021
Page No : 2

	1ST STREET Southbound					Westbound					1ST STREET Northbound					CENTENNIAL DRIVE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:30 PM to 05:15 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	0	217	20	0	237	0	0	0	0	0	61	238	0	0	299	25	0	32	0	57	593
Percent	0.0	91.6	8.4	0.0		0.0	0.0	0.0	0.0		20.4	79.6	0.0	0.0		43.9	0.0	56.1	0.0		
05:00																					
Volume	0	63	3	0	66	0	0	0	0	0	12	64	0	0	76	5	0	6	0	11	153
Peak Factor																					0.969
High Int.	05:00 PM										04:45 PM					04:45 PM					
Volume	0	63	3	0	66	0	0	0	0	0	23	54	0	0	77	11	0	9	0	20	
Peak Factor	0.898										0.971					0.713					



COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: BENNETT AVENUE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STBENNET
Site Code : 00000025
Start Date : 6/16/2021
Page No : 1

Groups Printed- VEHICLES

	1ST STREET Southbound				BENNETT AVE Westbound				1ST STREET Northbound				Eastbound				Int. Total
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	32	0	0	9	0	0	0	0	15	2	0	0	0	0	0	58
06:45 AM	3	56	0	0	10	0	2	0	0	24	4	0	0	0	0	0	99
Total	3	88	0	0	19	0	2	0	0	39	6	0	0	0	0	0	157
07:00 AM	0	48	0	0	10	0	2	0	0	29	5	0	0	0	0	0	94
07:15 AM	1	43	0	0	11	0	1	0	0	28	6	0	0	0	0	0	90
07:30 AM	0	54	0	0	7	0	1	0	0	29	5	0	0	0	0	0	96
07:45 AM	2	50	0	0	14	0	3	0	0	34	9	0	0	0	0	0	112
Total	3	195	0	0	42	0	7	0	0	120	25	0	0	0	0	0	392
08:00 AM	5	65	0	0	7	0	0	0	0	36	11	0	0	0	0	0	124
08:15 AM	5	49	0	0	12	0	3	0	0	32	4	0	0	0	0	0	105
Total	10	114	0	0	19	0	3	0	0	68	15	0	0	0	0	0	229
04:00 PM	3	57	0	0	11	4	5	0	0	54	17	0	0	0	0	0	151
04:15 PM	6	55	0	0	11	0	4	0	0	57	18	0	0	0	0	0	151
04:30 PM	6	56	0	0	13	0	10	0	0	60	12	0	0	0	0	0	157
04:45 PM	8	44	0	0	20	0	6	2	0	74	23	0	0	0	0	2	179
Total	23	212	0	0	55	4	25	2	0	245	70	0	0	0	0	2	638
05:00 PM	9	59	0	0	11	0	6	0	0	68	14	0	0	0	0	0	167
05:15 PM	6	56	0	0	9	0	7	0	0	69	19	0	0	0	0	0	166
05:30 PM	5	56	0	0	10	0	3	0	0	68	20	0	0	0	0	0	162
05:45 PM	3	44	0	0	13	0	7	0	0	74	16	0	0	0	0	0	157
Total	23	215	0	0	43	0	23	0	0	279	69	0	0	0	0	0	652
Grand Total	62	824	0	0	178	4	60	2	0	751	185	0	0	0	0	2	2068
Apprch %	7.0	93.0	0.0	0.0	73.0	1.6	24.6	0.8	0.0	80.2	19.8	0.0	0.0	0.0	0.0	100.0	
Total %	3.0	39.8	0.0	0.0	8.6	0.2	2.9	0.1	0.0	36.3	8.9	0.0	0.0	0.0	0.0	0.1	

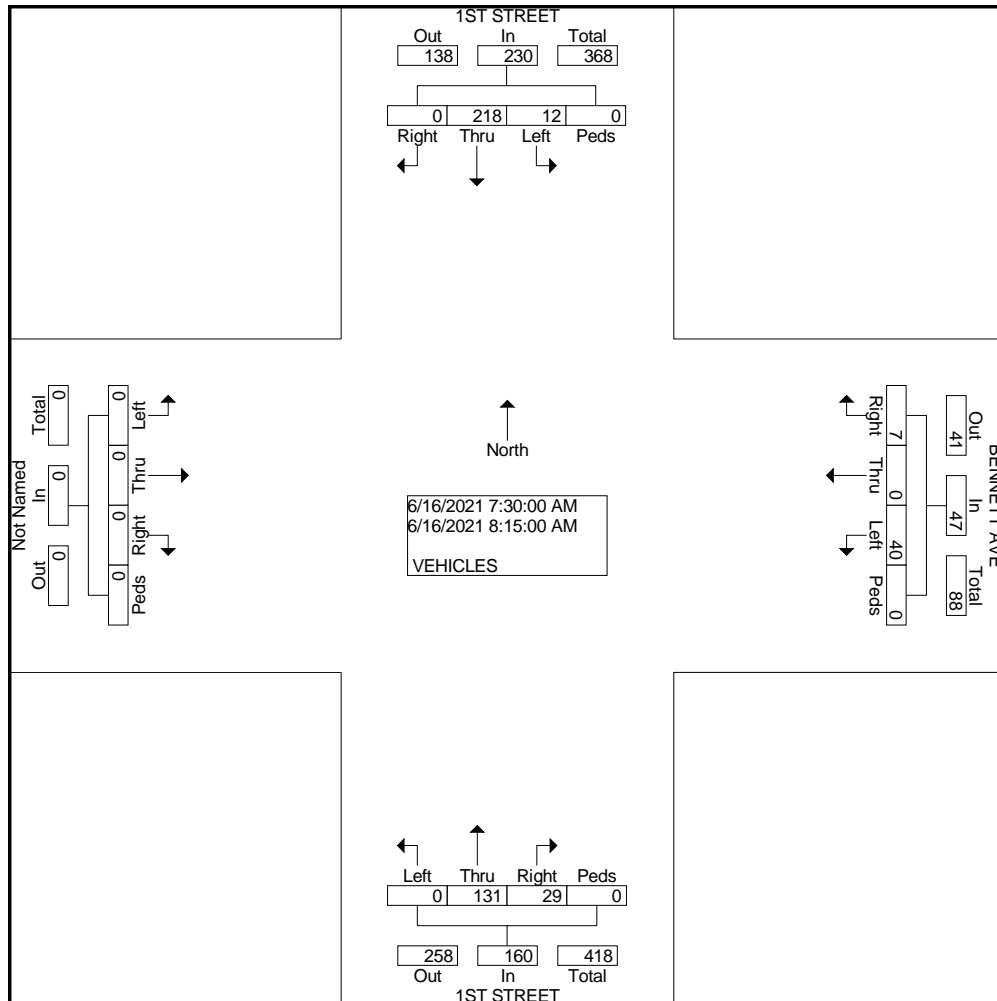
COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: BENNETT AVENUE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STBENNET
Site Code : 00000025
Start Date : 6/16/2021
Page No : 2

	1ST STREET Southbound					BENNETT AVE Westbound					1ST STREET Northbound					Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:30 AM to 08:15 AM - Peak 1 of 1	07:30 AM																				
Intersection	07:30 AM																				
Volume	12	218	0	0	230	40	0	7	0	47	0	131	29	0	160	0	0	0	0	0	437
Percent	5.2	94.8	0.0	0.0		85.1	0.0	14.9	0.0		0.0	81.9	18.1	0.0		0.0	0.0	0.0	0.0		
08:00																					
Volume	5	65	0	0	70	7	0	0	0	7	0	36	11	0	47	0	0	0	0	0	124
Peak Factor																					0.881
High Int.	08:00 AM					07:45 AM					08:00 AM										
Volume	5	65	0	0	70	14	0	3	0	17	0	36	11	0	47						
Peak Factor	0.82					0.69					0.85										
	1					1					1										



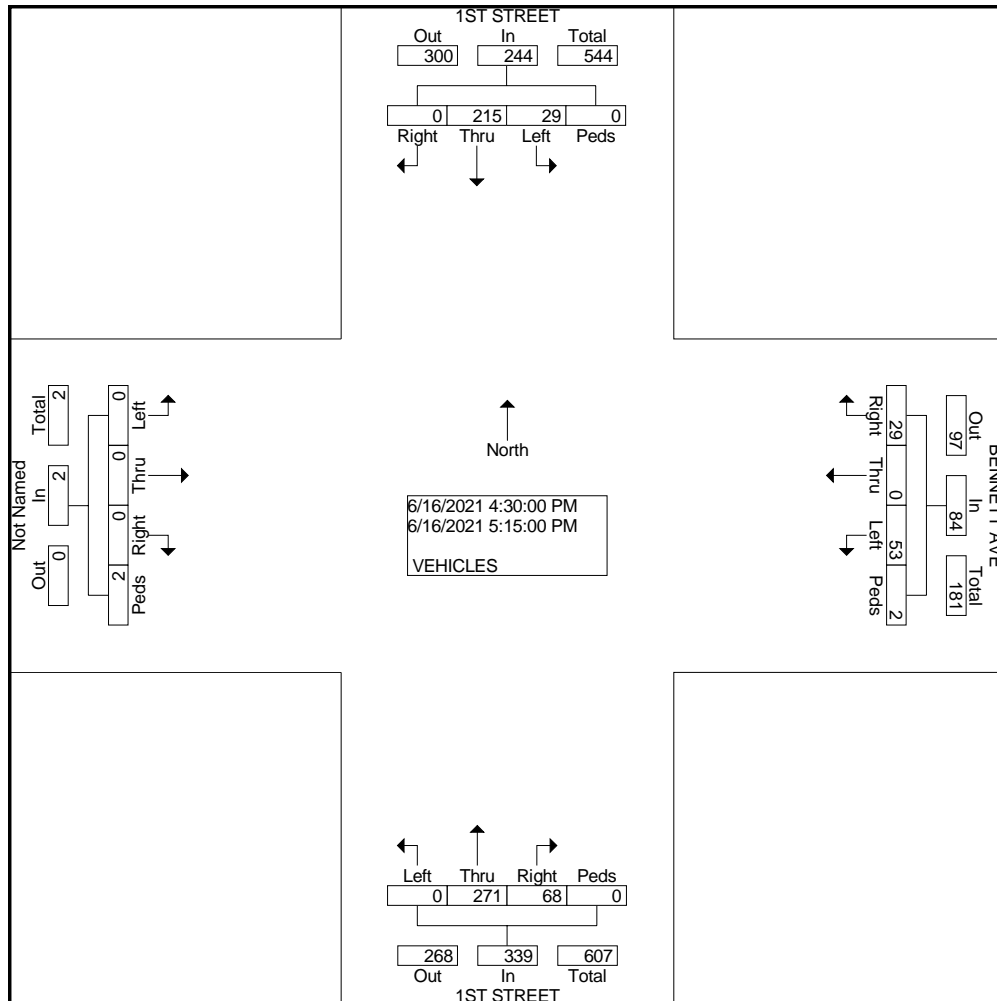
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: BENNETT AVENUE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STBENNET
Site Code : 00000025
Start Date : 6/16/2021
Page No : 2

	1ST STREET Southbound					BENNETT AVE Westbound					1ST STREET Northbound					Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:30 PM to 05:15 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	29	215	0	0	244	53	0	29	2	84	0	271	68	0	339	0	0	0	2	2	669
Percent	11.9	88.1	0.0	0.0		63.1	0.0	34.5	2.4		0.0	79.9	20.1	0.0		0.0	0.0	0.0	100.0		
04:45																					
Volume	8	44	0	0	52	20	0	6	2	28	0	74	23	0	97	0	0	0	2	2	179
Peak Factor																					0.934
High Int.	05:00 PM					04:45 PM					04:45 PM					04:45 PM					
Volume	9	59	0	0	68	20	0	6	2	28	0	74	23	0	97	0	0	0	2	2	
Peak Factor	0.89					0.75					0.87					0.25					0
	7					0					4					0					



Location: 1ST STREET S-O COLFAX AVENUE
City: BENNETT
County: ADAMS
Direction: NORTH/SOUTH

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Site Code: 211407
Station ID: 211407

Start Time	15-Jun-21 Tue	NORTHBOU	SOUTHBOU							Total
12:00 AM		26	9							35
01:00		9	10							19
02:00		6	7							13
03:00		4	17							21
04:00		27	39							66
05:00		35	108							143
06:00		75	164							239
07:00		139	178							317
08:00		144	240							384
09:00		190	216							406
10:00		213	201							414
11:00		207	228							435
12:00 PM		245	260							505
01:00		236	254							490
02:00		236	204							440
03:00		205	234							439
04:00		242	252							494
05:00		274	258							532
06:00		199	200							399
07:00		161	144							305
08:00		144	120							264
09:00		108	108							216
10:00		58	52							110
11:00		37	26							63
Total		3220	3529							6749
Percent		47.7%	52.3%							
AM Peak	-	10:00	08:00	-	-	-	-	-	-	11:00
Vol.	-	213	240	-	-	-	-	-	-	435
PM Peak	-	17:00	12:00	-	-	-	-	-	-	17:00
Vol.	-	274	260	-	-	-	-	-	-	532
Grand Total		3220	3529							6749
Percent		47.7%	52.3%							

ADT

ADT 6,749

AADT 6,749

Location: 1ST STREET S-O CENTENNIAL DRIVE
City: BENNETT
County: ADAMS
Direction: NORTH/SOUTH

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Site Code: 211419
Station ID: 211419

Start Time	15-Jun-21 Tue	NORTHBOU	SOUTHBOU							Total
12:00 AM		32	10							42
01:00		10	10							20
02:00		8	10							18
03:00		5	20							25
04:00		26	50							76
05:00		36	144							180
06:00		69	206							275
07:00		136	201							337
08:00		159	256							415
09:00		201	241							442
10:00		214	205							419
11:00		226	250							476
12:00 PM		262	275							537
01:00		254	278							532
02:00		252	208							460
03:00		244	248							492
04:00		266	252							518
05:00		306	274							580
06:00		239	220							459
07:00		177	152							329
08:00		165	136							301
09:00		125	108							233
10:00		74	57							131
11:00		42	26							68
Total		3528	3837							7365
Percent		47.9%	52.1%							
AM Peak	-	11:00	08:00	-	-	-	-	-	-	11:00
Vol.	-	226	256	-	-	-	-	-	-	476
PM Peak	-	17:00	13:00	-	-	-	-	-	-	17:00
Vol.	-	306	278	-	-	-	-	-	-	580
Grand Total		3528	3837							7365
Percent		47.9%	52.1%							

ADT

ADT 7,365

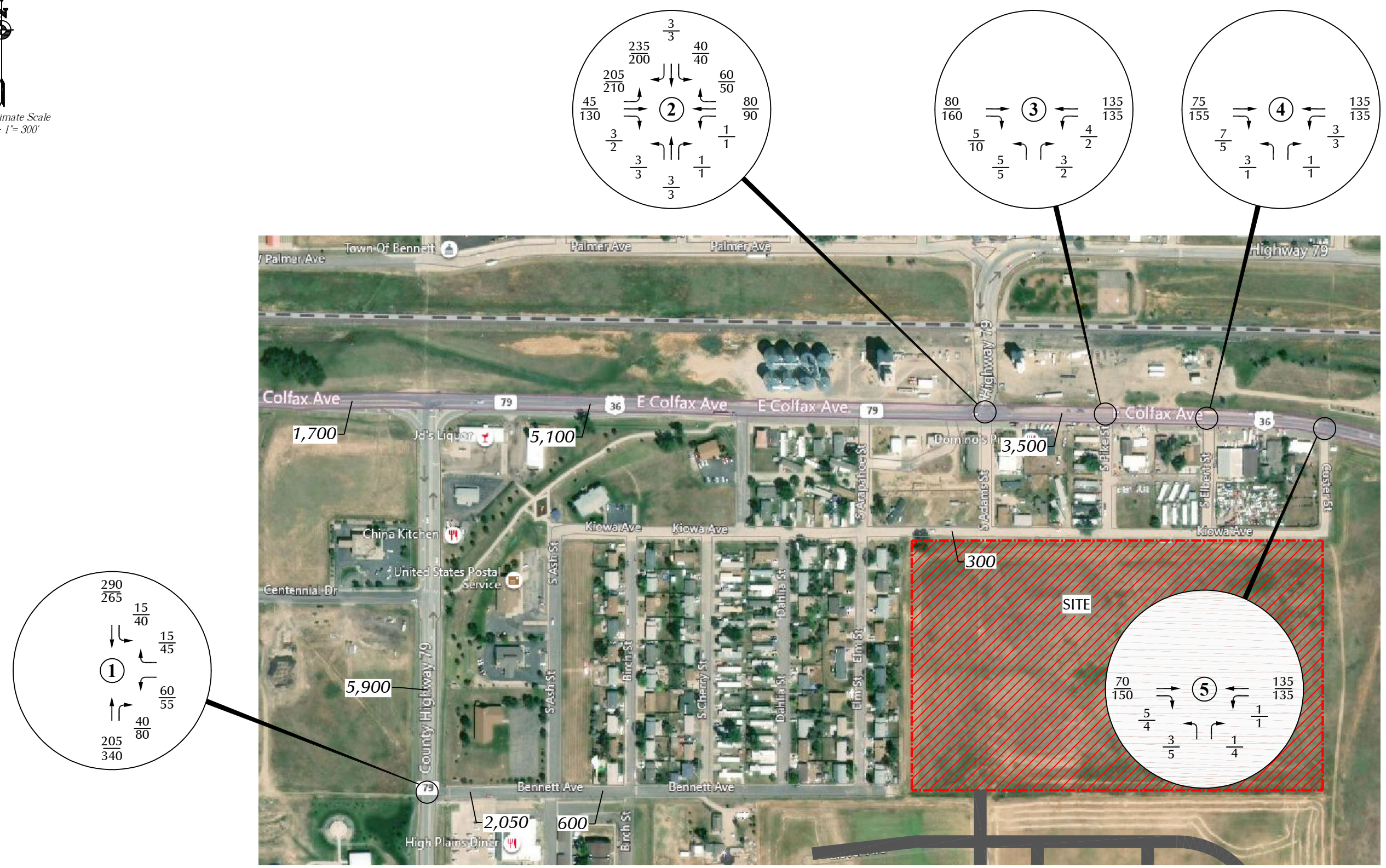
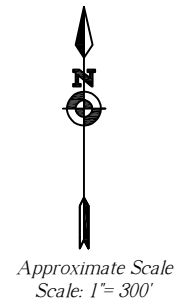
AADT 7,365

Location: CENTENNIAL DRIVE W-O 1ST STREET
City: BENNETT
County: ADAMS
Direction: EAST/WEST


COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Site Code: 211414
Station ID: 211414

Start Time	15-Jun-21 Tue	EASTBOUN	WESTBOUN							Total
12:00 AM		2	7							9
01:00		2	2							4
02:00		3	3							6
03:00		4	1							5
04:00		14	3							17
05:00		40	5							45
06:00		58	8							66
07:00		51	22							73
08:00		32	31							63
09:00		58	39							97
10:00		50	35							85
11:00		52	54							106
12:00 PM		46	46							92
01:00		55	49							104
02:00		40	50							90
03:00		47	70							117
04:00		47	68							115
05:00		59	74							133
06:00		45	65							110
07:00		34	41							75
08:00		34	39							73
09:00		20	38							58
10:00		7	15							22
11:00		4	9							13
Total		804	774							1578
Percent		51.0%	49.0%							
AM Peak	-	06:00	11:00	-	-	-	-	-	-	11:00
Vol.	-	58	54	-	-	-	-	-	-	106
PM Peak	-	17:00	17:00	-	-	-	-	-	-	17:00
Vol.	-	59	74	-	-	-	-	-	-	133
Grand Total		804	774							1578
Percent		51.0%	49.0%							
ADT		ADT 1,578	AADT 1,578							



- Notes:
- 1. Intersection #1 was adjusted based on the 2017 traffic counts from the Muegge Farms TIA by LSC grown for three years at an annual rate of about 1.5 percent.
 - 2. Intersection #2 was adjusted based on the 2017 traffic counts from the Muegge Farms TIA by LSC at the intersection of E. Colfax Avenue (US 36)/SH 79.
 - 3. Intersections #3, #4 and #5 were adjusted based on the adjacent volumes at Intersection #2.

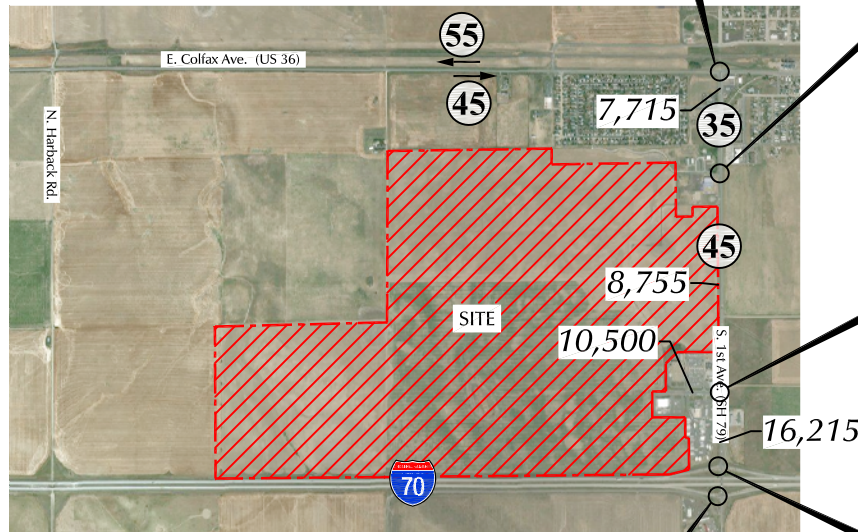
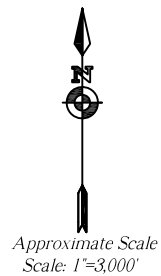


TRANSPORTATION
CONSULTANTS, INC.




LEGEND:

$\frac{26}{35}$ = AM Peak Hour Traffic
 = PM Peak Hour Traffic
1,000 = Average Daily Traffic

Figure 3b
**Existing Traffic Volumes
Adjusted for Pandemic**
Worthman Acres (LSC #200830)



LEGEND:

-  = Stop Sign
-  = Traffic Signal
-  = Speed Limit
- $\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$
- 1,000 = Average Daily Traffic

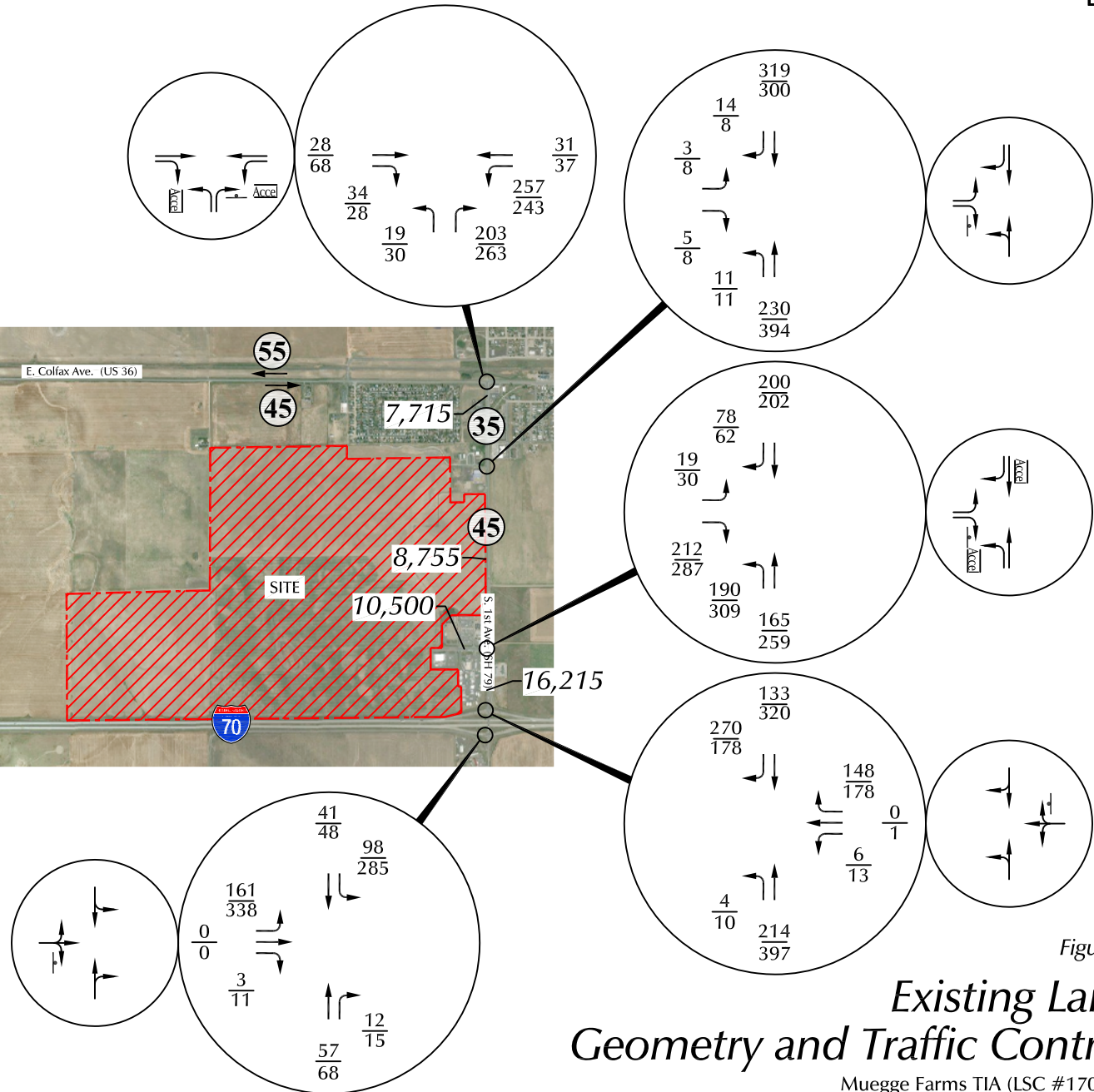


Figure 3

Existing Lane Geometry and Traffic Control

Muegge Farms TIA (LSC #170931)

LEVEL OF SERVICE DEFINITIONS

From *Highway Capacity Manual*, Transportation Research Board, 2016, 6th Edition

UNSIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS)

Applicable to Two-Way Stop Control, All-Way Stop Control, and Roundabouts

LOS	Average Vehicle Control Delay	Operational Characteristics
A	<10 seconds	Normally, vehicles on the stop-controlled approach only have to wait up to 10 seconds before being able to clear the intersection. Left-turning vehicles on the uncontrolled street do not have to wait to make their turn.
B	10 to 15 seconds	Vehicles on the stop-controlled approach will experience delays before being able to clear the intersection. <u>The delay could be up to 15 seconds.</u> Left-turning vehicles on the uncontrolled street may have to wait to make their turn.
C	15 to 25 seconds	Vehicles on the stop-controlled approach can expect delays in the range of 15 to 25 seconds before clearing the intersection. Motorists may begin to take chances due to the long delays, thereby posing a safety risk to through traffic. <u>Left-turning vehicles on the uncontrolled street will now be required to wait to make their turn causing a queue to be created in the turn lane.</u>
D	25 to 35 seconds	<u>This is the point at which a traffic signal may be warranted for this intersection.</u> The delays for the stop-controlled intersection are not considered to be excessive. The length of the queue may begin to block other public and private access points.
E	35 to 50 seconds	The delays for all critical traffic movements are considered to be unacceptable. The length of the queues for the stop-controlled approaches as well as the left-turn movements are extremely long. <u>There is a high probability that this intersection will meet traffic signal warrants.</u> The ability to install a traffic signal is affected by the location of other existing traffic signals. Consideration may be given to restricting the accesses by eliminating the left-turn movements from and to the stop-controlled approach.
F	>50 seconds	The delay for the critical traffic movements are probably in excess of 100 seconds. The length of the queues are extremely long. Motorists are selecting alternative routes due to the long delays. <u>The only remedy for these long delays is installing a traffic signal or restricting the accesses.</u> The potential for accidents at this intersection are extremely high due to motorist taking more risky chances. If the median permits, motorists begin making two-stage left-turns.






HCM 6th TWSC
1: S. 1st Street (CH 79) & E. Colfax Avenue

Existing
AM Peak

Intersection						
Int Delay, s/veh	7.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	35	40	265	40	25	210
Future Vol, veh/h	35	40	265	40	25	210
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	43	288	43	27	228
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	81	0	657	38
Stage 1	-	-	-	-	38	-
Stage 2	-	-	-	-	619	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1517	-	430	1034
Stage 1	-	-	-	-	984	-
Stage 2	-	-	-	-	537	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1517	-	348	1034
Mov Cap-2 Maneuver	-	-	-	-	348	-
Stage 1	-	-	-	-	984	-
Stage 2	-	-	-	-	435	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6.9		10.2	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	348	1034	-	-	1517	-
HCM Lane V/C Ratio	0.078	0.221	-	-	0.19	-
HCM Control Delay (s)	16.2	9.5	-	-	7.9	-
HCM Lane LOS	C	A	-	-	A	-
HCM 95th %tile Q(veh)	0.3	0.8	-	-	0.7	-






HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

Existing
AM Peak

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	25	35	15	210	280	25
Future Vol, veh/h	25	35	15	210	280	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	38	16	228	304	27
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	564	304	331	0	-	0
Stage 1	304	-	-	-	-	-
Stage 2	260	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	487	736	1228	-	-	-
Stage 1	748	-	-	-	-	-
Stage 2	783	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	481	736	1228	-	-	-
Mov Cap-2 Maneuver	481	-	-	-	-	-
Stage 1	738	-	-	-	-	-
Stage 2	783	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	11.7	0.5		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1228	-	603	-	-	
HCM Lane V/C Ratio	0.013	-	0.108	-	-	
HCM Control Delay (s)	8	-	11.7	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.4	-	-	

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue

Existing
AM Peak

Intersection						
Int Delay, s/veh	1.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	60	15	210	40	15	300
Future Vol, veh/h	60	15	210	40	15	300
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	65	16	228	43	16	326
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	586	228	0	0	271	0
Stage 1	228	-	-	-	-	-
Stage 2	358	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	473	811	-	-	1292	-
Stage 1	810	-	-	-	-	-
Stage 2	707	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	467	811	-	-	1292	-
Mov Cap-2 Maneuver	467	-	-	-	-	-
Stage 1	810	-	-	-	-	-
Stage 2	699	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	13.4	0	0.4			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	510	1292	-	
HCM Lane V/C Ratio	-	-	0.16	0.013	-	
HCM Control Delay (s)	-	-	13.4	7.8	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	0.6	0	-	




HCM 6th TWSC

4: Centennial Drive & Bank Access

Existing
AM Peak

Intersection

Int Delay, s/veh 0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	55	30	10	5	1
Future Vol, veh/h	1	55	30	10	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	60	33	11	5	1

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	44	0	0 101 39
Stage 1	-	-	- - 39 -
Stage 2	-	-	- - 62 -
Critical Hdwy	4.12	-	- - 6.42 6.22
Critical Hdwy Stg 1	-	-	- - 5.42 -
Critical Hdwy Stg 2	-	-	- - 5.42 -
Follow-up Hdwy	2.218	-	- - 3.518 3.318
Pot Cap-1 Maneuver	1564	-	- - 898 1033
Stage 1	-	-	- - 983 -
Stage 2	-	-	- - 961 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1564	-	- - 897 1033
Mov Cap-2 Maneuver	-	-	- - 897 -
Stage 1	-	-	- - 982 -
Stage 2	-	-	- - 961 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1564	-	-	-	917
HCM Lane V/C Ratio	0.001	-	-	-	0.007
HCM Control Delay (s)	7.3	0	-	-	9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

HCM 6th TWSC
1: S. 1st Street (CH 79) & E. Colfax Avenue

Existing
PM Peak






Intersection						
Int Delay, s/veh	8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	75	40	260	45	40	315
Future Vol, veh/h	75	40	260	45	40	315
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	82	43	283	49	43	342
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	125	0	697	82
Stage 1	-	-	-	-	82	-
Stage 2	-	-	-	-	615	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1462	-	407	978
Stage 1	-	-	-	-	941	-
Stage 2	-	-	-	-	539	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1462	-	328	978
Mov Cap-2 Maneuver	-	-	-	-	328	-
Stage 1	-	-	-	-	941	-
Stage 2	-	-	-	-	434	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6.9		11.5	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	328	978	-	-	1462	-
HCM Lane V/C Ratio	0.133	0.35	-	-	0.193	-
HCM Control Delay (s)	17.6	10.7	-	-	8.1	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.5	1.6	-	-	0.7	-

HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

Existing
PM Peak

Intersection

Int Delay, s/veh 2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	30	40	70	325	275	25
Future Vol, veh/h	30	40	70	325	275	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	43	76	353	299	27






Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	804	299	326
Stage 1	299	-	-
Stage 2	505	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	352	741	1234
Stage 1	752	-	-
Stage 2	606	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	330	741	1234
Mov Cap-2 Maneuver	330	-	-
Stage 1	705	-	-
Stage 2	606	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.8	1.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1234	-	483	-	-
HCM Lane V/C Ratio	0.062	-	0.158	-	-
HCM Control Delay (s)	8.1	-	13.8	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.2	-	0.6	-	-

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue




Existing
PM Peak

Intersection						
Int Delay, s/veh	2.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	55	45	350	80	40	275
Future Vol, veh/h	55	45	350	80	40	275
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	60	49	380	87	43	299
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	765	380	0	0	467	0
Stage 1	380	-	-	-	-	-
Stage 2	385	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	371	667	-	-	1094	-
Stage 1	691	-	-	-	-	-
Stage 2	688	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	357	667	-	-	1094	-
Mov Cap-2 Maneuver	357	-	-	-	-	-
Stage 1	691	-	-	-	-	-
Stage 2	661	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	15.5	0		1.1		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	451	1094	-	
HCM Lane V/C Ratio	-	-	0.241	0.04	-	
HCM Control Delay (s)	-	-	15.5	8.4	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	0.9	0.1	-	

HCM 6th TWSC

4: Centennial Drive & Bank Access

Existing
PM Peak

Intersection						
Int Delay, s/veh	1.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	45	75	20	25	1
Future Vol, veh/h	1	45	75	20	25	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	49	82	22	27	1
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	104	0	-	0	144	93
Stage 1	-	-	-	-	93	-
Stage 2	-	-	-	-	51	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1488	-	-	-	849	964
Stage 1	-	-	-	-	931	-
Stage 2	-	-	-	-	971	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1488	-	-	-	848	964
Mov Cap-2 Maneuver	-	-	-	-	848	-
Stage 1	-	-	-	-	930	-
Stage 2	-	-	-	-	971	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.2	0		9.4		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1488	-	-	-	852	
HCM Lane V/C Ratio	0.001	-	-	-	0.033	
HCM Control Delay (s)	7.4	0	-	-	9.4	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0.1	

Intersection






Int Delay, s/veh 7.4






Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	36	45	270	41	30	215
Future Vol, veh/h	36	45	270	41	30	215
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	49	293	45	33	234




Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	88
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1508
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1508
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	6.9	10.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	340	1033	-	-	1508	-
HCM Lane V/C Ratio	0.096	0.226	-	-	0.195	-
HCM Control Delay (s)	16.7	9.5	-	-	8	-
HCM Lane LOS	C	A	-	-	A	-
HCM 95th %tile Q(veh)	0.3	0.9	-	-	0.7	-

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	26	36	16	220	290	26
Future Vol, veh/h	26	36	16	220	290	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	39	17	239	315	28
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	588	315	343	0	-	0
Stage 1	315	-	-	-	-	-
Stage 2	273	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	471	725	1216	-	-	-
Stage 1	740	-	-	-	-	-
Stage 2	773	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	464	725	1216	-	-	-
Mov Cap-2 Maneuver	464	-	-	-	-	-
Stage 1	730	-	-	-	-	-
Stage 2	773	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	11.9	0.5		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1216	-	587	-	-	
HCM Lane V/C Ratio	0.014	-	0.115	-	-	
HCM Control Delay (s)	8	-	11.9	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.4	-	-	






Intersection						
Int Delay, s/veh	2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	70	20	215	45	17	310
Future Vol, veh/h	70	20	215	45	17	310
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	76	22	234	49	18	337
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	607	234	0	0	283	0
Stage 1	234	-	-	-	-	-
Stage 2	373	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	460	805	-	-	1279	-
Stage 1	805	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	454	805	-	-	1279	-
Mov Cap-2 Maneuver	454	-	-	-	-	-
Stage 1	805	-	-	-	-	-
Stage 2	686	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	13.9	0	0.4			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	503	1279	-	
HCM Lane V/C Ratio	-	-	0.194	0.014	-	
HCM Control Delay (s)	-	-	13.9	7.9	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	0.7	0	-	






Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	57	32	10	5	1
Future Vol, veh/h	1	57	32	10	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	62	35	11	5	1
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	46	0	-	0	105	41
Stage 1	-	-	-	-	41	-
Stage 2	-	-	-	-	64	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1562	-	-	-	893	1030
Stage 1	-	-	-	-	981	-
Stage 2	-	-	-	-	959	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1562	-	-	-	892	1030
Mov Cap-2 Maneuver	-	-	-	-	892	-
Stage 1	-	-	-	-	980	-
Stage 2	-	-	-	-	959	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.1	0		9		
HCM LOS	A					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1562	-	-	-	912	
HCM Lane V/C Ratio	0.001	-	-	-	0.007	
HCM Control Delay (s)	7.3	0	-	-	9	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0	




Intersection						
Int Delay, s/veh	8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↖	↗
Traffic Vol, veh/h	77	45	265	46	45	320
Future Vol, veh/h	77	45	265	46	45	320
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	84	49	288	50	49	348
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	133	0	710	84
Stage 1	-	-	-	-	84	-
Stage 2	-	-	-	-	626	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1452	-	400	975
Stage 1	-	-	-	-	939	-
Stage 2	-	-	-	-	533	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1452	-	321	975
Mov Cap-2 Maneuver	-	-	-	-	321	-
Stage 1	-	-	-	-	939	-
Stage 2	-	-	-	-	427	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6.9		11.6	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	321	975	-	-	1452	-
HCM Lane V/C Ratio	0.152	0.357	-	-	0.198	-
HCM Control Delay (s)	18.2	10.7	-	-	8.1	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.5	1.6	-	-	0.7	-

HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

2022 Background
PM Peak

Intersection						
Int Delay, s/veh	2.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	31	41	73	335	285	26
Future Vol, veh/h	31	41	73	335	285	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	45	79	364	310	28
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	832	310	338	0	-	0
Stage 1	310	-	-	-	-	-
Stage 2	522	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	339	730	1221	-	-	-
Stage 1	744	-	-	-	-	-
Stage 2	595	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	317	730	1221	-	-	-
Mov Cap-2 Maneuver	317	-	-	-	-	-
Stage 1	696	-	-	-	-	-
Stage 2	595	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	14.2	1.5		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1221	-	468	-	-	
HCM Lane V/C Ratio	0.065	-	0.167	-	-	
HCM Control Delay (s)	8.2	-	14.2	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0.2	-	0.6	-	-	

Intersection						
Int Delay, s/veh	2.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	60	50	360	90	45	280
Future Vol, veh/h	60	50	360	90	45	280
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	65	54	391	98	49	304
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	793	391	0	0	489	0
Stage 1	391	-	-	-	-	-
Stage 2	402	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	358	658	-	-	1074	-
Stage 1	683	-	-	-	-	-
Stage 2	676	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	342	658	-	-	1074	-
Mov Cap-2 Maneuver	342	-	-	-	-	-
Stage 1	683	-	-	-	-	-
Stage 2	645	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	16.3	0	1.2			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	438	1074	-	
HCM Lane V/C Ratio	-	-	0.273	0.046	-	
HCM Control Delay (s)	-	-	16.3	8.5	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	1.1	0.1	-	

Intersection						
Int Delay, s/veh	1.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	47	79	20	25	1
Future Vol, veh/h	1	47	79	20	25	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	51	86	22	27	1
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	108	0	-	0	150	97
Stage 1	-	-	-	-	97	-
Stage 2	-	-	-	-	53	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1483	-	-	-	842	959
Stage 1	-	-	-	-	927	-
Stage 2	-	-	-	-	970	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1483	-	-	-	841	959
Mov Cap-2 Maneuver	-	-	-	-	841	-
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	970	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.2	0		9.4		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1483	-	-	-	845	
HCM Lane V/C Ratio	0.001	-	-	-	0.033	
HCM Control Delay (s)	7.4	0	-	-	9.4	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0.1	






HCM 6th TWSC
1: S. 1st Street (CH 79) & E. Colfax Avenue

2022 Total
AM Peak

Intersection						
Int Delay, s/veh	7.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↖	↗
Traffic Vol, veh/h	36	47	275	41	31	219
Future Vol, veh/h	36	47	275	41	31	219
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	51	299	45	34	238
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	90	0	682	39
Stage 1	-	-	-	-	39	-
Stage 2	-	-	-	-	643	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1505	-	415	1033
Stage 1	-	-	-	-	983	-
Stage 2	-	-	-	-	523	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1505	-	332	1033
Mov Cap-2 Maneuver	-	-	-	-	332	-
Stage 1	-	-	-	-	983	-
Stage 2	-	-	-	-	419	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6.9		10.4	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	332	1033	-	-	1505	-
HCM Lane V/C Ratio	0.101	0.23	-	-	0.199	-
HCM Control Delay (s)	17.1	9.5	-	-	8	-
HCM Lane LOS	C	A	-	-	A	-
HCM 95th %tile Q(veh)	0.3	0.9	-	-	0.7	-






HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

2022 Total
AM Peak

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	31	43	24	220	290	33
Future Vol, veh/h	31	43	24	220	290	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	47	26	239	315	36
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	606	315	351	0	-	0
Stage 1	315	-	-	-	-	-
Stage 2	291	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	460	725	1208	-	-	-
Stage 1	740	-	-	-	-	-
Stage 2	759	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	450	725	1208	-	-	-
Mov Cap-2 Maneuver	450	-	-	-	-	-
Stage 1	724	-	-	-	-	-
Stage 2	759	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	12.2	0.8		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1208	-	577	-	-	
HCM Lane V/C Ratio	0.022	-	0.139	-	-	
HCM Control Delay (s)	8	-	12.2	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-	

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue

2022 Total
AM Peak

Intersection						
Int Delay, s/veh	2.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	70	22	221	45	19	315
Future Vol, veh/h	70	22	221	45	19	315
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	76	24	240	49	21	342
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	624	240	0	0	289	0
Stage 1	240	-	-	-	-	-
Stage 2	384	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	449	799	-	-	1273	-
Stage 1	800	-	-	-	-	-
Stage 2	688	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	442	799	-	-	1273	-
Mov Cap-2 Maneuver	442	-	-	-	-	-
Stage 1	800	-	-	-	-	-
Stage 2	677	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	14.1	0		0.4		
HCM LOS	B					
Minor Lane/Major Mvmt		NBT	NBRWBLn1	SBL	SBT	
Capacity (veh/h)		-	-	495	1273	-
HCM Lane V/C Ratio		-	-	0.202	0.016	-
HCM Control Delay (s)		-	-	14.1	7.9	-
HCM Lane LOS		-	-	B	A	-
HCM 95th %tile Q(veh)		-	-	0.7	0	-

HCM 6th TWSC
4: Site Access/Bank Access & Centennial Drive

2022 Total
AM Peak

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	57	2	15	32	10	1	0	12	5	0	1
Future Vol, veh/h	1	57	2	15	32	10	1	0	12	5	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	62	2	16	35	11	1	0	13	5	0	1
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	46	0	0	64	0	0	138	143	63	145	139	41
Stage 1	-	-	-	-	-	-	65	65	-	73	73	-
Stage 2	-	-	-	-	-	-	73	78	-	72	66	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1562	-	-	1538	-	-	833	748	1002	824	752	1030
Stage 1	-	-	-	-	-	-	946	841	-	937	834	-
Stage 2	-	-	-	-	-	-	937	830	-	938	840	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1562	-	-	1538	-	-	825	739	1002	806	743	1030
Mov Cap-2 Maneuver	-	-	-	-	-	-	825	739	-	806	743	-
Stage 1	-	-	-	-	-	-	945	840	-	936	825	-
Stage 2	-	-	-	-	-	-	926	821	-	925	839	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			1.9			8.7			9.3		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	986	1562	-	-	1538	-	-	836				
HCM Lane V/C Ratio	0.014	0.001	-	-	0.011	-	-	0.008				
HCM Control Delay (s)	8.7	7.3	0	-	7.4	0	-	9.3				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0				






HCM 6th TWSC
1: S. 1st Street (CH 79) & E. Colfax Avenue

2022 Total
PM Peak

Intersection						
Int Delay, s/veh	8.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	77	48	276	46	48	329
Future Vol, veh/h	77	48	276	46	48	329
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	84	52	300	50	52	358
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	136	0	734	84
Stage 1	-	-	-	-	84	-
Stage 2	-	-	-	-	650	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1448	-	387	975
Stage 1	-	-	-	-	939	-
Stage 2	-	-	-	-	520	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1448	-	307	975
Mov Cap-2 Maneuver	-	-	-	-	307	-
Stage 1	-	-	-	-	939	-
Stage 2	-	-	-	-	412	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		7		11.9	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	307	975	-	-	1448	-
HCM Lane V/C Ratio	0.17	0.367	-	-	0.207	-
HCM Control Delay (s)	19.1	10.8	-	-	8.1	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.6	1.7	-	-	0.8	-

HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

2022 Total
PM Peak

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	43	57	90	335	285	40
Future Vol, veh/h	43	57	90	335	285	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	62	98	364	310	43






Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	870	310	353
Stage 1	310	-	-
Stage 2	560	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	322	730	1206
Stage 1	744	-	-
Stage 2	572	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	296	730	1206
Mov Cap-2 Maneuver	296	-	-
Stage 1	684	-	-
Stage 2	572	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.6	1.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1206	-	448	-	-
HCM Lane V/C Ratio	0.081	-	0.243	-	-
HCM Control Delay (s)	8.2	-	15.6	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.3	-	0.9	-	-

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue

2022 Total
PM Peak






Intersection						
Int Delay, s/veh	2.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	60	53	374	90	50	291
Future Vol, veh/h	60	53	374	90	50	291
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	65	58	407	98	54	316
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	831	407	0	0	505	0
Stage 1	407	-	-	-	-	-
Stage 2	424	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	340	644	-	-	1060	-
Stage 1	672	-	-	-	-	-
Stage 2	660	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	323	644	-	-	1060	-
Mov Cap-2 Maneuver	323	-	-	-	-	-
Stage 1	672	-	-	-	-	-
Stage 2	626	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	17	0		1.3		
HCM LOS	C					
Minor Lane/Major Mvmt		NBT	NBRWBLn1	SBL	SBT	
Capacity (veh/h)		-	-	422	1060	-
HCM Lane V/C Ratio		-	-	0.291	0.051	-
HCM Control Delay (s)		-	-	17	8.6	-
HCM Lane LOS		-	-	C	A	-
HCM 95th %tile Q(veh)		-	-	1.2	0.2	-






HCM 6th TWSC
4: Site Access/Bank Access & Centennial Drive

2022 Total
PM Peak

Intersection												
Int Delay, s/veh	3.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	47	3	31	79	20	3	0	28	25	0	1
Future Vol, veh/h	1	47	3	31	79	20	3	0	28	25	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	51	3	34	86	22	3	0	30	27	0	1
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	108	0	0	54	0	0	221	231	53	235	221	97
Stage 1	-	-	-	-	-	-	55	55	-	165	165	-
Stage 2	-	-	-	-	-	-	166	176	-	70	56	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1483	-	-	1551	-	-	735	669	1014	720	678	959
Stage 1	-	-	-	-	-	-	957	849	-	837	762	-
Stage 2	-	-	-	-	-	-	836	753	-	940	848	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1483	-	-	1551	-	-	721	653	1014	685	662	959
Mov Cap-2 Maneuver	-	-	-	-	-	-	721	653	-	685	662	-
Stage 1	-	-	-	-	-	-	956	848	-	836	744	-
Stage 2	-	-	-	-	-	-	816	736	-	911	847	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			1.8			8.8			10.4		
HCM LOS							A			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	976	1483	-	-	1551	-	-	693				
HCM Lane V/C Ratio	0.035	0.001	-	-	0.022	-	-	0.041				
HCM Control Delay (s)	8.8	7.4	0	-	7.4	0	-	10.4				
HCM Lane LOS	A	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0.1				

Intersection						
Int Delay, s/veh	7.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	45	65	315	50	40	250
Future Vol, veh/h	45	65	315	50	40	250
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	71	342	54	43	272
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	120	0	787	49
Stage 1	-	-	-	-	49	-
Stage 2	-	-	-	-	738	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1468	-	360	1020
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	473	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1468	-	276	1020
Mov Cap-2 Maneuver	-	-	-	-	276	-
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	363	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		7.1		11.3	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	276	1020	-	-	1468	-
HCM Lane V/C Ratio	0.158	0.266	-	-	0.233	-
HCM Control Delay (s)	20.5	9.8	-	-	8.2	-
HCM Lane LOS	C	A	-	-	A	-
HCM 95th %tile Q(veh)	0.6	1.1	-	-	0.9	-

Intersection						
Int Delay, s/veh	1.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	50	25	255	345	35
Future Vol, veh/h	35	50	25	255	345	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	54	27	277	375	38
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	706	375	413	0	-	0
Stage 1	375	-	-	-	-	-
Stage 2	331	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	402	671	1146	-	-	-
Stage 1	695	-	-	-	-	-
Stage 2	728	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	392	671	1146	-	-	-
Mov Cap-2 Maneuver	392	-	-	-	-	-
Stage 1	678	-	-	-	-	-
Stage 2	728	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	13.4	0.7		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1146	-	519	-	-	
HCM Lane V/C Ratio	0.024	-	0.178	-	-	
HCM Control Delay (s)	8.2	-	13.4	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.6	-	-	

Intersection						
Int Delay, s/veh	3.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	120	25	255	65	20	375
Future Vol, veh/h	120	25	255	65	20	375
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	130	27	277	71	22	408
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	729	277	0	0	348	0
Stage 1	277	-	-	-	-	-
Stage 2	452	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	390	762	-	-	1211	-
Stage 1	770	-	-	-	-	-
Stage 2	641	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	383	762	-	-	1211	-
Mov Cap-2 Maneuver	383	-	-	-	-	-
Stage 1	770	-	-	-	-	-
Stage 2	629	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	18.7	0		0.4		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT	
Capacity (veh/h)	-	-	419	1211	-	
HCM Lane V/C Ratio	-	-	0.376	0.018	-	
HCM Control Delay (s)	-	-	18.7	8	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	1.7	0.1	-	

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	65	1	15	35	10	1	0	15	5	0	1
Future Vol, veh/h	1	65	1	15	35	10	1	0	15	5	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	71	1	16	38	11	1	0	16	5	0	1
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	49	0	0	72	0	0	150	155	72	158	150	44
Stage 1	-	-	-	-	-	-	74	74	-	76	76	-
Stage 2	-	-	-	-	-	-	76	81	-	82	74	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1558	-	-	1528	-	-	818	737	990	808	742	1026
Stage 1	-	-	-	-	-	-	935	833	-	933	832	-
Stage 2	-	-	-	-	-	-	933	828	-	926	833	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1558	-	-	1528	-	-	810	728	990	788	733	1026
Mov Cap-2 Maneuver	-	-	-	-	-	-	810	728	-	788	733	-
Stage 1	-	-	-	-	-	-	934	832	-	932	823	-
Stage 2	-	-	-	-	-	-	922	819	-	910	832	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			1.8			8.8			9.4		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	976	1558	-	-	1528	-	-	820				
HCM Lane V/C Ratio	0.018	0.001	-	-	0.011	-	-	0.008				
HCM Control Delay (s)	8.8	7.3	0	-	7.4	0	-	9.4				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0				






Intersection						
Int Delay, s/veh	8.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↖	↗
Traffic Vol, veh/h	90	65	305	55	65	370
Future Vol, veh/h	90	65	305	55	65	370
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	98	71	332	60	71	402
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	169	0	822	98
Stage 1	-	-	-	-	98	-
Stage 2	-	-	-	-	724	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1409	-	344	958
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	480	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1409	-	263	958
Mov Cap-2 Maneuver	-	-	-	-	263	-
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	367	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		7.1		13.2	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	263	958	-	-	1409	-
HCM Lane V/C Ratio	0.269	0.42	-	-	0.235	-
HCM Control Delay (s)	23.6	11.4	-	-	8.3	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	1.1	2.1	-	-	0.9	-

HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

2027 Background
PM Peak

Intersection

Int Delay, s/veh 2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	45	55	90	390	330	40
Future Vol, veh/h	45	55	90	390	330	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	60	98	424	359	43

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	979	359	402
Stage 1	359	-	-
Stage 2	620	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	277	685	1157
Stage 1	707	-	-
Stage 2	536	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	253	685	1157
Mov Cap-2 Maneuver	253	-	-
Stage 1	647	-	-
Stage 2	536	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.9	1.6	0
HCM LOS	C		







Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1157	-	387	-	-
HCM Lane V/C Ratio	0.085	-	0.281	-	-
HCM Control Delay (s)	8.4	-	17.9	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.3	-	1.1	-	-

Intersection						
Int Delay, s/veh	3.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↑	↑	↔	↑
Traffic Vol, veh/h	100	55	425	150	50	335
Future Vol, veh/h	100	55	425	150	50	335
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	109	60	462	163	54	364
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	934	462	0	0	625	0
Stage 1	462	-	-	-	-	-
Stage 2	472	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	295	600	-	-	956	-
Stage 1	634	-	-	-	-	-
Stage 2	628	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	278	600	-	-	956	-
Mov Cap-2 Maneuver	278	-	-	-	-	-
Stage 1	634	-	-	-	-	-
Stage 2	593	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	25.2	0		1.2		
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	- 343		956	-	
HCM Lane V/C Ratio	-	- 0.491		0.057	-	
HCM Control Delay (s)	-	- 25.2		9	-	
HCM Lane LOS	-	- D		A	-	
HCM 95th %tile Q(veh)	-	- 2.6		0.2	-	

Intersection												
Int Delay, s/veh	3.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	50	1	30	80	20	1	0	25	25	0	1
Future Vol, veh/h	1	50	1	30	80	20	1	0	25	25	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	54	1	33	87	22	1	0	27	27	0	1
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	109	0	0	55	0	0	222	232	55	234	221	98
Stage 1	-	-	-	-	-	-	57	57	-	164	164	-
Stage 2	-	-	-	-	-	-	165	175	-	70	57	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1481	-	-	1550	-	-	734	668	1012	721	678	958
Stage 1	-	-	-	-	-	-	955	847	-	838	762	-
Stage 2	-	-	-	-	-	-	837	754	-	940	847	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1481	-	-	1550	-	-	720	652	1012	689	662	958
Mov Cap-2 Maneuver	-	-	-	-	-	-	720	652	-	689	662	-
Stage 1	-	-	-	-	-	-	954	846	-	837	744	-
Stage 2	-	-	-	-	-	-	817	737	-	914	846	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			1.7			8.7			10.4		
HCM LOS							A			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	996	1481	-	-	1550	-	-	697				
HCM Lane V/C Ratio	0.028	0.001	-	-	0.021	-	-	0.041				
HCM Control Delay (s)	8.7	7.4	0	-	7.4	0	-	10.4				
HCM Lane LOS	A	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0.1				






HCM 6th TWSC
1: S. 1st Street (CH 79) & E. Colfax Avenue

2027 Total
AM Peak

Intersection							
Int Delay, s/veh	7.7						
Movement	EBT	EBR	WBL	WBT	NBL	NBR	
Lane Configurations							
Traffic Vol, veh/h	45	67	320	50	41	254	
Future Vol, veh/h	45	67	320	50	41	254	
Conflicting Peds, #/hr	0	0	0	0	0	0	
Sign Control	Free	Free	Free	Free	Stop	Stop	
RT Channelized	-	None	-	None	-	None	
Storage Length	-	175	195	-	0	70	
Veh in Median Storage, #	0	-	-	0	0	-	
Grade, %	0	-	-	0	0	-	
Peak Hour Factor	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	
Mvmt Flow	49	73	348	54	45	276	
Major/Minor	Major1		Major2		Minor1		
Conflicting Flow All	0	0	122	0	799	49	
Stage 1	-	-	-	-	49	-	
Stage 2	-	-	-	-	750	-	
Critical Hdwy	-	-	4.12	-	6.42	6.22	
Critical Hdwy Stg 1	-	-	-	-	5.42	-	
Critical Hdwy Stg 2	-	-	-	-	5.42	-	
Follow-up Hdwy	-	-	2.218	-	3.518	3.318	
Pot Cap-1 Maneuver	-	-	1465	-	355	1020	
Stage 1	-	-	-	-	973	-	
Stage 2	-	-	-	-	467	-	
Platoon blocked, %	-	-		-			
Mov Cap-1 Maneuver	-	-	1465	-	271	1020	
Mov Cap-2 Maneuver	-	-	-	-	271	-	
Stage 1	-	-	-	-	973	-	
Stage 2	-	-	-	-	356	-	
Approach	EB		WB		NB		
HCM Control Delay, s	0		7.1		11.3		
HCM LOS					B		
Minor Lane/Major Mvmt	NBLn1		NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	271		1020	-	-	1465	-
HCM Lane V/C Ratio	0.164		0.271	-	-	0.237	-
HCM Control Delay (s)	20.9		9.8	-	-	8.2	-
HCM Lane LOS	C		A	-	-	A	-
HCM 95th %tile Q(veh)	0.6		1.1	-	-	0.9	-

HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

2027 Total
AM Peak

Intersection						
Int Delay, s/veh	2.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	40	57	33	255	345	42
Future Vol, veh/h	40	57	33	255	345	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	43	62	36	277	375	46






Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	724	375	421	0	-	0
Stage 1	375	-	-	-	-	-
Stage 2	349	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	393	671	1138	-	-	-
Stage 1	695	-	-	-	-	-
Stage 2	714	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	380	671	1138	-	-	-
Mov Cap-2 Maneuver	380	-	-	-	-	-
Stage 1	673	-	-	-	-	-
Stage 2	714	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.9	0.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1138	-	510	-	-
HCM Lane V/C Ratio	0.032	-	0.207	-	-
HCM Control Delay (s)	8.3	-	13.9	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-





HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue

2027 Total
AM Peak

Intersection						
Int Delay, s/veh	3.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	120	27	261	65	22	380
Future Vol, veh/h	120	27	261	65	22	380
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	130	29	284	71	24	413
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	745	284	0	0	355	0
Stage 1	284	-	-	-	-	-
Stage 2	461	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	382	755	-	-	1204	-
Stage 1	764	-	-	-	-	-
Stage 2	635	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	374	755	-	-	1204	-
Mov Cap-2 Maneuver	374	-	-	-	-	-
Stage 1	764	-	-	-	-	-
Stage 2	622	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	19.2	0		0.4		
HCM LOS	C					
Minor Lane/Major Mvmt		NBT	NBRWBLn1	SBL	SBT	
Capacity (veh/h)		-	-	412	1204	-
HCM Lane V/C Ratio		-	-	0.388	0.02	-
HCM Control Delay (s)		-	-	19.2	8.1	-
HCM Lane LOS		-	-	C	A	-
HCM 95th %tile Q(veh)		-	-	1.8	0.1	-







HCM 6th TWSC
4: Site Access/Bank Access & Centennial Drive

2027 Total
AM Peak

Intersection												
Int Delay, s/veh	3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	65	3	30	35	10	2	0	27	5	0	1
Future Vol, veh/h	1	65	3	30	35	10	2	0	27	5	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	71	3	33	38	11	2	0	29	5	0	1
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	49	0	0	74	0	0	185	190	73	199	186	44
Stage 1	-	-	-	-	-	-	75	75	-	110	110	-
Stage 2	-	-	-	-	-	-	110	115	-	89	76	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1558	-	-	1526	-	-	776	705	989	760	708	1026
Stage 1	-	-	-	-	-	-	934	833	-	895	804	-
Stage 2	-	-	-	-	-	-	895	800	-	918	832	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1558	-	-	1526	-	-	761	689	989	724	692	1026
Mov Cap-2 Maneuver	-	-	-	-	-	-	761	689	-	724	692	-
Stage 1	-	-	-	-	-	-	933	832	-	894	786	-
Stage 2	-	-	-	-	-	-	874	782	-	890	831	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			3			8.8			9.8		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	969	1558	-	-	1526	-	-	761				
HCM Lane V/C Ratio	0.033	0.001	-	-	0.021	-	-	0.009				
HCM Control Delay (s)	8.8	7.3	0	-	7.4	0	-	9.8				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0				






HCM 6th TWSC
1: S. 1st Street (CH 79) & E. Colfax Avenue

2027 Total
PM Peak

Intersection						
Int Delay, s/veh	8.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	90	68	316	55	68	379
Future Vol, veh/h	90	68	316	55	68	379
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	98	74	343	60	74	412
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	172	0	844	98
Stage 1	-	-	-	-	98	-
Stage 2	-	-	-	-	746	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1405	-	334	958
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	469	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1405	-	253	958
Mov Cap-2 Maneuver	-	-	-	-	253	-
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	355	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		7.1		13.6	
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	253	958	-	-	1405	-
HCM Lane V/C Ratio	0.292	0.43	-	-	0.244	-
HCM Control Delay (s)	25	11.6	-	-	8.4	-
HCM Lane LOS	D	B	-	-	A	-
HCM 95th %tile Q(veh)	1.2	2.2	-	-	1	-

HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

2027 Total
PM Peak

Intersection						
Int Delay, s/veh	3.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	57	71	107	390	330	54
Future Vol, veh/h	57	71	107	390	330	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	62	77	116	424	359	59






Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1015	359	418	0	-	0
Stage 1	359	-	-	-	-	-
Stage 2	656	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	264	685	1141	-	-	-
Stage 1	707	-	-	-	-	-
Stage 2	516	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	237	685	1141	-	-	-
Mov Cap-2 Maneuver	237	-	-	-	-	-
Stage 1	635	-	-	-	-	-
Stage 2	516	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	20.3	1.8	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1141	-	372	-	-
HCM Lane V/C Ratio	0.102	-	0.374	-	-
HCM Control Delay (s)	8.5	-	20.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.3	-	1.7	-	-

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue

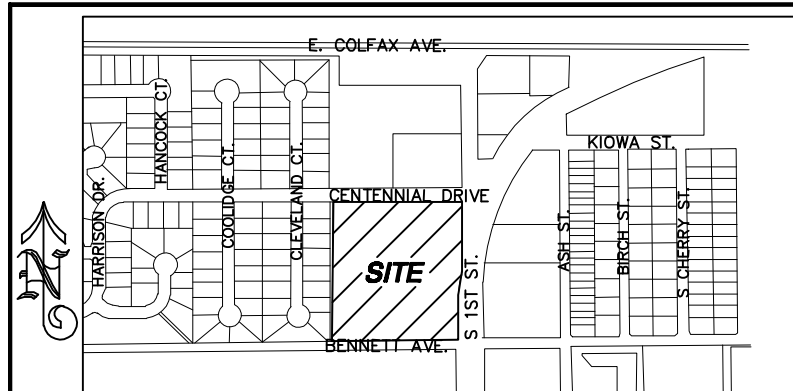
2027 Total
PM Peak

Intersection						
Int Delay, s/veh	4.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	100	58	439	150	55	346
Future Vol, veh/h	100	58	439	150	55	346
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	109	63	477	163	60	376
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	973	477	0	0	640	0
Stage 1	477	-	-	-	-	-
Stage 2	496	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	280	588	-	-	944	-
Stage 1	624	-	-	-	-	-
Stage 2	612	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	262	588	-	-	944	-
Mov Cap-2 Maneuver	262	-	-	-	-	-
Stage 1	624	-	-	-	-	-
Stage 2	573	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	27.3	0		1.2		
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	329	944	-	
HCM Lane V/C Ratio	-	-	0.522	0.063	-	
HCM Control Delay (s)	-	-	27.3	9.1	-	
HCM Lane LOS	-	-	D	A	-	
HCM 95th %tile Q(veh)	-	-	2.9	0.2	-	

HCM 6th TWSC
4: Site Access/Bank Access & Centennial Drive

2027 Total
PM Peak

Intersection												
Int Delay, s/veh	4.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	50	4	61	80	20	4	0	53	25	0	1
Future Vol, veh/h	1	50	4	61	80	20	4	0	53	25	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	54	4	66	87	22	4	0	58	27	0	1
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	109	0	0	58	0	0	289	299	56	317	290	98
Stage 1	-	-	-	-	-	-	58	58	-	230	230	-
Stage 2	-	-	-	-	-	-	231	241	-	87	60	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1481	-	-	1546	-	-	663	613	1011	636	620	958
Stage 1	-	-	-	-	-	-	954	847	-	773	714	-
Stage 2	-	-	-	-	-	-	772	706	-	921	845	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1481	-	-	1546	-	-	638	584	1011	578	591	958
Mov Cap-2 Maneuver	-	-	-	-	-	-	638	584	-	578	591	-
Stage 1	-	-	-	-	-	-	953	846	-	772	681	-
Stage 2	-	-	-	-	-	-	736	674	-	868	844	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			2.8			9			11.4		
HCM LOS							A			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	971	1481	-	-	1546	-	-	587				
HCM Lane V/C Ratio	0.064	0.001	-	-	0.043	-	-	0.048				
HCM Control Delay (s)	9	7.4	0	-	7.4	0	-	11.4				
HCM Lane LOS	A	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.2	0	-	-	0.1	-	-	0.2				



VICINITY MAP
NTS

PURPOSE STATEMENT

TO REPLAT ALL OF OUTLOT B, OF THE CENTENNIAL ADDITION TO THE TOWN OF BENNETT, INTO A LOT AND TRACTS.

LEGAL DESCRIPTION AND DEDICATIONS:

THE UNDERSIGNED, BEING THE OWNERS OF OUTLOT B, THE CENTENNIAL ADDITION, A SUBDIVISION RECORDED IN BOOK 14, PAGE 232 OF THE RECORDS OF ADAMS COUNTY, COLORADO, SITUATED IN THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF THE SHOPS AT BENNETT SUBDIVISION, AND HEREBY GRANTS TO THE TOWN OF BENNETT SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT, AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES, AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS AREAS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, "UTILITY" SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES.

OWNERSHIP CERTIFICATE

IN WITNESS THEREOF, SHOPS AT CIVIC CENTER PARK LLC, A COLORADO CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ 2021

OWNER: SHOPS AT CIVIC CENTER PARK LLC, A COLORADO CORPORATION
BY: _____, MANAGER

ATTEST: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2021, BY _____, MANAGER OF SHOPS AT CIVIC CENTER PARK LLC, A COLORADO CORPORATION

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

NOTARY ADDRESS:

LIENHOLDER

THE UNDERSIGNED SUBORDINATES ITS INTEREST IN THE REAL PROPERTY PLATTED HEREBY TO THE RIGHTS AND INTERESTS OF THE CITY OF THORNTON IN THE REAL PROPERTY AND ALL INTEREST HEREIN DEDICATED TO THE CITY OF THORNTON.

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. 20

BY: _____
(BY: _____, _____ BANK)

STATE OF (_____)
)SS
COUNTY OF (_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF ____ A.D. 2021

BY _____ NOTARY SEAL

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

NOTARY ADDRESS:

THE SHOPS AT BENNETT SUBDIVISION

A REPLAT OF A PORTION OF CENTENNIAL ADDITION SUBDIVISION,
A PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 63 WEST
OF THE 6TH PRINCIPAL MERIDIAN TOWN OF BENNETT,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3

CASE NO. _____

Delete CASE NO. _____ on all sheets.

GENERAL NOTES:

1. THE ENTIRE PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ADAMS COUNTY COLORADO MAP NUMBER 718, COMMUNITY NUMBER 08001C0718H REVISED DATE MARCH 5TH, 2007.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
3. A BLANKET DRAINAGE EASEMENT, EXCLUDING BUILDING FOOTPRINTS AND EXCLUSIVE EASEMENTS, IS HEREBY GRANTED TO AND BETWEEN ALL LOTS AND TRACTS WITHIN THE SUBDIVISION FOR THE PURPOSES OF CONVEYING SURFACE AND SUBSURFACE STORM WATER, AND CONSTRUCTION, MAINTENANCE, REPAIR AND ACCESS TO THE IMPROVEMENTS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.
4. BEARINGS FOR THIS PLAT ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 28, T3S, R63W, OF THE 6TH P.M., ADAMS COUNTY COLORADO. SAID LINE IS ASSUMED TO BEAR *N00°06'04"E* FROM THE SOUTHEAST CORNER OF SAID SECTION (MONUMENTED WITH A 2 1/2 ALUM. CAP PLS 25379 IN MONUMENT BOX) TO THE EAST 1/4 CORNER OF SAID SECTION (MONUMENTED WITH A 2 1/2" ALUM CAP PLS 23027)
5. TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY ORDER NO. RND70709143, RND70709189, AND AMENDMENT NO.3, HAVING AN EFFECTIVE DATE OF FEBRUARY 10, 2021 WAS RELIED UPON FOR DISCLOSURE OF EASEMENTS OR ENCUMBRANCES THAT AFFECT THIS PLAT. A TITLE SEARCH OF THE SUBJECT PROPERTY WAS NOT DONE BY RIDGELINE LAND SURVEYING.
8. ALL LAND USE APPROVALS AND BUILDING PERMITS FOR THE DEVELOPMENT DESCRIBED HEREIN SHALL BE SUBJECT TO REQUIREMENTS INCLUDING BUT NOT LIMITED TO: THE PAYMENT OF IMPACT FEES AND DEVELOPMENT CHARGES, CONCURRENCY MANAGEMENT REQUIREMENTS, MORATORIUMS, BUILDING PERMIT LIMITATIONS, DESIGN STANDARDS, AND ANY OTHER LAND USE AND DEVELOPMENT REQUIREMENTS IN EFFECT AT THE TIME THAT SUCH PROPOSED DEVELOPMENT APPLIES FOR A BUILDING PERMIT.
9. LINEAL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FOOT.
10. UNLESS SHOWN OR NOTED OTHERWISE, ALL EASEMENTS WITHIN THE BOUNDARY OF THIS SUBDIVISION THAT WERE PREVIOUSLY GRANTED SHALL REMAIN.

EASEMENTS:

UNLES SHOWN OTHERWISE, SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO TOWN OF BENNETT FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

See standard plat notes transmitted
by separate document.

TOWN APPROVAL BLOCK

THIS IS TO CERTIFY THAT THE PLAT OF (INSERT NAME OF SUBDIVISION) WAS APPROVED ON THE ____ DAY OF ____ 20____, BY RESOLUTION NO. ____ AND THAT THE MAYOR OF THE TOWN OF BENNETT ON BEHALF OF THE TOWN OF BENNETT, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED BY ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST: TOWN CLERK

Replace this signature block with the above language.

TOWN OF BENNETT APPROVALS

APPROVED AS TO FORM BY THE CITY ATTORNEY OF THE TOWN OF BENNETT, COLORADO, OR DESIGNEE

CITY ATTORNEY

DATE

APPROVED BY THE DEVELOPMENT DIRECTOR OF THE TOWN OF BENNETT, COLORADO, OR DESIGNEE

DEVELOPMENT DIRECTOR

DATE

SURVEYOR'S CERTIFICATE

I, JAMES F. LENZ, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 17TH DAY OF MARCH 2021, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE MONUMENTS EXIST AS SHOWN HEREON.

SIGNED THIS ____ DAY OF ____, 2021.

PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 34583
FOR AND ON BEHALF OF
RIDGELINE LAND SURVEYING LLC.

RECORDERS CERTIFICATE

STATE OF COLORADO)

)SS

COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF ____, 2021, AT ____ O'CLOCK __, M.,

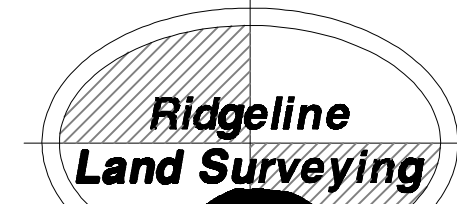
RECEPTION NO. _____

CLERK AND RECORDER

BY _____

DEPUTY

BY _____



31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

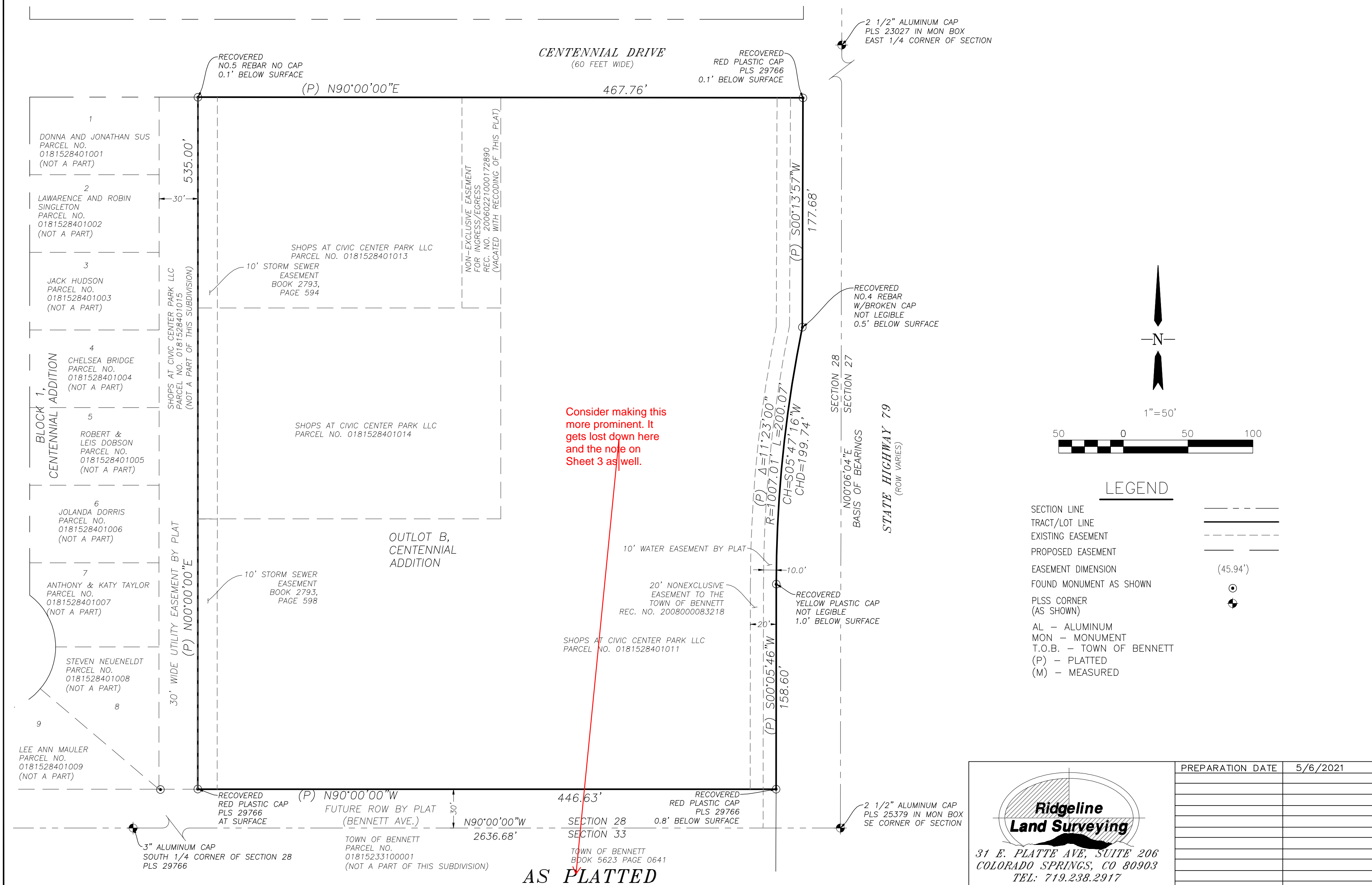
PREPARATION DATE	5/6/2021

Who is this?

Is there a
lienholder?

THE SHOPS AT BENNETT SUBDIVISION

A REPLAT OF A PORTION OF CENTENNIAL ADDITION SUBDIVISION,
A PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 63 WEST
OF THE 6TH PRINCIPAL MERIDIAN TOWN OF BENNETT,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



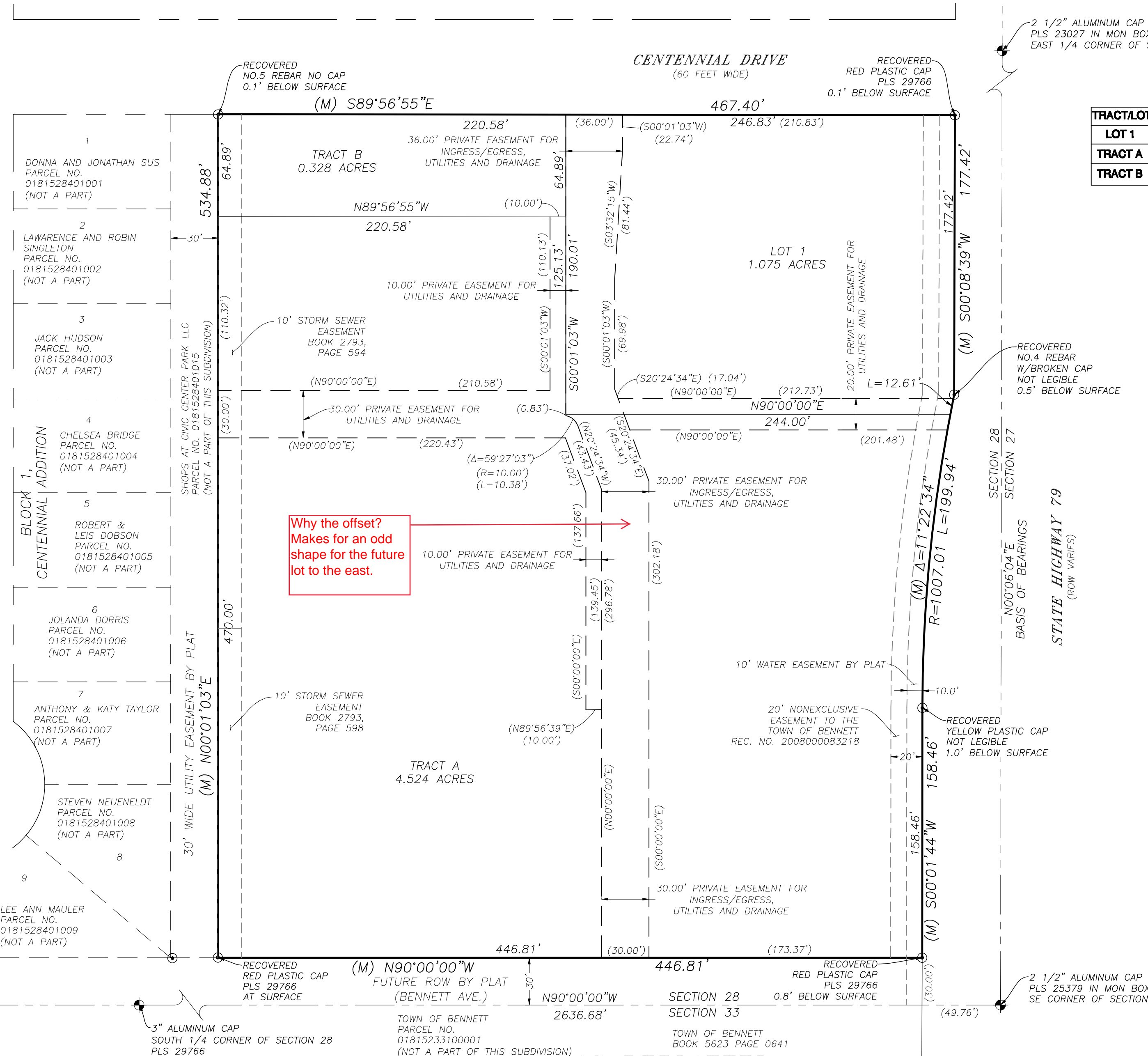
LAND USE TABLE

NET ACREAGE	5.898
GROSS ACREAGE	5.898
NUMBER OF TRACTS / ACREAGE	2 / 4.687
NUMBER OF LOTS / ACREAGE	1 / 0.911
NET ACREAGE FOR PUBLIC STREETS	0
NET ACREAGE FOR PRIVATE USE	5.898
NET ACREAGE FOR PUBLIC LAND DEDICATION	0

THE SHOPS AT BENNETT SUBDIVISION

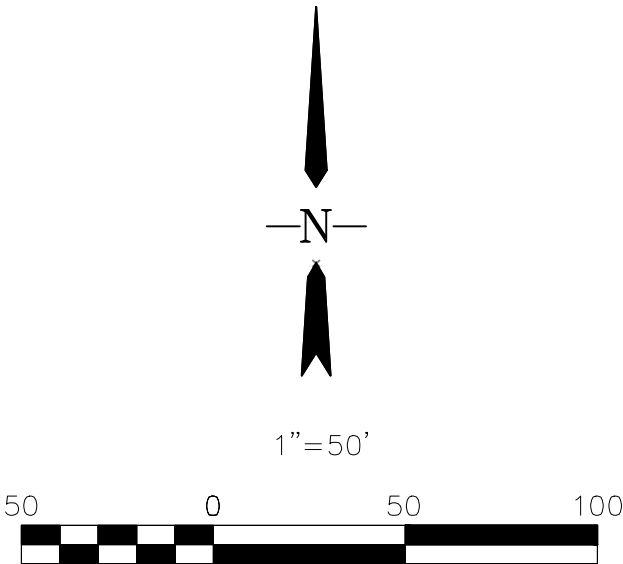
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OF THE 6TH PRINCIPAL MERIDIAN TOWN OF BENNETT,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



TRACT OWNERSHIP AND MAINTENANCE

TRACT/LOT	PROPOSED USE	OWNERSHIP	MAINTENANCE
LOT 1	DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT A	FUTURE DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT B	UTILITIES & DRAINAGE	TOWN OF BENNETT	OWNER OR ASSIGNS



LEGEND

SECTION LINE	---
TRACT/LOT LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EASEMENT DIMENSION	(45.94')
FOUND MONUMENT AS SHOWN	⊙
PLSS CORNER (AS SHOWN)	⊙
AL - ALUMINUM	
MON - MONUMENT	
T.O.B. - TOWN OF BENNETT	
(P) - PLATTED	
(M) - MEASURED	

**Ridgeline
Land Surveying**

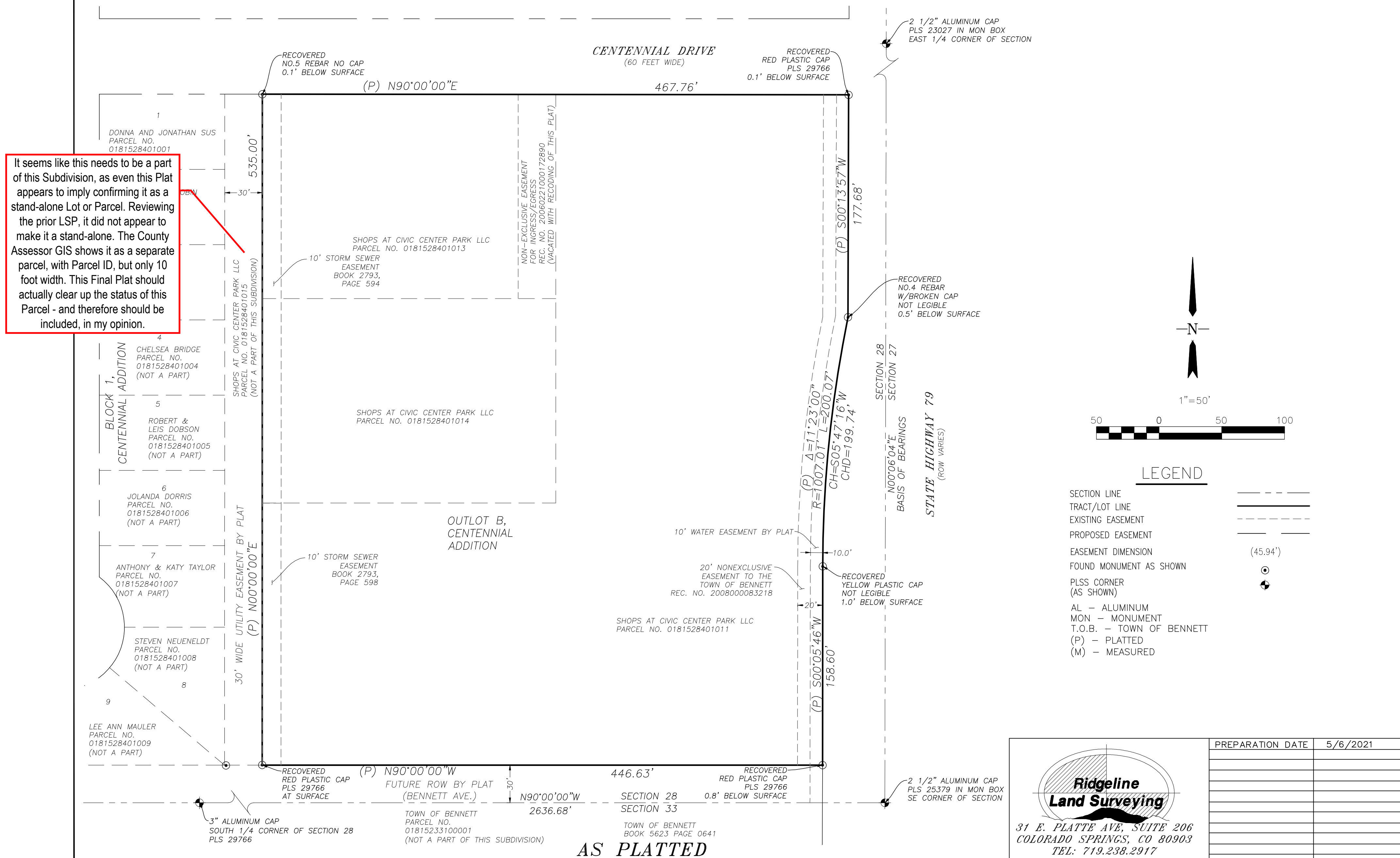
31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

PREPARATION DATE	5/6/2021

AS REPLATTED

THE SHOPS AT BENNETT SUBDIVISION

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SHEET 2 OF 3



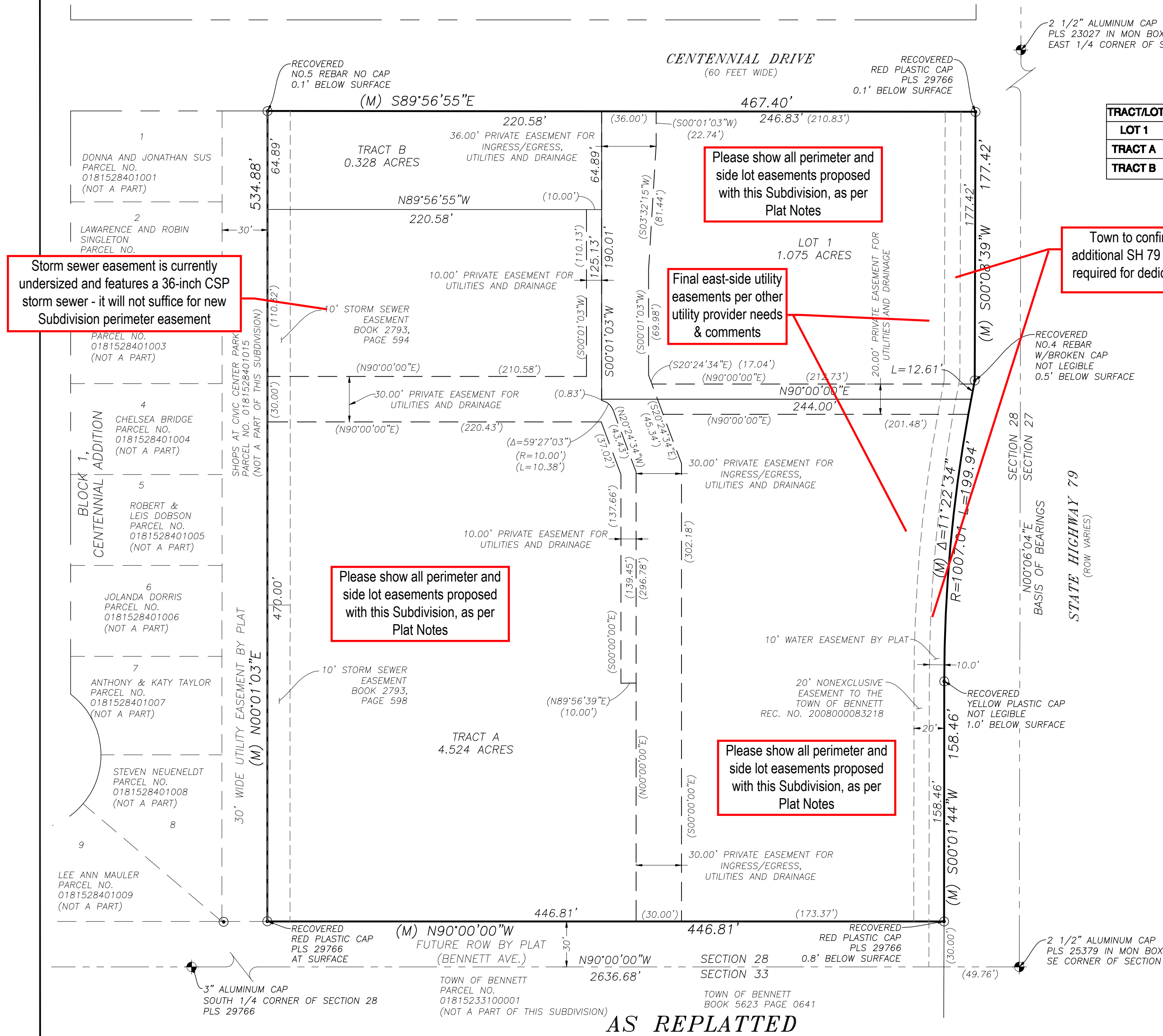
LAND USE TABLE

NET ACREAGE	5.898
GROSS ACREAGE	5.898
NUMBER OF TRACTS / ACREAGE	2 / 4.687
NUMBER OF LOTS / ACREAGE	1 / 0.911
NET ACREAGE FOR PUBLIC STREETS	0
NET ACREAGE FOR PRIVATE USE	5.898
NET ACREAGE FOR PUBLIC LAND DEDICATION	0

THE SHOPS AT BENNETT SUBDIVISION

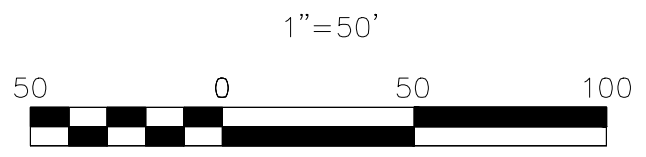
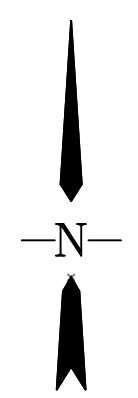
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SHEET 2 OF 3



TRACT OWNERSHIP AND MAINTENANCE

TRACT/LOT	PROPOSED USE	OWNERSHIP	MAINTENANCE
LOT 1	DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT A	FUTURE DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT B	UTILITIES & DRAINAGE	TOWN OF BENNETT	OWNER OR ASSIGNS



LEGEND

SECTION LINE	---
TRACT/LOT LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EASEMENT DIMENSION	(45.94')
FOUND MONUMENT AS SHOWN	⊙
PLSS CORNER (AS SHOWN)	⊙
AL - ALUMINUM	
MON - MONUMENT	
T.O.B. - TOWN OF BENNETT	
(P) - PLATTED	
(M) - MEASURED	

Ridgeline Land Surveying
31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

PREPARATION DATE	5/6/2021

AS REPLATTED

Memorandum

To: Steve Hebert, AICP, Bennett Planning & Economic Development Manager

From: Gabrielle Renner, PE PTOE RSP1
Town Traffic Engineer

Date: 7/13/2021

Re: Dollar General Traffic Impact Analysis – Traffic Submitted Comments

The Dollar General Traffic Impact Analysis submitted on July 8, 2021, was reviewed and the following traffic related comments have been provided by the Town Traffic Engineer, shown below.

- Agree with the existing traffic volume adjustment for COVID-19.
- Agree with the CDOT background traffic growth rates along 1st Street (SH 79).
- Trip generation and site traffic distribution for the Dollar General is appropriate.
- It is recommended that the report include the specific off-site improvements mentioned in the conclusion of the report for the intersection of 1st Street (SH 79) / Bennett Avenue for the Town to be aware of.
- Existing geometry at the intersection of 1st Street (SH 79) with Centennial Drive and Bennett Avenue.
 - 1st Street (SH 79) with Centennial Drive – right turn acceleration lane has been removed on SH 79
 - 1st Street (SH 79) with Bennett Avenue - A southbound left turn lane has been built
- Year 2027 Background needs to include the assumption that the available land on the north and south side of Centennial Drive will be developed with general commercial as shown below.



STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Dollar General Bennett**

Print Date: 5/28/2021

Highway:

079

Mile Marker:

1.134

Drainage Comments:

SBL - 5/26/2021

No comments regarding the site development. The historic and proposed flow pattern is to the northwest and away from SH 79. Any improvements to SH 79 will need to meet the requirements of CDOT's Drainage Design Manual.

Traffic Comments:

-How is this going to effect the lighting on SH79?

-Verify the curb ramp at Centennial and SH79 is ADA compliant. Verify sidewalk along SH-79 is ADA compliant.

-Verify ROW line. I near SH 79. This doesn't look like it meets our template.-Stop Sign at Centennial and SH 79 should be shown. All signs along SH 79 should be shown as.

TIS needs to be submitted.

Verify easting inlet is

functional at SH79 and Centennial. It looks like it is too low. This will need to be raised.

Jason Igo 5-21-2021

Right of Way Comments:

Daley 5-24-2021: Reviewed Site Plan for potential ROW line impacts or potential Access control line changes with none found. No objections.

Resident Engineer Comments:

5/19/21

-All work to be performed within CDOT ROW must conform to CDOT standards.

-Please provide a Traffic Impact Study; add right turn lanes if required per the State Highway Access code.

Permits Comments:

Please show and identify the CDOT ROW as such. ROW varies is not acceptable. If there is any landscaping in the CDOT ROW they will need a CDOT Special Use permit for landscaping. No trees in the CDOT ROW.

RLW May 14 2021

-The proposed emergency services access to State Highway 79 on the future Bennett Avenue roadway location will require a State Highway Access permit. Other CDOT comments state the need for a TIS to show ultimate improvements needed for this new road and if improvements are needed Centennial Drive. The driveway is shown to be gravel, but will need to be paved for 20 feet back from the traveled way or to the Right-of-Way line, whichever is greater. This access will need to be gated if it is truly an emergency access. A new State Highway Access permit will be needed for Centennial Drive if improvements are made to the intersection or if the number of trips increases by 20 percent.

-Any signing for this development visible to the State Highway must be on-premise and cannot be partly or wholly in the State Highway Right-of-Way. Signing must comply with any applicable State of Colorado rules, 2 CCR 601-3.

-Any work in the State Highway Right-of-Way will require a permit from our office. This includes, but is not limited to survey, utility, or landscaping. Application is made online at the following

link: <https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

--Steve Loeffler, 5-25-2021

Other Comments:

Please see red-lines. Plans are incongruent with the PEL & ACP. Please revise & resubmit with a TIS - covering all 5 retail parcels.

RS 05-17-21



Bennett-Watkins Fire Rescue

District Office: 303-644-3572 Fax: 303-644-3401

355 4th Street, Bennett, CO 80102

Email: LifeSafety@BennettFireRescue.org

"Striving to Preserve Life and Property"

June 3rd, 2021

Steve Hebert

Town Planner

Town of Bennett

Re: Shops at Bennett Subdivision – 21.13

Planner Hebert,

In regards to the submission for Shops at Bennett Subdivision – 21.13, Bennett-Watkins Fire Rescue (BWFR) has the following comments and considerations:

- The developer shall confer with Bennett Fire Protection District and ensure that the proposed development conforms to adopted (IFC) fire code standards.
- The developer shall ensure the proposed municipal water systems pertaining to hydrant distribution fire suppression is adequate to protect the proposed development as well as meet design expectations of both the Town of Bennett as well as Bennett-Watkins Fire Rescue. Considerations for design requirement shall include adopted codes and standards as well as ISO distribution and fire flow requirements.
- The applicant will be required to submit a separate site overview and fire hydrant model exhibit demonstrating the placement and distances of all fire hydrants throughout the development directly to the Fire District. This model will be reviewed for IFC Appendix C compliance. Separate fees and submission for this review are required directly with the Fire District.
- It is recommended that the developer work directly with Bennett-Watkins Fire Rescue, ISO, and Town of Bennett Staff to provide and review information pertaining to the needed fire flows for the proposed development. This information should be vetted against International Fire Code Requirements as well as ISO requirements. It is also likely that this information will also be required by the Town to include for hydraulic system modeling.
- Fire hydrant installation shall conforming to the painting and color coding system outlined in NFPA 291. The developer/install contractor is responsible for ensuring all hydrants are painted conforming to the TOB/BWFR standards.
- Areas of the development that include wildland-urban interface, greenbelts, or other open space areas are of particular concern for the Fire District. BWFR is interested in working with the developer to ensure that adequate access is provided to these areas should there be a need for vehicle access for wildfire suppression. As each development is unique, it is recommended that the developer work directly with BWFR to examine these interface areas and determine what access and service needs exist.
- BWFR will incur unmet capital costs associated with new development. To address the needs of this unmet capital cost, BWFR has partnered with the Town to enact a development fee policy which

establishes fees due for all new types of development. It is likely that fees will apply to the new proposed development. If the developer has additional questions or concerns regarding Fire District development fees or policies, they can contact the District Office at 303-644-3572.

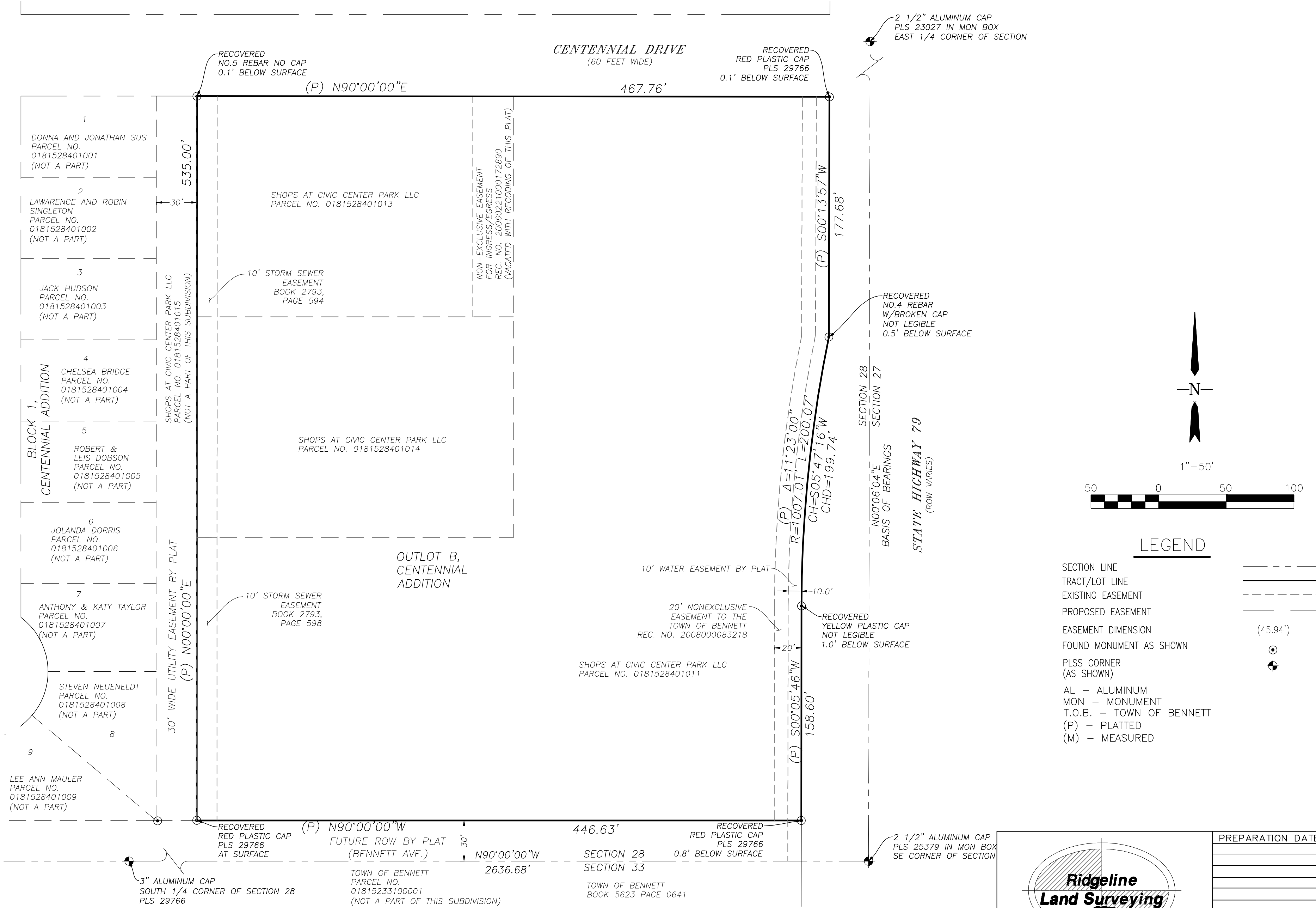
Thank You

A handwritten signature in black ink, appearing to read 'Caleb J. Connor', with a stylized, sweeping flourish extending from the end.

Caleb J. Connor
Fire Marshal
Life Safety Division
Bennett-Watkins Fire Rescue
303-644-3572 - Headquarters / 720-893-7672 - Direct
www.BennettFireRescue.org

THE SHOPS AT BENNETT SUBDIVISION

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SHEET 2 OF 3



LEGEND	
SECTION LINE	---
TRACT/LOT LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EASEMENT DIMENSION	(45.94')
FOUND MONUMENT AS SHOWN	⊙
PLSS CORNER (AS SHOWN)	⊙
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T.O.B. - TOWN OF BENNETT	
(P) - PLATTED	
(M) - MEASURED	

**Ridgeline
Land Surveying**

31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

PREPARATION DATE	5/6/2021

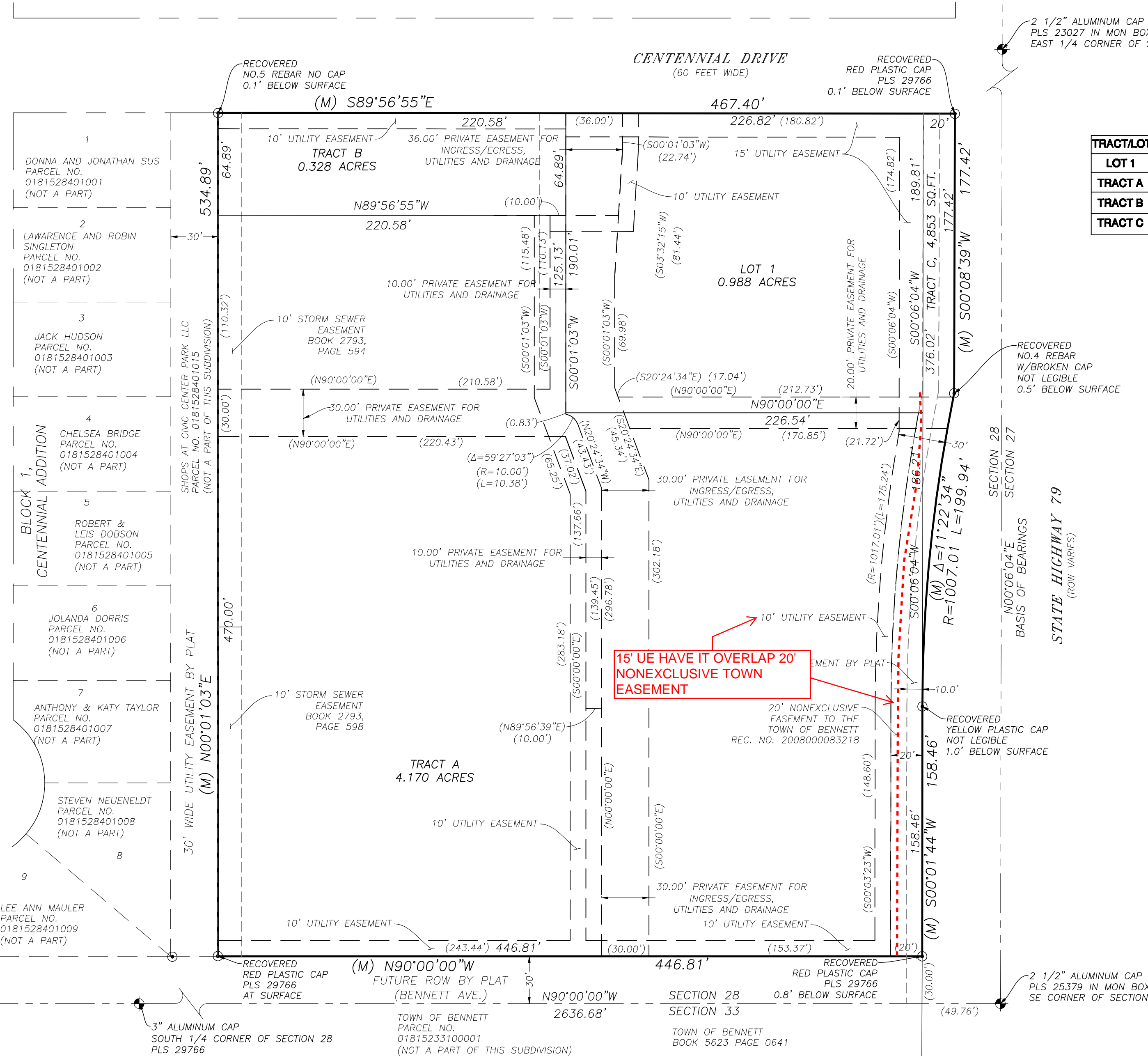
AS PLATTED

LAND USE TABLE

GROSS ACREAGE	5.598
NUMBER OF TRACTS / ACREAGE	3 / 4.610
NUMBER OF LOTS / ACREAGE	1 / 0.988
NET ACREAGE FOR PUBLIC STREETS	0
NET ACREAGE FOR PRIVATE USE	5.487
NET ACREAGE FOR CDOT ROW DEDICATION	0.111

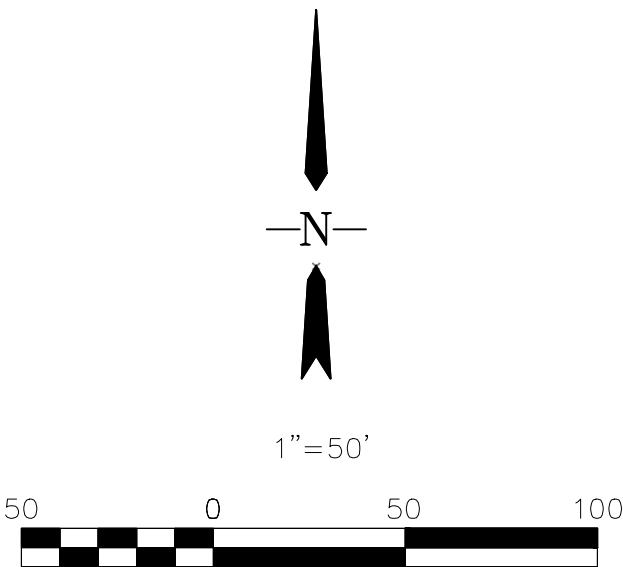
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SHEET 2 OF 3



TRACT OWNERSHIP AND MAINTENANCE

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TRACT A	FUTURE DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT B	UTILITIES & DRAINAGE	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT C	RIGHT-OF-WAY	COLORADO DEPT. OF TRANS.	OWNER OR ASSIGNS



LEGEND

SECTION LINE	---
TRACT/LOT LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EASEMENT DIMENSION	(45.94')
FOUND MONUMENT AS SHOWN	⊙
PLSS CORNER (AS SHOWN)	⊕
AL - ALUMINUM	
MON - MONUMENT	
T.O.B. - TOWN OF BENNETT	
(P) - PLATTED	
(M) - MEASURED	

**Ridgeline
Land Surveying**

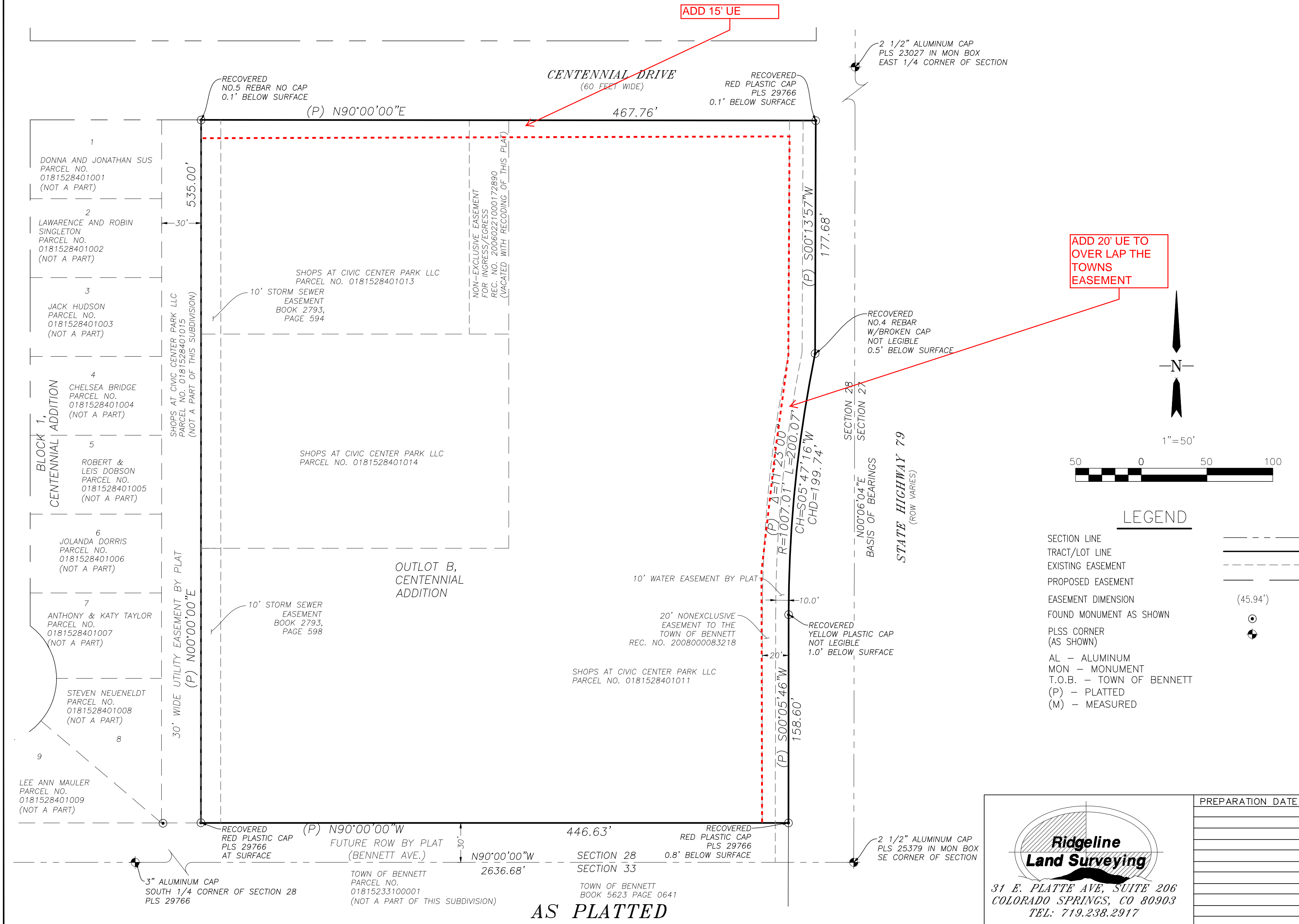
31 E. PLATTE AVE, SUITE 206
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TEL: 719.238.2917

PREPARATION DATE	5/6/2021

AS REPLATTED

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SHEET 2 OF 3



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GROSS ACREAGE	5.898
NUMBER OF TRACTS / ACREAGE	2 / 4.687
NUMBER OF LOTS / ACREAGE	1 / 0.911
NET ACREAGE FOR PUBLIC STREETS	0
NET ACREAGE FOR PRIVATE USE	5.898
NET ACREAGE FOR PUBLIC LAND DEDICATION	0

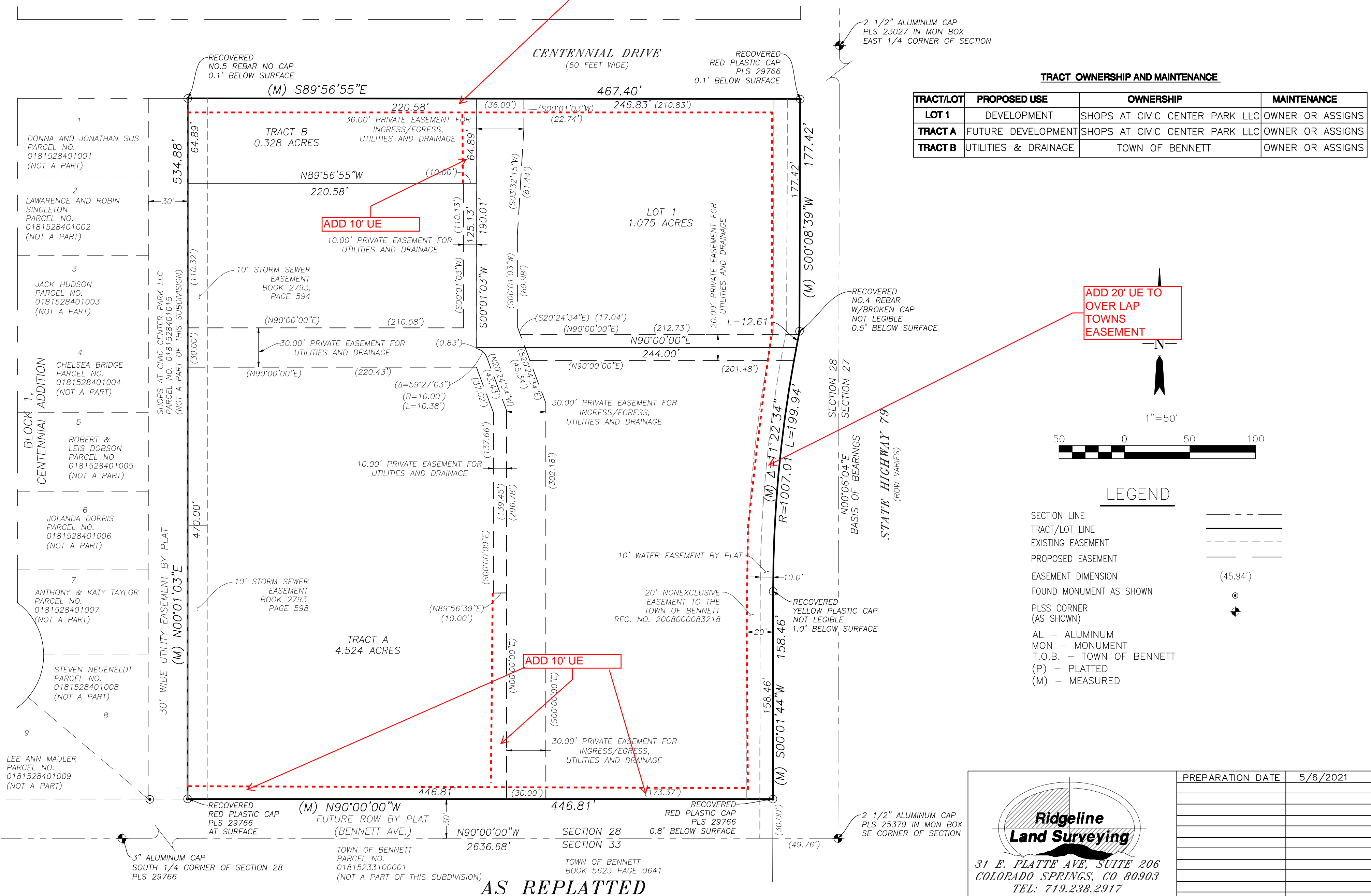
THE SHOPS AT BENNETT SUBDIVISION

CASE NO.

*A REPLAT OF A PORTION OF CENTENNIAL ADDITION SUBDIVISION,
A PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 63 WEST
OF THE 6TH PRINCIPAL MERIDIAN TOWN OF BENNETT,
COUNTY OF ADAMS, STATE OF COLORADO*

ADD 15' UE

SHEET 2 OF 3





Planning Town Of Bennett <planning@bennett.co.us>

Shops at Bennett Final Plat Referral

2 messages

Town of Bennett Planning <planning@bennett.co.us>

Thu, May 13, 2021 at 7:39 AM

To: Steve Hebert <shebert@bennett.co.us>, Daniel Giroux <dangiroux@terramax.us>, Gabrielle Renner <Gabrielle.Renner@wilsonco.com>, Victoria Flamini <VictoriaFlamini@bennettfireescue.org>, Daymon Johnson <djohnson@bennett.co.us>, ksmalley@adcogov.org, Caleb Connor <calebconnor@bennettfireescue.org>, sarah.e.zawatzki@usps.gov, robinp@bsd29j.com, kendrickplanning@gmail.com, Director@bennettrec.org, Marilyn Cross - CDOT <Marilyn.Cross@state.co.us>, David.dixon@state.co.us, JGutierrez@summitutilitiesinc.com, GVanderstraten@summitutilitiesinc.com, Patw@esrta.coop, Brooks Kaufman <bkaufman@irea.coop>, mculley@lightkelly.com, Julio.Iturreria@i-70reap.com, gburke@jehnwater.com, Robin Price <rprice@bennett.co.us>, Adam Peake <apeake@summitutilitiesinc.com>

Cc: Rachel Summers <rsummers@bennett.co.us>

All,

Below is a link to the referral package for the Shops at Bennett Final Plat located at the southwest corner of 1st Street (CO Hwy 79) and Centennial Avenue in Bennett.

[Shops at Bennett Final Plat](#)

Please have your comments back to us by June 3, 2021. You can send your comments to Planning@bennett.co.us, or mail to Town of Bennett's mailing address below. Contact Steve Hebert (Shebert@bennett.co.us) or Sara Aragon (Saragon@bennett.co.us) if you have any questions.

Thank you for your time and consideration of this matter.



Planning Department
207 Muegge Way | Bennett CO, 80102
(303)644-3249 | planning@bennett.co.us
townofbennett.colorado.gov

Karl Smalley <KSmalley@adcogov.org>

Thu, May 13, 2021 at 5:32 PM

To: Town of Bennett Planning <planning@bennett.co.us>

The Adams County Sheriff's Office has no objections to this project.

Karl Smalley

From: Town of Bennett Planning <planning@bennett.co.us>

Sent: Thursday, May 13, 2021 7:39 AM

To: Steve Hebert <shebert@bennett.co.us>; Daniel Giroux <dangiroux@terramax.us>; Gabrielle Renner <Gabrielle.Renner@wilsonco.com>; Victoria Flamini <VictoriaFlamini@bennettfireescue.org>; Daymon Johnson <djohnson@bennett.co.us>; Karl Smalley <KSmalley@adcogov.org>; Caleb Connor <calebconnor@bennettfireescue.org>; sarah.e.zawatzki@usps.gov; robinp@bsd29j.com; kendrickplanning@gmail.com; Director@bennettrec.org; Marilyn Cross - CDOT <Marilyn.Cross@state.co.us>; David.dixon@state.co.us; JGutierrez@summitutilitiesinc.com; GVanderstraten@summitutilitiesinc.com; Patw@esrta.coop; Brooks Kaufman <bkaufman@irea.coop>; mculley@lightkelly.com; Julio.Iturreria@i-70reap.com; gburke@jehnwater.com; Robin Price <rprice@bennett.co.us>; Adam Peake <apeake@summitutilitiesinc.com>

Cc: Rachel Summers <rsummers@bennett.co.us>

Subject: Shops at Bennett Final Plat Referral

Please be cautious: This email was sent from outside Adams County

[Quoted text hidden]



Planning Town Of Bennett <planning@bennett.co.us>

Re: Shops at Bennett Final Plat Referral Case Number(s):21.13Project Name: Shops at Bennett Subdivision

Julio Iturreria <julio.iturreria@i-70reap.com>

Sat, May 15, 2021 at 10:24 AM

To: Town of Bennett Planning <planning@bennett.co.us>

Cc: "admin@i-70reap.com" <admin@i-70reap.com>

Town of Benntt Planning:

A resubdivision of 5.898 acres into one lot that will accommodate a retail store and two tracts, one for a water quality pond and the other for future development. The property is currently zoned C –General Commercial.

Based upon the information provided, REAP recommends a favorably on this project for the Town on Bennett.

Thanks for this referral.

Best,

Julio Iturreria

Regional Economic Advancement Partnership

BENNETT PLANNING AND ZONING COMMISSION

RESOLUTION NO. 2021-08

**A RESOLUTION RECOMMENDING APPROVAL OF
A FINAL PLAT FOR THE SHOPS AT BENNETT SUBDIVISION**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Bennett a request for approval of a Final Plat for the Shops at Bennett Subdivision; and

WHEREAS, all materials related to the proposed Final Plat have been reviewed by Town staff and found with conditions to be in compliance with Town of Bennett subdivision and zoning ordinances; and

WHEREAS, after a noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds that the proposed Final Plat should be approved subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BENNETT, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed Final Plat for the Shops at Bennett Subdivision, subject to the conditions set forth on Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED THIS 19TH DAY OF JULY 2021.

Chairperson

ATTEST:

Christina Hart, Secretary

EXHIBIT A
Shops at Bennett Subdivision Final Plat
Conditions of Approval

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town staff and the Town Engineer;
2. Make other minor modifications as directed by Town staff, the Town Engineer and Town Attorney.

Suggested Motion

I move to approve Resolution No. 2021-08 - A resolution recommending approval to the Bennett Board of Trustees of a final plat for the Shops at Bennett Subdivision.

**QUASI-JUDICIAL PUBLIC HEARING SCRIPT
(PLANNING COMMISSION)**

CHAIR: I will now open the public hearing on the following application: An application for **Case No. 21.09 Lot 33, Cordella, Minor Subdivision Plat.**

The purpose of the hearing is to provide a public forum for all interested parties who wish to comment on an application before the Commission. If you wish to speak please write your name and address on the sign-up sheet or in the chat box and you will be called on.

The Procedure for the public hearing will be as follows:

FIRST, there will be a presentation by the Town staff.

NEXT, we will have a presentation by the applicant.

After these two presentations we will allow people who signed up to speak for up to 3 minutes each. Please **DO NOT REPEAT** points made by others. It is fine to say, "I agree with the previous speaker's comments". Please direct your comments to the Commission, not the applicant or Town staff.

After receiving public comments, we will allow the applicant an opportunity to respond.

NEXT, the Planning Commission members may ask questions of anyone who testified.

I will then close the public hearing and no further testimony or other evidence will be received. The Planning Commission will discuss the matter and may take some kind of action.

Public hearings are recorded for the public record. All testimony must be presented, after you give your full name and address.

CHAIR: Do we have proper notification?

[Town Clerk to confirm on record notice has been provided]

Do any Commission members have any disclosures?

[Commissioners to disclose conflicts of interests, ex parte contacts, etc]

Town staff, please introduce the applicant and provide your staff report.

[Staff presentation]

Will the applicant or the applicant's representative present the application?

[Applicant presentation]

Do any of the Commissioners have questions of the applicant or Town staff?

[Question and Answer]

CHAIR: I will now open the public comment portion of the public hearing. For those wishing to speak, please clearly state your name and address for the record.

Has anyone signed up to speak at this public hearing?

[If more than one person has signed in, call them in order.]

Is there any interested party in the audience that has not signed up but who wishes to speak regarding the application?

[Additional public comment]

If there is no more public comment, I will now close the public comment portion of the public hearing.

CHAIR: Does the applicant wish to respond to any of the comments?

[Opportunity for applicant to provide any rebuttal evidence]

CHAIR: Before we turn to Commissioner questions and deliberation, I want to state that the documents included within the record for this public hearing include all application materials submitted by the applicant; all materials included in the Planning Commission packets; any PowerPoint or other presentations given tonight; all written referral and public comments received regarding the application; the public comment sign-up sheet; the public posting log and photographs of the notice, and the Town's subdivision and zoning ordinances and other applicable regulations. Does anyone have any objection to inclusion of these items in the record?

CHAIR: I will now close the public hearing and the Planning Commission members will deliberate on the evidence presented. During deliberations, Commission members may ask questions of Town staff, but no further public comment or other testimony or evidence will be received.

Who would like to begin?

Who is next?

Any other questions or comments

[If anyone believes the applicable criteria have not been met, then please explain why so we have those reasons for the record.]

CHAIR: We have a draft resolution in front of us and I would entertain a motion.

We have a motion on the floor by Commissioner _____ and a second by Commissioner _____ to approve Planning and Zoning Commission Resolution No. 2021-07.

May we have a Roll-Call vote?

Motion carries/fails.

STAFF REPORT



welcome neighbors.

TO: Members of the Planning and Zoning Commission

FROM: Sara Aragon, Community Development Manager
Steve Hebert, Planning and Economic Development Manager

DATE: July 19, 2021

SUBJECT: Case No. 21.09 – Lot 33, Cordella, Minor Subdivision Plat

Applicant: JT Home Building

Location: Between 1005 and 1105 Viewridge Road (See Vicinity Map)

Purpose: Final Plat to Create 2 Lots for Single-Family Homes

Background

Case No. 21.09 is a proposed subdivision of Lot 33 in the Cordella West Subdivision, that would subdivide the lot into two lots. Lot 33 is currently 11,180 square feet. The proposed subdivision of the lot would make each of the subdivided lots approximately 5,590 square feet.

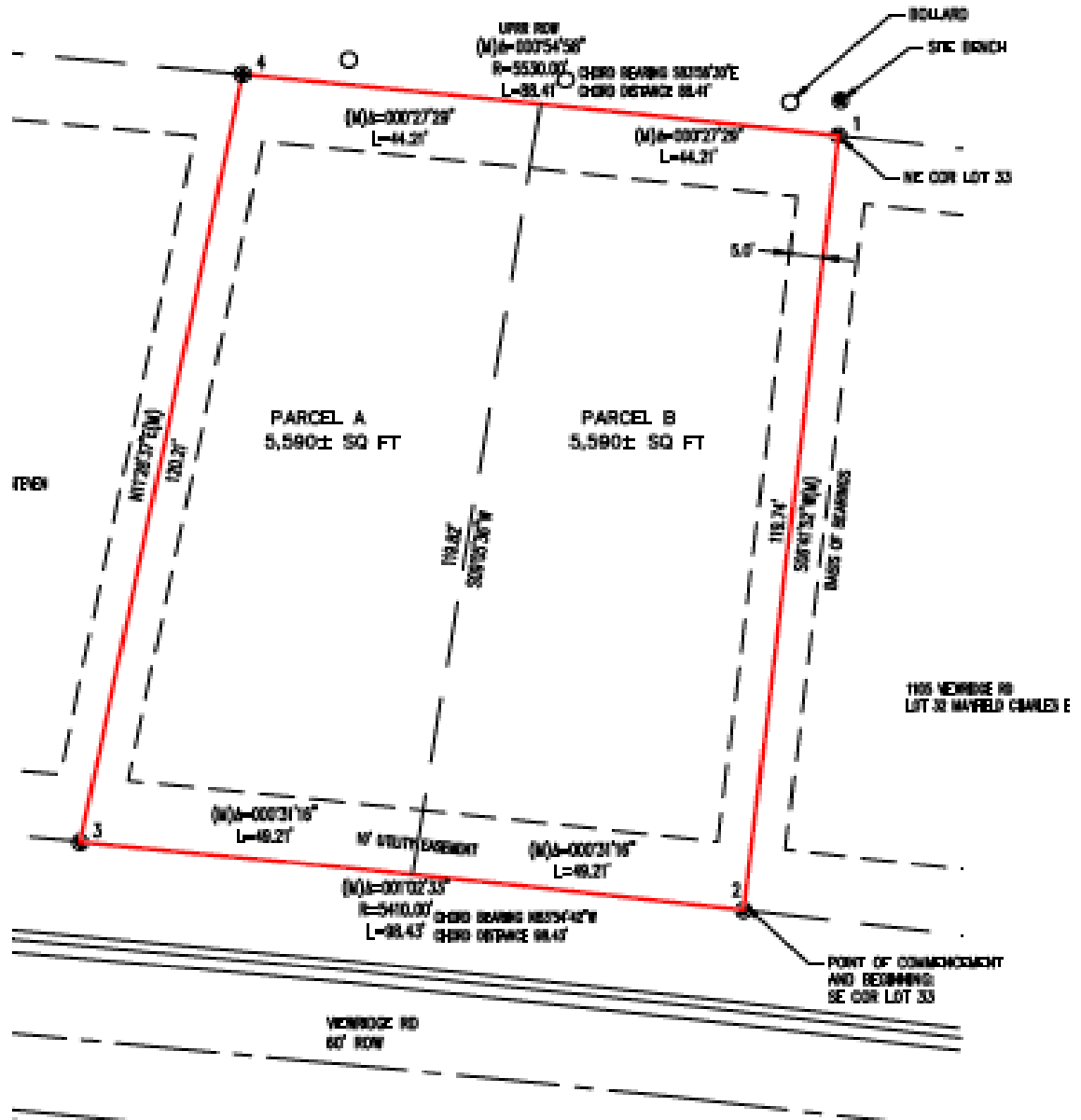
The property is located on the north side of Viewridge Road between 1005 and 1105 Viewridge Road, in the Cordella West Subdivision. The current zoning is R-2 – Mid Density Residential District. The proposed residential use is consistent with the R-2 zoning standards.

Vicinity Map



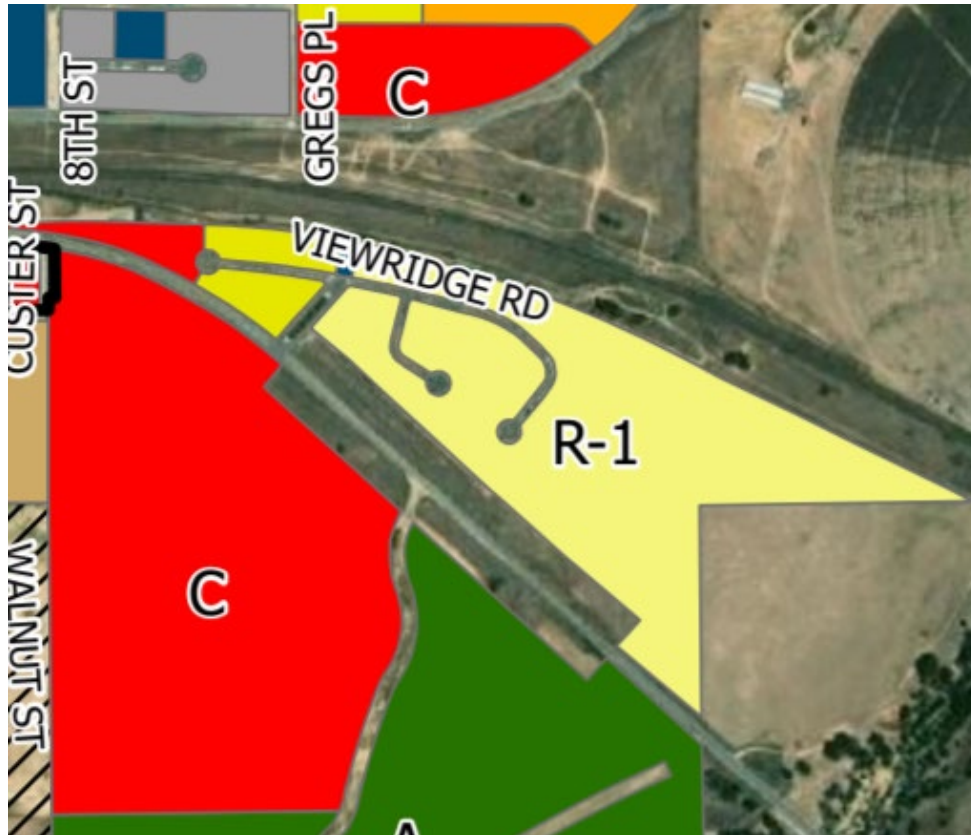
Proposed Subdivision Plat

The illustration below shows the proposed lot layout, creating two lots to be known as Parcel A and Parcel B. Each lot will be 5,590 sq. ft. in size.



Zoning and Land Use Regulations

The subject property is currently zoned R-2 – Mid Density Residential District. The map below shows the zoning of the surrounding area, including a mix of residential, commercial, industrial and agricultural zones.



The table below summarizes the zoning and land use on properties immediately adjacent to the subject property.

Direction	Adjacent Zone District	Land Use
North	Unincorporated railroad ROW	Union Pacific Railroad
East	R-2- Mid Density Residential District	Residential
South	R-2- Mid Density Residential District	Residential
West	R-2- Mid Density Residential District	Residential

Below are the key lot standards for the R-2 District pertinent to this proposed plat.

	R-2 Standard	Proposed
Minimum Lot Area	3,500 sq. ft.	5,590 sq. ft.
Minimum Lot Width	25 ft.	49.21 ft.

Public Services and Utilities

Water

Water will be provided by the Town of Bennett.

Sanitary Sewer

Sanitary sewer will be provided by the Town of Bennett.

Stormwater Management

Stormwater will be collected and conveyed in accordance with Town standards to prevent any on-site or off-site flooding.

Access, Traffic and Streets

Local access is provided by Viewridge Road.

Fire and Rescue

Bennett-Watkins Fire Rescue will provide fire protection service. Development will be subject to the International Fire Code (IFC).

Gas, Electricity and Telecommunications

Natural gas will be provided by Colorado Natural Gas, electricity by IREA and telecommunications by Eastern Slope Technologies (ESRTA) or Comcast. Appropriate easements for these providers will be identified on the final plat.

Public Land Dedication Requirements

Bennett School District 29J

The school district has asked for cash-in-lieu of land dedication in the amount of \$2,095.47.

Staff Analysis and Findings

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- A. The final plat incorporates recommended changes, modifications and conditions attached to the sketch plan unless otherwise approved by the Planning Commission.

Staff Finding: A Sketch Plan is not required for a minor subdivision that creates fewer than four lots.

- B. All applicable technical standards in accordance with this Chapter and adopted Town documents have been met.
 - 1. To establish appropriate standards for subdivision design that will:
 - a. Encourage the development of sound, economical and stable neighborhoods and healthy living environments, in conformance with the goals and policies of the Comprehensive Plan.
 - b. Provide lots of adequate size, configuration and design for the purpose for which they are intended to be used.
 - c. Promote superior design and design flexibility.
 - d. Preserve the significant natural features and environmental quality of the Town.
 - e. Guide the physical development of the Town in ways that complement the Town's character and culture.

- f. Promote a cohesive sense of community among new and current residents, precluding neighborhood design or restrictions that in any way isolate any neighborhood from the rest of the community.
- g. Provide complete and accurate public land records.

Staff Finding: The proposed minor subdivision will accommodate new development that meets the standards of good subdivision design.

- 2. To establish standards for utilities and other public services that will:
 - a. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development without adverse effects to property that is currently served.
 - b. Ensure that adequate stormwater drainage, sewage disposal, water supply and other utilities, services and improvements needed as a consequence of the subdivision of the land are provided.
 - c. Provide for the reasonable extension of utilities and services to other lands that may be developed in the future.
 - d. Provide the equitable distribution of the cost of new and expanded public services needed to support new land development.

Staff Finding: The proposed minor subdivision will accommodate extension of utilities and public services to serve both lots.

- 3. To ensure the provision of adequate and safe traffic circulation that will:
 - a. Minimize traffic hazards through appropriate street design, providing safe and convenient vehicular and pedestrian traffic circulation systems.
 - b. Provide adequate vehicular access to abutting properties.
 - c. Provide streets of adequate capacity and appropriate design and function.

Staff Finding: Viewridge Road provides adequate and appropriate access to the proposed lots.

- 4. To ensure adequate public facilities that will:
 - a. Provide for the recreational, cultural, educational and other public facility needs of the community.
 - b. Facilitate effective law enforcement and fire protection.

Staff Finding: Adequate public facilities are available to the proposed lots.

- 5. To contribute to the proper development of the community in accordance with the goals and policies of the Comprehensive Plan as it may be updated from time to time.

Staff Finding: The proposed plat is consistent with the principles in the 2015 Town of Bennett Comprehensive Plan related to:

- **Mixed land uses**
- **Diversity of housing types**
- **Access to open space, trails and parks**
- **Contiguous development**
- **A variety of transportation choices**

C. Compliance with Zoning Regulations

Staff Finding: The proposed plat will be in compliance with the Town of Bennett Zoning Regulations.

Public Comment

Notice of the July 19, 2021, Planning and Zoning Commission meeting was published in the Eastern Colorado News, posted on the subject property and sent to all property owners within 300 feet of the property. No public comment has been received as of this date.

Staff Recommendation

Staff finds the proposed final plat is in compliance with the Subdivision Regulations in Chapter 16, Article IV of the Bennett Municipal Code. Staff also finds the plat has been processed according to Section 16-4-360 and meets the approval criteria in 16-4-380. Based upon these findings, Staff recommends the Planning and Zoning Commission adopt Resolution 2021-07 recommending to the Board of Trustees approval of Case No. 21.09 – Cordella West, Lot 33 Minor Subdivision Plat with the following conditions:

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by the Town Engineer
2. Make other minor modifications as directed by Town staff, the Town Engineer and Town Attorney.

Attachments

1. Staff PowerPoint Presentation (PDF)
2. Land Use Application
3. Proposed Final Plat
4. Town Engineer's Referral Response
5. Bennett-Watkins Fire Rescue Response
6. IREA Response
7. Proposed Resolution 2021-07

Case No. 21.09 - Lot 33, Cordella, Minor Subdivision Final Plat

Town of Bennett
Planning and Zoning Commission

July 19, 2021

Sara Aragon, Community Development Manager

Steve Hebert, Planning & Economic Development Manager

Dan Giroux, Town Engineer

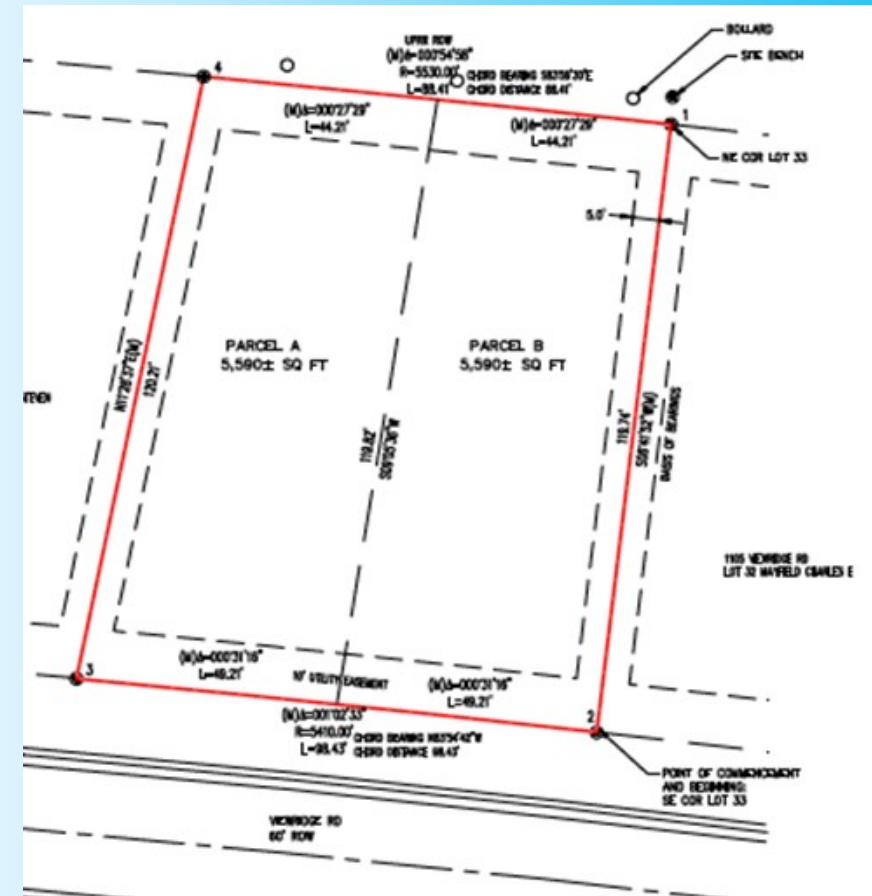


Cordella West, Lot 33 Vicinity Map



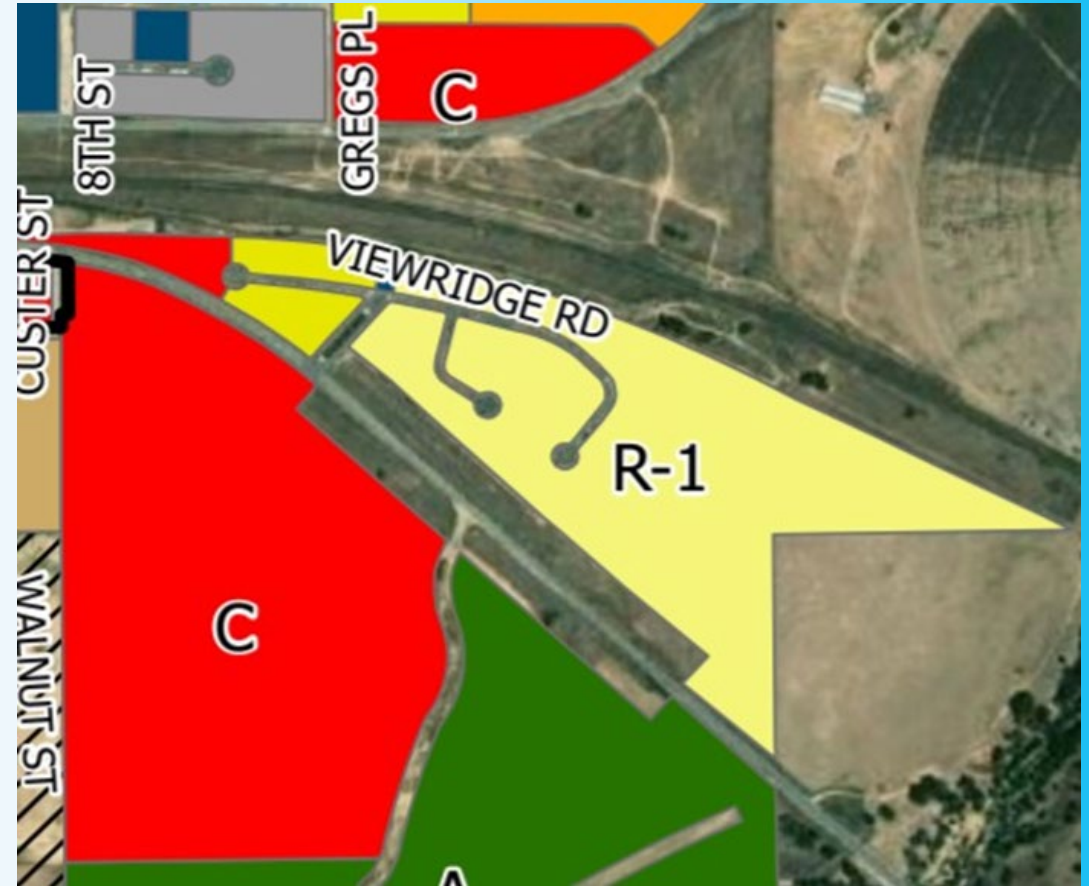
Proposed Cordella, Lot 33 Minor Subdivision

- Divide into two lots creating Parcel A and Parcel B
- Each lot being 49.21ft. wide and 5,590 sq. ft. in size



Zoning

- Lot 33 is zoned R- 2 – Mid Density Residential District



Surrounding Zoning and Land Use

Direction	Adjacent Zone District	Land Use
North	Unincorporated railroad ROW	Union Pacific Railroad
East	R-2- Mid Density Residential District	Residential
South	R-2- Mid Density Residential District	Residential
West	R-2- Mid Density Residential District	Residential

Proposed Lot Size and Width

	R-2 Standard	Proposed
Minimum Lot Area	3,500 sq. ft.	5,590 sq. ft.
Minimum Lot Width	25 ft.	49.21 ft.

Available Infrastructure, Services and Utilities

- Access via Viewridge Road
- Town water, sanitary sewer and stormwater
- Bennett Watkins Fire Rescue
- IREA Electric
- Colorado Natural Gas
- Bennett School District 29J

Staff Findings on Case No. 21.09

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- No sketch plan required for a minor subdivision
- All applicable technical standards in accordance with this Chapter and adopted Town documents will be met.
- The proposed reconfiguration of the lots will accommodate new development that meets the standards of good subdivision design.
- The proposed plat will accommodate extension of utilities and public services to serve future residential development.
- No public facilities are anticipated as part of this subdivision.
- All lots will meet the standards set forth in the R-2 Mid Density Residential District

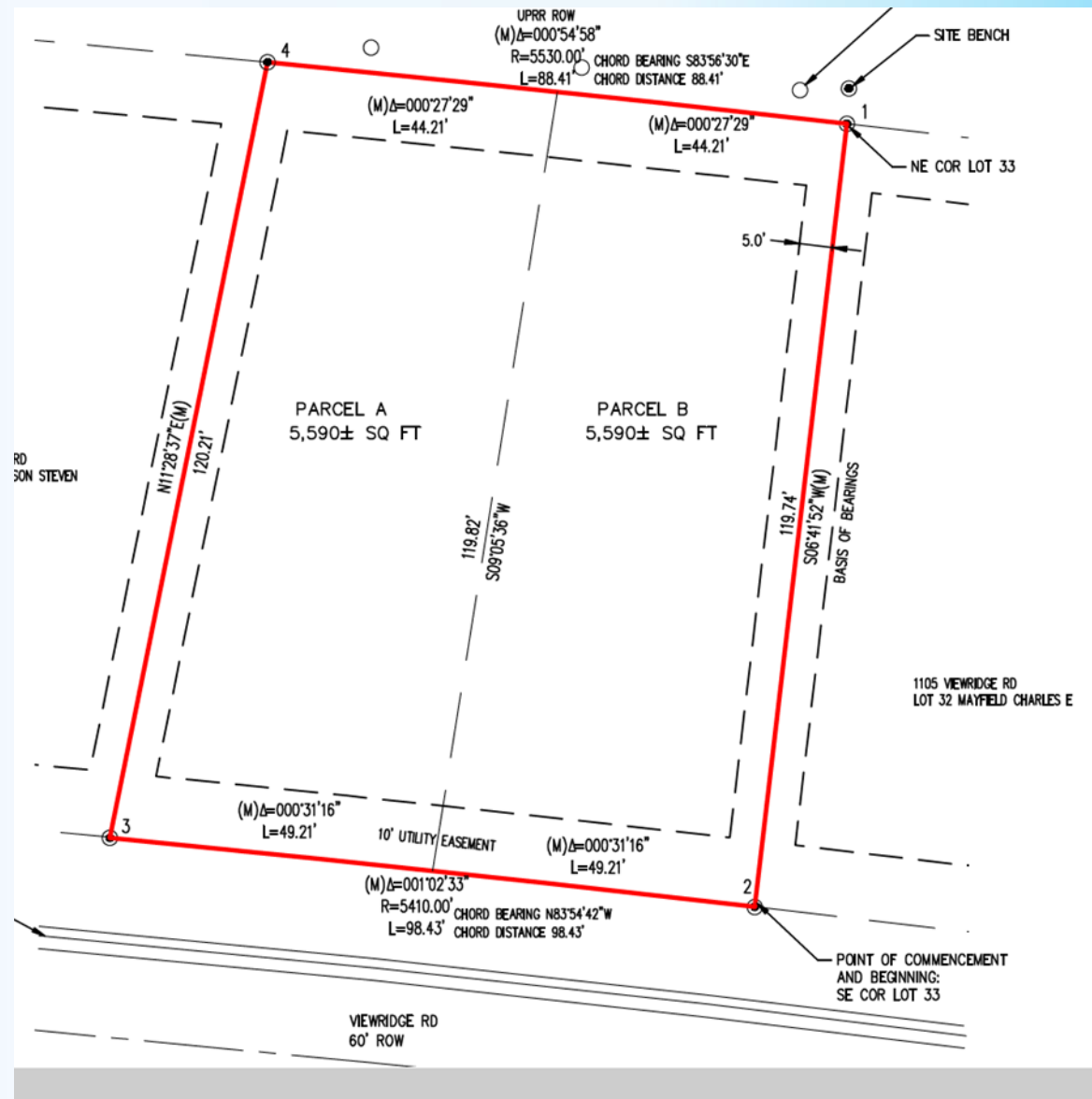
Staff Recommendation

Staff recommends the Planning and Zoning Commission adopt Resolution No. 2021-07 recommending the Board of Trustees approve the Cordella, Lot 33 Minor Subdivision Plat, with the following conditions:

Before recording the final plat the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town staff and the Town Engineer
2. Make other minor modifications as directed by Town staff, the Town Engineer and Town Attorney.

Questions and Comments?



Town of Bennett Land Use Application Form

TO BE COMPLETED BY APPLICANT

Application Type: Other

Other _____

Primary Contact Name: ROLENBERG SANTOS

Name of Firm: JT HOME BUILDING

Address: 1295 PONTIAC ST

City: DENVER

State: CO

Zip: 80220

Phone: 720-341-8580

Email: ROLEN@JTHOMEBUILDING.COM

Owner Name: JT INC (PRESIDENT ROLENBERG SANTOS) AND MARIA BRACAMONTES

Address: 1295 PONTIAC ST

City: DENVER

State: CO

Zip: 80220

Phone: 720-341-8580

Email: _____

Mineral Estate Holder/Lease:

Name of Firm: N/A

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Parcel#: _____

Subdivision Name: _____

Site Address: _____

Nearest Major Intersection: _____

Legal Description: SUB: CORDELLA WEST SUBDIVISION LOT 33

Current Zoning: R-2

Proposed # lots/units: 2

Total Acreage: 11,324 SQFT

Gross Floor Area: _____

Proposed Gross Densities (du/ac): _____

Additional Notes: WE WANT TO SPLIT THE LOT TO BUILD 2 SINGLE-FAMILY HOME
APPROX. SIZE FINISHED 2,154 SQFT
GARAGE 447

All Submittal Requirements must accompany this application. All applicable fees must be paid at the time of application. Any extraordinary cost incurred by the Town of Bennett in reviewing and processing this application is the responsibility of the applicant.

An executed cost agreement must be attached to this application pursuant to Sec. 16-1-325 of the Bennett Municipal Code.

I understand this is an application only, it must be approved by the Town, and any required building permits must be obtained before the property can be used in accordance with the request. I hereby acknowledge all of the above information is correct.

Applicant's Signature: _____

Date: 03/30/21

BEARINGS CONTAINED HEREIN ARE BASED UPON THE PLATTED BEARING OF N06°41'52"E, CORDELLA WEST SUBDIVISION ASSIGNED TO THE FOUND AND DESCRIBED MONUMENTS AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN, ACCORDING TO THE MOST CURRENT INSURANCE RATE MAP (FIRM), PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
MAPS ARE DATED MARCH 5, 2007
COMMUNITY NO. 080001 PANEL NO. 08001C0718H

1 DATE OF FIELD WORK: FEB 19, 2021

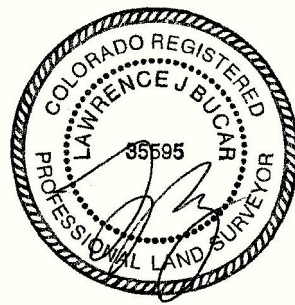
2 THIS PLAT REPRESENTS A RESUBDIVISION BOUNDARY SURVEY OF THE PARCEL SHOWN. IT IS
LOT 33 OF CORDELLA WEST SUBDIVISION, FILED WITH THE CLERK AND RECORDER OF ADAMS
COUNTY ON OCTOBER 12, 2000 AD, RECORDED AS INSTRUMENT NO. 2000030720575
AND AS DEPICTED AT PAGE 2 OF INSTRUMENT NO. 2021000031765 03/16/2021 04:49:45 PM

3 ACCORDING TO COLORADO LAW YOU MUST COMMENCE 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.

4 COLORADO STATE LAW CRS 9-1.5-101 STATES THAT ANYONE PLANNING TO DIG IN OR NEAR A PUBLIC ROAD, STREET, ALLEY, RIGHT-OF-WAY, OR UTILITY EASEMENT IS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO OF YOUR INTENT, TWO (2) BUSINESS DAYS BEFORE YOU DIG. CALL 1-800-922-1987 OR 303-534-6700 IN THE METRO DENVER AREA TO LOCATE BURIED LINES.

5 HORIZONTAL UNITS:
DISTANCES CONTAINED HEREIN ARE BASED UPON THE U.S. BUREAU OF STANDARDS DEFINITION
OF ONE SURVEY FOOT = 1200/3937 METER.

I, LAWRENCE J. BUCAR, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO JT LLC, THAT A FIELD SURVEY OF THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THE PLAT, WAS MADE UNDER MY SUPERVISION ON FEB 19, AD 2021 AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.



LAWRENCE J. BUCAR P.L.S. NO. 35595 DATE:

CLERK AND RECORDER CERTIFICATE:

THIS PLAT WAS FILED FOR PUBLIC RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, STATE OF COLORADO AT _____M. THIS ____ DAY

OF _____, A.D. 2021 BY _____

COUNTY CLERK AND RECORDER _____

INSTRUMENT NO. _____

EXECUTED THIS _____ DAY OF _____, A.D. 2021

BY RICARDO BRECEDA AND LUZ C. ARMENTA

NOTARY PUBLIC ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 2021 BY

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES:

MY ADDRESS IS:

EXECUTED THIS ____ DAY
OF _____, 2021 BY _____

ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 2021 BY

WITNESS MY HAND AND SEAL

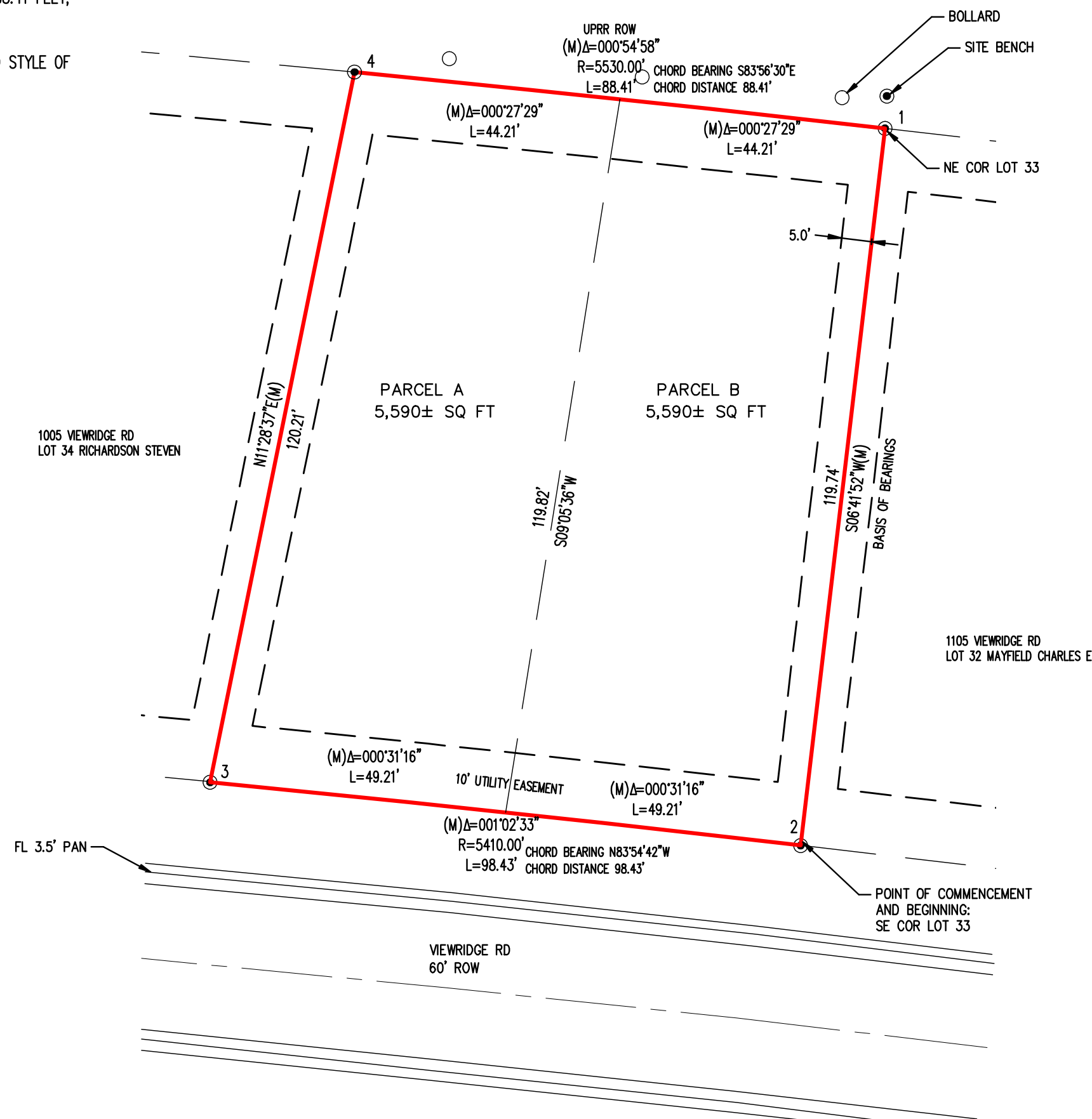
MY COMMISSION EXPIRES:

MY ADDRESS IS:

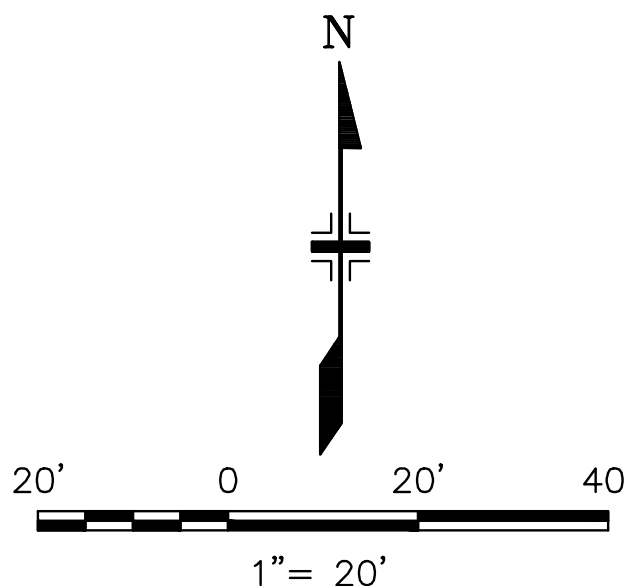
EXECUTED THIS ____ DAY
OF _____, 2021 BY _____

TOWN OF BENNETT CERTIFICATE:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 2021 BY



SURVEYED BOUNDARY		(R) RECORD VALUE
— — — — —	RECORD LOT LINE	(M) MEASURED VALUE
	EASEMENT OUTLINE	(C) CALCULATED VALUE
①	FOUND REBAR AND 1.5" METAL CAP STAMPED "BASIN PLS 30086"	
②	FOUND REBAR AND 1.25" SUN BLEACHED ILLEGIBLE PLASTIC CAP	
③	FOUND DISTORTED #6 REBAR, UPGRADED TO #5 REBAR AND 1.5" METAL CAP STAMPED "LJ BUCAR PLS 35595"	
④	SET FASTENED 1" METAL DISC STAMPED "LS 35595" TOP OF WOOD POST	



Geodesk LLC
VALUE IN COLORADO, PENNSYLVANIA AND THE WORLD

geodesk@hotmail.com 1288 Madison St, Denver, Colorado 80206 (720) 427-9448

Title: LOT 33 SUBDIVISION, A PORTION OF THE SE 1/4 OF SECTION 27 T. 3 S., R. 63 W., 6TH P.M.

Site Address: Unassigned VACANT LAND, ADAMS COUNTY, DENVER, CO 80221 Sheet 1 of 1

Drawn By: LJB
Date: Mar 20, 2023

Checked By: AME C:\Civil 3D Projects\33 Cordella West\dwg\33Cordella2.dwg



Steve Hebert <shebert@bennett.co.us>

Re: Cordella Lot 33 Subdivision Plat Referral

1 message

Daniel Giroux <dangiroux@terramax.us>

Sun, Apr 25, 2021 at 10:31 PM

To: Town of Bennett Planning <planning@bennett.co.us>

Cc: Steve Hebert <shebert@bennett.co.us>, Sara Aragon <saragon@bennett.co.us>

From a utility side, they have only one water and sewer stub-out – not a terrible burden on the water side, but the SS is 20+ feet deep in this area, so a second SS stub would take out most of the road for excavation. For the duplexes on the south side, we had allowed them to "split" or co-use one SS stub. I've asked Ricky & Robin with PW how they feel about the same thing here. It's a pretty unfortunate circumstance, frankly.

I don't see any other issues from an infrastructure side – they should be fine for streets & stormwater. We have not gotten any sidewalk in this Subdivision; it would seem silly to start now, to me.

Please feel free to forward this graphic to the rest of the referral team if you feel it would be helpful for location reference.



Thank you,

Dan

Daniel P. Giroux, PE

President

Terramax, Inc.

Consulting | Engineering

303-929-3194

From: Town of Bennett Planning <planning@bennett.co.us>

Date: Wednesday, April 21, 2021 at 12:03 PM

To: Stephen Hebert <shebert@bennett.co.us>, Daniel Giroux <dangiroux@terramax.us>, Gabrielle Renner <Gabrielle.Renner@wilsonco.com>, "sarah.e.zawatzki@usps.gov" <sarah.e.zawatzki@usps.gov>, Daymon Johnson <djohnson@bennett.co.us>, Robin Price <rprice@bennett.co.us>, Chris Raines <Director@bennettrec.org>, Caleb Connor <calebconnor@bennettfirerescue.org>, Victoria Flamini <VictoriaFlamini@bennettfirerescue.org>, "apeake@summitutilitiesinc.com" <apeake@summitutilitiesinc.com>, "David.dixon@state.co.us" <David.dixon@state.co.us>, Gina Burke <gburke@jehnwater.com>, "JGutierrez@summitutilitiesinc.com" <JGutierrez@summitutilitiesinc.com>, "Patw@esrta.coop" <Patw@esrta.coop>, "Julio.Iturreria@i-70reap.com" <Julio.Iturreria@i-70reap.com>, "GVanderstraten@summitutilitiesinc.com" <GVanderstraten@summitutilitiesinc.com>, "bkaufman@irea.coop" <bkaufman@irea.coop>, "mculley@lightkelly.com" <mculley@lightkelly.com>, Melissa Kendrick <kendrickplanning@gmail.com>, Robin Purdy <robinp@bsd29j.com>

Subject: Cordella Lot 33 Subdivision Plat Referral

Hello,

Below is a Dropbox link for a Minor Subdivision Plat for Lot 33 in Cordella West Subdivision. Comments are due back on May 5, 2021 and can be sent to planning@bennett.co.us or mailed to Town Hall.

Please let Steve Hebert (shebert@bennett.co.us) or Sara Aragon (saragon@bennett.co.us) know if you have any questions or concerns.

We appreciate your time and attention to this matter.

Cordella Lot 33 Minor Subdivision

Thanks,

Sara



Planning Department
207 Muegge Way | Bennett CO, 80102
(303)644-3249 | planning@bennett.co.us
townofbennett.colorado.gov



Bennett-Watkins Fire Rescue

District Office: 303-644-3572 Fax: 303-644-3401

355 4th Street, Bennett, CO 80102

Email: LifeSafety@BennettFireRescue.org

"Striving to Preserve Life and Property"

April 27th, 2021

Steve Hebert

Town Planner

Town of Bennett

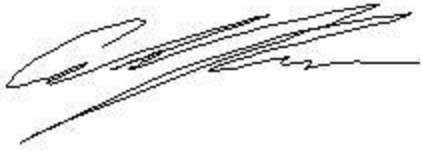
Re: Cordella Lot 33 Minor Subdivision Plat – Case 21.09

Planner Hebert,

In regards to the submission for Cordella Lot 33 Minor Subdivision Plat – Case 21.09, Bennett-Watkins Fire Rescue (BWFR) has the following comments and considerations:

- BWFR has no objections to the proposed subdivision.
- The developer shall confer with Bennett Fire Protection District and ensure that the proposed development conforms to adopted (IFC) fire code standards.
- The developer shall ensure the proposed municipal water systems pertaining to hydrant distribution fire suppression is adequate to protect the proposed development as well as meet design expectations of both the Town of Bennett as well as Bennett-Watkins Fire Rescue. Considerations for design requirement shall include adopted codes and standards as well as ISO distribution and fire flow requirements.
- It is recommended that the developer work directly with Bennett-Watkins Fire Rescue, ISO, and Town of Bennett Staff to provide and review information pertaining to the needed fire flows for the proposed development. This information should be vetted against International Fire Code Requirements as well as ISO requirements. It is also likely that this information will also be required by the Town to include for hydraulic system modeling.
- Fire hydrant installation shall conforming to the painting and color coding system outlined in NFPA 291. The developer/install contractor is responsible for ensuring all hydrants are painted conforming to the TOB/BWFR standards.
- It is likely that existing fire hydrant infrastructure will be adequate to support originally intended residential one and two family dwelling development.
- BWFR will incur unmet capital costs associated with new development. To address the needs of this unmet capital cost, BWFR has partnered with the Town to enact a development fee policy which establishes fees due for all new types of development. It is likely that fees will apply to the new proposed development. If the developer has additional questions or concerns regarding Fire District development fees or policies, they can contact the District Office at 303-644-3572.

Thank You



Caleb J. Connor
Fire Marshal
Life Safety Division
Bennett-Watkins Fire Rescue
303-644-3572 - Headquarters / 720-893-7672 - Direct
www.BennettFireRescue.org



Steve Hebert <shebert@bennett.co.us>

RE: Cordella Lot 33 Subdivision Plat Referral

Brooks Kaufman <BKaufman@irea.coop>
To: Steve Hebert <shebert@bennett.co.us>

Tue, Apr 27, 2021 at 7:30 AM

Steve

The applicant will required to provide the additional easements for the two parcels and the added easement language. In addition the applicant may be required to upgrade the existing electrical facilities at their expense.

Respectfully

Brooks Kaufman*Lands and Rights of Way Manager*

Office 720.733.5493

Cell 303.912.0765

5496 N US Hwy 85

Sedalia, CO 80135



Intermountain Rural Electric Association



From: Town of Bennett Planning <planning@bennett.co.us>
Sent: Wednesday, April 21, 2021 12:02 PM
To: Steve Hebert <shebert@bennett.co.us>; Daniel Giroux <dangiroux@terramax.us>; Gabrielle Renner <Gabrielle.Renner@wilsonco.com>; sarah.e.zawatzki@usps.gov; Daymon Johnson <djohnson@bennett.co.us>; Robin Price <rprice@bennett.co.us>; Director@bennettrec.org; calebconnor@bennettfirerescue.org; Victoria Flamini <VictoriaFlamini@bennettfirerescue.org>; apeake@summitutilitiesinc.com; David.dixon@state.co.us; gburke@jehwater.com; JGutierrez@summitutilitiesinc.com; Patw@esrta.coop; Julio.Iturreria@i-70reap.com; GVanderstraten@summitutilitiesinc.com; Brooks Kaufman <BKaufman@Irea.Coop>; mculley@lightkelly.com; kendrickplanning@gmail.com; robinp@bsd29j.com
Subject: Cordella Lot 33 Subdivision Plat Referral

Page 201

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Below is a Dropbox link for a Minor Subdivision Plat for Lot 33 in Cordella West Subdivision. Comments are due back on May 5, 2021 and can be sent to planning@bennett.co.us or mailed to Town Hall.

Please let Steve Hebert (shebert@bennett.co.us) or Sara Aragon (saragon@bennett.co.us) know if you have any questions or concerns.

We appreciate your time and attention to this matter.

Cordella Lot 33 Minor Subdivision

Thanks,

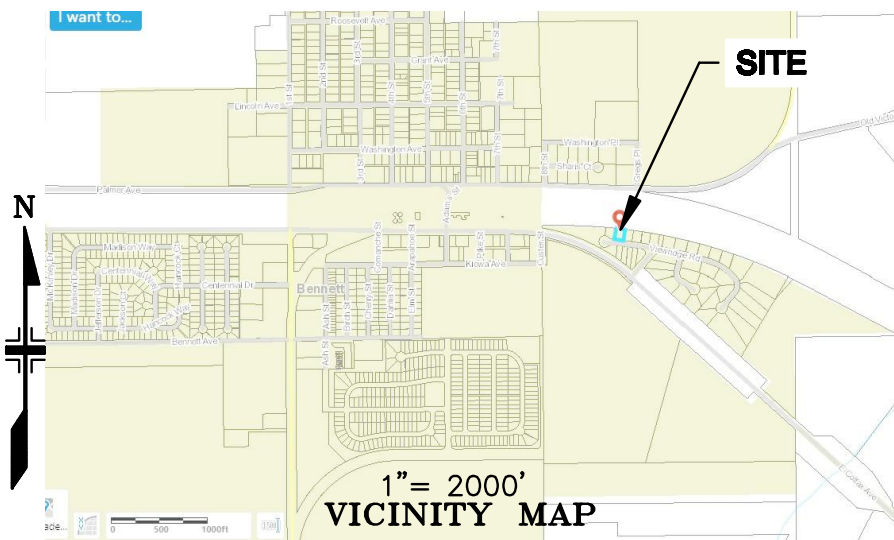
Sara



Planning Department
207 Muegge Way | Bennett CO, 80102
(303)644-3249 | planning@bennett.co.us
townofbennett.colorado.gov



IREA COMMENTS LOT 33 CORDELLA WEST.pdf
1737K



BASIS OF BEARINGS

BEARINGS CONTAINED HEREIN ARE BASED UPON THE PLATTED BEARING OF N06°41'52"E, CORDELLA WEST SUBDIVISION ASSIGNED TO THE FOUND AND DESCRIBED MONUMENTS AS SHOWN HEREON.

FLOOD CERTIFICATE

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN, ACCORDING TO THE MOST CURRENT INSURANCE RATE MAP (FIRM), PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
MAPS ARE DATED MARCH 5, 2007
COMMUNITY NO. 080001 PANEL NO. 08001C0718H

NOTES

1 DATE OF FIELD WORK: FEB 19, 2021

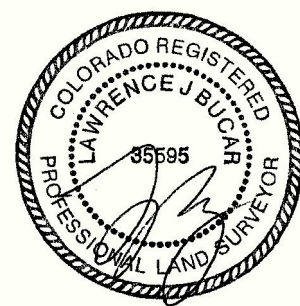
2 THIS PLAT REPRESENTS A RESUBDIVISION BOUNDARY SURVEY OF THE PARCEL SHOWN. IT IS LOT 33 OF CORDELLA WEST SUBDIVISION, FILED WITH THE CLERK AND RECORDER OF ADAMS COUNTY ON OCTOBER 12, 2000 AD, RECORDED AS INSTRUMENT NO. 2000030720575 AND AS DEPICTED AT PAGE 2 OF INSTRUMENT NO. 2021000031765 03/16/2021 04:49:45 PM

3 ACCORDING TO COLORADO LAW YOU MUST COMMENCE 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.

4 COLORADO STATE LAW CRS 9-1.5-101 STATES THAT ANYONE PLANNING TO DIG IN OR NEAR A PUBLIC ROAD, STREET, ALLEY, RIGHT-OF-WAY, OR UTILITY EASEMENT IS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO OF YOUR INTENT, TWO (2) BUSINESS DAYS BEFORE YOU DIG. CALL 1-800-922-1987 OR 303-534-6700 IN THE METRO DENVER AREA TO LOCATE BURIED LINES.

5 HORIZONTAL UNITS:
DISTANCES CONTAINED HEREIN ARE BASED UPON THE U.S. BUREAU OF STANDARDS DEFINITION OF ONE SURVEY FOOT = 1200/3937 METER.

ADD: NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES



LAWRENCE J. BUCAR P.L.S. NO. 35595

DATE:

CLERK AND RECORDER CERTIFICATE:

THIS PLAT WAS FILED FOR PUBLIC RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, STATE OF COLORADO AT _____M. THIS ____ DAY

OF _____, A.D. 2021 BY _____

COUNTY CLERK AND RECORDER _____

INSTRUMENT NO. _____

LOT 33 SUBDIVISION, FINAL PLAT

A RESUBDIVISION OF LOT 33, CORDELLA WEST SUBDIVISION, REC NO. 2000030720575

A PORTION OF THE SE 1/4 OF SECTION 27 T. 3 S., R. 63 W., 6TH P.M. TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 1

LAND DESCRIPTION AND DEDICATION:

WARRANTY DEED 2016000068550:
LOT 33, CORDELLA WEST SUBDIVISION, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO
AREA= (M)11,175 SQ FT OR 0.256± ACRE
KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF SAID LOT 33 CORDELLA WEST SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AND BEGINNING AT THE SOUTHEAST CORNER OF LOT 33, CORDELLA WEST SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO, FROM WHICH THE NORTHEAST CORNER OF SAID LOT 33 BEARS N6°41'52"E, A DISTANCE OF 119.74 FEET; THENCE ALONG THE SOUTHERLY ARC OF SAID LOT 33, THE CHORD OF WHICH BEARS N83°54'42"W, A DISTANCE OF 98.43 FEET, A SOUTHERLY RADIUS OF 5410.00 FEET, AN ARC LENGTH OF 98.43 FEET, AND DELTA OF 1°02'33";
THENCE N11°28'37"E, A DISTANCE OF 120.21 FEET;
THENCE ALONG THE NORTHERLY ARC OF SAID LOT 33, THE CHORD OF WHICH BEARS S83°56'30"E, A DISTANCE OF 88.41 FEET, A SOUTHERLY RADIUS OF 5530.00 FEET, AN ARC LENGTH OF 88.41 FEET, AND DELTA OF 0°54'58";
THENCE S6°41'52"W, A DISTANCE OF 119.74 FEET TO THE POINT OF BEGINNING
HAVE BY THESE PRESENTS, LAID OUT PLATTED, AND SUBDIVIDED THE SAME INTO 2 PARCELS UNDER THE NAME AND STYLE OF LOT 33 SUBDIVISION.

EXECUTED THIS ____ DAY OF _____, A.D. 2021

BY RICARDO BRECEDA AND LUZ C. ARMENTA

NOTARY PUBLIC ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF ADAMS }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 2021 BY _____

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

EXECUTED THIS ____ DAY
OF _____, 2021 BY _____

ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF ADAMS }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 2021 BY _____

WITNESS MY HAND AND SEAL

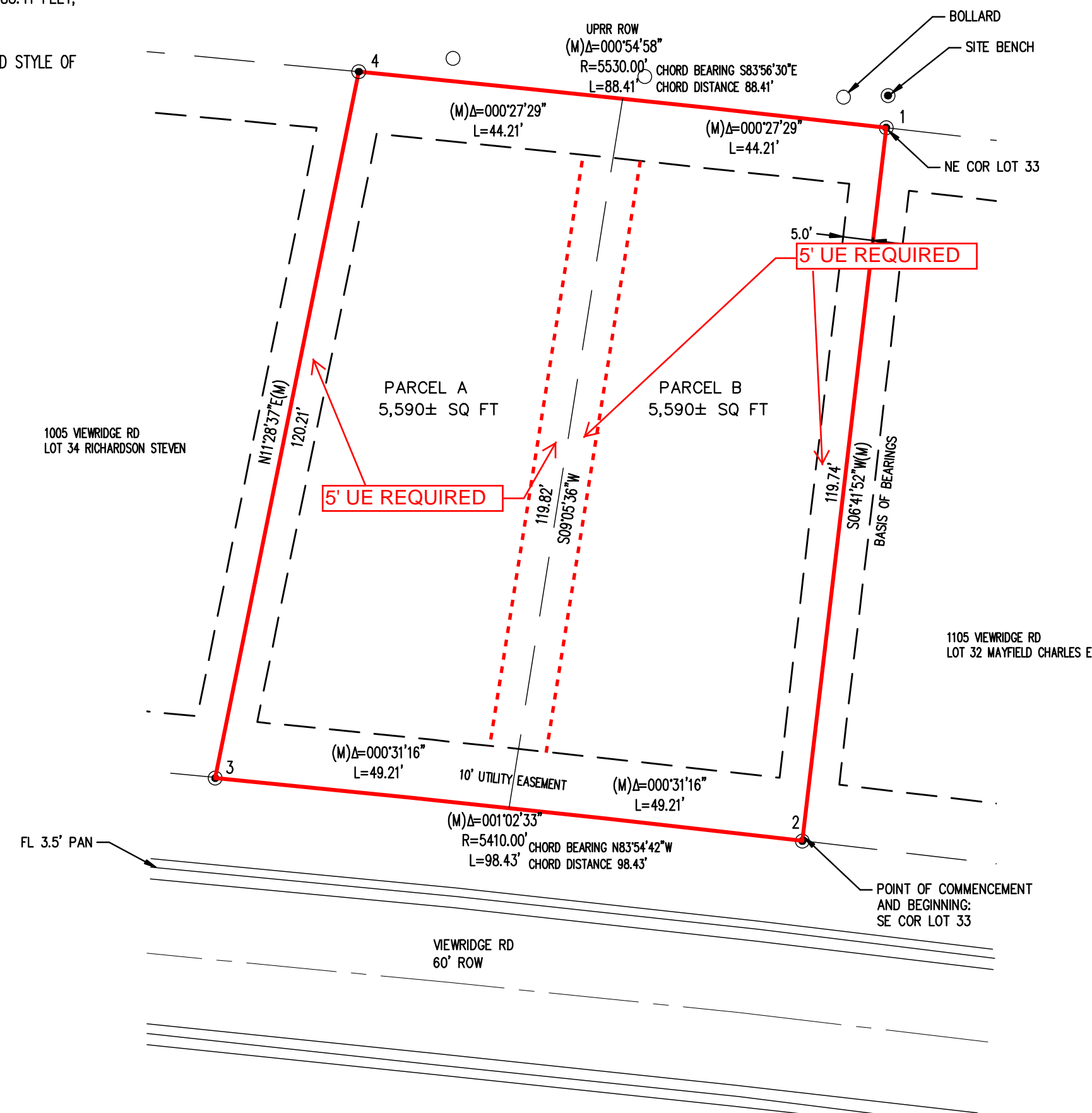
MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

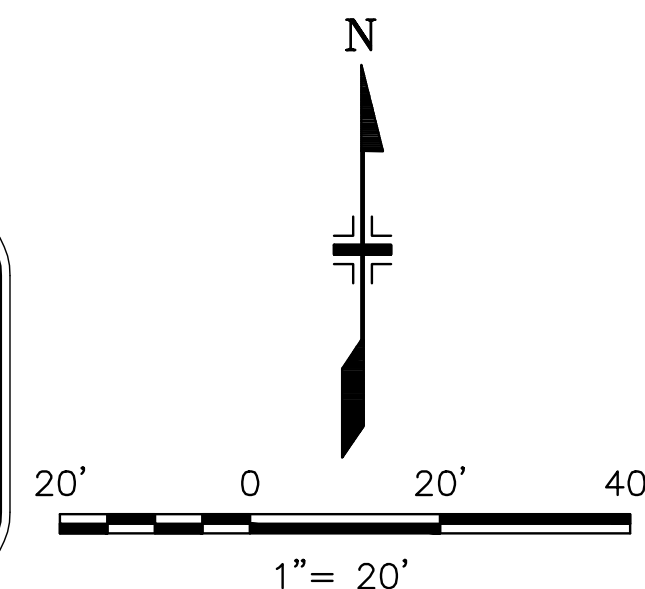
EXECUTED THIS ____ DAY
OF _____, 2021 BY _____

TOWN OF BENNETT CERTIFICATE:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 2021 BY _____



LEGEND			
	SURVEYED BOUNDARY	(R)	RECORD VALUE
	RECORD LOT LINE	(M)	MEASURED VALUE
	EASEMENT OUTLINE	(C)	CALCULATED VALUE
1	FOUND REBAR AND 1.5" METAL CAP STAMPED "BASIN PLS 30086"		
2	FOUND REBAR AND 1.25" SUN BLEACHED ILLEGIBLE PLASTIC CAP		
3	FOUND DISTORTED #6 REBAR, UPGRADED TO #5 REBAR AND 1.5" METAL CAP STAMPED "LJ BUCAR PLS 35595"		
4	SET FASTENED 1" METAL DISC STAMPED "LS 35595" TOP OF WOOD POST		



No.	Comments	2021	By

Geodesk LLC VALUE IN COLORADO, PENNSYLVANIA AND THE WORLD geodesk@hotmail.com 1288 Madison St, Denver, Colorado 80206 (720) 427-9446

Title: LOT 33 SUBDIVISION, A PORTION OF THE SE 1/4 OF SECTION 27 T. 3 S., R. 63 W., 6TH P.M.	
Site Address: Unassigned VACANT LAND, ADAMS COUNTY, DENVER, CO 80221	Sheet 1 of 1
Drawn By: LJB	Date: Mar 20, 2021
Checked By: AME C:\Civil 3D Projects\33 Cordella West\dwg\33Cordella2.dwg	

BENNETT PLANNING AND ZONING COMMISSION

RESOLUTION NO. 2021-07

**A RESOLUTION RECOMMENDING APPROVAL OF
A FINAL PLAT FOR CORDELLA WEST, LOT 33**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Bennett a request for approval of a final plat for the Cordella West, Lot 33.

WHEREAS, all materials related to the proposed final plat have been reviewed by Town staff and found with conditions to be in compliance with Town of Bennett subdivision and zoning ordinances; and

WHEREAS, after a noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds that the proposed final plat should be approved subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BENNETT, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed final plat for Cordella West, Lot 33 subject to the conditions set forth on Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED THIS 19TH DAY OF JULY 2021.

Chairperson

ATTEST:

Christina Hart, Secretary

EXHIBIT A
Cordella West, Lot 33,
Conditions of Approval

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town Staff and the Town Engineer;
2. Make other minor modifications as directed by Town Staff, the Town Engineer and Town Attorney.

Suggested Motion

I move to approve Resolution No. 2021-07 - A resolution recommending approval to the Bennett Board of Trustees of a final plat for Cordella West, Lot 33.