BOARD OF COUNTY COMMISSIONERS LAND USE MEETING/PUBLIC HEARING

TUESDAY, MAY 12, 2026

AGENDA

Tuesday, May 12, 2026 **2:30 PM** **Hearing Room**

2:30 PM

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

a. 3640 N. State Highway 67 - 5 Year Annual Fundraiser - Major Entertainment Event - Project File: EE2026-003.
Matt Jakubowski, AICP, Chief Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - EE2026-003

3. Public Hearing Agenda Items

a. Pinery Meadows Planned Development, 1st Amendment - Major Planned Development Amendment - Project File: ZR2026-003.
Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Pinery Meadows PD, 1st Amendment - BCC Staff Report for Continuance
Staff Report - ZR2026-003

To be Continued to May 26, 2026 at 2:30 p.m.

b. Highlands Ranch Planned Development, 84th Amendment - Major Planned Development Amendment - Project File: ZR2026-002.
Matt Jakubowski, AICP, Chief Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - ZR2026-002

c. Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations - Project File: DR2025-006.
Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - DR2025-006

d. Resolution supplementing the 2026 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of $54,260,127.
Kim Hirsch, Assistant Budget Director — *Budget*

Attachments: Cover Page
Supplemental 5.12.26

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, May 26, 2026 @ 2:30 p.m.

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Matt Jakubowski, AICP, Chief Planner

DESCRIPTION: 3640 N. State Highway 67 - 5 Year Annual Fundraiser - Major Entertainment Event - Project File: EE2026-003.

SUMMARY: The request is for approval of an entertainment event permit for a fundraiser to be held one day per year, at the end of May, for five years (2026 through 2030).

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 22B of the Dougals County Zoning Resolution. Should the Board find that the approval standards for a Major Entertainment Event are met, the following proposed conditions should be considered for inclusion in the motion:

1. A major entertainment event permit is approved for May 30, 2026 and in successive years in late May 2027, 2028, 2029, and 2030, as described in the staff report and attached narrative. Proof of inspections, permits, approvals, and agreements that may be required from all applicable agencies and County Departments shall be submitted prior to the start of the event in 2026, and prior to the event in successive years through 2030.
2. Prior to final event permit issuance each year, all building and electrical permits that may be required shall be obtained by the applicant and the applicant shall pass all onsite inspections that may be required by the Douglas County Building Division.
3. Prior to final event permit issuance each year, copies of valid food service licenses that may be required for all vendors shall be provided to the Douglas County Health Department.
4. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	4/30/2026
Jeff Garcia	Approve	5/4/2026
Christie Guthrie	Approve	5/4/2026
Doug DeBord	Approve	5/5/2026
Samantha Hutchison - FYI	Notified - FYI	5/5/2026

ATTACHMENTS:

Cover Page
Staff Report - EE2026-003

MEETING DATE: May 12, 2026

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ATTACHMENTS:

Staff Report - EE2026-003

DOUGLAS COUNTY
COLORADO

Major Entertainment Event Staff Report

Date:	April 29, 2026
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Kati Carter, AICP, Director of Community Development
CC:	Matt Jakubowski, AICP, Chief Planner Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Deputy Director of Community Development
Subject:	**3640 N. State Highway 67 – 5 Year Annual Fundraiser Entertainment Event**
Project File:	**EE2026-003**

Board of County Commissioners Hearing: **May 12, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests approval of a multi-year Entertainment Event for the Happy Dog Ranch Horse Sanctuary at 3640 N. State Highway 67 for 5 years from 2026 through 2030. The applicant proposes a cap of 300 attendees through the duration of the event. In 2026, the festival is proposed for May 30, with dates in successive years in late May. The event is a fundraiser for the applicant's non-profit, and features an open house, dinner, music and dancing from 4:00 p.m. to 8:00 p.m.

The 81-acre site is zoned Agricultural One (A-1) and is located on Highway 67 approximately 1 mile north of the intersection of Highway 67 and Oak Valley Road within the West Plum Creek Subarea of the 2040 Comprehensive Master Plan.

A. Applicant and Owner

Happy Dog Holdings LLC
John and Bernadette Spillane, Happy Dog Ranch Foundation Inc.
3640 N. State Highway 67
Sedalia, CO 80135

B. Request

Approval of a 5-year entertainment event to be held at the end of May through 2030.

D. Process

A Major Entertainment Event is processed pursuant to Section 22B, Entertainment Events, of the DCZR. Section 2201B states the intent of the process is "to provide for the orderly control of Entertainment Events."

Entertainment Events are defined in Section 36 of the DCZR as “a public presentation for which admission is made available to the general public, held on a one time or occasional basis that provides amusement for, or holds the attention of, those in attendance.” Entertainment events are permitted as an accessory use in the A-1 Zone District. The regulations establish two categories of entertainment event permits, major and minor, depending on the frequency and size of the event proposed.

A major entertainment event is defined as either: 1) a one-day event, such as a concert, with a maximum daily attendance of more than 500 persons, or 2) a multi-day event, such as a festival, carnival, or revival, with a maximum daily attendance of more than 300 persons or a duration of seven (7) days or less. An annual calendar of events or recurring, multi-year events are also considered through the major entertainment event process. Major entertainment events are subject to review and approval by the Board at a public meeting. Courtesy notices are mailed to abutting property owners to inform them of an application in process.

Per Section 2205B.05 of the DCZR, “Major Entertainment Event Permits shall be approved, approved with conditions, continued, tabled for further study, or denied by the Board of County Commissioners at a public meeting. The Board shall evaluate the Entertainment Event request, staff report, applicant responses, and public comment and testimony. The Board's action shall be based on the evidence presented, compliance with adopted County standards, regulations and policies; and other guidelines.”

E. Location

The site is located approximately 1 mile north of the intersection of Highway 67 and Oak Valley Road. Vicinity, zoning, and aerial maps are attached to the staff report.

F. Project Description

The applicant is requesting a multi-year entertainment event approval for 5-years. The event is a fundraiser for the Happy Dog Ranch and Horse Sanctuary, and includes an open house, dinner, and music. In 2026, the event is proposed on May 30 from 4:00 p.m. to 8:00 p.m. The event is proposed to occur in successive years 2027 through 2030 on a similar date in late May. The event schedule includes an open house at 4:00 p.m., dinner at 5:30 p.m. and a concert from 6:30 p.m. to 8:00 p.m. The applicant has proposed to cap attendance at 300 persons per event each year. If a multi-year event is approved, the applicant must still obtain all necessary permits and inspections, and must provide any other applicable documents prior to issuance of an annual permit.

The event will occur within the indoor riding arena on the property. A stage, speakers, and lighting will be located indoors to reduce noise and lighting impacts. The applicant proposes vehicle parking on the property within the outdoor riding arena adjacent to the indoor riding arena. Valet parking service will be provided as needed. The applicant proposes 4 portable toilets. Handwashing stations will be provided adjacent to the portable toilets, and contracted trash service will be provided to manage solid

waste. The applicant has requested a liquor license through Douglas County for the event.

II. CONTEXT

A. Background

The site is zoned A-1 which permits agricultural recreational activities as a principal use, and entertainment events as an accessory use subject to the permit process in DCZR Section 22B. Since the applicant is proposing a multi-year event, approval of a Major Entertainment Event per DCZR Section 2205B is required. Per Section 2203B.03 of the DCZR, the Board may approve a multi-year entertainment event limited to a maximum of 5 years if no significant changes to the scope and duration of the events are planned to occur over that period, subject to periodic inspection.

The applicant held events on the property in 2024 and 2025, including the same activities and hours of operation, as single minor entertainment events. These previous events were approved administratively by the Director of Community Development.

B. Adjacent Land Uses and Zoning

The site is generally surrounded on all sides by large lot single-family residences and agricultural and ranching functions.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One (A-1)	Large-lot single-family residences; Agricultural uses
South	Rural Residential	Single-family residences
East	Agricultural One (A-1)	Large-lot single-family residences; Agricultural uses
West	Agricultural One (A-1)	Large-lot single-family residences; Agricultural uses

III. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No physical conditions exist on the property to constrain its use for the proposed multi-year entertainment event.

B. Access

Access to the site is from State Highway 67. Onsite parking area is proposed within the existing outdoor arena, reachable from a long private driveway.

C. Traffic

Public Works Engineering reviewed the proposal. No traffic impact analysis (TIA) was required per the applicant's cap on attendance of 300 persons, as well as the applicant's traffic estimate of vehicles for the event provided in the narrative. The applicant has indicated traffic is sporadic in the beginning of the event due to the 4:00 p.m. open house. The existing internal driveway is adequate to handle queuing vehicles leaving the event. Traffic has not been an issue in previous years. The applicant acknowledges a TIA would be required if traffic issues emerge.

D. Drainage and Erosion

No Grading Erosion and Sediment Control (GESC) plan and report or drainage plan is required for the proposal.

IV. PROVISION OF SERVICES

A. Fire Protection

West Douglas Fire provides fire and emergency services to the site. West Douglas has reviewed and approved the proposal. An inspection of the concert stage may be required prior to the event.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. The DCSO traffic unit reviewed the proposal and has no objection to the proposal.

C. Water and Sanitation

The applicant proposes portable toilets with hand-washing stations and bottled water for attendees. The event provides no impact on water and sanitary services.

D. Utilities

The proposal does not impact existing utilities.

E. Other Required Processes and Permit

In conjunction with approval of the Major Entertainment Event permit, the applicant will be required to show proof that the following approvals are obtained prior to issuance of a final Douglas County Entertainment Event Permit. These permits are required prior to each year of the event.

- Douglas County Building inspection as needed
- West Douglas Fire inspection as needed
- Proof of retail food service licenses as needed
- Douglas County Liquor License

V. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners during the referral period of April 7, 2026, through April 16, 2026. Referral response requests were sent to nearby homeowners associations (HOA), including the Bear's Den HOA, the Indian Creek Ranch Improvement Association, and the Ranch at Coyote Ridge HOA. No HOA's provided a response to the referral request.

In addition, pursuant to DCZR Section 2205B.04, the applicant provided mailed written notice of the Board of County Commissioners public meeting to abutting property owners on April 27, 2026. No public comments were received at the preparation of the staff report. Any additional public comments received will be provided prior to the hearing.

All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. The applicant has provided responses to referral comments within a letter included in the staff report appendix.

VI. STAFF ANALYSIS

Per Section 2202B of the DCZR, a Major Entertainment Event may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

2202B.01: The proposed use is compatible with the intent of the zone district in which the event is proposed.
Staff Comment: The site is located within the A-1 Zone District in which entertainment events are allowed as an accessory use.

2202B.02: The proposed use will not have a substantial adverse affect on adjacent uses, buildings, structures, or the natural environment.
Staff Comment: The event is proposed within an existing indoor arena. Courtesy notices and notice of the public meeting were mailed to all abutting landowners. No comments were received from any abutting property owners, other members of the public, or nearby Homeowners Associations during the referral period. West Douglas Fire has approved the proposal.

Parking is proposed within the outdoor arena accessible via the internal driveway from State Highway 67. Community Development and Public Works Engineering staff have reviewed the proposal and found it to be adequate. Additionally, the applicant has agreed to a cap on attendees through the 5-year approval period to allow for a consistent traffic estimate. No Grading Erosion and Sediment Control (GESC) permit is required. Douglas County Building has reviewed the proposal and has no objections to the event.

2202B.03: The proposed use will not have a substantial adverse effect on public services or facilities.
Staff Comment: The applicant will provide portable toilets for public use. The applicant provided food service license documentation to Douglas County Health Department (DCHD) per DCHD requirements. No significant water and sanitation impacts are anticipated as portable toilets and bottled water are proposed. The Douglas County Sheriff's Office does not object to the proposal

2202B.04: The nature of the proposed use will not be detrimental to the health, safety, or welfare of the community.
Staff Comment: A referral response request was sent to the Colorado State Patrol, Douglas County Sheriff's Office, DCHD, West Douglas Fire, and the Douglas County Building and Engineering Divisions. These reviews ensure that the applicant has addressed health and safety issues associated with the event. No Special Event Permit is required from State Patrol.

2202B.05: The proposed use complies with the general requirements listed in Section 2203B, herein.
Staff Comment: The event is proposed on a conforming A-1 property with access to public roads. Parking is proposed within the outdoor arena accessible from private driveways from Highway 67. The applicant will provide portable toilets and trash containers for the event. No Douglas County Building Services building permits are required and County Building does not object to the proposal. West Douglas Fire has approved the proposed event.

2202B.06: The site is suitable for the proposed use, considering flood hazard, drainage, and topography.
Staff Comment: The application has been reviewed by Engineering Services, who had no comment regarding site drainage or grading. The site is not within a 100-year floodplain, and no GESC or drainage reports are required since no land disturbance is proposed.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 22B of the DCZR. Event activities are confined to the indoor arena to minimize noise and lighting impacts on neighboring properties. Vehicle parking will occur within the property, and the applicant has agreed to cap event attendees to 300 to mitigate traffic impacts. Final inspections will be forthcoming in the days leading up to the event.

Should the Board find that the approval standards for a 5-year Major Entertainment Event are met, the following proposed conditions should be considered for inclusion in the motion:

1. A major entertainment event permit is approved for May 30, 2026 and in successive years in late May 2027, 2028, 2029, and 2030, as described in the staff

report and attached narrative. Proof of inspections, permits, approvals, and agreements that may be required from all applicable agencies and County Departments shall be submitted prior to the start of the event in 2026, and prior to the event in successive years through 2030.

2. Prior to final event permit issuance each year, all building and electrical permits that may be required shall be obtained by the applicant and the applicant shall pass all onsite inspections that may be required by the Douglas County Building Division.

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4. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 8
Applicant's Narrative 9
Vicinity Map 11
Zoning Map 12
Aerial Map 13
Referral Agency Response Report 14
Referral Response Letters 17
Applicant Response to Referral Comments 25
Entertainment Event Exhibit 27

DOUGLAS COUNTY
COLORADO

Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: Minor Entertainment Event (5 year approval)

Marketing Name: Happy Dog Ranch Horse Sanctuary

Presubmittal Review Project Number: PS 2026-085

PROJECT SITE

Address: 3640 N State Highway 67, Sedalia, CO 80135

State Parcel Number(s): 2353-333-00-36

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S)

Name(s): Happy Dog Holdings, LLC

Address: 3640 N State Highway 67, Sedalia, CO 80135

Phone: 303-789-1031

Email:

AUTHORIZED REPRESENTATIVE

Name: John Spillane

Company: Happy Dog Ranch Foundation, Inc.

Address: 3640 N State Highway 67, Sedalia, CO 80135

Phone: 303-915-8533

Email:

A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.

ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

John Spillane — Applicant's Signature

March 27, 2026 — Date

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email planning@douglas.co.us.

Project Number (Office Use Only): EE2026-003

Happy Dog Ranch Horse Sanctuary 5-Year Permit Application for Open House / Concert / Dinner
Saturday May 30, 2026, and annually thereafter on or about the same date

Tours: 4:00pm, Dinner 5:30, Concert 6:30 – 8:00pm

The May 30, 2026 concert and dinner is the third annual holding of this event, and we are seeking approval of this event annually for the next five years as may be permitted under the County's regulations. The event will be ticketed, and attendance will be capped for the 2026 event at 250 tickets (with a total cap of 300 tickets unless otherwise approved by the County). Beer and wine will be served, and we have applied for the liquor permit. Dinner will be provided by the nonprofit, and we will seek an exemption from the food licensing requirements as was the case in 2025.

PURPOSE:
The purpose of the event is both educational and fundraising. The open house will help community members understand the services that Happy Dog Ranch Horse Sanctuary offers at our new location. This event is in keeping with our agriculture/recreation/education zoning.

DETAILS:
Tours of Happy Dog Ranch will begin at 4:00pm. Dinner will be served at 5:30 pm inside the arena. The concert will begin at 6:30 pm, also inside the arena. The event is scheduled to conclude at 8:00 pm.

Other details:

Estimate of Vehicle Traffic and Parking: Parking will be in our 1.7-acre outdoor arena as in prior years, with adjoining paddock areas available if necessary. We had approximately 200 attendees in 2025, and we are capping the available tickets to 250 this year. To allow flexibility, we will cap tickets for the remaining four-year period to 300 tickets, unless otherwise approved by the County. Attendees will arrive between 3:30 and 5:15, so arrivals will be over the one hour and 45-minute period and not all at once. Similarly, attendees are likely to leave between 6:30 and 8:00 after dinner and by the end of the concert. Most attendees will arrive as couples (approximately 190) resulting in 95 vehicles, with approximately 12 vehicles with singles, and approximately 12 vehicles with more than two couples, for a total of approximately 119 vehicles (95 + 12 +12). Volunteers will direct parking and we will have a special parking area designated up front for handicapped or those who just need closer proximity to the event. We will also have valet service for those who need it. We understand that if traffic becomes an issue through the event duration, the County may request submittal of a future TIA.

Toilets: We are renting 3 portable toilets and we already have one handicap accessible portable toilet, for a total of 4, and a portable hand washing station. This is within the County's guidelines of one toilet for each 100 persons. The toilets and washing station will be located on a gravel drive next to the indoor area where the concert takes place. The public will not use our private toilet system so as not to overtax our septic system. There will be a chain separation between the toilets and the drive lane to the parking area.

Notices: We have invited adjacent and nearby neighbors to the event as in the past and we have mailed notices to the adjoining neighbors in accordance with the County's public notice requirements

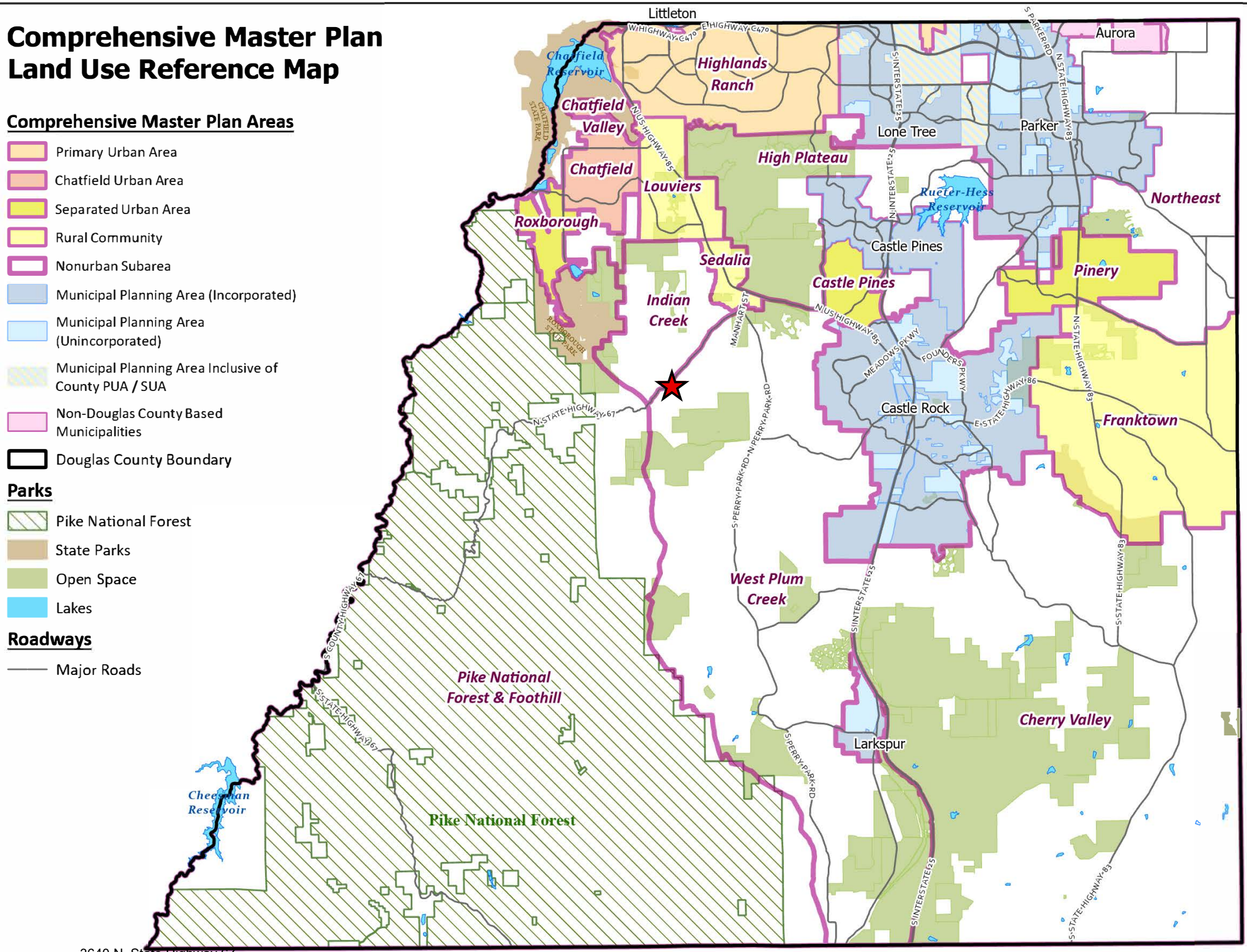
Trash: We will have several lidded trach containers and recycle containers placed around the concert and dinner area. We have our trash service contracted with HBS, which can provide as many containers as we need for this event.

Other: We have no water requirements (due to portable toilets), and there will be no impact to the land and surrounding area. The stage and speakers will be located in the indoor arena, and there will be no additional lighting. If a commercial stage is used we will have the stage inspected by the fire department.

NOTE: Per Scott Weeks on March 23, 2026, our liquor license application and payment have been received and we have posted the notice for 10 days, as required.

This is the same format/agenda as the fundraising event we held August 2, 2025, the only difference being the request for the 5-year approval.

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

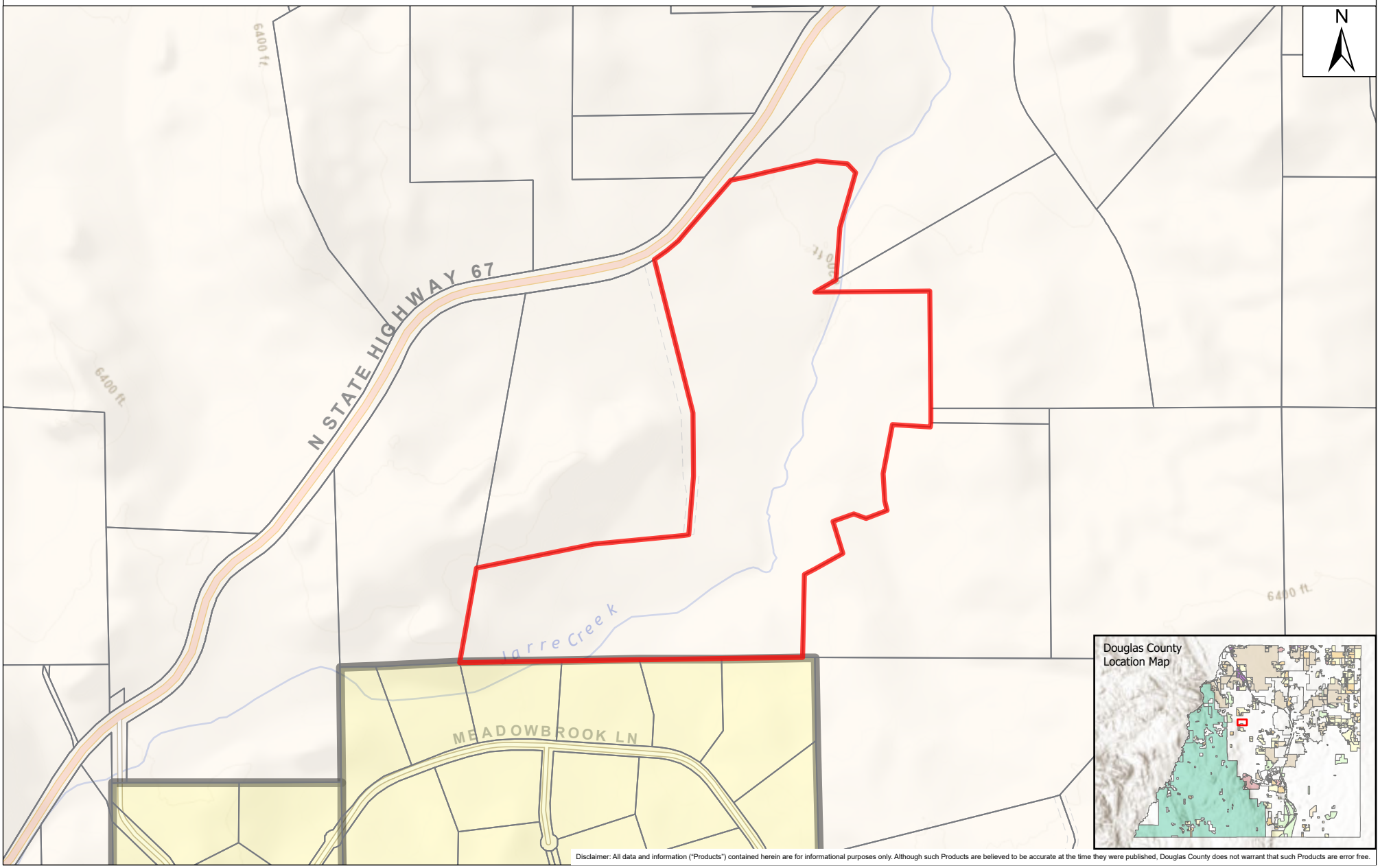
- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads

3640 N. State Highway 67 EE2026-003 Zoning Map

DOUGLAS COUNTY COLORADO



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

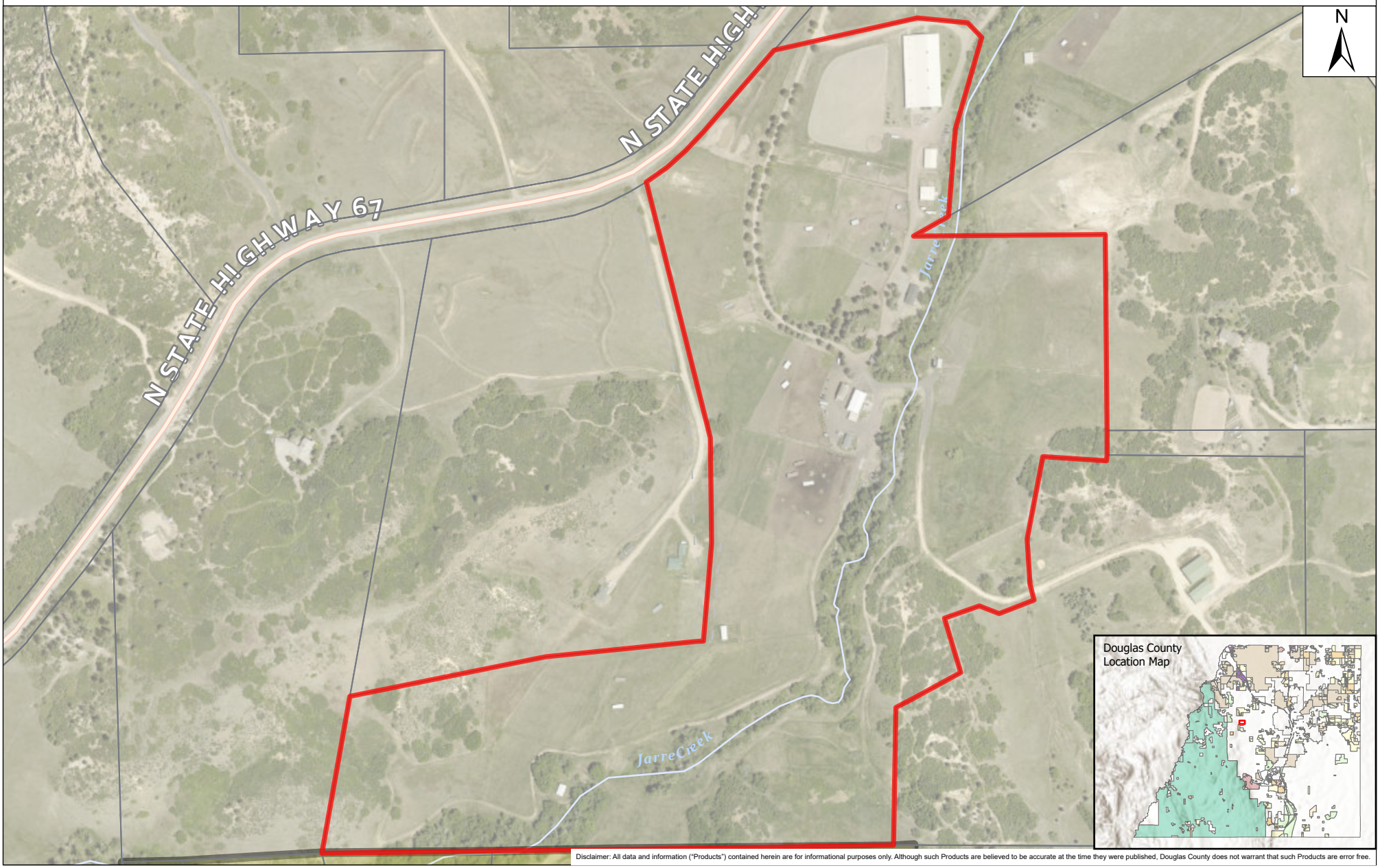
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3640 N. State Highway 67 EE2026-003 Aerial Map

DOUGLAS COUNTY COLORADO



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Project Name: 3640 N State Highway 67
Project File #: EE2026-003
Date Sent: 04/07/2026 **Date Due:** 04/16/2026

Agency	Rec'd	Agency Response	Response Resolution
Building Services	04/08/2026	Received (verbatim response): Please apply for a permit and submit a complete permit application, including a narrative and site plans, for review. Inspection requirements will be determined once the permit application has been evaluated.	Applicant submitted the required documentation. A walk-through inspection will be completed as needed. It is not anticipated that a permit is required.
Douglas County Health Department	04/16/2026	Received (verbatim response): <u>Wastewater – Portable Toilets for Visitors</u> Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. The proposed number of chemically-controlled portable toilets may be adequate to serve the anticipated number of attendees. Given the peak expected occupancy of 250 attendees, 5 portable toilets may be adequate to serve this number of guests. General best practice for determining the number of portable toilets is 1 toilet per 100 guests. If alcohol is being served, it is recommended to add 10% to 20% more portable toilets. Portable toilets should be placed so that they are accessible to attendees, but away from the food vendor area. Arrangements shall be made for the contractor to empty/replace these during the event. Hand washing units should be provided at each bank of portable toilets <u>Wastewater - Existing Onsite Wastewater Treatment System (OWTS) Cannot Be Used for Public Events</u> The applicant mentions using the facility's handicap toilet located inside the indoor arena for attendees along with additional portable toilets. DCHD records show that an existing OWTS is located on the event property. The OWTS is for private use only and is not designed for public use; increased demand could result in failure to the system. <u>Solid Waste Collection for Events</u> To avoid nuisance, odors, and pest attraction, the Douglas County Health Department (DCHD) recommends the applicant provide solid waste collection receptacles at the event. Trash receptacles should have lids and be placed in areas that are accessible to attendees but placed in a manner to ensure food safety. Trash receptacles and dumpsters shall be emptied frequently to prevent trash from overflowing. We encourage recycling of materials where possible. Applicant mentions they have a contract with HBS to provide containers for event.	Applicant proposes 4 port-o-lets (one will be accessible). Port-o-lets will be serviced as needed. Attendees will not utlize the indoor facility. Hand-washing units will be provided. Adequate trash facilities will be provided. Trash facilities will be serviced as needed during the event.

Project Name: 3640 N State Highway 67
Project File #: EE2026-003
Date Sent: 04/07/2026 **Date Due:** 04/16/2026

Agency	Rec'd	Agency Response	Response Resolution
		Food Service The event coordinator shall contact Zane Wilson, Environmental Health Specialist, as soon as possible to discuss any food related requirements. Zane Wilson can be reached at zwilson1@douglas.co.us or 720-643-2479.	Applicant has coordinated food service approvals with DCHD.
Engineering Services	04/16/2026	Following is a summary of referral comments from County Engineering. See full letter for detail. - Coordinate engineering fees Revise your narrative per the below: - A Traffic Impact Analysis (TIA) is not required if the applicant agrees to cap attendees and prepares an estimate of vehicle traffic. Consider a cap above 250 persons for flexibility. - Describe whether vehicles come and leave at once, or in waves. - If traffic becomes an issue through the event duration, the County may request submittal of a future TIA.	Applicant paid required fees. Applicant has capped attendees to 300 for the 5-year period. Traffic is sporadic in the beginning of the event due to the open house. Additionally, some patrons leave after dinner, and before the end of the concert. The long driveway allows for adequate queuing when vehicles leave. Traffic issues have not been present in previous years. Applicant acknowledges a TIA may be required if traffic issues emerge.
Sheriff's Office	04/12/2026	Received (verbatim response): No issues from the traffic unit.	No action necessary.
West Douglas FD	04/17/2026	Received (verbatim response): We have no concerns as long as they give us reasonable notice in advance of events and should they use a commercial stage we would require a stage inspection (No charge). Otherwise we approve of this as submitted.	No action necessary.
Bear's Den HOA		No Response Received.	No action necessary.
Indian Creek Ranch Improvement Association		No Response Received.	No action necessary.

Project Name: 3640 N State Highway 67
Project File #: EE2026-003
Date Sent: 04/07/2026 **Date Due:** 04/16/2026

Agency	Rec'd	Agency Response	Response Resolution
Ranch at Coyote Ridge HOA		No Response Received.	No action necessary.
Colorado State Patrol	04/17/2026	Received (verbatim response): I concur with MSgt White's response. If this event is not impacting local traffic or causing dangerous situations as guest enter or exit then there is no need for permitting from our office. If anything were to change we would need to re-evaluate the event to ensure everyone's safety. If there are no changes, we do not need to receive an application every year.	No action necessary.
Colorado Department of Transportation CDOT-Region # 1	04/08/2026	Following is a summary of the referral response from CDOT. See the full letter for review. CDOT inquired as to whether a State Patrol Special Event Permit was required, and requested confirming regarding vehicle queuing or parking on Highway 67. Staff confirmed no State Patrol permit was required, and that parking is to occur on the property. CDOT responded with no further concerns.	No action necessary.

From: Loeffler - CDOT, Steven
Sent: Wednesday, April 8, 2026 9:25 AM
To: Matt Jakubowski
CC: Joseph Tripple - CDOT; Jessica Varner - CDOT
Subject: Re: Douglas County eReferral (EE2026-003) Is Ready For Review

Caution: This email originated outside the organization. Be cautious with links and attachments.

Thanks Matt. Based on this, we have no further concerns.

Steve Loeffler
Permits Unit- Region 1

COLORADO
Department of Transportation

P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Wed, Apr 8, 2026 at 9:22 AM Matt Jakubowski <mjakubow@douglas.co.us> wrote:

> HI Steve,
>
> A State Patrol Special Event Permit has not been required (see attached email from State Patrol from last year's event). We have sent a referral to State Patrol this year as well. There is an open house for the non-profit (therapeutic horse riding) before the dinner/music, so attendees trickle in and are not arriving all at once. Additionally, they anticipate about 250 attendees, with few solo drivers. All parking has been handled on the property in the outdoor riding arena. There is a long driveway from Highway 67 as well.
>
> Thank you,
>
> Matt
>
> **Matt Jakubowski, AICP** | Chief Planner

Douglas County Department of Community Development

Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460

Email | mjakubow@douglas.co.us

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our Public Outreach and Assistance team at 303-660-7460 or email planning@douglas.co.us.

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Wednesday, April 8, 2026 6:51 AM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Cc: Joseph Tripple - CDOT <joseph.tripple@state.co.us>; Jessica Varner - CDOT <jessica.varner@state.co.us>
Subject: Re: Douglas County eReferral (EE2026-003) Is Ready For Review

Caution: This email originated outside the organization. Be cautious with links and attachments.

Matt,

I have reviewed the referral for the proposed Happy Dog Ranch Horse Sanctuary (3640 N. State Highway 67) multi year (5 years annually) entertainment event and have the following comments:

- For the event last year I had inquired if a State Patrol Special Event permit was being acquired. I heard back that the event group had reached out to the State Patrol but I don't see if a Special Event permit was acquired or required.
- There is concern with cars queueing out onto Hwy 67 waiting to get into the venue to park. Please note that no parking should take place on the Highway Right of Way. All parking shall be on the venue site.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1

COLORADO
Department of Transportation

P 303.757.9891 | F 303.757.9053

2829 W. Howard Pl. 2nd Floor, Denver, CO 80204

steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

From: White - CDPS, Blake
Sent: Wednesday, July 9, 2025 2:26 PM
To: Gretchen happydogranch.org
CC: Matt Jakubowski; Matthew Bowman - CDPS
Subject: Re: Fw: application submittal for Aug. 2, 2025 public event

Good afternoon,

Thank you for sending this information over and I have reviewed what you submitted to Douglas County. As you have previously hosted this event with minimal impact to traffic flow in the past, I am comfortable not requiring or issuing a permit from our agency for your event this year. Please just keep an eye on traffic volume and parking to minimize roadway impact and the volume over that time frame should not present a problem.

For next year, please feel free to also notify Sergeant Matt Bowman, ccd on this email. He has taken over for Luke Pinner and my duties with permitting.

If you have any follow up questions, please let me know.

Master Sergeant Blake White

COLORADO
State Patrol
Department of Public Safety
C 303.909.2550 | Dispatch 303.239.4501
15240 S Golden Rd, Bldg 69, Golden CO 80401
blake.white@state.co.us | csp.colorado.gov

On Wed, Jul 9, 2025 at 2:16 PM Gretchen happydogranch.org <gretchen@happydogranch.org> wrote:

> Hi Sgt. White,
>
> Attached are all the documents we submitted to Douglas County. The narrative gives the brief overview and the site plan shows the ranch with more detail. Address is 3640 N. Hwy. 67, Sedalia.
>
> As I mentioned, we're looking at about 200 attendees between 4:30-8:30 pm. We held the fundraising event last year as well, and there was nothing required by state patrol. We have ample parking at the ranch and there was no traffic issue.
>
> Please let me know if you have any questions.
>
> Thanks for your help,
> Gretchen
>
> Gretchen Ditto
> Marketing & Development
> Happy Dog Ranch Horse Sanctuary
> (805) 796-9270
> www.happydogranch.org

From: Heller - CDPS, Derrick
Sent: Friday, April 17, 2026 4:50 PM
To: Matt Jakubowski
Subject: Happy Dog Ranch Horse Sanctuary Event

Caution: This email originated outside the organization. Be cautious with links and attachments.

Good Evening,

I concur with MSgt White's response. If this event is not impacting local traffic or causing dangerous situations as guest enter or exit then there is no need for permitting from our office.

If anything were to change we would need to re-evaluate the event to ensure everyone's safety. If there are no changes, we do not need to recieve an application every year.

--
Respectfully Sent,
Sergeant Derrick Heller
Special Operations Section
Cell - 720-692-8011
Colorado State Patrol
15055 S. Golden Rd. Golden, CO. 80401

From: White - CDPS, Blake
Sent: Wednesday, July 9, 2025 2:26 PM
To: Gretchen happydogranch.org
CC: Matt Jakubowski; Matthew Bowman - CDPS
Subject: Re: Fw: application submittal for Aug. 2, 2025 public event

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Master Sergeant Blake White

COLORADO
State Patrol
Department of Public Safety
C 303.909.2550 | Dispatch 303.239.4501
15240 S Golden Rd, Bldg 69, Golden CO 80401
blake.white@state.co.us | csp.colorado.gov

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> Gretchen
>
> Gretchen Ditto
> Marketing & Development
> Happy Dog Ranch Horse Sanctuary
> (805) 796-9270
> www.happydogranch.org

REFERRAL RESPONSE REQUEST – 5YR MAJOR ENTERTAINMENT EVENT

Date sent: April 7, 2026

Comments due by: **April 16, 2026**
Fax: 303.660.9550

Project Name:	3640 N. State Highway 67 (Happy Dog Ranch Horse Sanctuary)
Project File #:	EE2026-003
Project Summary:	Major Entertainment Event request for approval of a multi-year event (5 years annually) for approximately 250 guests at Happy Dog Ranch (3640 N. State Hwy. 67). In 2026, the event is to be held on Saturday, May 30, 2026 from 4:00p.m. to 8:00p.m. Successive years through 2030 will occur on similar dates at the end of May. The fundraiser event includes an open house to educate the community about the non-profit, as well as live music and food/drink within the indoor riding arena. Parking is proposed in the adjacent outdoor arena (valet service also provided). Volunteers will park in a separate area. Site is located on State Hwy. 67 approximately 1 mile NE of the intersection of Hwy. 67 and Oak Valley Road.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐ No Comment	
☐ Please be advised of the following concerns:	
☒ See letter attached for detail.	
Agency: PW - Engineering	**Phone #:** (303) 660-7490
Your Name: Jacob Gabel	**Your Signature:**
(please print)	**Date:** 4/16/2026

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Matt Jakubowski, AICP, Chief Planner
Enclosure

MEMORANDUM

To: Matt Jakubowski, Chief Planner

CC:

From: Jacob Gabel, Development Review Engineer

Date: 4/16/2026

RE: 3640 N State Highway 67 MME: EE2026-003: DV2026-242

Initial Submittal:	4-10-2026
1st Engineering response letter:	4-16-2026

The Douglas County Department of Public Works Engineering has reviewed the 9876 Democrat Road Project and has the following comments:

General

1. Please coordinate the Engineering fees.

Narrative

2. In order to waive the requirement for a Traffic Impact Analysis (TIA), please address the following as part of your narrative:
    a. Please state that the tickets will be capped and state what the cap is. If you anticipate the event to grow, it would be better to cap it at more than the 250 people that was approximated so that you have some flexibility.
    b. Please state how many vehicles you anticipate based upon previous years.
    c. Please clarify whether people come and go dispersed throughout the event or if they come and go all at the same time. With the concert at the end, would all 250 people leave at the same time?
3. Please be aware that if the County receives complaints, we may need to reassess and request a TIA at that time.

With the next submittal, please enclose a written response to these comments. Please let me know if you have any questions.

DOUGLAS COUNTY HEALTH DEPARTMENT COLORADO

April 24, 2026

John Spillane
Happy Dog Ranch
3640 N State Highway 67
Sedalia, CO 80135

2026 Non-Profit Licensing Exemption

Dear John Spillane,

The information submitted by you has been reviewed by Douglas County Health Department and it has been determined that you are considered exempt from licensing by this department for your operation as a nonprofit organization. Should you change your menu, please re-submit to the Health Department for further review.

Menu:
Crackers, fruits, polenta crisps, gazpacho, red pepper and tomato soup
Salmon (fully cooked), with onions, garlic, bell peppers, and capers
Chicken with tomatoes, artichokes, and black olives,
Potato salad
Sauteed asparagus with mushrooms
Assorted baked goods and chocolate

The following information are recommendations from this Department:

1. A handwashing station with a free-flow spout, catch bucket, soap, and paper towels should be provided.
2. You should always provide sanitizer test strips for use and sanitizer water (50-200ppm bleach and water) during preparation and service of food.
3. You should provide a metal-stem thermometer which reads from 0°F to 220°F available for use.
4. You should provide disposable gloves or serving utensils for handling ready-to-eat foods. Ready-to-eat foods are foods that require no additional cooking steps after preparation and are ready for consumption.
5. You should provide enough utensils to change every four hours.
6. All potentially hazardous food should always remain below 41°F or above 135°F.
7. Grey water is not permitted to be discharged to the storm sewer and shall only be discharged to the sanitary sewer.

Please contact me at 720-645-2479 or at zwilson1@douglasco.gov with any questions.

Sincerely,

Zane Wilson, MPH | Environmental Health Specialist I
Douglas County Health Department
Address | 11045 E. Lansing Circle, Suite 300, Englewood, CO 80112
Office | (720) 643-2479 **Cell |** (303) 880-1383
Email | zwilson1@douglasco.gov

DOUGLAS COUNTY HEALTH DEPARTMENT COLORADO



HAPPY DOG RANCH FOUNDATION, INC.

April 27, 2026

Via Email

Matt Jakubowski, AICP
Chief Planner
Douglas County Department of Community Development
Planning Services Division
100 Third Street
Castle Rock, CO 80104

RE: Happy Dog Ranch Horse Sanctuary Annual Concert and Dinner
3640 N State Highway 67
Project File: #EE2026-003

Dear Matt:

Thank you for sending the Referral Response Report. The following are our responses:

BUILDING SERVICES: We have submitted a building permit application to the Building Services Department with the requested information.

DOUGLAS COUNTY HEALTH DEPARTMENT:

Wastewater: We will have four portable toilets, one of which will be handicapped accessible, and a portable washing station. With a limit of 250 tickets, the number of toilets satisfies the County's recommended guidelines of one toilet for every 100 attendees. These will be placed outside the arena accessible to attendees, but away from the food area. We will arrange with the contractor to empty/replace these during the event if necessary. We will not have the public use our private facilities for the event.

Solid Waste Collection: We will provide lidded solid waste collection receptacles at the event, which will be placed in areas accessible to attendees and placed in a manner to ensure food safety. We have trash removal service contracted with HBS.

Food Service: We have been in contact with Zane Wilson regarding food service and have received the necessary approvals.

ENGINEERING SERVICES: We have revised our narrative in accordance with the comments from engineering and have paid the required fees.

3640 N State Highway 67, Sedalia, Colorado, 80135, 303-915-8533, jmspil54@gmail.com

SHERIFF'S OFFICE: No issues.

WEST DOUGLAS FD: As requested, we will give the fire department reasonable notice in advance of events. We will coordinate a stage inspection if we use a commercial stage.

COLORADO STATE PATROL: Staff confirmed that no State Patrol permit is required and that parking will occur on the property.

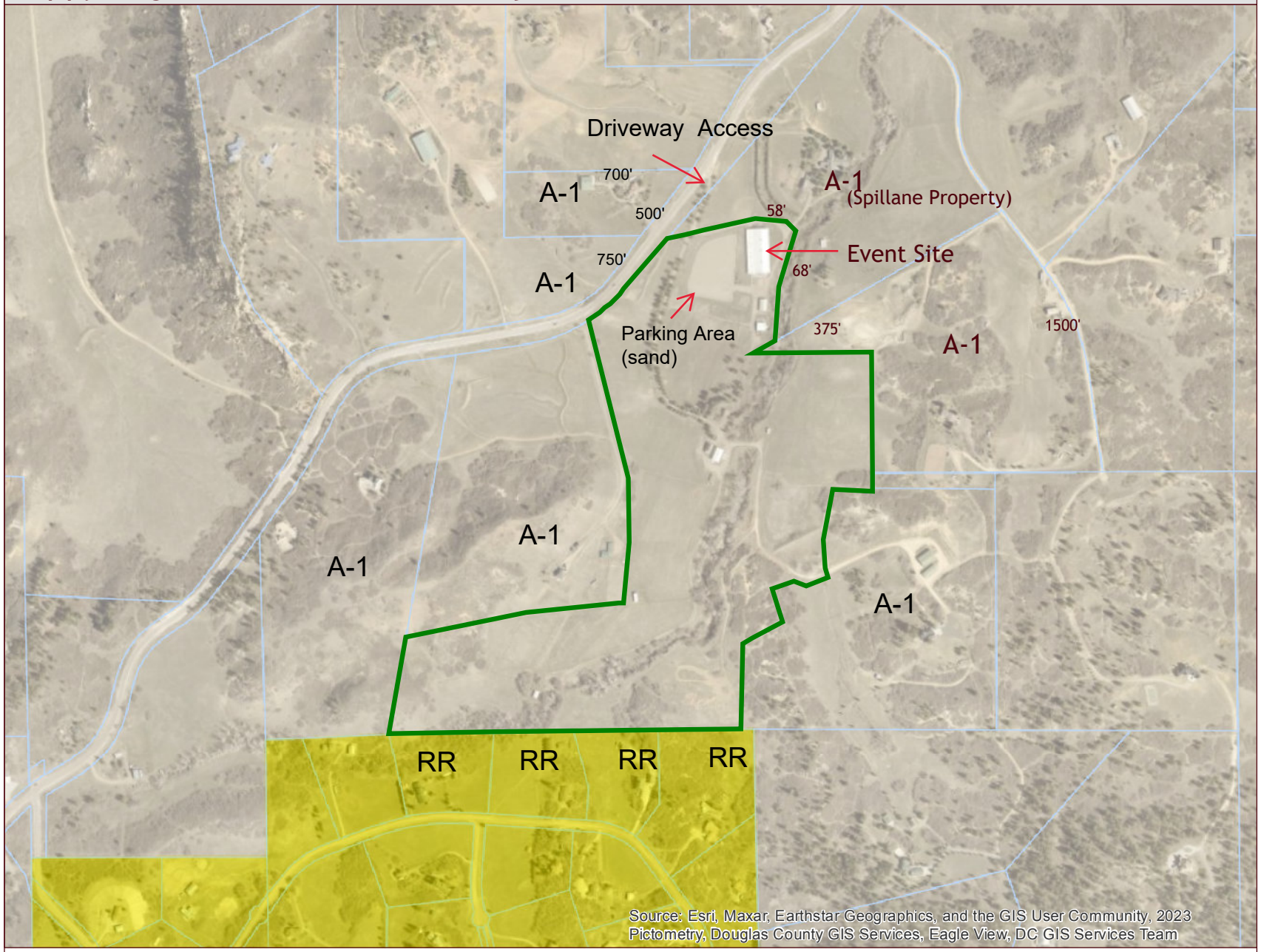
Many thanks to you and the Douglas County staff for your assistance with obtaining the referral comments and for all your help. Please let me know if you have any questions or if the staff needs anything else.

Best regards,



John Spillane, Secretary/Treasurer

Happy Dog Ranch Site Plan and Adjacent Parcels



Real Property

- Parcel

Public Land Survey System

- Township
- Section

General Features

- School
- Private Road
- Railroad

0 0.1 0.2

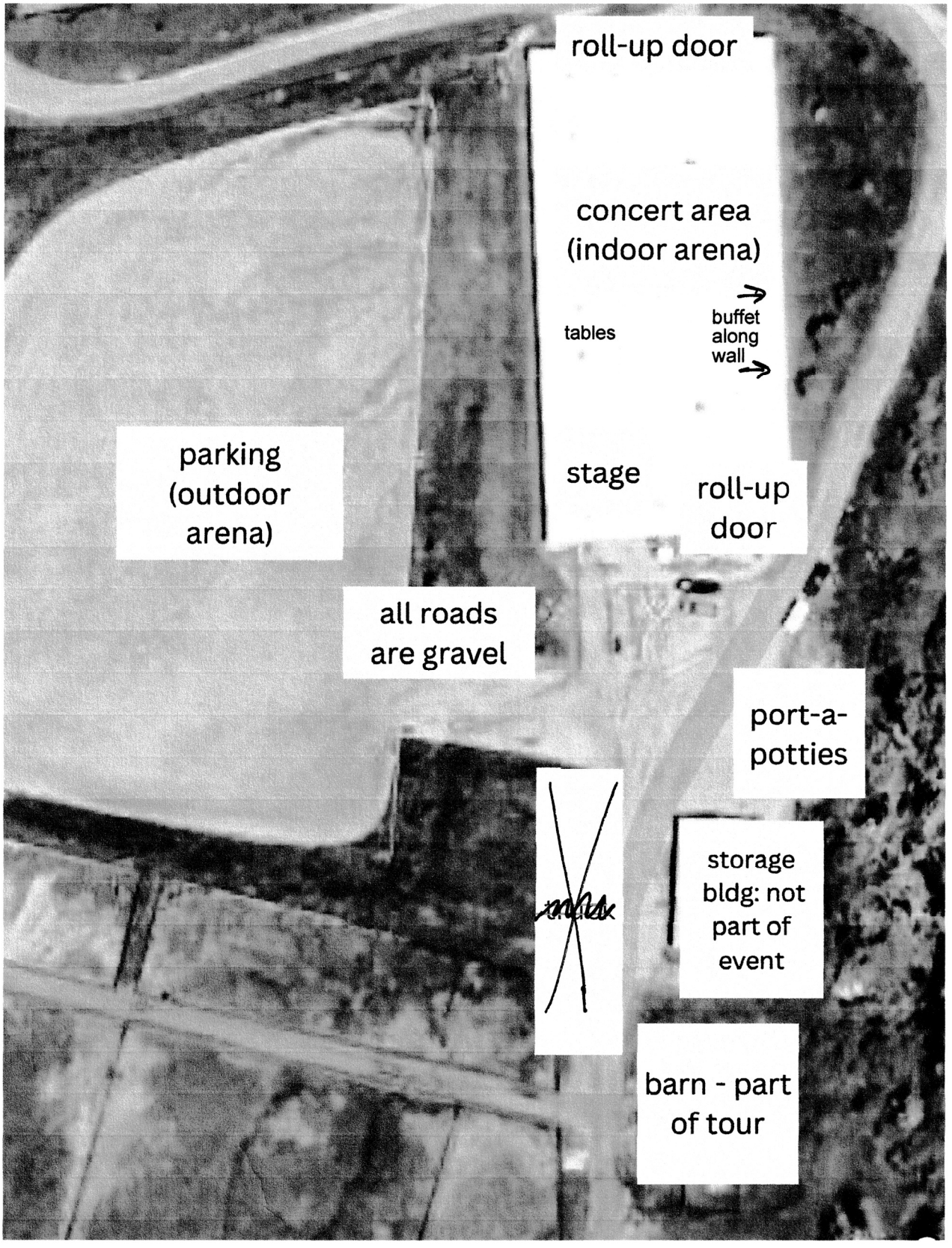
Miles

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Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104

3640 N. State Highway 67
Project File: EE2026-003 - 5-year Major Entertainment Event


roll-up door
concert area (indoor arena)
tables
buffet along wall
parking (outdoor arena)
stage
roll-up door
all roads are gravel
port-a-potties
storage bldg: not part of event
barn - part of tour

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Pinery Meadows Planned Development, 1st Amendment - Major Planned Development Amendment - Project File: ZR2026-003.

SUMMARY: The request is for approval of a major amendment to the Pinery Meadows Planned Development to establish development standards specific to the 68 single-family detached cluster lots within the Pinery Meadows subdivision.

STAFF ASSESSMENT: Staff assessed the major amendment request in accordance with Sections 1519-1523 of the Douglas County Zoning Resolution. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	4/30/2026
Jeff Garcia	Approve	5/4/2026
Christie Guthrie	Approve	5/4/2026
Doug DeBord	Approve	5/5/2026
Samantha Hutchison - FYI	Notified - FYI	5/5/2026

ATTACHMENTS:

Cover Page
Pinery Meadows PD
1st Amendment - BCC Staff Report for Continuance
Staff Report - ZR2026-003

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

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REVIEW:

Steven E Koster	Approve	4/30/2026
Jeff Garcia	Approve	5/4/2026
Christie Guthrie	Approve	5/4/2026
Doug DeBord	Approve	5/5/2026

ATTACHMENTS:

Staff Report - ZR2026-003

DOUGLAS COUNTY
COLORADO

Major Planned Development Amendment Staff Report

Date:	May 5, 2026
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Kati Carter, AICP, Director of Community Development
CC:	Eric Pavlinek, Principal Planner Curtis J. Weitkunat, AICP, Long Range Planning Manager Steven E. Koster, AICP, Deputy Director of Community Development
Subject:	**Pinery Meadows Planned Development, 1st Amendment**
Project File:	**ZR2026-003**

Planning Commission Hearing:	**May 4, 2026 @ 6:00 p.m.**
Planning Commission Hearing - continued:	**May 18, 2026 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**May 12, 2026 @ 2:30 p.m.**
Board of County Commissioners Hearing - continued:	**May 26, 2026 @ 2:30 p.m.**

Due to the lack of quorum for the Planning Commission hearing on May 4, the Major Amendment will be heard by the Planning Commission on May 18. Due to the change in the Planning Commission hearing date, staff requests a continuance of the Board hearing to May 26, 2026, at 2:30 PM. This will allow the Planning Commission to provide a recommendation to the Board.

DOUGLAS COUNTY
COLORADO

Major Planned Development Amendment Staff Report

Date:	April 30, 2026
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Kati Carter, AICP, Director of Community Development
CC:	Eric Pavlinek, Principal Planner Curtis J. Weitkunat, AICP, Long Range Planning Manager Steven E. Koster, AICP, Deputy Director of Community Development
Subject:	**Pinery Meadows Planned Development, 1st Amendment**
Project File:	**ZR2026-003**

Planning Commission Hearing:	**May 4, 2026 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**May 12, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests approval of a major amendment to the Pinery Meadows Planned Development (Pinery Meadows PD) to establish setbacks specific to single-family detached cluster lots. The proposal will also adjust the setbacks for the single-family attached lots and will modify general notes as originally approved with the Pinery Meadows PD. The proposed amendment does not increase density, as the total number of dwelling units allowed per the Pinery Meadows PD remains unchanged at 170 units.

The Planning Commission will hear the request at its May 4th public hearing. Staff will provide an update to the Board at the public hearing.

II. APPLICATION INFORMATION

A. Applicant

Integrity Land Ventures
7200 S. Alton Way, Suite C400
Centennial, CO 80112

B. Request

Approval of a major amendment to the Pinery Meadows PD to establish development standards specific to the 68 single-family detached cluster lots within the Pinery Meadows subdivision. The request will also adjust other development standards related to setbacks and private roads.

C. Process

A major amendment to a PD is processed pursuant to Sections 1519 through 1523 of the Douglas County Zoning Resolution (DCZR). The request meets the eligibility criteria of DCZR 1519.05 as the proposed amendment makes substantial changes to development standards.

Per DCZR Section 1522.08, "The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies and other guidelines."

D. Location

The Pinery Meadows PD is generally located approximately 850 feet northwest of the intersection of State Highway 83 and Scott Avenue. The Pinery Meadows PD abuts PD zoning on all sides; State Highway 83 also borders the eastern boundary. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

E. Project Description

The applicant requests a major amendment to the Pinery Meadows PD to establish setbacks specific to single-family detached cluster lots. The setbacks for these lots will be five feet from lot lines as depicted on the Lot Standards Table on sheet 2 of the planned development document. The amendment will also modify setbacks for single-family attached lots and replace the term "private alley" with "private road" to be consistent with the roads as shown on the approved final plat.

The request will also add language within the PD document to allow encroachments into utility easements with an encroachment agreement from utility providers. CORE Electric Cooperative (CORE) initially provided referral comments not in support of the PD amendment stating that the proposal would affect CORE's ability to maintain required clearances to structures and would hinder safe, unrestricted and continuous access necessary for the operation, maintenance, repair, and replacement of utility infrastructure.

The applicant met with CORE to discuss the referral comments and will proceed with the proposed PD amendment as initially submitted. The applicant is aware that CORE does not allow any encroachments into utility easements except a second-story, 2-foot eave cantilever into a utility easement as referenced in CORE's updated comments from an email dated April 20, 2026. CORE has no further objections to the request, provided that the structural setbacks can be met, and that no improvements are located within utility easements that conflict with or interfere with the construction, maintenance, or access to electrical facilities.

The applicant acknowledged CORE's updated response and confirmed that future structures will meet setbacks as outlined in the Pinery Meadows PD. The applicant also confirmed that easements will not contain structures that conflict with or interfere with the construction, maintenance, and access to utility easements as indicated by CORE.

III. CONTEXT

A. Background

The Pinery Meadows PD was approved by the Board of County Commissioners (Board) in February of 2023. This is the 1st Amendment to the original PD. The Pinery Meadows subdivision was approved by the Board in February of this year for a total of 136 residential lots, 11 tracts, and associated public and private roads. The subdivision provides a variety of housing types, including 40 single-family attached (duplex), 28 single-family detached, and 68 single-family detached cluster lots.

IV. PROVISION OF SERVICES

A. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro reviewed the request and had no comment on the proposed amendment.

B. Sheriff Services

The Douglas County Sheriff's Office provides police protection to the site.

C. Water and Sanitation

No change in water supply or demand is associated with the request.

V. PUBLIC NOTICE AND INPUT

DCZR Section 1523 requires mailed notice to abutting landowners, published notice, and posted notice of the public hearings. Courtesy notices were also mailed to abutting property owners. No public correspondence has been received related to this application. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report, and the applicant has provided a written response to referral comments which is also included within the staff report appendix.

VI. PLANNING COMMISSION HEARING

The Planning Commission will hear the request at its May 4th public hearing. Staff will update the Board on the outcome of the Planning Commission hearing.

VII. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a major PD amendment application.

1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.
Staff Comment: The proposal does not increase the density of the Pinery Meadows PD, and no PD commitments are modified by the proposed PD amendment.

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
Staff Comment: The proposed changes to the development standards are in keeping with the residential nature of the Pinery Meadows PD.

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
Staff Comment: The proposed amendment will not adversely affect public interest or enjoyment of adjacent land.

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: The amendment benefits the community by allowing greater variety of housing types within the development.

1520.05: For applications proposing an increase in the intensity of allowed land uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.
Staff Comment: This amendment does not increase the intensity of allowed land uses within the Pinery Meadows PD. This amendment establishes setbacks specific to the 68-cluster detached single-family lots.

1520.06: Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
Staff Comment: No change in public facilities or services is associated with this request.

1520.07: Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.
Staff Comment: The proposed PD amendment does not impact the roads serving the subdivision and surrounding area. No additional impact to the roadway capacity and level-of-service is expected by this proposal.

VIII. STAFF ASSESSMENT

Staff assessed the major amendment request in accordance with Sections 1519-1523 of the DCZR. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

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DOUGLAS COUNTY
COLORADO

Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: Mixed product single-family residential development

Marketing Name: Pinery Meadows

Presubmittal Review Project Number: PS2026-055

PROJECT SITE

Address: North of Scott Ave., west of Parker Rd., south of Pinery West residential subdivision

State Parcel Number(s): 2349-100-00-025

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S)

Name(s): JEN Colorado 23 LLC

Address: 680 5th Ave, Fl 25, New York, NY 10010

Phone: 303.267.6255

Email: jerry@integritylandventures.com

AUTHORIZED REPRESENTATIVE

Name: Carl Runge

Company: Norris Design

Address: 1101 Bannock St. Denver, CO 80204

Phone: 303.892.1166

Email: crunge@norris-design.com

A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.

ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Jerry B Richmond — Applicant's Signature

March 24, 2026 — Date

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email planning@douglas.co.us.

Project Number (Office Use Only): ZR2026-003

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

March 23, 2026

Eric Pavlinek
Douglas County Department of Community Development
100 Third St,
Castle Rock, CO 80104

RE: Pinery Meadows, PD Amendment – Justification for Amendment

Dear Eric Pavlinek,

On behalf of Integrity Land Ventures, we are pleased to submit this Amendment application for the Pinery Meadows project. The consultants listed below have been assembled to realize this plan and we look forward to working closely with Douglas County to make this project a success.

Owner:
JEN Colorado 23 LLC
680 5th Ave, Fl 25
New York, NY 10010
303.267.6255
Contact: Jerry Richmond
jerry@integritylandventures.com

Developer:
Integrity Land Ventures
7200 S. Alton Way, Suite C400
Centennial, CO 80112
303.267.6255
Contact: Jerry Richmond
jerry@integritylandventures.com

Planner and Landscape Architect:
Norris Design
1101 Bannock Street
Denver, Colorado 80204
303.892.1166
Contact: Carl Runge
crunge@norris-design.com

PROJECT BACKGROUND AND JUSTIFICATION FOR AMENDMENT

This application is for an amendment to the recorded Pinery Meadows Planned Development (PD) to incorporate lot standards for the planned single family detached cluster homes. Because this product type does not fit onto lots in a traditional orientation (shared driveways, front doors do not face the road) current setbacks outlined in the PD for all single family detached homes are not appropriate. Our request is to incorporate additional lot standards into the PD that apply directly to the cluster lots. Because these lots do not have true "fronts", "backs", and sides" we are requesting that a 5' building setback be allowed from all sides of the lots. Additionally, we are requesting a text change to allow some encroachment into on-lot utility easements only when a written encroachment agreement is executed with the pertinent utility provider(s). This encroachment agreement would be required to be in place prior to issuance of building permits.

In compliance with Section 1513.05 of the Douglas County Zoning Resolution (DCZR) which states "Text Changes – Changes to the text when such changes do not alter the intent of the planned development or the commitments", these requests do not substantially alter the original intent or commitments of the Pinery Meadows PD in that we are not requesting a change to the density/total number of units or minimum lot sizes, and the proposed cluster product type meets all other standards/requirements outlined in the PD. Additionally, the requested adjustment to add additional lot standards only applies to lots within an existing residential planning area established in the original PD.

In addition to these requested text changes, we have been asked by Douglas County Staff to make minor changes to the PD to clarify that there is a 0' setback for the shared lot line of single family attached products, as well as revise the "private alley" notation in the typical lot layouts to "private road" to better reflect the applicable intent of the typical lot layouts. These changes have been requested by County Staff to "clean up" the document for future use by the County.

The following page contains additional justification of how we believe this application meets the Major Amendment Approval Criteria as outlined in section 1520 of the DCZR.

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1101 Bannock Street
Denver, Colorado 80204
303.892.1166

Approval Criteria:

1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

The proposed amendment maintains the development standards, commitments, and overall intent of the planned development. All original lot standards remain in place, and this request is to add alternative lot standards that will only apply the cluster single family detached lots. All cluster lots are separated from the public right-of-way by tracts that are at least 6' in width. This dimension, when paired with the requested 5' setback for all sides of the cluster lots, provides a building setback from the street consistent with the 10' front setback listed in the original PD. Any encroachments into on-lot utility easements will give the builder of this product the necessary room to place window wells, HVAC equipment, and other accessory building features that provide future homeowners required life/safety features. As previously stated, these encroachments are only allowed with written consent from the pertinent utility provider(s).

1520.02 Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.

This proposed amendment is consistent with the efficient development and preservation of the entire planned development in that it allows for the construction of a housing type that reflects the anticipated density of the single family residential planning area. The original PD restricts development to the east portion of the overall site to preserve the Cherry Creek floodplain. To achieve the desired density smaller lot sizes are permitted for single family detached. The cluster lots comply with the minimum lot size, and this Amendment does not affect that standard in the PD.

1514.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

The proposed amendment will not adversely affect the enjoyment of the adjacent land or the public interest. The requested 5' setback for all sides of the cluster lots provides the same building separation as the original PD (min. 10' between houses). The homes will also be effectively set back from the public right-of-way by an amount similar to other lots/product types in the overall development and provide a consistent feel along the public right-of-way.

1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

The proposed amendment does not confer a special benefit upon an individual. It is meant to provide the necessary flexibility for construction of the cluster single family detached lots and its intent will be general in application to whatever party constructs these lots.

1520.05 For applications proposing an increase in the intensity of allowed land-uses, included changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

The proposed amendment does not propose increases or changes in the intensity of allowed land-uses, including changes in densities, and remains consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution as was determined at the time of approval of the Preliminary Plan.

1520.06 Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

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Denver, Colorado 80204
303.892.1166

All public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development, as was determined at the time of approval of the Preliminary Plan.

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

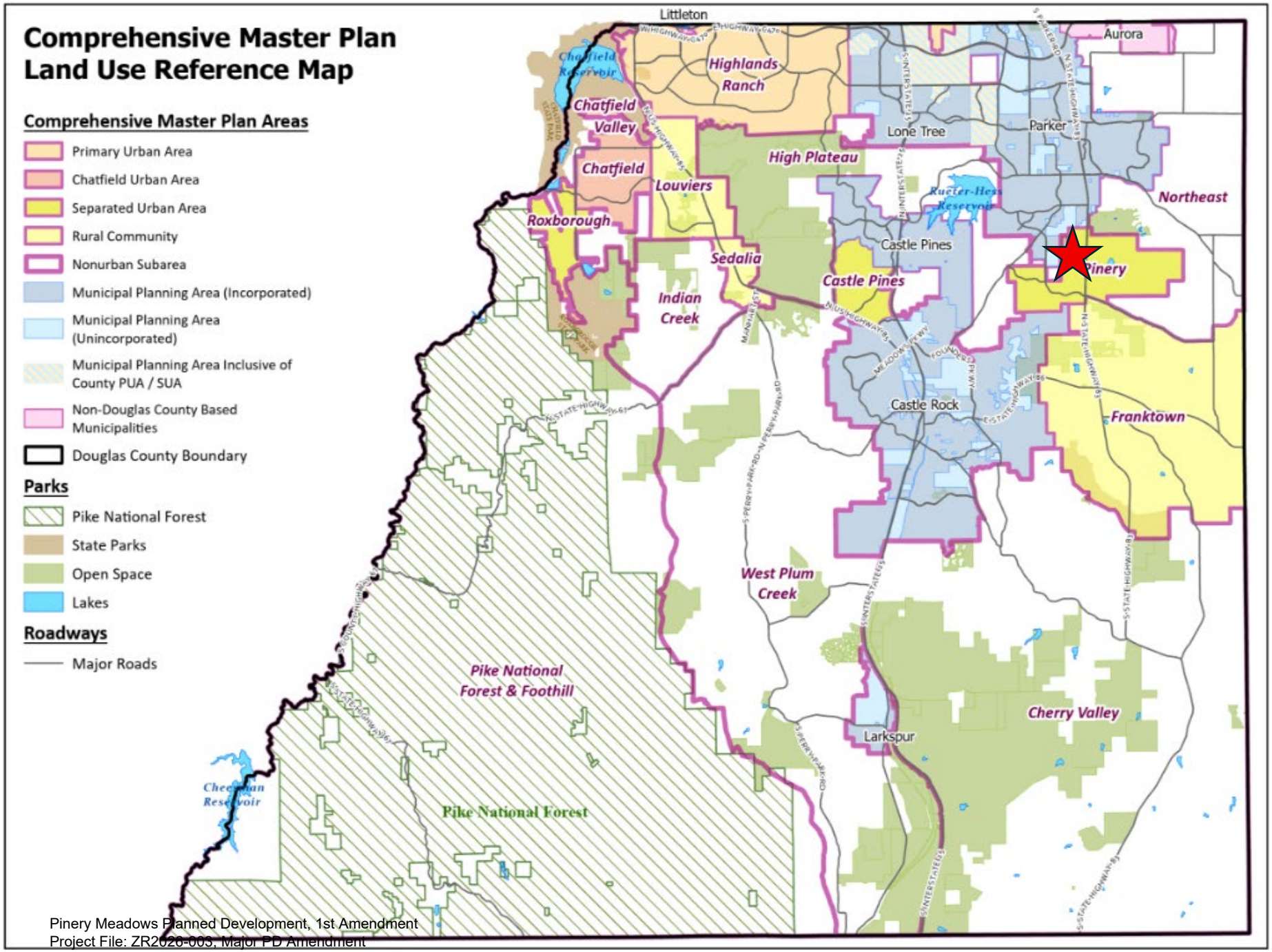
Roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development as was determined at the time of approval of the Preliminary Plan.

We appreciate the Douglas County staff's review of this Amendment and look forward to receiving your comments soon. Please do not hesitate to contact me at 303.892.1166 or at crunge@norris-design.com with any questions you may have.

Sincerely,

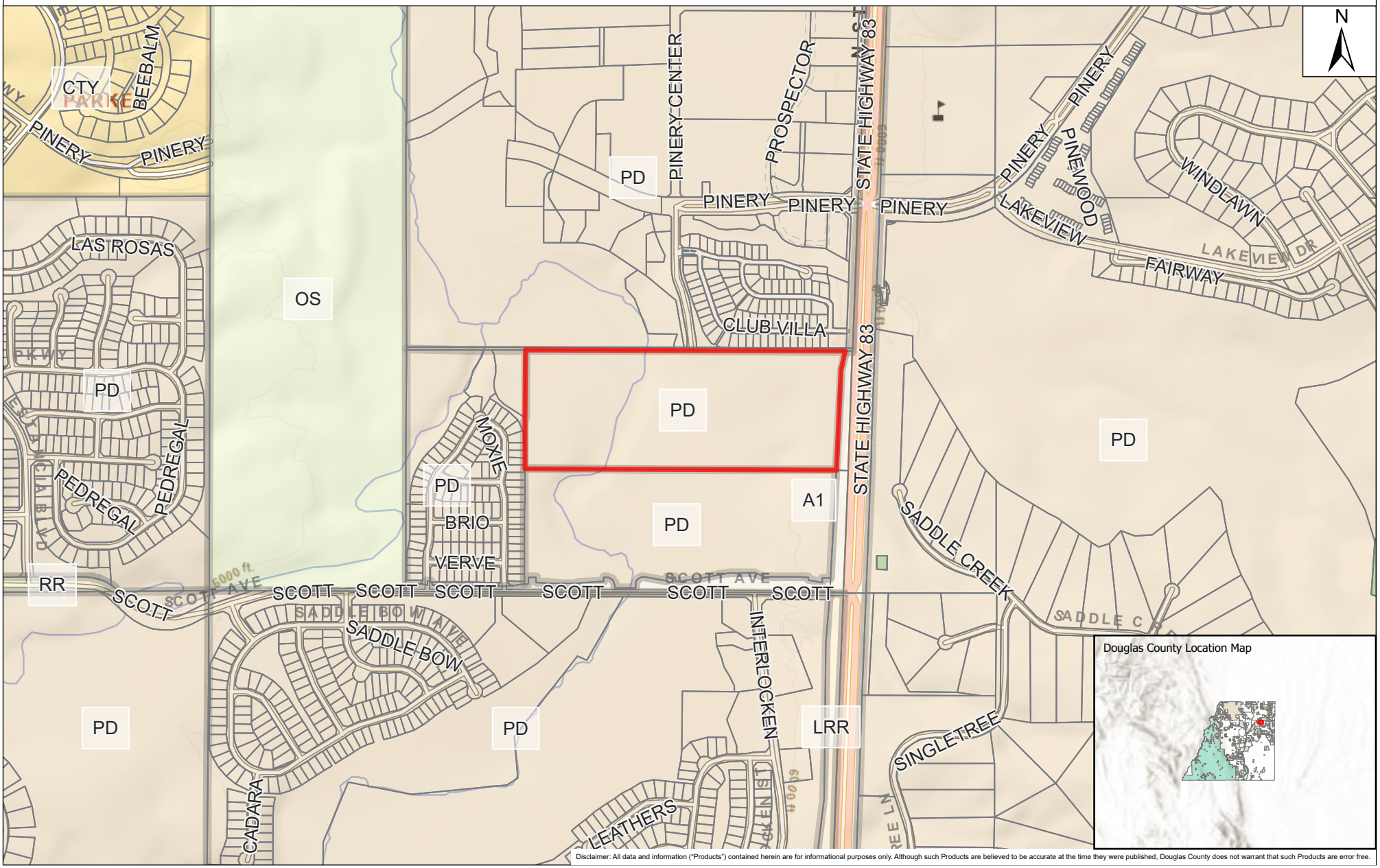
Norris Design

Carl Runge
Senior Associate


Comprehensive Master Plan
Land Use Reference Map
Comprehensive Master Plan Areas
Primary Urban Area
Chatfield Urban Area
Separated Urban Area
Rural Community
Nonurban Subarea
Municipal Planning Area (Incorporated)
Municipal Planning Area (Unincorporated)
Municipal Planning Area Inclusive of County PUA / SUA
Non-Douglas County Based Municipalities
Douglas County Boundary
Parks
Pike National Forest
State Parks
Open Space
Lakes
Roadways
Major Roads
Littleton
Aurora
Highlands Ranch
Chatfield Reservoir
Chatfield Valley
Chatfield
Louviers
Roxborough
Lone Tree
Parker
High Plateau
Ruetter-Hess Reservoir
Northeast
Castle Pines
Pinery
Sedalia
Castle Pines
Indian Creek
Castle Rock
Franktown
West Plum Creek
Pike National Forest & Foothill
Cherry Valley
Larkspur
Cheesman Reservoir
Pike National Forest

Pinery Meadows PD, 1st Amendment - ZR2026-003

DOUGLAS COUNTY COLORADO



Date Saved: 2/11/2026 11:58 AM

PD - PLANNED DEVELOPMENT
OS - OPEN SPACE CONSERVATION
PARCELS
A1 - AGRICULTURAL ONE
LRR - LARGE RURAL RESIDENTIAL
RR - RURAL RESIDENTIAL

Pinery Meadows PD, 1st Amendment ZR2026-003

DOUGLAS COUNTY COLORADO



Date Saved: 3/25/2026 1:03 PM

PD - PLANNED DEVELOPMENT
A1 - AGRICULTURAL ONE
OS - OPEN SPACE CONSERVATION
LRR - LARGE RURAL RESIDENTIAL

Project Name: Pinery Meadows Planned Development, 1st Amendment
Project File #: ZR2026-003
Date Sent: 03/26/2026 **Date Due:** 04/16/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	03/26/2026	No Comment.	No action required.
Building Services	04/03/2026	No Comment.	No action required.
CORE Electric Cooperative	04/14/2026	**Verbatim Response:** CORE Electric Cooperative does not support approval of the proposed amendment to the Planned Development (PD). The applicant is requesting a text amendment that would allow encroachments into on-lot utility easements upon execution of a written encroachment agreement with the affected utility provider(s). CORE will not execute or provide an encroachment agreement to allow encroachments within utility easements, with the sole exception of second-story eaves, subject to review and compliance with CORE standards. CORE does not approve proposed PD Notes 1, 2, 3, and 4. The proposed reduction of building setbacks and allowance of encroachments within platted utility easements is inconsistent with the purpose and function of utility easements as recognized by Douglas County. These changes would adversely affect CORE's ability to maintain required clearances to structures, in accordance with the CORE Builder Handbook, and to other utility facilities. Further, the proposed encroachments would hinder safe, unrestricted, and continuous access necessary for the operation, maintenance, repair, and replacement of electric utility infrastructure. Preservation of utility easements free of structural encroachments is essential to ensure public safety, service reliability, and long-term maintainability, and the proposed PD amendment does not adequately address these considerations.	The applicant met with CORE to discuss the referral comments. CORE provided an updated referral response and does not object to the proposed PD amendment as long as all structures meet setbacks and that no improvements are located within easements that conflict or interfere with the construction, maintenance, or access to electrical facilities. The applicant acknowledged the updated comments and confirmed that all structures will adhere to the setbacks and that the easements will not contain structures that conflict with or interfere with the construction, maintenance, and access to utility easements as indicated by CORE.

Project Name: Pinery Meadows Planned Development, 1st Amendment
Project File #: ZR2026-003
Date Sent: 03/26/2026 **Date Due:** 04/16/2026

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	04/02/2026	No Comment.	
Pinery Water and Wastewater District	04/10/2026	**Verbatim Response:** This applicant is working directly with the District and we take no exception to the lot layout.	No action required.
Pinery West HOA	03/27/2026	**Verbatim Response:** I see no negatives to the positioning of front doors. Vikki O'Donnell	No action required.
South Metro Fire Rescue	04/07/2026	**Verbatim Response:** South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no comment regarding the proposed major PD amendment.	No action required.
The Pinery HOA	04/16/2026	**Summary of Response:** The Pinery HOA has no concerns about the proposed PD amendment. Comments were provided regarding concerns with traffic at the intersection of North Pinery Parkway and State Highway 83. Refer to response letter to review all comments.	Engineering reviewed the applicant's traffic impact analysis with the submittal and approval of the preliminary plan and final plat applications. No additional traffic impacts are expected by this proposed PD amendment.
Xcel Energy-Right of Way & Permits	04/07/2026	**Summary of Response:** Xcel Energy has no apparent conflict contingent upon the ability to maintain all existing rights. This amendment should not hinder the ability for future expansion which may include future accommodations for natural gas transmission and electric transmission related facilities. Refer to response letter to review all comments.	The applicant acknowledged the comments and confirmed that all rights and limitations associated with easement will remain in effect and that any future service will be coordinated with Xcel.

REFERRAL RESPONSE REQUEST

Date sent: March 26, 2026 Comments due by: April 16, 2026

Project Name:	Pinery Meadows Planned Development, 1st Amendment
Project File #:	ZR2026-003
Project Summary:	Request for a major Planned Development (PD) amendment to the Pinery Meadows Planned Development to establish development standards for single-family detached cluster homes. No increase in density is proposed.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment	
☐ Please be advised of the following concerns:	
☐ See letter attached for detail.	
Agency: Engineering	**Phone #:** 4318
Your Name: Al Peterson	**Your Signature:** Allan Peterson
(please print)	**Date:** 4/15/2026

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Eric Pavlinek

Eric Pavlinek, Principal Planner

Enclosure

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Eric Pavlinek, Principal Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Pinery Meadows Planned Development, 1st Amendment
Project File #:	**ZR2026-003**
S Metro Review #	REFOTH26-00069
Review date:	April 7, 2026
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Request for a major Planned Development (PD) amendment to the Pinery Meadows Planned Development to establish development standards for single-family detached cluster homes. No increase in density is proposed.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no comment regarding the proposed major PD amendment.

REFERRAL RESPONSE REQUEST

Date sent: March 26, 2026 Comments due by: April 16, 2026

Project Name:	Pinery Meadows Planned Development, 1st Amendment
Project File #:	ZR2026-003
Project Summary:	Request for a major Planned Development (PD) amendment to the Pinery Meadows Planned Development to establish development standards for single-family detached cluster homes. No increase in density is proposed.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐	No Comment
☐	Please be advised of the following concerns:
☑	See letter attached for detail.

Agency: The Pinery Homeowners' Association	**Phone #:** 303-841-8572
Your Name: Sonia Eyre	**Your Signature:** Sonia Eyre
(please print)	**Date:** 4/16/2026

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Eric Pavlinek

Eric Pavlinek, Principal Planner

Enclosure

Homeowners Association, Inc.
A COLORADO NON-PROFIT CORPORATION
8170 Hillcrest Way
Parker, CO 80134
303-841-8572

April 16, 2026

Eric Pavlinek
Planning Services

RE: Project ZR2026-003

The Pinery Homeowners' Association appreciates the opportunity to provide comments regarding the rezoning within the Pinery Meadows Planned Development. We have no concerns about the amendments regarding single-family cluster homes.

However, as we articulated in our response to SB2025-045 in January of this year, our foremost concern is and will continue to be the significant and ongoing traffic challenges at the intersection of North Pinery Parkway and SH-83. These challenges will be further exacerbated by the traffic generated not only by this development, but also by the cumulative development in the surrounding area. This intersection has long presented serious safety, congestion, and accessibility issues for our residents and the broader community, and it remains the central focus of our concerns. We will remain committed to ensuring that this need is fully recognized and acted upon.

Respectfully,

Sonia Eyre
Director
The Pinery Homeowners' Association

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

April 7, 2026

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Eric Pavlinek

Re: Pinery Meadows Planned Development, 1st Amendment
Case # ZR2026-003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.

NORRIS DESIGN
PEOPLE + PLACEMAKING

1101 Bannock Street
Denver, Colorado 80204
303.892.1166

April 21, 2026

Eric Pavlinek, Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Re: Pinery Meadows PD Major Amendment Response to Comments

Dear Eric,

Thank you for your review of the Pinery Meadows PD Major Amendment package. Valuable feedback was received on April 17, 2026, and responses to comments received can be found in the following pages. If you have any questions, please feel free to contact me at crunge@norris-design.com. We look forward to continuing working with the County.

Sincerely,
Norris Design



Carl Runge
Senior Associate

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

ADDRESSING ANALYST:

1. No comment.

RESPONSE: Noted, thank you.

BUILDING SERVICES:

2. No comment.

RESPONSE: Noted, thank you.

CORE ELECTRIC COOPERATIVE:

3. CORE Electric Cooperative does not support approval of the proposed amendment to the Planned Development (PD). The applicant is requesting a text amendment that would allow encroachments into on-lot utility easements upon execution of a written encroachment agreement with the affected utility provider(s). CORE will not execute or provide an encroachment agreement to allow encroachments within utility easements, with the sole exception of second-story eaves, subject to review and compliance with CORE standards. CORE does not approve proposed PD Notes 1, 2, 3, and 4. The proposed reduction of building setbacks and allowance of encroachments within platted utility easements is inconsistent with the purpose and function of utility easements as recognized by Douglas County. These changes would adversely affect CORE's ability to maintain required clearances to structures, in accordance with the CORE Builder Handbook, and to other utility facilities. Further, the proposed encroachments would hinder safe, unrestricted, and continuous access necessary for the operation, maintenance, repair, and replacement of electric utility infrastructure. Preservation of utility easements free of structural encroachments is essential to ensure public safety, service reliability, and long-term maintainability, and the proposed PD amendment does not adequately address these considerations.

   RESPONSE: Per direct discussion with CORE, it is understood that notes 1-3 are already part of the approved and recorded PD and will not be changed. Regarding note 4, it has been clarified with CORE representative Brooks Kaufman that note is a general note that does not apply specifically to CORE easements, and CORE maintains the right to prohibit any encroachments into their easements. Brooks Kaufman confirmed that CORE does not have any issues with proposed reductions in building setbacks or lot standards for cluster single family detached product "Provided that the required structural setbacks are met, and that no improvements are placed within the utility easement that conflict with or interfere with the construction, maintenance, or access to electric facilities, CORE Electric Cooperative has no further objections." Development will comply with required structural setbacks and limitations of easements. Additionally, at the request of CORE there are notes included on the recorded Final Plat and under-review Site Improvement Plan that outline restrictions of improvements within utility easements across the site.

ENGINEERING SERVICES:

4. No comment.

RESPONSE: Noted, thank you.

PINERY WATER AND WASTEWATER DISTRICT:

5. This applicant is working directly with the District and we take no exception to the lot layout.

   RESPONSE: Noted, thank you.

PINERY WEST HOA:

6. I see no negatives to the positioning of the front door. Vikki O'Donnell

   RESPONSE: Noted, thank you.

SOUTH METRO FIRE RESCUE:

7. South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no comment regarding the proposed major PD amendment.

   RESPONSE: Noted, thank you.

THE PINERY HOA:

8. The Pinery HOA has no concerns about the proposed PD amendment. Comments were provided regarding concerns with traffic at the intersection of North Pinery Parkway and State Highway 83.
   Refer to response letter to review all comments.

   RESPONSE: Noted, thank you. Our development team defers to the County's judgement as it pertains to any traffic improvements at this location.

XCEL ENERGY – RIGHT OF WAY & PERMITS:

9. Xcel Energy has no apparent conflict contingent upon the ability to maintain all existing rights. This amendment should not hinder the ability for future expansion which may include future accommodations for natural gas transmission and electric transmission related facilities.
   Refer to response letter to review all comments.

   RESPONSE: Noted, thank you. All rights and limitations associated with easements remain in effect and any future needs will be coordinated with Xcel as necessary.

Ref #2023021480, Date: 5/22/2023 11:51 AM, Pages: 1 of 3 ,RECORDING $33.00
Douglas County, CO. Sheri Davis, Clerk and Recorder

PINERY MEADOWS PLANNED DEVELOPMENT

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO

39.53 +/- ACRES - 170 DWELLINGS - ZR2022-028

GENERAL PROVISIONS

AUTHORITY

THIS DEVELOPMENT PLAN IS AUTHORIZED BY SECTION 15 – PLANNED DEVELOPMENT DISTRICT OF THE DOUGLAS COUNTY ZONING RESOLUTION ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR PINERY MEADOWS IS IN GENERAL CONFORMITY WITH THE DOUGLAS COUNTY COMPREHENSIVE MASTER PLAN; IS AUTHORIZED BY THE PROVISION OF SECTION 15 OF THE DOUGLAS COUNTY ZONING RESOLUTION; AND AND THAT SUCH SECTION 15 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF PINERY MEADOWS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF DOUGLAS COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PLANNED DEVELOPMENT AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF DOUGLAS COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS APPROVED DENSITY TRANSFERS, IF ANY). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING

AT THE TIME OF SUBDIVISION FINAL PLAT, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, ALONG WITH THE FINAL PLAT SUBMITTAL TO THE PLANNING SERVICES DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

STATEMENT OF COMMITMENTS

THE STATEMENT OF COMMITMENTS SHALL, IN ALL CASES, DESCRIBE THE DEVELOPMENT COMMITMENTS INCLUDING A METHOD FOR ASSIGNING RESPONSIBILITY TO HEIRS, SUCCESSORS, OR ASSIGNS, AND TIMING OF THE FULFILLMENT OF THESE COMMITMENTS FOR THE FOLLOWING:

1. DEDICATION: PUBLIC DEDICATION FOR PARKS, SCHOOLS, LIBRARIES, ROADS, DRAINAGE, ETC., EITHER IN SPECIFIC ACREAGE DEDICATION (REFERENCED BY SYMBOL) OR SPECIFIC CASH-IN-LIEU OF LAND OR FACILITIES. DESCRIBE THE PROPOSED OWNERSHIP, UTILITY PROVISION, IMPROVEMENT SCHEDULE, AND MAINTENANCE PROVISION. A PROVISION FOR ON-DEMAND DEDICATION FOR REGIONAL PARKSAND TRAILS AND SCHOOL SITES SHOULD BE STATED. THE APPLICANT SHALL PROVIDE TITLE INSURANCE FOR COUNTY-DEDICATED LAND. IN ALL CASES, DEDICATED LAND SHALL BE CONVEYED TO DOUGLAS COUNTY AND THE COUNTY MAY FURTHER CONVEY THE LAND TO THE APPROPRIATE AGENCY.
2. ON- OR OFF-SITE IMPROVEMENTS: PROVISION SHALL BE MADE FOR THE CONSTRUCTION OF, OR PAYMENT OF FEES FOR, COUNTY OR OFF-SITE IMPROVEMENTS THROUGH BONDING OR THE IMPOSITION OF PRO RATA FEES.
3. WILDLIFE PRESERVATION PLAN
4. WETLANDS/RIPARIAN PRESERVATION PLAN
5. PROJECT PHASING RESTRICTIONS
6. FIRE PROTECTION
7. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE
8. OTHER COMMITMENTS IMPOSED BY THE BOARD

DEDICATIONS: ALL DEDICATIONS OF PUBLIC FACILITIES, INCLUDED BUT NOT LIMITED TO PARK AND OPEN SPACE LANDS, STREETS, DRAINAGE FACILITIES, AND EASEMENTS SHALL BE DEDICATED AND/OR CONSTRUCTED, AT THE EXPENSE OF THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD, AND AT NO COST TO DOUGLAS COUNTY. THE COST OF THE IMPROVEMENTS FOR ALL PUBLIC FACILITIES INCLUDING STREET AND DRAINAGE FACILITIES SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING.

PARKS, RECREATION AND TRAILS CONTRIBUTION: THE OWNERS, DEVELOPERS, SUCCESSORS, OR ASSIGNS OF THIS PD SHALL CONTRIBUTE $500 PER DWELLING UNIT THAT RECEIVES FINAL PLAT APPROVAL WHICH SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT. FUNDS WILL BE UTILIZED BY DOUGLAS COUNTY AT ITS SOLE DISCRETION FOR PARK AND RECREATION IMPROVEMENTS AS DETERMINED BY DOUGLAS COUNTY.

PARK LAND DEDICATION: LAND DEDICATION REQUIREMENTS SHALL BE PER SECTION 10 OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

COLLECTOR ROADWAY CONSTRUCTION: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR FULL-WIDTH CONSTRUCTION OF THE COLLECTOR ROADWAY, AT THEIR EXPENSE, WITHIN THE PROPERTY BOUNDARIES AND "SHALL CAUSE" CONSTRUCTION OF THE SOUTHERLY SEGMENT OF THE ROADWAY LOCATED ON THE PROPERTY SOUTH OF THIS PD. THE COST OF THE COLLECTOR ROADWAY WITHIN THE PROPERTY BOUNDARIES SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING. IF THE DEVELOPMENT TO THE SOUTH, AND THE COMMITMENT TO BUILD THE COLLECTOR ROADWAY ASSOCIATED WITH THAT DEVELOPMENT, PRECEDES THIS DEVELOPMENT, THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL DEDICATE THE NECESSARY RIGHT-OF-WAY, IN FEE SIMPLE TO DOUGLAS COUNTY UPON REQUEST, TO ACCOMMODATE THE CONSTRUCTION OF THE COLLECTOR ROADWAY THROUGH THIS PD.

TRAFFIC SIGNALS: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL CONTRIBUTE TO DOUGLAS COUNTY, THEIR PRO-RATA SHARE OF THE TRAFFIC SIGNAL IMPROVEMENTS LOCATED AT SCOTT AVE AND STATE HIGHWAY 83 AS DEFINED BY A DOUGLAS COUNTY ACCEPTED TRAFFIC STUDY. THIS PRO-RATA SHARE SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF FINAL PLAT OF SUCH TRAFFIC SIGNAL IMPROVEMENTS. THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR 50% OF THE SIGNAL IMPROVEMENTS LOCATED AT PINERY CENTER BLVD AND SCOTT AVE. THIS 50% COST SHARE SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF FINAL PLAT OF SUCH TRAFFIC SIGNAL IMPROVEMENTS.

NOISE MITIGATION: IF RESIDENTIAL LOTS ARE LOCATED ANYWHERE WITHIN THE 65 DBA NOISE CONTOUR AS SHOWN ON SHEET 3, A SUBMITTAL WILL BE PROVIDED INDICATING THAT AN INDOOR DNL OF 35 DBA OR LESS CAN BE ACHIEVED THROUGH THE ENVELOPE CONSTRUCTION, AND AN OUTDOOR DNL OF 65 DBA OR LESS CAN BE ACHIEVED BY THE DESIGN OF BERMS OR BARRIERS. FINAL NOISE MITIGATION REQUIREMENTS WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAN.

PWWD INCLUSION & SERVICE: ALL DEVELOPMENT WITHIN PINERY MEADOWS SHALL BE INCLUDED IN, AND RECEIVE, CENTRALIZED WATER AND SEWER SERVICE FROM THE PINERY WATER AND WASTEWATER DISTRICT (PWWD).

PWWD WELL: THE OWNERS, DEVELOPERS, SUCCESSORS, OR ASSIGNS OF THIS PD SHALL DEDICATE A ONE-ACRE WELL SITE TO PINERY WATER AND WASTEWATER DISTRICT FOR A WATER WELL. THE SITE WILL BE WITHIN THE PLANNING AREA 2. THE DEDICATION WILL OCCUR AT THE TIME OF FINAL PLAT.

WATER AND SANITARY SEWER: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR ALL REQUIRED WATER AND SANITARY SEWER IMPROVEMENTS, AT THEIR EXPENSE AND IN CONFORMANCE WITH PINERY WATER AND WASTEWATER DISTRICT CRITERIA. THE COST OF THE REQUIRED WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE SECURED BY DOUGLAS COUNTY OR THE PINERY WATER AND WASTEWATER DISTRICT THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING.

CULTURAL AND HISTORIC PRESERVATION: IF, DURING CONSTRUCTION ON THE PROPERTY, ANY SIGNIFICANT ARTIFACT, CULTURAL OR HISTORIC ITEMS ARE DISCOVERED, THE DEVELOPER SHALL NOTIFY THE DOUGLAS COUNTY HISTORIC PRESERVATION BOARD AND GIVE IT THE OPPORTUNITY TO EXAMINE THE AREA OF DISCOVERY AND FINDINGS. A CULTURAL RESOURCE SURVEY WILL BE REQUIRED TO BE INCLUDED WITH SUBMITTAL OF A PRELIMINARY PLAN APPLICATION.

HOA/METRO DISTRICT: A HOMEOWNERS ASSOCIATION (HOA) AND/OR METROPOLITAN DISTRICT WILL BE CREATED FOR THE FOLLOWING PURPOSES: A) TO PROVIDE FOR THE CONTINUED DEVELOPMENT, IMPROVEMENTS AND MAINTENANCE OF PROPERTIES AND FACILITIES, WHICH INCLUDE, BUT IS NOT LIMITED TO, ROADWAYS AND DRAINAGE IMPROVEMENTS AND TRAILS, WHICH IT OWNS OR ADMINISTERS; B) TO PROTECT THE INVESTMENT, ENHANCE THE VALUE, AND CONTROL THE USE OF PROPERTY OWNERS BY ITS MEMBERS; C) ENFORCE CC&R'S; AND D) OWN, MANAGE, AND MAINTAIN PRIVATE OPEN SPACE AND TRAILS.

REVEGETATION OF DISTURBED LANDS: ALL LANDS WITHIN PINERY MEADOWS WHICH ARE DISTURBED DURING CONSTRUCTION, OR CONSTRUCTION RELATED ACTIVITIES, SHALL BE REVEGETATED IN ACCORDANCE WITH DOUGLAS COUNTY AND STATE OF COLORADO REGULATIONS WITH PREFERENCE GIVEN TO MATERIALS NATURAL TO THE REGION.

FLOODPLAIN IMPROVEMENTS/BANK STABILIZATION: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD MUST COMPLETE THE CONSTRUCTION OF ANY REQUIRED FLOODPLAIN IMPROVEMENTS AND/OR BANK STABILIZATION, AT THEIR EXPENSE, AS REQUIRED BY THE COUNTY AND MILE HIGH FLOOD DISTRICT. ANY SUCH IMPROVEMENTS AND OR BANK STABILIZATION SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME PLATTING.

OWNERSHIP CERTIFICATION

FUAD KHALAF

F.B.Khalaf

STATE OF COLORADO)
)
COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS 20 DAY OF APRIL, 2023 BY FUAD KHALAF.

MY COMMISSION EXPIRES 6/10/23.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

IYAD KHALAF, INDIVIDUALLY AND ATTORNEY IN FACT FOR ZIAD KHALAF, EMAN KHALAF, NIHAD KHALAF AND NISREEN KHALAF

Iyad Khalaf

STATE OF ~~COLORADO~~ OREGON)
)
COUNTY OF Marion)

ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF April, 2023 BY IYAD Khalaf.

MY COMMISSION EXPIRES 8/11/25.

WITNESS MY HAND AND OFFICIAL SEAL

OFFICIAL STAMP SHEREE MARI VAN NATTA NOTARY PUBLIC - OREGON COMMISSION NO. 1015321 MY COMMISSION EXPIRES AUGUST 11, 2025

Sheree Van Natta 1015321

NOTARY PUBLIC

I/WE Erik N. Carlson, (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW), DULY QUALIFIED, INSURED OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY FUAD KHALAF AND IYAD KHALAF, INDIVIDUALLY AND ATTORNEY IN FACT FOR ZIAD KHALAF, EMAN KHALAF, NIHAD KHALAF AND NISREEN KHALAF AT THE TIME OF THIS APPLICATION.

NAME OF AUTHORIZED OFFICIAL

Erik N. Carlson, Esq. #52513

05/02/2023 (DATE)

THIS REZONING REQUEST TO PLANNED DEVELOPMENT HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE MOTION NO. 023-023 this 21st day of February, 2023 APPROVING THE PLANNED DEVELOPMENT AND ALL APPLICABLE DOUGLAS COUNTY REGULATIONS.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS 5/15/23 (DATE)

DIRECTOR, COMMUNITY DEVELOPMENT 5/15/23 (DATE)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS 22nd OF May, 2023, A.D. AT 11:51 O'CLOCK A.M./P.M., AND WAS RECORDED PER RECEPTION NO. 2023021480.

Dana L Benham deputy

DOUGLAS COUNTY CLERK AND RECORDER

INDEX

SHEET 1: GENERAL PROVISIONS AND COMMITMENTS
SHEET 2: DEVELOPMENT STANDARDS
SHEET 3: DEVELOPMENT PLAN

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PINERY MEADOWS PD
ZR2022-028
DOUGLAS COUNTY, COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRES, SUITE 300
TORONTO, ON M3J 3E5

DATE:
06/08/2022 SUBMITTAL
07/18/2022 SUBMITTAL
07/29/2022 SUBMITTAL
09/28/2022 SUBMITTAL
12/05/2022 SUBMITTAL
01/05/2023 SUBMITTAL
02/21/2023 SUBMITTAL

SHEET TITLE:
GENERAL PROVISIONS AND COMMITMENTS

1 OF 3

CHECKED BY: MB
DRAWN BY: TR

PINERY MEADOWS PLANNED DEVELOPMENT

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO
39.53 +/- ACRES - 170 DWELLINGS - ZR2022-028

DEVELOPMENT STANDARDS

PLANNING AREA 1 (SINGLE FAMILY)

PRINCIPAL USES

RESIDENCE
- DWELLING, SINGLE FAMILY, DETACHED
- DWELLING, SINGLE FAMILY, ATTACHED
- GROUP HOME (MINIMUM SEPARATION OF 750 FEET)

COMMUNITY USES
- OPEN SPACE/TRAILS
- PARK/PLAYGROUND
- RECREATION FACILITY - NEIGHBORHOOD
- RECREATION FACILITY - PRIVATE

SALES OFFICE - TEMPORARY
CONSTRUCTION OFFICE - TEMPORARY

USES PERMITTED BY SPECIAL REVIEW

DAY-CARE HOME - LARGE
RECREATION FACILITY - COMMUNITY

ACCESSORY USES

DECKS, PATIOS, SHEDS, AND OTHER SIMILAR RESIDENTIAL ACCESSORY STRUCTURES
DAY-CARE HOME - SMALL
GARAGE - PRIVATE
HOME OCCUPATION - CLASS 1 (REFER TO SECTION 23 OF THE DCZR, AS AMENDED)
IN-HOME ELDER CARE
SATELLITE RECEIVING DISH

APPLICABILITY

STANDARDS AND REQUIREMENTS NOT ADDRESSED IN THIS PD ZONING DOCUMENT SHALL CONFORM TO THE SUBURBAN RESIDENTIAL (SR) ZONE DISTRICT REGULATIONS OF THE DCZR, AS AMENDED.

PLANNING AREA 2 (OPEN SPACE)

PRINCIPAL USES
- PWWD WELL SITE
- ENVIRONMENTAL EDUCATION CENTERS/HISTORICAL MUSEUM FOR THE PURPOSE OF PROVIDING AN AREA TO DISPLAY ITEMS RELEVANT TO THE SITE.
- NATURE CENTER/PICNIC AREA/TRAIL HEAD
- OPEN SPACE/TRAILS
- SIMILAR USES AS DETERMINED BY THE DIRECTOR TO BE IN ACCORDANCE WITH THE INTENT OF THIS PLANNING AREA
- USE PERMITTED IN A CONSERVATION EASEMENT AGREEMENT OR SIMILAR DOCUMENT APPROVED BY DOUGLAS COUNTY.

ACCESSORY USES
- MAINTENANCE BUILDING
- PARKING AREA FOR PARKS OR OPEN SPACE USES

TEMPORARY USES
- AGRICULTURAL USE LIMITED TO CULTIVATION OF CROPS AND GRAZING OF ANIMALS, UNTIL SUCH TIME AS THE PROPERTY IS DEVELOPED.

APPLICABILITY

STANDARDS AND REQUIREMENTS NOT ADDRESSED IN THIS PD ZONING DOCUMENT SHALL CONFORM TO THE OPEN SPACE CONSERVATION (OS) ZONE DISTRICT REGULATIONS OF THE DCZR, AS AMENDED.

NOTE: NO ATTACHED SINGLE-FAMILY UNITS SHALL BE ALLOWED AS THE MOST PROXIMATE UNITS TO THE NORTH PROPERTY BOUNDARY THAT ABUTS THE PINERY WEST FILING 2 SUBDIVISION.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 10 TO BEAR N89°44'01"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE N89°44'01"E, ON SAID SOUTH LINE A DISTANCE OF 1326.31 FEET, TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10;
THENCE N89°43'39"E, ON SAID SOUTH LINE, A DISTANCE OF 805.19 FEET;
THENCE N00°19'54"W, A DISTANCE OF 827.39 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°19'54"W, A DISTANCE OF 813.92 FEET, TO THE EXTENSION OF THE SOUTH LINE OF PINERY WEST FILING NO. 2;

THENCE N89°39'49"E, ON SAID SOUTH LINE OF PINERY WEST FILING NO. 2, A DISTANCE OF 2156.25 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 83 PER THAT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN, FEDERAL AID PROJECT NO. FR 083-1(39);

THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE THE FOLLOWING (5) FIVE COURSES;
1) S01°46'32"W, A DISTANCE OF 20.22 FEET;
2) S89°43'24"W, A DISTANCE OF 5.60 FEET;
3) S10°56'47"W, A DISTANCE OF 130.03 FEET;
4) S02°44'47"W, A DISTANCE OF 432.60 FEET;
5) S02°50'32"W, A DISTANCE OF 236.80 FEET;

THENCE S89°43'27"W, A DISTANCE OF 2088.14 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,721,739+/- SQUARE FEET (39.536+/- ACRES)

TOGETHER WITH AN EASEMENT FOR ACCESS, SAID EASEMENT BEING 45.00 FEET IN WIDTH WITH THE WEST LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE S 0°02'42" E, ALONG THE WEST LINE OF SUBJECT EASEMENT, A DISTANCE OF 827.04 FEET TO THE SOUTH LINE OF SAID SECTION 10 AND TO THE CENTER LINE OF COUNTY ROAD NO. 39, AND TO THE POINT OF TERMINUS OF SUBJECT EASEMENT.

add column for alternate standards for cluster product, 5' setbacks all sides

change to rear load

	PLANNING AREA 1				PLANNING AREA 2
	SINGLE FAMILY, DETACHED		SINGLE FAMILY, ATTACHED		
	FRONT LOAD	ALLEY LOAD	FRONT LOAD	ALLEY LOAD	
MINIMUM LOT SIZE	2,200 SF	2,200 SF	1,500 SF	1,500 SF	-
MINIMUM BUILDING SETBACKS					
REGIONAL/ARTERIAL STREET	100'		100'		-
COLLECTOR STREET	20'		20'		20'
NORTH PROPERTY LINE	20'		20'		-
SOUTH PROPERTY LINE	5'		5'		-
FRONT					-
PRINCIPAL STRUCTURE	10'		10'		50'
GARAGE	20'	-	20'	-	-
SIDE	5'		5'		50'
CORNER SIDE	15'		15'		-
REAR	10'	2'	10'	2'	50'
BUILDING HEIGHT					
PRINCIPAL STRUCTURE	35'		35'		35'
ACCESSORY STRUCTURE	20'		20'		35'

5'

add (0' for common lot line)

1. A COVERED OR UNCOVERED DECK OR PORCH MAY EXTEND SIX (6) FEET INTO A REQUIRED REAR SETBACK AND THREE (3) FEET INTO A REQUIRED SIDE SETBACK.
2. CONCRETE PADS MAY EXTEND SIX (6) FEET INTO A REQUIRED REAR SETBACK AND FIVE (5) FEET INTO A REQUIRED SIDE SETBACK. OTHER ENCROACHMENTS ARE ALLOWED IN ACCORDANCE WITH THE DCZR.
3. EAVES MAY ENCROACH INTO A UTILITY EASEMENT.
4. ~~CONCRETE PADS, SIDEWALKS AND STEPS MAY ENCROACH INTO A UTILITY EASEMENT, SUBJECT TO APPROVAL OF THE UTILITY PROVIDER.~~
5. SUBJECT TO NOTE~~S~~ 3 ~~AND 4~~, ALL UTILITY EASEMENTS SHALL BE KEPT FREE OF ABOVE AND BELOW GRADE OBSTRUCTIONS AND ENCROACHMENTS. ENCROACHMENTS INTO THE EASEMENTS WITH WINDOW WELLS, COUNTERFORTS, MECHANICAL EQUIPMENT, BAY WINDOWS, FIREPLACES, FIRE PITS, PATIOS, DECKS RETAINING WALLS AND THEIR COMPONENTS, ETC. SHALL NOT BE PERMITTED.
6. SETBACKS ARE MEASURED FROM THE LOT LINE TO THE WALL OF THE STRUCTURE HORIZONTALLY AND PERPENDICULAR TO THE LOT LINE.

remove note 4

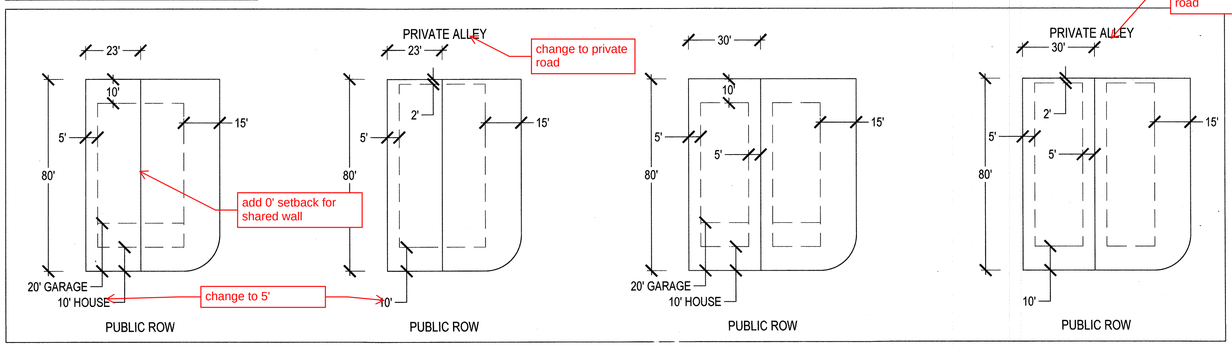
add "except as allowed by an executed encroachment agreement with applicable utility provider(s)"

PARKS/TRAILS/OPEN SPACE COMMITMENTS MATRIX

DESCRIPTION/ REQUIREMENT	AREA	CONSTRUCTION TIMING	CONSTRUCTION RESPONSIBILTY	MAINTENANCE RESPONSIBILITY	OWNERSHIP
OPEN SPACE WEST OF THE CHERRY CREEK FLOODWAY	7.08 ACRES	WITH CONSTRUCTION OF PLANNING AREA 1, AS APPLICABLE	OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS
PARK/AMENITIES	TO BE DETERMINED	WITH CONSTRUCTION OF PLANNING AREA 1, AS APPLICABLE	OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS

TYPICAL LOT LAYOUTS (N.T.S.)

change to private road



SFA - FRONT LOAD | SFA - ALLEY LOAD | SFD - FRONT LOAD | SFD - ALLEY LOAD

NOTE: LAYOUTS REFLECT MINIMUM LOT DIMENSIONS AND SETBACKS. FINAL LOT SIZES WILL BE DETERMINED THROUGH THE FINAL PLAT PROCESS.
SFD = SINGLE FAMILY DETACHED
SFA = SINGLE FAMILY ATTACHED

change to rear

change to rear

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PINERY MEADOWS PD
ZR2022-028
DOUGLAS COUNTY, COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRES, SUITE 300
TORONTO, ON M3J 3E5

DATE:
06/08/2022 SUBMITTAL
07/18/2022 SUBMITTAL
07/29/2022 SUBMITTAL
09/28/2022 SUBMITTAL
12/05/2022 SUBMITTAL
01/05/2023 SUBMITTAL
02/21/2023 SUBMITTAL

SHEET TITLE:
DEVELOPMENT STANDARDS

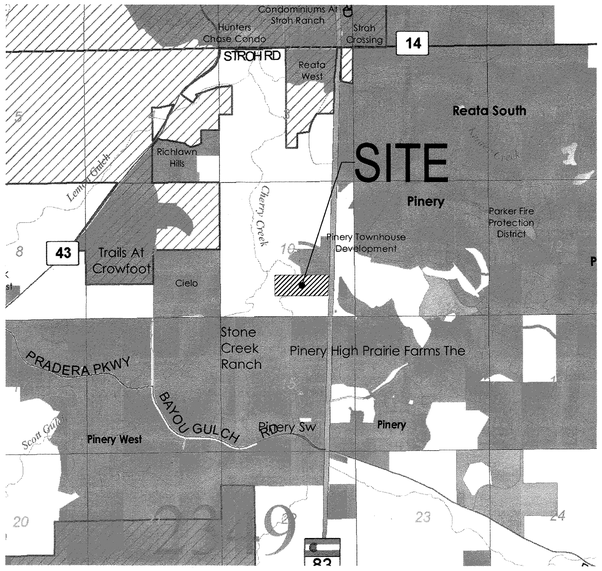
2 OF 3

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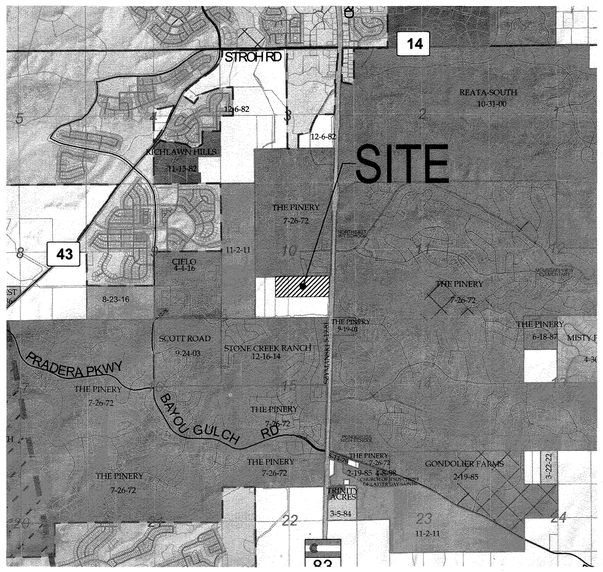
PINERY MEADOWS PLANNED DEVELOPMENT

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO

39.53 +/- ACRES - 170 DWELLINGS - ZR2022-028



DOUGLAS COUNTY SUBDIVISION MAP SCALE: 1" = 2,000'



DOUGLAS COUNTY ZONING MAP SCALE: 1" = 2,000'

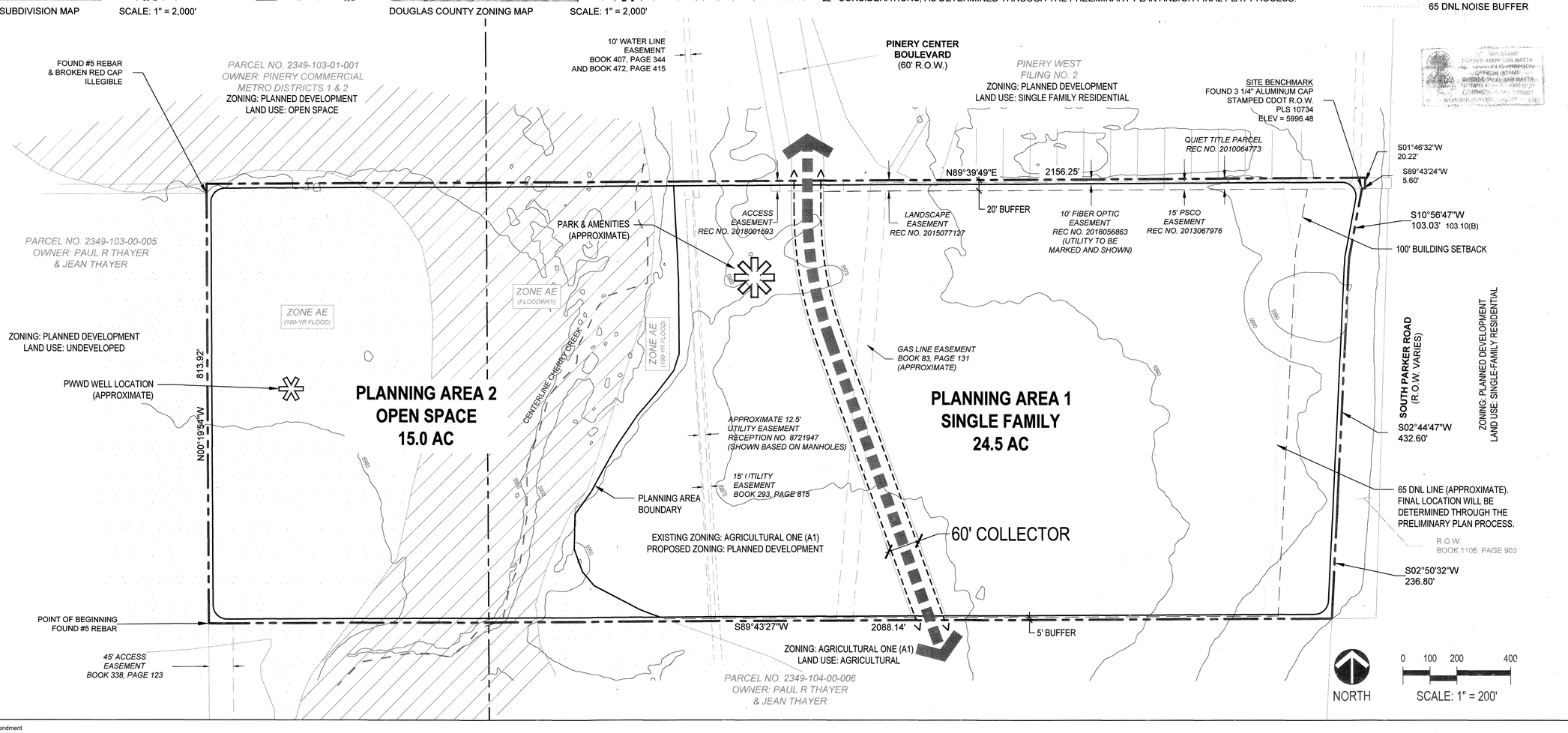
LAND USE TABLE					
PLANNING AREA	LAND USE	ACRES	% OF SITE	GROSS DENSITY	DWELLING UNITS
1	SINGLE FAMILY	24.5	62.0%	6.9 DU/AC	170
2	OPEN SPACE/ FLOODPLAIN	15.0	38.0%	0	0
TOTAL		39.5	100%	4.3 DU/AC	170

NOTES

1. ACCESS POINTS AND ROADS ARE CONCEPTUAL. FINAL ALIGNMENTS AND CIRCULATION WILL BE DETERMINED THROUGH THE PRELIMINARY PLAN AND/OR FINAL PLAT PROCESS.
2. THIS PLAN DEPICTS THE GENERAL LOCATION OF PARKS AND OPEN SPACE. FINAL LOCATION, SIZE, AND DESIGN WILL BE BASED ON FINAL NUMBER OF DWELLING UNITS, SITE PLANNING AND DESIGN, AND ENGINEERING CONSIDERATIONS, AS DETERMINED THROUGH THE PRELIMINARY PLAN AND/OR FINAL PLAT PROCESS.

LEGEND

- COLLECTOR ROAD (APPROXIMATE)
- PEDESTRIAN SIDEWALK (PART OF COLLECTOR ROAD SECTION)
- PLANNING AREA
- SETBACK/BUFFER
- PROPERTY BOUNDARY
- EASEMENT
- 65 DNL NOISE BUFFER



CHECKED BY: MB
DRAWN BY: TR

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01/05/2023 SUBMITTAL
02/21/2023 SUBMITTAL

SHEET TITLE:
DEVELOPMENT PLAN

3 OF 3

PINERY MEADOWS PLANNED DEVELOPMENT, 1ST AMENDMENT

A MAJOR AMENDMENT TO THE DEVELOPMENT STANDARDS

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO

39.53 +/- ACRES - 170 DWELLINGS - ZR2026-003

GENERAL PROVISIONS

AUTHORITY

THIS DEVELOPMENT PLAN IS AUTHORIZED BY SECTION 15 – PLANNED DEVELOPMENT DISTRICT OF THE DOUGLAS COUNTY ZONING RESOLUTION ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR PINERY MEADOWS IS IN GENERAL CONFORMITY WITH THE DOUGLAS COUNTY COMPREHENSIVE MASTER PLAN; IS AUTHORIZED BY THE PROVISION OF SECTION 15 OF THE DOUGLAS COUNTY ZONING RESOLUTION; AND AND THAT SUCH SECTION 15 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF PINERY MEADOWS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF DOUGLAS COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PLANNED DEVELOPMENT AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF DOUGLAS COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS APPROVED DENSITY TRANSFERS, IF ANY). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING

AT THE TIME OF SUBDIVISION FINAL PLAT, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, ALONG WITH THE FINAL PLAT SUBMITTAL TO THE PLANNING SERVICES DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

STATEMENT OF COMMITMENTS

THE STATEMENT OF COMMITMENTS SHALL, IN ALL CASES, DESCRIBE THE DEVELOPMENT COMMITMENTS INCLUDING A METHOD FOR ASSIGNING RESPONSIBILITY TO HEIRS, SUCCESSORS, OR ASSIGNS, AND TIMING OF THE FULFILLMENT OF THESE COMMITMENTS FOR THE FOLLOWING:

1. DEDICATION: PUBLIC DEDICATION FOR PARKS, SCHOOLS, LIBRARIES, ROADS, DRAINAGE, ETC., EITHER IN SPECIFIC ACREAGE DEDICATION (REFERENCED BY SYMBOL) OR SPECIFIC CASH-IN-LIEU OF LAND OR FACILITIES. DESCRIBE THE PROPOSED OWNERSHIP, UTILITY PROVISION, IMPROVEMENT SCHEDULE, AND MAINTENANCE PROVISION. A PROVISION FOR ON-DEMAND DEDICATION FOR REGIONAL PARKSAND TRAILS AND SCHOOL SITES SHOULD BE STATED. THE APPLICANT SHALL PROVIDE TITLE INSURANCE FOR COUNTY-DEDICATED LAND. IN ALL CASES, DEDICATED LAND SHALL BE CONVEYED TO DOUGLAS COUNTY AND THE COUNTY MAY FURTHER CONVEY THE LAND TO THE APPROPRIATE AGENCY.
2. ON- OR OFF-SITE IMPROVEMENTS: PROVISION SHALL BE MADE FOR THE CONSTRUCTION OF, OR PAYMENT OF FEES FOR, COUNTY OR OFF-SITE IMPROVEMENTS THROUGH BONDING OR THE IMPOSITION OF PRO RATA FEES.
3. WILDLIFE PRESERVATION PLAN
4. WETLANDS/RIPARIAN PRESERVATION PLAN
5. PROJECT PHASING RESTRICTIONS
6. FIRE PROTECTION
7. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE
8. OTHER COMMITMENTS IMPOSED BY THE BOARD

DEDICATIONS: ALL DEDICATIONS OF PUBLIC FACILITIES, INCLUDED BUT NOT LIMITED TO PARK AND OPEN SPACE LANDS, STREETS, DRAINAGE FACILITIES, AND EASEMENTS SHALL BE DEDICATED AND/OR CONSTRUCTED, AT THE EXPENSE OF THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD, AND AT NO COST TO DOUGLAS COUNTY. THE COST OF THE IMPROVEMENTS FOR ALL PUBLIC FACILITIES INCLUDING STREET AND DRAINAGE FACILITIES SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING.

PARKS, RECREATION AND TRAILS CONTRIBUTION: THE OWNERS, DEVELOPERS, SUCCESSORS, OR ASSIGNS OF THIS PD SHALL CONTRIBUTE $500 PER DWELLING UNIT THAT RECEIVES FINAL PLAT APPROVAL WHICH SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT. FUNDS WILL BE UTILIZED BY DOUGLAS COUNTY AT ITS SOLE DISCRETION FOR PARK AND RECREATION IMPROVEMENTS AS DETERMINED BY DOUGLAS COUNTY.

PARK LAND DEDICATION: LAND DEDICATION REQUIREMENTS SHALL BE PER SECTION 10 OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

COLLECTOR ROADWAY CONSTRUCTION: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR FULL-WIDTH CONSTRUCTION OF THE COLLECTOR ROADWAY, AT THEIR EXPENSE, WITHIN THE PROPERTY BOUNDARIES AND “SHALL CAUSE” CONSTRUCTION OF THE SOUTHERLY SEGMENT OF THE ROADWAY LOCATED ON THE PROPERTY SOUTH OF THIS PD. THE COST OF THE COLLECTOR ROADWAY WITHIN THE PROPERTY BOUNDARIES SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING. IF THE DEVELOPMENT TO THE SOUTH, AND THE COMMITMENT TO BUILD THE COLLECTOR ROADWAY ASSOCIATED WITH THAT DEVELOPMENT, PRECEDES THIS DEVELOPMENT, THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL DEDICATE THE NECESSARY RIGHT-OF-WAY, IN FEE SIMPLE TO DOUGLAS COUNTY UPON REQUEST, TO ACCOMMODATE THE CONSTRUCTION OF THE COLLECTOR ROADWAY THROUGH THIS PD.

TRAFFIC SIGNALS: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL CONTRIBUTE TO DOUGLAS COUNTY, THEIR PRO-RATA SHARE OF THE TRAFFIC SIGNAL IMPROVEMENTS LOCATED AT SCOTT AVE AND STATE HIGHWAY 83 AS DEFINED BY A DOUGLAS COUNTY ACCEPTED TRAFFIC STUDY. THIS PRO-RATA SHARE SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF FINAL PLAT OF SUCH TRAFFIC SIGNAL IMPROVEMENTS. THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR 50% OF THE SIGNAL IMPROVEMENTS LOCATED AT PINERY CENTER BLVD AND SCOTT AVE. THIS 50% COST SHARE SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF FINAL PLAT OF SUCH TRAFFIC SIGNAL IMPROVEMENTS.

NOISE MITIGATION: IF RESIDENTIAL LOTS ARE LOCATED ANYWHERE WITHIN THE 65 DBA NOISE CONTOUR AS SHOWN ON SHEET 3, A SUBMITTAL WILL BE PROVIDED INDICATING THAT AN INDOOR DNL OF 35 DBA OR LESS CAN BE ACHIEVED THROUGH THE ENVELOPE CONSTRUCTION, AND AN OUTDOOR DNL OF 65 DBA OR LESS CAN BE ACHIEVED BY THE DESIGN OF BERMS OR BARRIERS. FINAL NOISE MITIGATION REQUIREMENTS WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAN.

PWWD INCLUSION & SERVICE: ALL DEVELOPMENT WITHIN PINERY MEADOWS SHALL BE INCLUDED IN, AND RECEIVE, CENTRALIZED WATER AND SEWER SERVICE FROM THE PINERY WATER AND WASTEWATER DISTRICT (PWWD).

PWWD WELL: THE OWNERS, DEVELOPERS, SUCCESSORS, OR ASSIGNS OF THIS PD SHALL DEDICATE A ONE-ACRE WELL SITE TO PINERY WATER AND WASTEWATER DISTRICT FOR A WATER WELL. THE SITE WILL BE WITHIN THE PLANNING AREA 2. THE DEDICATION WILL OCCUR AT THE TIME OF FINAL PLAT.

WATER AND SANITARY SEWER: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR ALL REQUIRED WATER AND SANITARY SEWER IMPROVEMENTS, AT THEIR EXPENSE AND IN CONFORMANCE WITH PINERY WATER AND WASTEWATER DISTRICT CRITERIA. THE COST OF THE REQUIRED WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE SECURED BY DOUGLAS COUNTY OR THE PINERY WATER AND WASTEWATER DISTRICT THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING.

CULTURAL AND HISTORIC PRESERVATION: IF, DURING CONSTRUCTION ON THE PROPERTY, ANY SIGNIFICANT ARTIFACT, CULTURAL OR HISTORIC ITEMS ARE DISCOVERED, THE DEVELOPER SHALL NOTIFY THE DOUGLAS COUNTY HISTORIC PRESERVATION BOARD AND GIVE IT THE OPPORTUNITY TO EXAMINE THE AREA OF DISCOVERY AND FINDINGS. A CULTURAL RESOURCE SURVEY WILL BE REQUIRED TO BE INCLUDED WITH SUBMITTAL OF A PRELIMINARY PLAN APPLICATION.

HOA/METRO DISTRICT: A HOMEOWNERS ASSOCIATION (HOA) AND/OR METROPOLITAN DISTRICT WILL BE CREATED FOR THE FOLLOWING PURPOSES: A) TO PROVIDE FOR THE CONTINUED DEVELOPMENT, IMPROVEMENTS AND MAINTENANCE OF PROPERTIES AND FACILITIES, WHICH INCLUDE, BUT IS NOT LIMITED TO, ROADWAYS AND DRAINAGE IMPROVEMENTS AND TRAILS, WHICH IT OWNS OR ADMINISTERS; B) TO PROTECT THE INVESTMENT, ENHANCE THE VALUE, AND CONTROL THE USE OF PROPERTY OWNERS BY ITS MEMBERS; C) ENFORCE CC&R'S; AND D) OWN, MANAGE, AND MAINTAIN PRIVATE OPEN SPACE AND TRAILS.

REVEGETATION OF DISTURBED LANDS: ALL LANDS WITHIN PINERY MEADOWS WHICH ARE DISTURBED DURING CONSTRUCTION, OR CONSTRUCTION RELATED ACTIVITIES, SHALL BE REVEGETATED IN ACCORDANCE WITH DOUGLAS COUNTY AND STATE OF COLORADO REGULATIONS WITH PREFERENCE GIVEN TO MATERIALS NATURAL TO THE REGION.

FLOODPLAIN IMPROVEMENTS/BANK STABILIZATION: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD MUST COMPLETE THE CONSTRUCTION OF ANY REQUIRED FLOODPLAIN IMPROVEMENTS AND/OR BANK STABILIZATION, AT THEIR EXPENSE, AS REQUIRED BY THE COUNTY AND MILE HIGH FLOOD DISTRICT. ANY SUCH IMPROVEMENTS AND OR BANK STABILIZATION SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME PLATTING.

THIS MAJOR AMENDMENT OF THE PINERY MEADOWS PLANNED DEVELOPMENT PLAN AMENDING THE DEVELOPMENT STANDARDS AS DEPICTED HEREON PURSUANT TO LOT STANDARDS TABLE HAS BEEN APPROVED BY BOARD RESOLUTION NO. _____ ON _____, 2026.

THIS AMENDMENT NO. 1 AFFECTS ONLY LOT STANDARDS TABLE AS DESCRIBED IN FILE NO. ZR2026-003.

_____ _____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS (DATE)

_____ _____
DIRECTOR OF COMMUNITY DEVELOPMENT (DATE)

INDEX

SHEET 1: GENERAL PROVISIONS AND COMMITMENTS
SHEET 2: DEVELOPMENT STANDARDS
SHEET 3: DEVELOPMENT PLAN

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DOUGLAS COUNTY, COLORADO

OWNER:
JEN COLORADO 23 LLC
680 5TH AVE, FL 25
NEW YORK, NY 10010

DATE:
03/23/26 SUBMITTAL

SHEET TITLE:
GENERAL PROVISIONS AND COMMITMENTS

1 OF 3

CHECKED BY: MB
DRAWN BY: CR

PINERY MEADOWS PLANNED DEVELOPMENT, 1ST AMENDMENT

A MAJOR AMENDMENT TO THE DEVELOPMENT STANDARDS

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO

39.53 +/- ACRES - 170 DWELLINGS - ZR2026-003

DEVELOPMENT STANDARDS

PLANNING AREA 1 (SINGLE FAMILY)

PRINCIPAL USES

RESIDENCE
- DWELLING, SINGLE FAMILY, DETACHED
- DWELLING, SINGLE FAMILY, ATTACHED
- GROUP HOME (MINIMUM SEPARATION OF 750 FEET)

COMMUNITY USES
- OPEN SPACE/TRAILS
- PARK/PLAYGROUND
- RECREATION FACILITY - NEIGHBORHOOD
- RECREATION FACILITY - PRIVATE

SALES OFFICE - TEMPORARY
CONSTRUCTION OFFICE - TEMPORARY

USES PERMITTED BY SPECIAL REVIEW

DAY-CARE HOME - LARGE
RECREATION FACILITY - COMMUNITY

ACCESSORY USES

DECKS, PATIOS, SHEDS, AND OTHER SIMILAR RESIDENTIAL ACCESSORY STRUCTURES
DAY-CARE HOME - SMALL
GARAGE - PRIVATE
HOME OCCUPATION - CLASS 1 (REFER TO SECTION 23 OF THE DCZR, AS AMENDED)
IN-HOME ELDER CARE
SATELLITE RECEIVING DISH

APPLICABILITY

STANDARDS AND REQUIREMENTS NOT ADDRESSED IN THIS PD ZONING DOCUMENT SHALL CONFORM TO THE SUBURBAN RESIDENTIAL (SR) ZONE DISTRICT REGULATIONS OF THE DCZR, AS AMENDED.

PLANNING AREA 2 (OPEN SPACE)

PRINCIPAL USES
- PWWD WELL SITE
- ENVIRONMENTAL EDUCATION CENTERS/HISTORICAL MUSEUM FOR THE PURPOSE OF PROVIDING AN AREA TO DISPLAY ITEMS RELEVANT TO THE SITE.
- NATURE CENTER/PICNIC AREA/TRAIL HEAD
- OPEN SPACE/TRAILS
- SIMILAR USES AS DETERMINED BY THE DIRECTOR TO BE IN ACCORDANCE WITH THE INTENT OF THIS PLANNING AREA
- USE PERMITTED IN A CONSERVATION EASEMENT AGREEMENT OR SIMILAR DOCUMENT APPROVED BY DOUGLAS COUNTY.

ACCESSORY USES
- MAINTENANCE BUILDING
- PARKING AREA FOR PARKS OR OPEN SPACE USES

TEMPORARY USES
- AGRICULTURAL USE LIMITED TO CULTIVATION OF CROPS AND GRAZING OF ANIMALS, UNTIL SUCH TIME AS THE PROPERTY IS DEVELOPED.

APPLICABILITY

STANDARDS AND REQUIREMENTS NOT ADDRESSED IN THIS PD ZONING DOCUMENT SHALL CONFORM TO THE OPEN SPACE CONSERVATION (OS) ZONE DISTRICT REGULATIONS OF THE DCZR, AS AMENDED.

NOTE: NO ATTACHED SINGLE-FAMILY UNITS SHALL BE ALLOWED AS THE MOST PROXIMATE UNITS TO THE NORTH PROPERTY BOUNDARY THAT ABUTS THE PINERY WEST FILING 2 SUBDIVISION.

LOT STANDARDS

	PLANNING AREA 1					PLANNING AREA 2
	SINGLE FAMILY, DETACHED			SINGLE FAMILY, ATTACHED		
	FRONT LOAD	REAR LOAD	CLUSTER	FRONT LOAD	REAR LOAD	
MINIMUM LOT SIZE	2,200 SF	2,200 SF	2,200 SF	1,500 SF	1,500 SF	-
MINIMUM BUILDING SETBACKS						
REGIONAL OR ARTERIAL STREET	100'			100'		-
COLLECTOR STREET	20'		5'	20'		20'
NORTH PROPERTY LINE BOUNDARY	20'			20'		-
SOUTH PROPERTY LINE BOUNDARY	5'			5'		-
FRONT						-
PRINCIPAL STRUCTURE	10'		5'	5'		50'
GARAGE	20'	-	-	20'	-	-
SIDE	5'		5'	5' (0' FOR SHARED LOT LINE)		50'
CORNER SIDE	15'		5'	15'		-
REAR	10'	2'	5'	10'	2'	50'
BUILDING HEIGHT						
PRINCIPAL STRUCTURE	35'			35'		35'
ACCESSORY STRUCTURE	20'			20'		35'

1. A COVERED OR UNCOVERED DECK OR PORCH MAY EXTEND SIX (6) FEET INTO A REQUIRED REAR SETBACK AND THREE (3) FEET INTO A REQUIRED SIDE SETBACK.
2. CONCRETE PADS MAY EXTEND SIX (6) FEET INTO A REQUIRED REAR SETBACK AND FIVE (5) FEET INTO A REQUIRED SIDE SETBACK. OTHER ENCROACHMENTS ARE ALLOWED IN ACCORDANCE WITH THE DCZR.
3. EAVES MAY ENCROACH INTO A UTILITY EASEMENT.
4. SUBJECT TO NOTE 3, ALL UTILITY EASEMENTS SHALL BE KEPT FREE OF ABOVE AND BELOW GRADE OBSTRUCTIONS AND ENCROACHMENTS. ENCROACHMENTS INTO THE EASEMENTS WITH WINDOW WELLS, COUNTERFORTS, MECHANICAL EQUIPMENT, BAY WINDOWS, FIREPLACES, FIRE PITS, PATIOS, DECKS RETAINING WALLS AND THEIR COMPONENTS, ETC. SHALL NOT BE PERMITTED EXCEPT AS ALLOWED BY AN EXECUTED ENCROACHMENT AGREEMENT WITH APPLICABLE UTILITY PROVIDER(S).
5. SETBACKS ARE MEASURED FROM THE LOT LINE TO THE WALL OF THE STRUCTURE HORIZONTALLY AND PERPENDICULAR TO THE LOT LINE.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 10 TO BEAR N89°44'01"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE N89°44'01"E, ON SAID SOUTH LINE A DISTANCE OF 1326.31 FEET, TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10;
THENCE N89°43'39"E, ON SAID SOUTH LINE, A DISTANCE OF 805.19 FEET;
THENCE N00°19'54"W, A DISTANCE OF 827.39 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°19'54"W, A DISTANCE OF 813.92 FEET, TO THE EXTENSION OF THE SOUTH LINE OF PINERY WEST FILING NO. 2;

THENCE N89°39'49"E, ON SAID SOUTH LINE OF PINERY WEST FILING NO. 2, A DISTANCE OF 2156.25 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 83 PER THAT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN, FEDERAL AID PROJECT NO. FR 083-1(39);

THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE THE FOLLOWING (5) FIVE COURSES;
1) S01°46'32"W, A DISTANCE OF 20.22 FEET;
2) S89°43'24"W, A DISTANCE OF 5.60 FEET;
3) S10°56'47"W, A DISTANCE OF 130.03 FEET;
4) S02°44'47"W, A DISTANCE OF 432.60 FEET;
5) S02°50'32"W, A DISTANCE OF 236.80 FEET;

THENCE S89°43'27"W, A DISTANCE OF 2088.14 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,721,739+/- SQUARE FEET (39.536+/- ACRES)

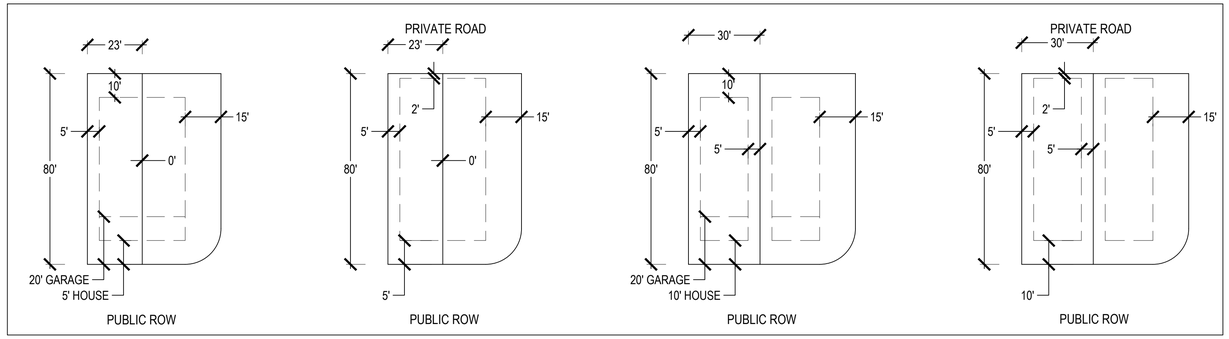
TOGETHER WITH AN EASEMENT FOR ACCESS, SAID EASEMENT BEING 45.00 FEET IN WIDTH WITH THE WEST LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE S 0°02'42" E, ALONG THE WEST LINE OF SUBJECT EASEMENT, A DISTANCE OF 827.04 FEET TO THE SOUTH LINE OF SAID SECTION 10 AND TO THE CENTER LINE OF COUNTY ROAD NO. 39, AND TO THE POINT OF TERMINUS OF SUBJECT EASEMENT.

PARKS/TRAILS/OPEN SPACE COMMITMENTS MATRIX

DESCRIPTION/ REQUIREMENT	AREA	CONSTRUCTION TIMING	CONSTRUCTION RESPONSIBILTY	MAINTENANCE RESPONSIBILITY	OWNERSHIP
OPEN SPACE WEST OF THE CHERRY CREEK FLOODWAY	7.08 ACRES	WITH CONSTRUCTION OF PLANNING AREA 1, AS APPLICABLE	OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS
PARK/AMENITIES	TO BE DETERMINED	WITH CONSTRUCTION OF PLANNING AREA 1, AS APPLICABLE	OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS

TYPICAL LOT LAYOUTS (N.T.S.)



SFA - FRONT LOAD | SFA - REAR LOAD | SFD - FRONT LOAD | SFD - REAR LOAD

NOTE: LAYOUTS REFLECT MINIMUM LOT DIMENSIONS AND SETBACKS. FINAL LOT SIZES WILL BE DETERMINED THROUGH THE FINAL PLAT PROCESS.
SFD = SINGLE FAMILY DETACHED
SFA = SINGLE FAMILY ATTACHED

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DATE:
03/23/26 SUBMITTAL

SHEET TITLE:
DEVELOPMENT STANDARDS

2 OF 3

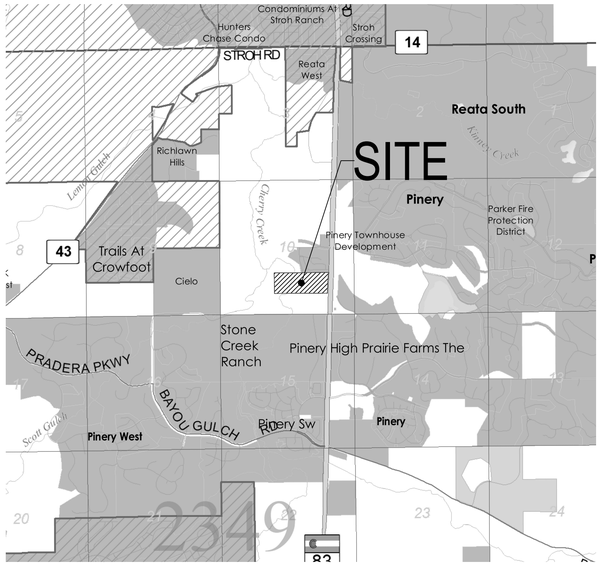
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PINERY MEADOWS PLANNED DEVELOPMENT, 1ST AMENDMENT

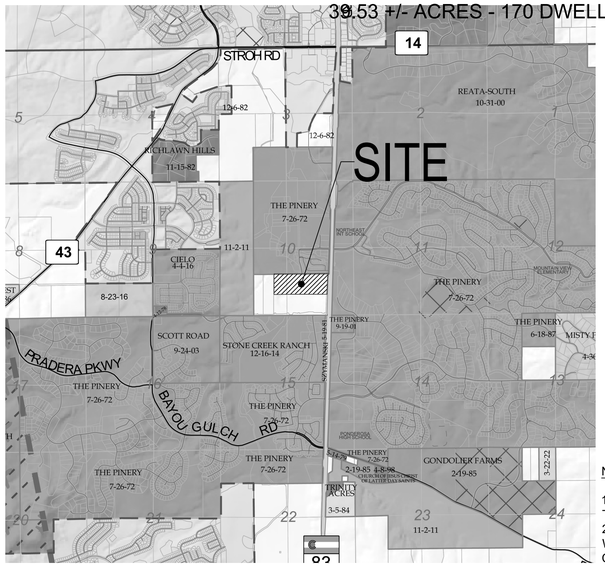
A MAJOR AMENDMENT TO THE DEVELOPMENT STANDARDS

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DOUGLAS COUNTY SUBDIVISION MAP SCALE: 1" = 2,000'



DOUGLAS COUNTY ZONING MAP SCALE: 1" = 2,000'

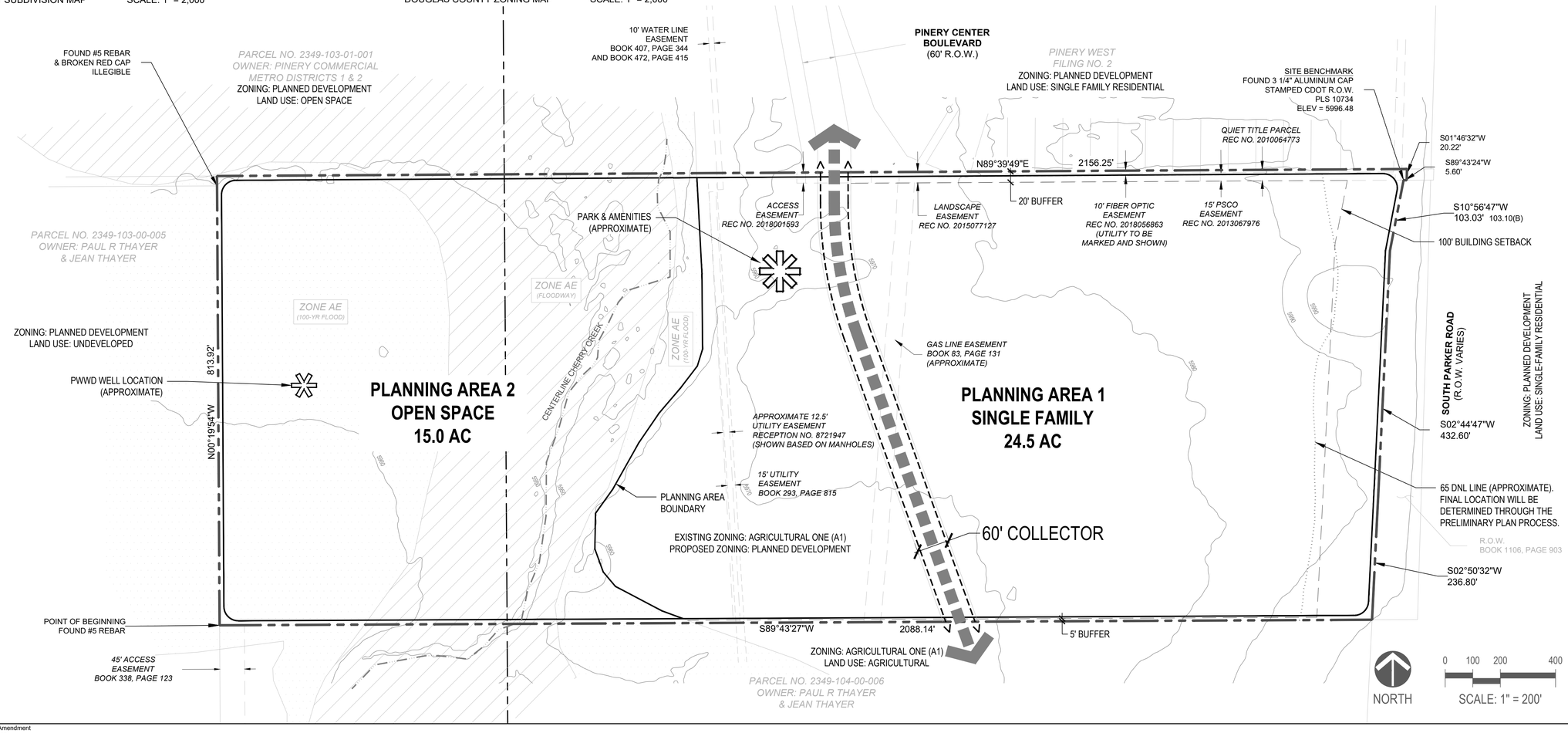
LAND USE TABLE					
PLANNING AREA	LAND USE	ACRES	% OF SITE	GROSS DENSITY	DWELLING UNITS
1	SINGLE FAMILY	24.5	62.0%	6.9 DU/AC	170
2	OPEN SPACE/ FLOODPLAIN	15.0	38.0%	0	0
TOTAL		39.5	100%	4.3 DU/AC	170

NOTES

1. ACCESS POINTS AND ROADS ARE CONCEPTUAL. FINAL ALIGNMENTS AND CIRCULATION WILL BE DETERMINED THROUGH THE PRELIMINARY PLAN AND/OR FINAL PLAT PROCESS.
2. THIS PLAN DEPICTS THE GENERAL LOCATION OF PARKS AND OPEN SPACE. FINAL LOCATION, SIZE, AND DESIGN WILL BE BASED ON FINAL NUMBER OF DWELLING UNITS, SITE PLANNING AND DESIGN, AND ENGINEERING CONSIDERATIONS, AS DETERMINED THROUGH THE PRELIMINARY PLAN AND/OR FINAL PLAT PROCESS.

LEGEND

- COLLECTOR ROAD (APPROXIMATE)
- PEDESTRIAN SIDEWALK (PART OF COLLECTOR ROAD SECTION)
- PLANNING AREA
- SETBACK/BUFFER
- PROPERTY BOUNDARY
- EASEMENT
- 65 DNL NOISE BUFFER



CHECKED BY: MB
DRAWN BY: CR

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DATE:
03/23/26 SUBMITTAL

SHEET TITLE:
DEVELOPMENT PLAN

3 OF 3

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Matt Jakubowski, AICP, Chief Planner

DESCRIPTION: Highlands Ranch Planned Development, 84th Amendment - Major Planned Development Amendment - Project File: ZR2026-002.

SUMMARY: The request is for approval of a Major Amendment to the Highalnds Ranch Planned Development through addition of 350 dwelling units to Planning Area 85.

STAFF ASSESSMENT: Staff has evaluated the request in accordance with Section 15 of the Dougals County Zoning Resolution. Should the Board find that the approval standards for a Major Planned Development Amendment are met, the following conditions should be considered for inclusion in the Board motion:

1. Prior to recordation, all technical corrections to the Highlands Ranch Planned Development, 84th Amendment document shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	4/30/2026
Jeff Garcia	Approve	5/4/2026
Christie Guthrie	Approve	5/4/2026
Doug DeBord	Approve	5/5/2026
Samantha Hutchison - FYI	Notified - FYI	5/5/2026

ATTACHMENTS:

Cover Page
Staff Report - ZR2026-002

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Matt Jakubowski, AICP, Chief Planner

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Doug DeBord	Approve	5/5/2026

ATTACHMENTS:

Staff Report - ZR2026-002

DOUGLAS COUNTY
COLORADO

Major Planned Development Amendment Staff Report

Date:	April 29, 2026
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Kati Carter, AICP, Director of Community Development
CC:	Matt Jakubowski, AICP, Chief Planner Curt Weitkunat, AICP, Long Range Planning Manager Steven E. Koster, AICP, Deputy Director of Community Development
Subject:	**Highlands Ranch Planned Development, 84th Amendment**
Project File:	**ZR2026-002**

Planning Commission Hearing:	**April 6, 2026 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**May 12, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant is requesting a Major Planned Development (PD) Amendment to the Highlands Ranch PD (HRPD) to add 350 residential dwelling units to Planning Area 85 (PA 85) of the HRPD. The applicant intends to develop multi-family residential units on two adjacent parcels, 4.61 and 10.2 acres in size, owned by the Englewood McLellan Reservoir Foundation. PA 85 currently allows "multiple-family dwellings" as a use permitted by right but does not have assigned units available for residential development. The amendment request is to add 350 units for future residential development.

The Planning Commission heard the application at its April 6, 2026 public hearing and recommended approval of the proposal by a vote of 5 to 0.

II. APPLICATION INFORMATION

A. Applicant

Adam Wallace
Pagewest Acquisitions, LLC
414 N. Mill Street, Floor 2
Aspen, Colorado 81611

B. Applicant's Representative

Norris Design
1101 Bannock Street
Denver, Colorado 80204

C. Request

The applicant requests approval of a Major Amendment to the HRPD through addition of 350 dwelling units to PA 85. The multi-family use is currently allowed in the HRPD by right, but no residential units are assigned to the planning area.

D. Process

A Major PD Amendment application is processed pursuant to Douglas County Zoning Resolution (DCZR) Sections 1519 through 1523. The request is considered a major amendment because it increases the total number of units allowed in the HRPD.

Per Section 1522.08 of the DCZR, "The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies and other guidelines."

E. Location

PA 85 is located in northwest Douglas County at the intersection of Plaza Drive and Plaza Circle. A Vicinity Map, Zoning Map, and Aerial Map highlight site location and existing conditions and are within the staff report attachments.

F. Project Description

The applicant is proposing a Major Amendment to the HRPD through addition of 350 dwelling units to PA 85 within the High Density residential dwelling unit subcategory of the Development Plan Zoning Map. The proposed amended Development Plan Zoning Map is attached to the staff report. The proposal would increase the total number of residential units allowed within the HRPD to 36,418. The applicant intends to develop two parcels, 4.61 and 10.2 acres in size, into 350 multi-family units. The applicant has provided a concept layout of the parcels showing 84 attached townhouse units on the 4.61-acre site, and 264 units within a multi-family building on the 10.2-acre site. The parcels were previously platted as Highlands Ranch Filing No. 157, Lot 3 and Lot 4. A future Site Improvement Plan process would be required for the development of these parcels.

III. CONTEXT

A. Background

The HRPD was originally approved in 1979. PA 85 was added to the PD in 1988. Residential development, including one-family attached, two-family, and multi-family dwellings were allowed by right in PA 85, but no residential units were assigned to the PA. In 2015, the HRPD was amended to create PA 85-A within a portion of PA 85. With creation of PA 85-A, 285 dwelling units were transferred from PA 84 (north of the site, across C-470) to PA 85-A. In 2015, the Highlands Ranch Filing No. 157 plat was approved covering PA 85-A, the subject parcels, a potential transit station site, and

Ben Franklin Academy. In 2016, PA 85-A was developed into a 285-unit multi-family development.

B. Adjacent Land Uses and Zoning

The site is located in an area with a variety of land uses common to an area abutting a major highway and interchange, including multi-family residences, offices, and a hospital. A potential RTD transit station and park-and-ride is proposed adjacent to the site.

Zoning and Land Use

Direction	Zoning	Land Use
North	HRPD	Multi-family residential, potential RTD transit station & park-and-ride, C-470 right-of-way
South	HRPD	Multi-family residential and Children's Hospital
East	HRPD	Right-of-way for C-470 and Kendrick Castillo Way, and parking lot for an office use
West	HRPD	Ben Franklin Academy Charter School

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The subject parcels are undeveloped and vegetated with grasses. The site generally slopes toward C-470 such that the 10-acre parcel is approximately 20 feet lower than the adjoining Children's Hospital building and the intersection of Plaza Drive and Greensborough Drive. Some portions of the parcel along the C-470 right-of-way include an approximately 40 foot grade differential. These physical conditions do not preclude development of the site.

B. Access

The project area includes frontage along both Plaza Drive and Plaza Circle. The applicant's Traffic Impact Study (TIS) anticipates access to the development exclusively from Plaza Circle. Implementation of intersection and other traffic improvements as identified by TIS will be completed as part of future development of the site, including installation of a traffic signal at the Plaza Drive, Plaza Circle, and Greensborough Drive intersection. County Engineering provided no comments on the proposal, and the TIS is accepted.

C. Soils and Geology

Based on a review of the 2040 Douglas County Comprehensive Master Plan (CMP) Class 3 Hazards and Environmental Constraints Map, the property does not include any hazardous geologic or soil conditions.

D. Drainage and Erosion

The applicant will be required to meet all engineering requirements for drainage, grading, and erosion control during future development of the site.

E. Floodplain

No floodplain is present on the site.

V. PROVISION OF SERVICES

A. Schools

The Douglas County School District (DCSD) estimates 18 elementary school students, 3 middle school students, and 6 high school students to be generated by this development, with a land dedication requirement of 0.578 acres. DCSD requests a cash-in-lieu of land dedication payment to be determined with a property appraisal at the time of site development.

B. Fire Protection

South Metro Fire Rescue (South Metro) provides fire protection services in the area. South Metro has no objection to the proposed development.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. The DCSO Office of Emergency Management provided a no comment response. DCSO and DCSO E911 provided no response.

D. Water

Water service will be provided by the Highlands Ranch Water and Sanitation District (HR Water). The Colorado Division of Water Resources (CDWR) provided a referral response request and has no objection to the proposal.

E. Sanitation

Sanitary sewer service is also provided by HR Water.

F. Utilities

Utility service providers are Xcel (electrical service and natural gas), AT&T, CenturyLink, and Comcast (phone and data services). AT&T has no conflict with the proposal. Xcel requested a note on future plat documents and indicated that it has a high-pressure gas line on the south side of the development parcels. Future development in this part of the subject parcels will require approvals from Xcel. No response was received from CenturyLink and Comcast.

G. Parks and Trails

Douglas County Parks, Trails, and Building Grounds provided referral comments on the proposal and indicated that park land dedication is determined per Douglas County Subdivision Resolution Article 10. Per Article 10, the applicant is required to either provide a park land dedication or an equivalent cash-in-lieu of land dedication. Determination of a park land dedication or cash-in-lieu amount for the proposal will be finalized at the time of site development.

VI. PUBLIC NOTICE AND INPUT

In accordance with DCZR Section 1523, public notice is required to be published in the Douglas County News Press, posted on site by the applicant, and mailed to owners of property abutting and within PA 85.

Courtesy notices of an application in process were also sent to adjacent property owners as part of the referral period. No comments from adjacent property owners or members of the public have been received. Staff provided referrals to the Highlands Ranch Community Association (HRCA), the Highlands Ranch Golf Club HOA (HRGCA), and the Highlands Ranch Backcountry Association (Backcountry). The HRCA Development Review Committee formally approved the proposal and has no objection to the application. No response was received from HRGCA or Backcountry.

All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. The applicant provided responses to referral comments within a separate letter included in the staff report appendix.

VII. PLANNING COMMISSION HEARING

The Planning Commission heard the proposal at a public hearing on April 6, 2026, and recommended approval of the request by a vote of 5 to 0 with one condition. One member of the public whose child attends Ben Franklin Academy spoke in support of the application. The citizen indicated the proposed traffic signal would benefit traffic control and traffic safety in the area, and that residential development is a complimentary land use to the school.

The Planning Commissioners asked questions regarding the conceptual site plan layout and landscaping, and the height and orientation of the proposed buildings adjacent to Children's Hospital. The Planning Commissioners generally agreed the proposed traffic signal will be a benefit to the area.

VIII. STAFF ANALYSIS

Per Section 1520 of the DCZR, the following criteria shall be considered for approval of a major amendment:

1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.
Staff Comment: The application is consistent with the development standards of the HRPD. The HRPD states an intent "to accommodate a balanced mix of residential, commercial, industrial, educational, recreational, and nonurban land uses," as well as allowing "opportunities for innovative community design while at the same time being responsive to changing community needs." It also states, the "New Town of Highlands Ranch is planned and designed to provide for a wide variety and range of housing."

More specific to the subject site, the stated purpose and intent of PA 85 is "to establish land uses and development standards for an Industrial Park" as well as "to encourage the development of businesses and industries primarily engaged in research, development and testing; existing residences and new single-family attached, two-family and multi-family dwellings; compatible light general manufacturing; service industries; warehousing; and construction and activities relating thereto." While the intent of PA 85 is an industrial park and related uses, it also envisioned residential development, including multi-family development.

The applicant's request is for the addition of residential units to PA 85, not rezoning or allowing new uses. Since PA 85 was established, a diversity of land uses both in and around PA 85 have evolved. Offices, multi-family residences, and a hospital have developed adjacent to PA 85. Within PA 85, a school has been developed, and in PA 85-A (originally part of PA 85) a multi-family project has developed. The applicant's proposal is consistent with the overall PD intent by contributing to housing options in Highlands Ranch. The applicant's proposed concept plan includes a mixture of attached townhouse and multi-family units consistent with the purpose of the PD and PA 85, but also reflective of the evolving nature of development in this area.

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
Staff Comment: As stated above, the overall intent of the PD is a balance of land uses, including a variety of housing options. PA 85's stated purpose is to be an industrial park, and residential development is anticipated as part of that. The proposal adds residential dwelling units to PA 85, an allowed use, and a use considered in the PA 85 intent statement. This supports the intent, efficient development, and preservation of the entire planned development.

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
Staff Comment: Multi-family development is allowed by right in PA 85 and the site is adjacent to other land uses typically considered compatible to attached townhouse and multi-family development, including a potential transit station and park-and-ride, existing multi-family development, a hospital, and a school. The parcels in question are located adjacent to C-470 and provide a buffer between C-470 and surrounding parcels.

During future site design, the applicant will finalize site grading, building orientation, screening, buffers, and building height. The applicant's concept plan shows lower scale townhouses along Plaza Drive, and a four-story complex of multi-family buildings and open space to the east closer to C-470 and north of Children's Hospital, although the maximum building height permitted in PA 85 is 90 feet.

The applicant has addressed the 1520.03 approval criteria in its narrative and indicates a desire to construct a quality project that blends the proposal with existing development. The applicant will also implement the recommendations of its TIS, including installation of

a traffic signal at the intersection of Plaza Drive, Plaza Circle and Greensborough Drive. Implementation of the TIS will mitigate potential impacts on neighboring property owners.

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: The application does not as its sole purpose confer a benefit upon an individual. The proposal supports overall development of the HRPD and provides 350 additional housing units to Highlands Ranch.

1520.05: For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.
Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A. HR Water has the capacity to serve the proposed development and has issued a will serve letter as requested by the applicant.

1803A.01: The applicant has demonstrated that the water rights can be used for the proposed uses.
Water and sewer service are to be provided by HR Water.

1803A.02: The reliability of a renewable water right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.
No new renewable water rights are being used to serve this project. HR Water has identified renewable water rights that it currently owns within its portfolio of water rights.

1803A.03: The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrologic cycle.
A water plan is not required when water is provided by a District.

1803A.04: The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section 1805A herein.
A water plan is not required when water is provided by a District.

1520.06: Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
Staff Comment: The site is in a developed area connected to infrastructure. HR Water will provide water and sewer service. The application has been reviewed by South Metro Fire, utility providers, and the Douglas County Sheriff's Office. None of these agencies expressed an inability to serve the development. Douglas County School District and Douglas County Parks, Trails, and Building Grounds will determine land dedication or cash-in-lieu fees as part of future development.

1520.07: Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.
Staff Comment: Public Works Engineering has reviewed the applicant's TIS. The applicant will implement the recommendations proposed within the TIS in conjunction with future development of the site.

IX. STAFF ASSESSMENT

Staff has evaluated the request in accordance with Section 15 of the DCZR. Should the Board find that the approval standards for a Major PD Amendment are met, the following conditions should be considered for inclusion in the Board motion:

1. Prior to recordation, all technical corrections to the Highlands Ranch Planned Development, 84th Amendment document shall be made to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

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DOUGLAS COUNTY
COLORADO

Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: PD Amendment

Marketing Name: Lucent Station

Presubmittal Review Project Number: PS2024-247

PROJECT SITE

Address: Plaza Drive and Lucent Drive

State Parcel Number(s): Parcel 1: 2229-042-08-001; Parcel 2: 2229-042-09-002

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S)

Name(s): Englewood McLellan Reservoir Foundation

Address: 414 N Mill St., Floor 2, Aspen, CO 81611

Phone: 512-788-1428

Email: adam@pagewestco.com

AUTHORIZED REPRESENTATIVE

Name: Adam Wallace; Mallory Mooney

Company: Pagewest Acquisitions, LLC; Norris Design

Address: 1101 Bannock St., Denver, CO 80204

Phone: 303-892-1166

Email: mmooney@norris-design.com

A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.

ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Adam Wallace
Applicant's Signature

02/02/2026
Date

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email planning@douglas.co.us.

Project Number (Office Use Only): ZR2026-002

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Denver, Colorado 80204
303.892.1166

February 10, 2026

Douglas County, Department of Community Development
100 Third Street #220
Castle Rock, CO 80104

RE: NARRATIVE FOR AMENDMENT 84 TO THE HIGHLANDS RANCH PLANNED DEVELOPMENT

Dear Douglas County Department of Community Development,

On behalf of Pagewest Acquisitions, LLC, Norris Design is pleased to present the following proposal to amend the Highlands Ranch Planned Development to allow for multi-family development in Planning Area 85 (PA-85).

OWNER: Englewood McLellan Reservoir Foundation 1000 Englewood Parkway Englewood, CO 80110	**DEVELOPER:** Pagewest Acquisitions, LLC 414 N Mill Street, Floor 2 Aspen, CO 81611 Contact: Adam Wallace, Partner adam@pagewestco.com 512-788-1428
ENTITLEMENTS: Norris Design 1101 Bannock St. Denver, CO 80204 Contact: Mallory Mooney, Project Manager mmooney@norris-design.com 720-782-0059	**CIVIL ENGINEER:** Kimley-Horn 1125 17th St #1400 Denver, CO 80202 Contact: Eric McDaniel, PE eric.mcdaniel@kimley-horn.com 720-943-5657

PROJECT OVERVIEW

The subject Site is composed of two separate parcels of land currently owned by the Englewood McLellan Reservoir Foundation. Parcel #1 (County Parcel #2229-042-08-001) is roughly 4.61 acres in size and Parcel #2 (County Parcel #2229-042-09-002) is roughly 10.2 acres in size. The Site is located within Planning Area 85 of the Highlands Ranch Planned Development.

The applicant team is exploring a multifamily development for the two parcels and intends to amend the Highlands Ranch Planned Development to support this development. This Amendment proposes the addition of 350 residential dwelling units to the Highlands Ranch Planned Development, increasing the Total Dwelling Units of the PD from 36,068 to 36,418. These additional residential units would be designated to Planning Area 85 so that the Site may be developed with multifamily residential through a future land use application.

This Amendment does not propose to rezone land within the Highlands Ranch Planned Development, it simply increases the allowed number of dwelling units by roughly 1%. Multifamily residential is already a Use Permitted by Right in Planning Area 85 per Section X-B of the Highlands Ranch Planned Development.

The applicant team has met with the Highlands Ranch Metro District (HRMD) and Highlands Ranch Water (HR Water), who confirmed that there are adequate taps and sufficient water for a residential development of up to 400 units. The Site has existing infrastructure to serve a future development of this size.

Community input is an important part of the development process. Following the submittal of this application, the development team intends to meet with adjacent businesses, the Highlands Ranch Community Association, and the community.

TRAFFIC, ACCESS AND CIRCULATION

The Site is accessed through existing roadways – Plaza Drive and Plaza Circle. The nearby connection of Kendrick Castillo Way is an important thoroughfare in Highlands Ranch, with C-470 also nearby as a major regional highway. One item to note is that the Applicant intends to improve the southeast intersection of Plaza Drive and Plaza Circle with a 4-way traffic signal. Additionally, at the northwest intersection of Plaza Drive and Plaza Circle, the Applicant would like to restrict left turn movements during peak travel times, similar to what the Ben Franklin Academy exit does through signage as shown below:



Details for these improvements will come at the time of the future site plan submittal.

Access and circulation, which will be detailed in a future site plan will comply with all applicable local, state and emergency regulations at the time of Site Improvement Plan. The development team will work with the County and the Metro District on requirements.

PROJECT IMPROVEMENTS

The proposed Amendment will allow the Site to be developed as a multifamily residential community. The development team is proposing a community that will complement the existing character of the neighborhood while delivering a premier experience for its residents. The development will enhance the area by providing high-quality housing that supports growing

nearby employers, promotes a healthy lifestyle, minimizes traffic impact, and fits within the area's existing infrastructure capacity.

The architecture will utilize premium materials, including masonry, glazing, and cementitious siding. Ample on-site parking, including covered garages and surface spaces, will fully accommodate residents and guests, preventing any overflow onto surrounding streets.

The community will feature a state-of-the-art fitness center equipped with weight training, cardio facilities, and spin bikes as well as an outdoor pool and spa, dog parks, pet wash stations, pedestrian-friendly pathways, bicycle storage and repair stations, and wellness-focused gathering spaces such as yoga areas and passive outdoor courtyards.

The proposed community will bring much needed housing for nearby employment centers, prioritize high-quality design, thoughtful infrastructure integration, and lifestyle-driven amenities in a location well suited for density.

CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN

The proposed PD Amendment is in conformance with the Douglas County 2040 Comprehensive Master Plan in the following ways.

Goal 2-1: Improve and enhance existing Infrastructure; support healthy living; reduce vehicle miles travelled; maintain air quality standards; and conserve open space.
The project is proposed within the Primary Urban Area (PUA), in accordance with Objective 2-1A to "Direct urban-level development to designated urban areas". Additionally, as the Site is in close proximity to two major hospital systems, a school, and one of the area's premier employment centers, the community intends for future residents to live and work in the same area. This supports healthy living and reduces vehicle miles traveled while maintaining air quality standards. Further, future residential development of the Site is intended to be programmed with abundant fitness and recreation facilities both indoors and outdoors.

Goal 2-5: Minimize the impact of development on natural and historic resources.
The proposed PD Amendment will allow future residential development of the Site which will not impact natural and historic resources. The Site is already served by existing streets and it is not located near environmentally or visually-sensitive lands, making it an appropriate location for development.

Policy 2-5A.5: Encourage compact development patterns that conserve natural resources.
Future residential development of the Site would be infill development which is more sustainable than a greenfield development because instead of building new infrastructure, it will improve the existing infrastructure that is already in place.

Goal 2-6: Achieve compatibility between residential and nonresidential land uses, In terms of land use and design.
The Site is adjacent to existing higher-density residential development. The proposed PD Amendment will allow for higher-density residential ensuring that future development is consistent with surrounding land uses. The proximity of a nearby school, hospital, office, and retail will provide services to future residents as well as housing for the nearby employers.

Objective 2-6F: Ensure residential and nonresidential building design, scale, and orientation are compatible with the natural and built environment.

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The PD Amendment only proposes to add residential units to PA-85 of the Highlands Ranch Planned Development. No changes to the existing residential standards of the Highlands Ranch PD are proposed with this application. Future residential development will comply with the existing standards of the PD ensuring development will be compatible with the natural and built environment of the area.

Policy 2-7B.3: Create opportunities for residents to access transportation and community services
Given the Site's location, future development would provide residents with excellent access to transportation and community services. The Site is located close to the intersection of Kendrick Castillo Way, a major arterial, and C-470, a state freeway, offering future residents' easy access to major road corridors in the region. The parcel directly north of the Site is owned by RTD and if it were to ever develop as a transit center, it would provide future residents with adjacent transit access. For bicyclists and other outdoor enthusiasts, Fly'n B Park is located to the north of the Site along Plaza Drive. The park is a trailhead for the Highline Canal, a major regional trail corridor throughout the larger metro area. To the east of the Site is the nearby Central Park retail center as well as the Arc 470 business park campus.

Goal 2-9: Ensure development occurs concurrently with essential services and Infrastructure.
The applicant team has met with the Highlands Ranch Metro District (HRMD) and Highlands Ranch Water (HR Water), who confirmed that there are adequate taps and sufficient water for residential development of up to 400 units. The project site has existing infrastructure to serve a future development of this size.

COMPLIANCE WITH CRITERIA FOR APPROVAL

1. **Whether the Amendment is consistent with the development standards, commitments, and overall intent of the planned development.**
   The proposed Amendment is consistent with the development standards, commitments, and overall intent of the Highlands Ranch Planned Development (HRPD). The HRPD Master Plan and Development Guide provides a comprehensive controlling document for the regulation of land within the HRPD area and this Amendment to the HRPD proposes development consistent with the overall intent of the Planned Development. The HRPD features lots and standards consistent with what is proposed by this Amendment. The proposed amendment will allow for the subject property to be developed in a land use pattern that was approved previously and that is in concert with the surrounding area. The development standards for this property will be those found in Section VI – High Density Residential of the HRPD Development Guide and represent a development approach for the subject property that is consistent with the surrounding area.

2. **Whether the Amendment is consistent with the intent, efficient development and preservation of the entire planned development.**
   The proposed Amendment is consistent with the intent, efficient development and preservation of the entire Planned Development. One of the stated Objectives of the Highlands Ranch Planned Development Guide is to be "…responsive to changing community needs". The Site has remained vacant for many years, while a need for housing, particularly near major employers, has grown. This demonstrates a changing community need for the planning area. Furthermore, a portion of PA 85 has already been re-designated for high-density housing, and the proposed multifamily use is consistent with the surrounding area, which includes the Creekside at Highlands Ranch Apartments, Longs Ridge Apartments, Solana Lucent Sation Apartments, and Windcrest Summit Square Apartments.

The proposed land use does not represent a significant change from the existing land use pattern and allows for the continued success of the HRPD by activating a long vacant property with needed housing. Also, future residential development of the Site is supported by the capacity of existing infrastructure which aligns with the Highlands Ranch Planned Development's Legislative Intent C.5. to "Encourage a more efficient use of land and public services".

3. **Whether the Amendment will adversely affect the public interest or enjoyment of the adjacent land.**
   The proposed Amendment will not adversely affect the public interest or enjoyment of the adjacent land. The proposed Amendment allows for the Site to develop as a residential community similar in size and character to existing nearby uses. The proposed land use is compatible with the surrounding area and will not increase or change the nature and character of the area. Included with this application is a Traffic Study which revealed that the proposal would have minimal impact on the existing traffic patterns in Highlands Ranch. Potential roadway improvements such as a full service intersection at Plaza Circle and Plaza Drive will improve traffic safety in the area. The intent of the proposal is to allow for the development of the subject property in a manner consistent and in harmony with the surrounding area.

4. **Whether the sole purpose of the Amendment is to confer a special benefit upon an individual.**
   The sole purpose of the Amendment is not to confer a special benefit upon an individual. The purpose of this Amendment is to allow for the subject property to be developed in a manner consistent with the surrounding area. The benefit is to the entire community by adding additional and more diverse housing to Highlands Ranch.

5. **For applications proposing an increase in the intensity of allowed land uses, including changes in densities, whether the Amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.**
   A meeting was held with the Highlands Ranch Water (HR Water) on December 20, 2024. HR Water expressed their capacity to serve this proposed community and stated they will need the final unit count plus the size of proposed irrigation meters and the proposed tap for community center in order to issue a will serve letter. Once this information is available, the development team will provide it to HR Water to obtain the will serve letter and comply with the water supply standards in Section 18A.

6. **Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.**
   Public facilities and services such as school and fire protection are available and have the capacity to support the proposed development. Please see the attached will serve letter from South Metro Fire Rescue stating the capacity to provide fire prevention, fire suppression, emergency medical, and special team response services to properties within its jurisdictional boundaries of which the subject parcel is within. A will serve letter from the Douglas County School District is also included with the application materials.

7. **Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.**

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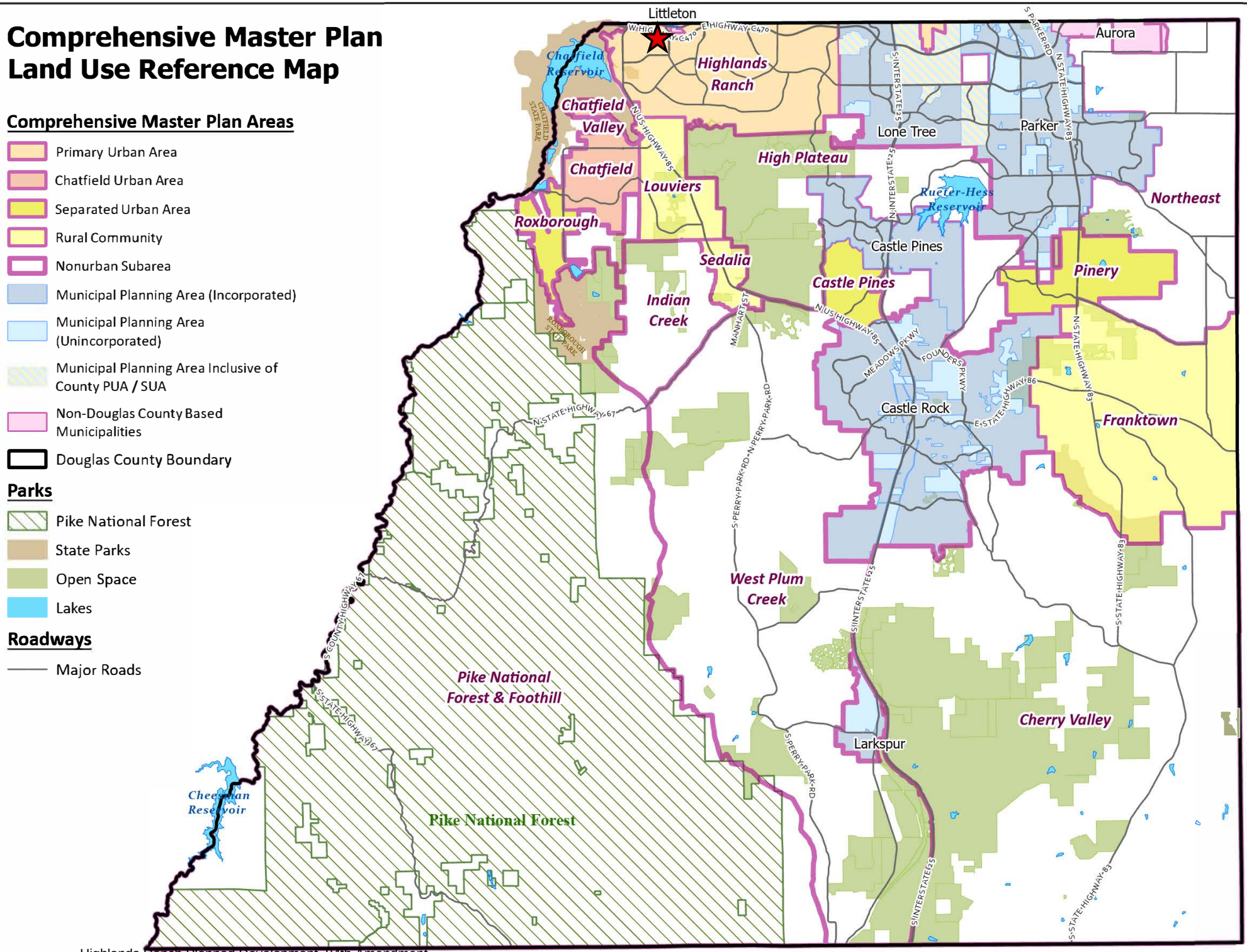
Included with this application is a detailed traffic study that examined the impact of proposal on the roadway level of service available in the area. The adopted roadway level of service for the proposed development will be available concurrently with the impacts of the development.

We are excited to work with Douglas County again to make this project a success, and we look forward to meeting with you.

Sincerely,
Norris Design

Mallory Mooney
Project Manager

Comprehensive Master Plan Land Use Reference Map



Highlands Ranch Planned Development, 84th Amendment

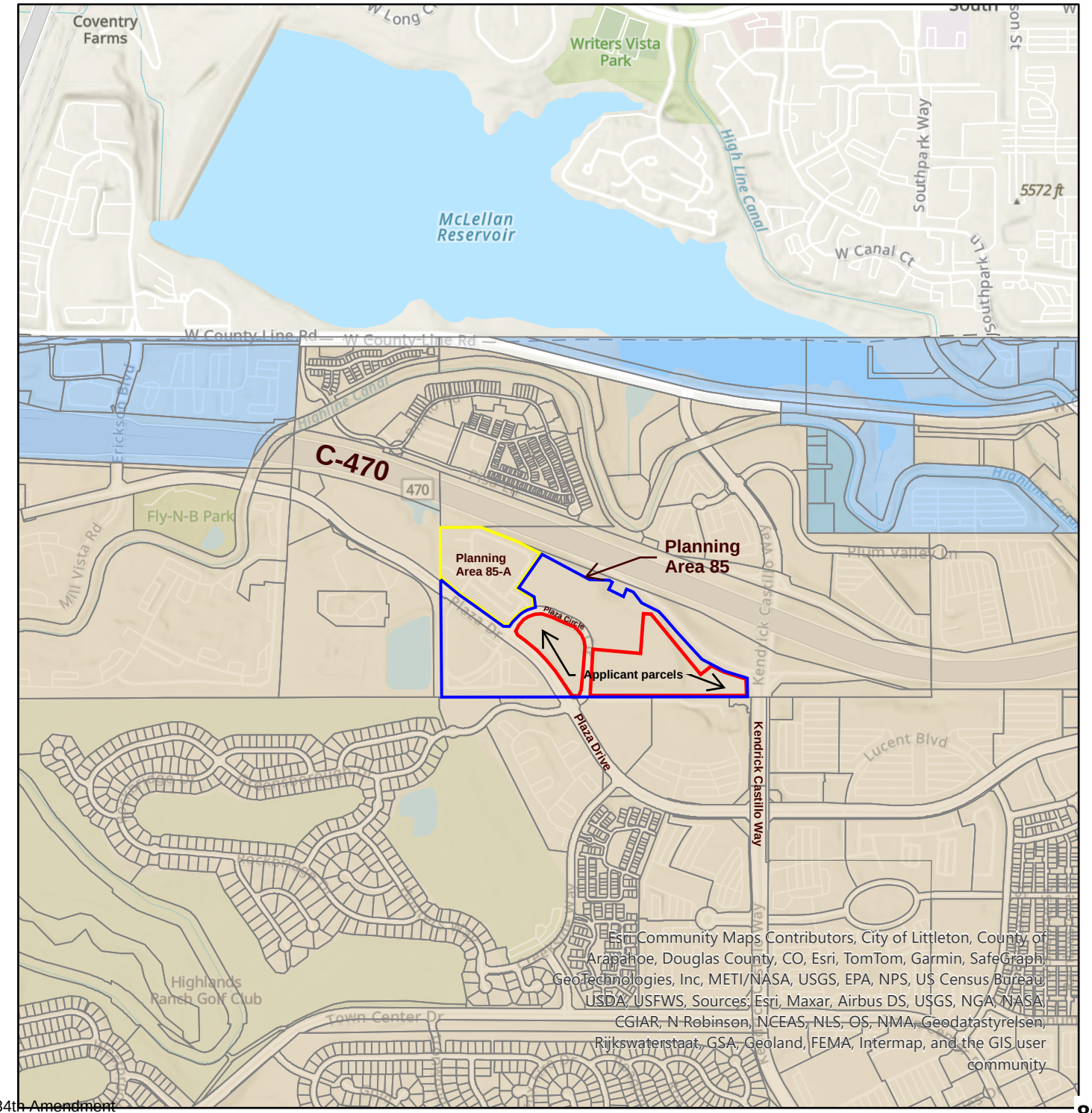
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Zoning Map

N

LEGEND

- A1 - AGRICULTURAL ONE
- CTY
- PD - PLANNED DEVELOPMENT
- PLANNING AREA 85
- APPLICANT PARCELS
- PLANNING AREA 85-A



Highlands Ranch Planned Development, 84th Amendment

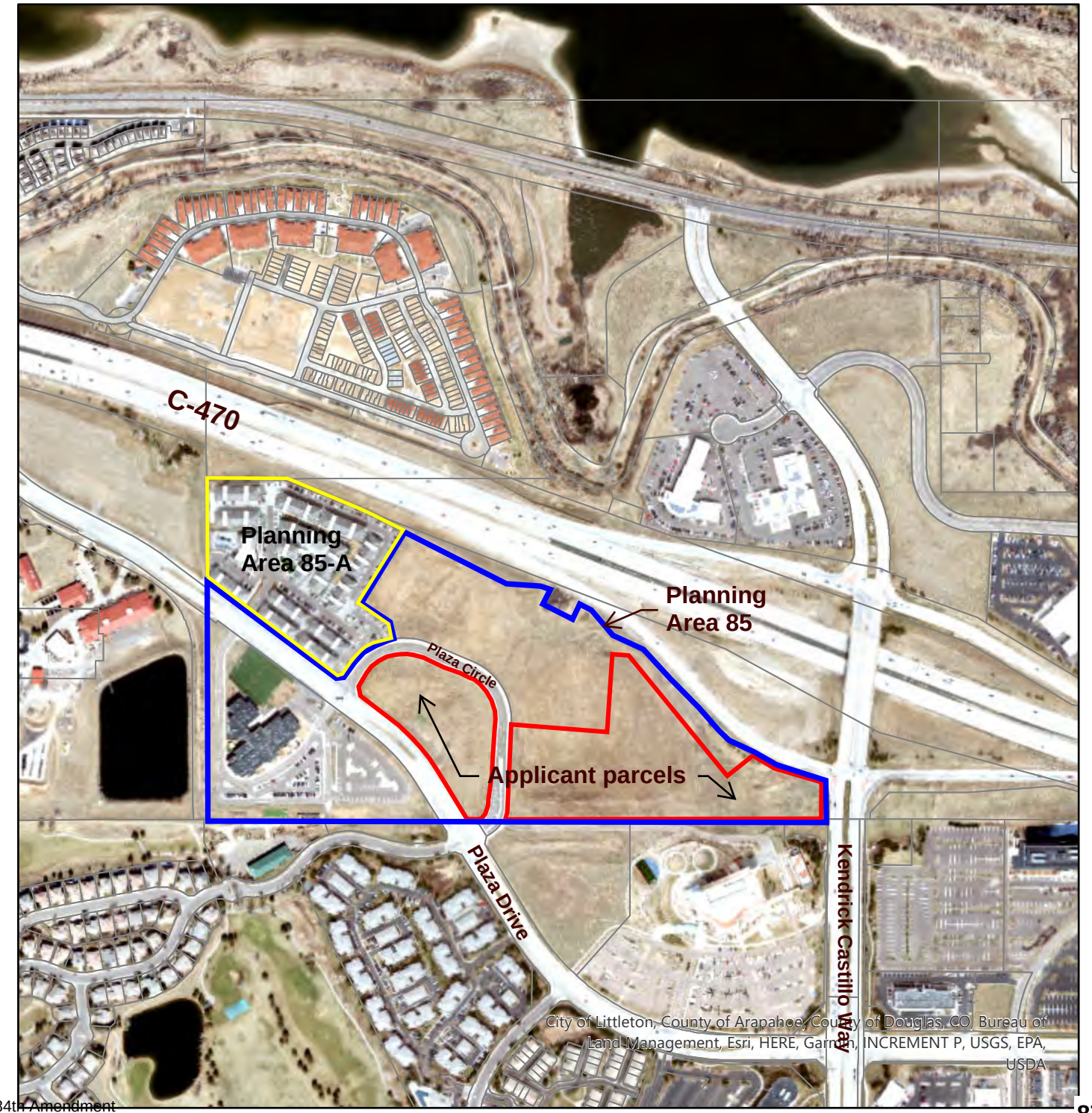
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Aerial Map

N

LEGEND

- PLANNING AREA 85
- APPLICANT PARCELS
- PLANNING AREA 85-A



Project Name: Highlands Ranch Planned Development, 84th Amendment
Project File #: ZR2026-002
Date Sent: 02/10/2026 **Date Due:** 03/03/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	02/12/2026	No Comment.	No action necessary.
Arapahoe County Engineering Services Division		No Response Received.	No action necessary.
Arapahoe County PWD/ Planning		No Response Received.	No action necessary.
AT&T Long Distance - ROW	02/12/2026	Following is a summary of referral comments received from AT&T. See full letter for detail. No conflicts.	No action necessary.
Backcountry Association, Inc		No Response Received.	No action necessary.
Building Services	02/13/2026	No Comment.	No action necessary.
CenturyLink		No Response Received.	No action necessary.
City of Centennial	02/17/2026	No Comment.	No action necessary.
Colorado Department of Transportation CDOT-Region # 1	02/12/2026	Received (verbatim response): I have reviewed the referral for Highlands Ranch Planned Development, 84th Amendment with PD to add 350 residential units to PA 85 and have the following comments. • Due to the proximity of this development to the C470 EB ramp we would like to review the drainage report to confirm no negative impact. • Any signing for this development visible to the state highway must be compliant with the state rules for outdoor advertising per 2 CCR 601-3. • We ask that the county continue to monitor cumulative impact of development on the Kendrick Castillo Way and C470 interchange. Thank you for the opportunity to review this referral.	Applicant will provide drainage reports to CDOT during future development of the site and will comply with CDOT rules for outdoor advertising as necessary. The Applicant's traffic study incorporates both eastbound and westbound ramps at Kenrick Castillo Way and C-470. County Engineering has accepted the findings of the applicant's traffic study.
Colorado Division of Water Resources	03/09/2026	Following is an excerpt from the referral response received from the Colorado Division of Water Resources (CDWR). See full letter for detail. Our office has no comments regarding this referral.	No action necessary.

Project Name: Highlands Ranch Planned Development, 84th Amendment
Project File #: ZR2026-002
Date Sent: 02/10/2026 **Date Due:** 03/03/2026

Agency	Date Received	Agency Response	Response Resolution
Comcast		No Response Received.	No action necessary.
Douglas County Health Department		No Response Received.	No action necessary.
Douglas County Housing Partnership		No Response Received.	No action necessary.
Douglas County Parks and Trails	02/25/2026	Received (verbatim response): Applicant would be responsible for meeting park land dedication as outlined in Article 10 of the Douglas County Subdivision Resolution. 1003 Parks Whenever land is proposed for residential or non-residential use, the owner of the land is to provide land or cash-in-lieu of land for active and specialized recreation generated by the proposed use. In general, these lands need to be suitable for the development of active play areas, trails, or in some instances serve to preserve unique landforms or natural areas. Where no suitable land is available in a residential or non-residential development, cash-in-lieu of land or of equivalent value in the donation of recreational facilities may be substituted at the County's discretion. Additional dedication for open land may be required by the Board if deemed necessary to preserve areas of special countywide significance (refer to Sections 1003.11.5 and 1003.12.5 of these regulations). 1003.01 The following formula is used to calculate the minimum amount of land dedication required in residential developments which is deemed necessary to provide the needed parks. This formula is based on 15 acres/1000 population. Local Park = Dwelling units x 0.015 acres/unit Regional Park = Dwelling units x 0.030 acres/unit Total = Dwelling units x 0.045 acres/unit The Board reserves the right to adjust the acreage requirement between local and regional park categories as deemed necessary to meet specific needs and to determine the amount of developed park acreage required. The Board may also consider alternative park land dedication formulas for multi-family development proposals.	Final determination of land dedication or parks cash-in-lieu will occur during any future Site Improvement Plan for development of the property.

Project Name: Highlands Ranch Planned Development, 84th Amendment
Project File #: ZR2026-002
Date Sent: 02/10/2026 **Date Due:** 03/03/2026

Agency	Date Received	Agency Response	Response Resolution
Douglas County School District RE 1	03/09/2026	Following is a summary of the referral response received from the Douglas County School District (DCSD). See the letter for full detail. DCSD calculated a land dedication requirement of 0.578 acres from the 18 elementary, 3 middle school, and 6 high school students generated from the development. DCSD requests cash-in-lieu of land dedication per Douglas County Subdivision Resolution 1004.05.03 at Site Plan approval. DCSD has no objection to the proposal provided the applicant agrees to this request.	Final cash-in-lieu determination will occur during any future Site Improvement Plan for development of the property.
Douglas County Water Commission	02/23/2026	No Comment.	No action necessary.
Engineering Services	03/03/2026	No Comment.	No action necessary.
High Line Canal Conservancy		No Response Received.	No action necessary.
Highlands Ranch Community Association	02/11/2026	Received (verbatim response): HRCA appreciates the opportunity to review and opine on this application. We have reviewed the applicant's revised Planned Development amendment (ZR2026-002), which proposes to add 350 residential dwelling units within Planning Area 85 of the Highlands Ranch Planned Development (HRPD). In 2025, HRCA reviewed a substantially similar request involving approximately 400 units and communicated that it took no exceptions to the amendment. The current submittal reflects a reduction in total dwelling units (350 vs. 400), clarifies the residential product mix, and includes additional documentation related to infrastructure capacity and traffic mitigation measures. The proposal does not introduce a new land use, expand the development footprint beyond Planning Area 85, or increase overall development intensity beyond what HRCA previously reviewed. Based on this review, HRCA takes No Exceptions to the proposed 84th Amendment (ZR2026-002). We take this opportunity to remind the applicant that a formal submittal, made directly to HRCA, for review (via our Development Review Committee, DRC) of the SITE IMPROVEMENT PLAN, is required when this project moves into that phase.	No action necessary.

Project Name: Highlands Ranch Planned Development, 84th Amendment
Project File #: ZR2026-002
Date Sent: 02/10/2026 **Date Due:** 03/03/2026

Agency	Date Received	Agency Response	Response Resolution
Highlands Ranch Golf Club HOA		No Response Received.	No action necessary.
Highlands Ranch Metro District	02/26/2026	Following is an excerpt of the referral comments from Highlands Ranch Metro District (HRMD). See the full letter for detail. No comments.	No action necessary.
Highlands Ranch Water and Sanitation District	02/26/2026	Following is a summary of the referral comments received from Highlands Ranch Water and Sanitation. See the full letter for detail. Site, civil, architectural and MEP plans must be submitted for review and approval. Contact the Financial Analyst for required fees.	Applicant will comply with all requirements to receive service from HR Water and at time of development of the project site.
Jefferson County Planning and Zoning	02/12/2026	Received (verbatim response): There are no comments from Jefferson County Planning and Zoning.	No action necessary.
Littleton - Planning	02/13/2026	Following is an excerpt of comments received from the City of Littleton: No comments	No action necessary.
Littleton - Engineering	03/03/2026	Following is a summary of referral comments from the City of Littleton Engineering Staff. See full letter for detail. Littleton Engineering requests that the intersection of Erickson Boulevard and County Line Road be included in the traffic study so Littleton can confirm that intersection has capacity to accommodate peak hour traffic.	Applicant's traffic study has been accepted by County Engineering for purposes of the proposed PD Amendment. Applicant has communicated with Littleton Engineering to discuss the proposal. However, the site is approximately 1 mile from the intersection of Erickson Boulevard and County Line Road and potential impacts to this intersection are not anticipated.

Project Name: Highlands Ranch Planned Development, 84th Amendment
Project File #: ZR2026-002
Date Sent: 02/10/2026 **Date Due:** 03/03/2026

Agency	Date Received	Agency Response	Response Resolution
Mile High Flood District	03/10/2026	Following is a summary of the referral comments received from Mile High Flood District. See full letter for detail. No comments and do not need to see future submittals.	No action necessary.
Office of Emergency Management	02/23/2026	No Comment.	No action necessary.
RTD - Planning & Development Dept	03/02/2026	Following is a summary of comments received from RTD. See full letter for detail. No exceptions from any departments.	No action necessary.
Sheriff's Office		No Response Received.	No action necessary.
Sheriff's Office E911		No Response Received.	No action necessary.
South Metro Fire Rescue	02/17/2026	Received (verbatim response): South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Major Planned Development Amendment.	No action necessary.
Xcel Energy-Right of Way & Permits	02/23/2026	Following is a summary of referral comments from Xcel Energy. See the full letter for detail. Xcel requested a note be included on future plat documents. Xcel also indicated the presence of a high-pressure natural gas line on the south side of one of the subject parcels. Any encroachments, grading, landscaping, or similar activities will require Xcel approval and a license agreement.	Applicant will comply with all requirements to receive service from Xcel Energy. The requested note is not applicable to the PD Amendment process. The location of utilities and any potential new easements will be determined as part of future development of the site.

From: annb cwc64.com
Sent: Thursday, February 12, 2026 11:27 AM
To: Matt Jakubowski
CC: LANA SCARLETT-ROWELL (ls1762@att.com); duanew cwc64.com; jt cwc64.com
Subject: Ben Franklin Highlands Ranch, Colorado Douglas County eReferral #ZR2026-002
Attachments: Ben Franklin Highlands Ranch, Colorado.jpg

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Matt,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Ben Franklin Highlands Ranch, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----
From: mjakubow@douglas.co.us <mjakubow@douglas.co.us>
Sent: Tuesday, February 10, 2026 2:55 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (ZR2026-002) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
https://apps.douglas.co.us/planning/projects/Login.aspx

Project Name: Highlands Ranch Planned Development, 84th Amendment
Project File #: ZR2026-002
Project Summary: Applicant, Pagewest Acquisitions, is requesting a Major Planned Development (PD) amendment to the Highlands Ranch PD to add 350 residential units to PA 85. Although one-family attached, two-family, and multifamily dwelling units are allowed uses in PA 85 by right, additional units must be assigned to develop such uses. The applicant ultimately proposes multifamily and townhouse development on the two subject parcels (4.61 acres & 10.2 acres). The parcels are located on the north side of Plaza Drive at Plaza Circle, approximately ½ mile west of the intersection of Kendrick Castillo Way and Plaza Drive. Future development on the property requires separate Site Improvement Plan approval, not subject of this application.

This referral will close on Tuesday, March 3, 2026.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development Planning Services Division Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460 Email | mjakubow@douglas.co.us


PROJECT AREA
Google Earth

From: Loeffler - CDOT, Steven
Sent: Thursday, February 12, 2026 8:07 AM
To: Matt Jakubowski
CC: Jessica Varner - CDOT; Joseph Tripple - CDOT
Subject: Re: Douglas County eReferral (ZR2026-002) Is Ready For Review

Caution: This email originated outside the organization. Be cautious with links and attachments.

Matt,

I have reviewed the referral for Highlands Ranch Planned Development, 84th Amendment with PD to add 350 residential units to PA 85 and have the following comments.

- Due to the proximity of this development to the C470 EB ramp we would like to review the drainage report to confirm no negative impact.
- Any signing for this development visible to the state highway must be compliant with the state rules for outdoor advertising per 2 CCR 601-3.
- We ask that the county continue to monitor cumulative impact of development on the Kendrick Castillo Way and C470 interchange.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1

COLORADO
Department of Transportation

P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Tue, Feb 10, 2026 at 2:56 PM <mjakubow@douglas.co.us> wrote:

> There is an eReferral for your review. Please use the following link to log on to your account:
> https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!ePIT9Q8X_BY9BPtIbsQ46wMIiby6WJg-r-0iT7T9TXAlvmGtTDXYKV0_2Uyu0WEdok2I4ZKOkbZLsrAHEQrN9l6HiNeE$
>
> Project Name: Highlands Ranch Planned Development, 84th Amendment
> Project File #: ZR2026-002
> Project Summary: Applicant, Pagewest Acquisitions, is requesting a Major Planned Development (PD) amendment to the Highlands Ranch PD to add 350 residential units to PA 85. Although one-family attached,

two-family, and multifamily dwelling units are allowed uses in PA 85 by right, additional units must be assigned to develop such uses. The applicant ultimately proposes multifamily and townhouse development on the two subject parcels (4.61 acres & 10.2 acres). The parcels are located on the north side of Plaza Drive at Plaza Circle, approximately ″ mile west of the intersection of Kendrick Castillo Way and Plaza Drive. Future development on the property requires separate Site Improvement Plan approval, not subject of this application.

This referral will close on Tuesday, March 3, 2026.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

COMMUNITY DEVELOPMENT DEPARTMENT
2255 West Berry Avenue Littleton, Colorado 80120

March 3, 2026

Matt Jakubowski
303-660-7460
email: mjakubow@douglas.co.us

RE: Douglas County eReferral (ZR2026-002)

Matt,

This letter comes in response to your request for a review for:

Proposed Highlands Ranch Planned Development, 80th Amendment

City of Littleton engineering staff have reviewed the referral request for a Major Planned Development amendment, which proposes additional units to the permitted uses within Planning Area 85. We have a comment concerning the Lucent Station Traffic Impact Study.

Staff acknowledges that the intersection of Erickson Blvd and Plaza Dr (#1) is included in the study. However, we request that the intersection of Erickson Blvd and County Line Rd intersection be included. Per Figure 7, Project Traffic Assignment, Intersection #1 is projected to have 37 AM peak hour trips and 24 PM peak hour trips making the WB right turn onto NB Erickson Blvd. We would like to confirm that the intersection of Erickson Blvd and County Line Rd, owned and operated by the City of Littleton, has sufficient storage and capacity to accommodate the anticipated peak hour traffic, which we assume will involve vehicles making a NB left turn onto WB County Line Rd to access Santa Fe.

Please reach out with any additional questions or comments.

Thank you,

Jessica Stemley
Development
Engineering Manager
jstemley@littletonco.gov
303.795.3868

February 13, 2026

Matt Jakubowski
(303)814-4324
email: mjakubow@douglas.co.us

RE: Highlands Ranch Planned Development, 84th Amendment, ZR2026-002

Matt,

This letter comes in response to your request for a review for:

Highlands Ranch Planned Development, 84th Amendment, ZR2026-002

City of Littleton planning staff have reviewed the above referral request and have **no comments**.

Thank you,

Rachel Vigil

Community Development

Planner I

rvigil@littletonco.gov

303.795.3721

From: Matz - DNR, Michael
Sent: Monday, March 9, 2026 12:08 PM
To: Matt Jakubowski
CC: Javier Vargas-Johnson - DNR
Subject: Re: Douglas County eReferral (ZR2026-002) Is Ready For Review

Caution: This email originated outside the organization. Be cautious with links and attachments.

Good afternoon,

We have received Referral ZR2026-002 regarding a proposal to add 350 residential units to planning area 85 inside the Highlands Ranch Subdivision.

This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

A review of our records indicates there are no production wells on the two subject parcels.

The proposed water source for the multifamily and townhouse dwellings on the two parcels is service through the Highlands Ranch Water District. A will-serve letter indicating the District's willingness to serve the proposed development was included in the referral documents. Our office has no comments regarding this referral.

Thank you for the opportunity to review.

Best,

Mike Matz, P.E.
Water Resources Engineer

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x 8241
1313 Sherman Street, Room 821, Denver, CO 80203
michael.matz@state.co.us | www.colorado.gov/water

On Thu, Feb 12, 2026 at 12:17 PM Matt Jakubowski <mjakubow@douglas.co.us> wrote:

> Hi Mike,

This is not a subdivision action. The proposal is a zoning amendment to assign 350 units to a Planning Area within the Highlands Ranch Planned Development. A future Site Plan will follow for the specific design of the site. Referrals will be sent for the Site Plan process as well.

Matt

Matt Jakubowski, AICP | Chief Planner

Douglas County Department of Community Development

Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460

Email | mjakubow@douglas.co.us

NOTICE: Douglas County Planning does not charge “Approval” fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our Public Outreach and Assistance team at 303-660-7460 or email planning@douglas.co.us.

From: Matz - DNR, Michael <michael.matz@state.co.us>
Sent: Thursday, February 12, 2026 9:09 AM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: Fwd: Douglas County eReferral (ZR2026-002) Is Ready For Review

Caution: This email originated outside the organization. Be cautious with links and attachments.

Good morning,

We just wanted to see if the County was considering this amendment to the Highlands Ranch PD as a subdivision action? Or would the County consider it a non-subdivision action?

Thanks,

Mike Matz, P.E.
Water Resources Engineer

COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x 8241
1313 Sherman Street, Room 821, Denver, CO 80203
michael.matz@state.co.us | www.colorado.gov/water

---------- Forwarded message ---------
From: **Vargas-Johnson - DNR, Javier** <javier.vargasjohnson@state.co.us>
Date: Wed, Feb 11, 2026 at 4:16 PM
Subject: Fwd: Douglas County eReferral (ZR2026-002) Is Ready For Review
To: Michael Matz - DNR <michael.matz@state.co.us>

Hi Mike,

Please see this referral for a Major Planned Development. Please note that this may meet the definition of a subdivision as stated in 30-28-101(10)(a) : " ”Subdivision“ or ”subdivided land“ means any parcel of land in the state which is to be used for condominiums, apartments, or any other multiple-dwelling units, unless such land when previously subdivided was accompanied by a filing which complied with the provisions of this part 1 with substantially the same density, or which is divided into two or more parcels, separate interests, or interests in common, unless exempted under paragraph (b), (c), or (d) of this subsection (10). As used in this section, ”interests“ includes any and all interests in the surface of land but excludes any and all subsurface interests."

Javier Vargas-Johnson, P.E.
Chief of Water Supply, Designated Basins

COLORADO
Division of Water Resources
Department of Natural Resources

P 303-866-3581 x8265
1313 Sherman Street, Room 821, Denver, CO 80203
javier.vargasjohnson@state.co.us | https://dwr.colorado.gov/

---------- Forwarded message ---------
From: <mjakubow@douglas.co.us>
Date: Tue, Feb 10, 2026 at 2:56 PM
Subject: Douglas County eReferral (ZR2026-002) Is Ready For Review
To: <javier.vargasjohnson@state.co.us>

There is an eReferral for your review. Please use the following link to log on to your account:
https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!cVyGJ1LV4H7Pc9Df4VnIwVG6FK-vsevsMl-ZFj5bJopvS0C2ot3gMdCI2NHH-Wp1lcpikh4aIjWJo3hZU3SV9Phjl7s8m19y$

Project Name: Highlands Ranch Planned Development, 84th Amendment
Project File #: ZR2026-002
Project Summary: Applicant, Pagewest Acquisitions, is requesting a Major Planned Development (PD) amendment to the Highlands Ranch PD to add 350 residential units to PA 85. Although one-family attached, two-family, and multifamily dwelling units are allowed uses in PA 85 by right, additional units must be assigned to develop such uses. The applicant ultimately proposes multifamily and townhouse development on the two subject parcels (4.61 acres & 10.2 acres). The parcels are located on the north side of Plaza Drive at Plaza Circle, approximately ″ mile west of the intersection of Kendrick Castillo Way and Plaza Drive. Future development on the property requires separate Site Improvement Plan approval, not subject of this application.

This referral will close on Tuesday, March 3, 2026.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

DV 26-120

DOUGLAS COUNTY
COLORADO

www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST – MAJOR PLANNED DEVEL. AMD.

Date sent: February 10, 2026

Comments due by: **March 3, 2026**
Fax: 303.660.9550

Project Name:	Highlands Ranch Planned Development, 84th Amendment
Project File #:	ZR2026-002
Project Summary:	Applicant, Pagewest Acquisitions, is requesting a Major Planned Development (PD) amendment to the Highlands Ranch PD to add 350 residential units to PA 85. Although one-family attached, two-family, and multifamily dwelling units are allowed uses in PA 85 by right, additional units must be assigned to develop such uses. The applicant ultimately proposes multifamily and townhouse development on the two subject parcels (4.61 acres & 10.2 acres). The parcels are located on the north side of Plaza Drive at Plaza Circle, approximately ½ mile west of the intersection of Kendrick Castillo Way and Plaza Drive. Future development on the property requires separate Site Improvement Plan approval, not subject of this application.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒	No Comment	
☐	Please be advised of the following concerns:	
☐	See letter attached for detail.	
Agency: ENGINEERING		**Phone #:** 4318
Your Name: AL PETERSON		**Your Signature:** Al Peterson
(please print)		**Date:** 3/3/2026

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Matt Jakubowski, Chief Planner
Enclosure

620 Wilcox Street
Castle Rock, Colorado 80104

March 9, 2026

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

RE: Highlands Ranch Planned Development Major Amendment-84th Amendment (ZR2026-002)

Mr. Jakubowski,

It is our understanding that the applicant has requested a Major Amendment to Planning Area 85 of the Highlands Ranch Planned Development to allow for additional residential units. It is also our understanding that the application proposes the addition of 350 residential units to the PD bringing the total allowed dwelling units in the Highlands Ranch PD from 36,068 to 36,418. Finally, it's our understanding that multifamily and townhouse development on two existing parcels totalling approximately 14.8-acres is being proposed. The proposed development is located directly northwest of the Children's Hospital Colorado South Campus at the intersection of Plaza Drive and Kendrick Castillo Way.

DCSD has calculated the amount of school site land requirement for students generated by the proposed planned development (as per the attached conceptual plan). Student generation and the associated land dedication requirement are shown below. A total of 18 elementary school students, 3 middle school students, and 6 high school students are expected from the development (as proposed) generating a land dedication requirement of 0.578-acres. Since this is smaller than DCSD's minimum school site size, DCSD would request cash-in-lieu of land dedication.

CASH-IN-LIEU CALCULATION
STUDENT GENERATION

PROJECT NAME: Highlands Ranch PD 84th Amendment (ZR2026-002)				
DU/	ACRES		DENSITY	
350	14.81		23.63	
			Generation	Number
STUDENT GENERATION RATES	**No. of DU's**		**Rate**	**of Students**
ELEMENTARY	350	X	0.05	18
MIDDLE SCHOOL	350	X	0.008	3
HIGH SCHOOL	350	X	0.017	6
				26
				Required
			School	Land
	Number		Acreage	Dedication
SCHOOL LAND DEDICATION	**of Students**		**Per Student**	**Acreage**
ELEMENTARY	18	X	0.018	0.315
MIDDLE SCHOOL	3	X	0.030	0.084
HIGH SCHOOL	6	X	0.030	0.179
			TOTAL	0.578

As per Article 1004.05.3 of the Douglas County Subdivision Regulations, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting. The applicant shall submit a proposal for the cash-in-lieu fee and supply the information necessary for the Board to evaluate the adequacy of the proposal. This information shall include at least one appraisal of the property by a qualified appraiser."

DCSD would ask that the required cash-in-lieu fee be paid directly to the School District upon Site Plan approval.

Granted the applicant and Douglas County agrees to this request, DCSD has no objection to the proposed PD Major Amendment.

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2l@dcsdk12.org
desk: 303.387.0417

HIGHLANDS RANCH
Metro District

February 26, 2026

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third Street
Castle Rock, CO 80104

Project name: Highlands Ranch Planned Development 84th Amendment - Apartments

Project File #: ZR2026-002

Review Date: March 3, 206

Project Summary: Requesting a Major Planned Development (PD) amendment to the Highlands Ranch PD to add 350 residential units to PA 85. Although one-family attached, two-family, and multifamily dwelling units are allowed uses in PA 85 by right, additional units must be assigned to develop such uses. The applicant ultimately proposes multifamily and townhouse development on the two subject parcels (4.61 acres & 10.2 acres).

The District appreciated the opportunity to review and comment on the proposed project. District staff have reviewed the proposed application for its impacts on our facilities and offers no comments.

February 26, 2026

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third Street
Castle Rock, CO 80104

Project name: Highlands Ranch Planned Development 84th Amendment - Apartments

Project File #: ZR2026-002

Review Date: March 3, 206

Project Summary: Requesting a Major Planned Development (PD) amendment to the Highlands Ranch PD to add 350 residential units to PA 85. Although one-family attached, two-family, and multifamily dwelling units are allowed uses in PA 85 by right, additional units must be assigned to develop such uses. The applicant ultimately proposes multifamily and townhouse development on the two subject parcels (4.61 acres & 10.2 acres).

The District appreciated the opportunity to review and comment on the proposed project. District staff has reviewed the proposed application for its impacts on our facilities and offers the following comments:

- Site civil, architectural and MEP plans must be submitted to the District for review and approval.

  Jon Klassen
  Project Manager

- Contact our Financial Analyst to acquire system development and tap fees quotes. 303-791-0430

From: Lindsey Wire
Sent: Thursday, February 12, 2026 9:26 AM
To: Matt Jakubowski; Referrals
Subject: Re: --{EXTERNAL}-- Douglas County eReferral (ZR2026-002) Is Ready For Review

> **Caution:** This email originated outside the organization. Be cautious with links and attachments.

Hello,

Thank you for the referral.

There are no comments from Jefferson County Planning and Zoning.

Thank you,

Lindsey Wire (she/her)
Engineering Supervisor
Planning & Zoning
o 303-271-8717
lwire@jeffco.us | planning.jeffco.us

JEFFERSON COUNTY COLORADO
Planning and Zoning

Help us shape the future of Jefferson County by visiting the Together Jeffco website!
https://togetherjeffco.com

From: mjakubow@douglas.co.us <mjakubow@douglas.co.us>
Sent: Tuesday, February 10, 2026 2:54 PM
To: Referrals <Referrals@co.jefferson.co.us>
Subject: --{EXTERNAL}-- Douglas County eReferral (ZR2026-002) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!AimZMsSgOA4!vjoEXtWG5qu7JA4oXxJu7vo9SU4KDnJ4WCL2GSEzbYTVyGyOeanvsV8Aw1EkKjvWPXgKQ6TChFjUPxGGYZ39q6HaxiYcTg$[apps[.]douglas[.]co[.]us]

Project Name: Highlands Ranch Planned Development, 84th Amendment
Project File #: ZR2026-002
Project Summary: Applicant, Pagewest Acquisitions, is requesting a Major Planned Development (PD) amendment to the Highlands Ranch PD to add 350 residential units to PA 85. Although one-family attached, two-family, and multifamily dwelling units are allowed uses in PA 85 by right, additional units must be assigned to develop such uses. The applicant ultimately proposes multifamily and townhouse development on the two subject parcels (4.61 acres & 10.2 acres). The parcels are located on the north side of Plaza Drive at Plaza Circle, approximately ½ mile west of the intersection of Kendrick Castillo Way and Plaza Drive. Future development on the property requires separate Site Improvement Plan approval, not subject of this application.

This referral will close on Tuesday, March 3, 2026.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880

www.mhfd.org

For MHFD staff use only.	
Project ID:	106664
Submittal ID:	10014037

March 10, 2026

To: Douglas County

Via email

Subject: MHFD Review Comments

Re: Highlands Ranch Planned Development 84th Amendment (Partner Case No. ZR2026-002)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Outfall to Marcy Gulch
- Outfall to Dad Clark Gulch

We have no comments to the referenced project and do not need to see future submittals.

Please feel free to contact me with any questions.

Sincerely,

Laura Hinds, P.E.
Project Manager, Mile High Flood District
lhinds@mhfd.org

From: Clayton Woodruff
Sent: Monday, March 2, 2026 2:31 PM
To: Matt Jakubowski
Subject: RE: Douglas County eReferral (ZR2026-002) Is Ready For Review

Caution: This email originated outside the organization. Be cautious with links and attachments.

RTD Comments

Project Name: Highlands Ranch Planned Development, 84th Amendment - ZR2026-002 - 1st Submittal

Department Comments
Bus Operations No exceptions
Bus Stop Program No exceptions
Commuter Rail No exceptions
Construction Management No exceptions
Engineering No exceptions
Light Rail No exceptions
Real Property No exceptions
Service Development No exceptions
Transit Oriented Development No exceptions
Utilities No exceptions
This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

C Scott Woodruff
Engineer III
Capital Programs
o. 303.299.2943
m. 303-720-2025
Clayton.woodruff@rtd-denver.com
rtd-denver.com

Regional Transportation District
1560 Broadway, Suite 700, FAS-72
Denver, CO 80202

We make lives better through connections.

-----Original Message-----
From: mjakubow@douglas.co.us <mjakubow@douglas.co.us>
Sent: Tuesday, February 10, 2026 2:55 PM
To: Engineering <engineering@RTD-Denver.com>
Subject: Douglas County eReferral (ZR2026-002) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
https://apps.douglas.co.us/planning/projects/Login.aspx

Project Name: Highlands Ranch Planned Development, 84th Amendment
Project File #: ZR2026-002
Project Summary: Applicant, Pagewest Acquisitions, is requesting a Major Planned Development (PD) amendment to the Highlands Ranch PD to add 350 residential units to PA 85. Although one-family attached, two-family, and multifamily dwelling units are allowed uses in PA 85 by right, additional units must be assigned to develop such uses. The applicant ultimately proposes multifamily and townhouse development on the two subject parcels (4.61 acres & 10.2 acres). The parcels are located on the north side of Plaza Drive at Plaza Circle, approximately ½ mile west of the intersection of Kendrick Castillo Way and Plaza Drive. Future development on the property requires separate Site Improvement Plan approval, not subject of this application.

This referral will close on Tuesday, March 3, 2026.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development Planning Services Division Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460 Email | mjakubow@douglas.co.us

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Matthew Jakubowski, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Highlands Ranch Planned Development, 84th Amendment
Project File #:	**ZR2026-002**
S Metro Review #	REFPDP26-00047
Review date:	February 17, 2026
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Applicant, Pagewest Acquisitions, is requesting a Major Planned Development (PD) amendment to the Highlands Ranch PD to add 350 residential units to PA 85. Although one-family attached, two-family, and multifamily dwelling units are allowed uses in PA 85 by right, additional units must be assigned to develop such uses. The applicant ultimately proposes multifamily and townhouse development on the two subject parcels (4.61 acres & 10.2 acres). The parcels are located on the north side of Plaza Drive at Plaza Circle, approximately ½ mile west of the intersection of Kendrick Castillo Way and Plaza Drive. Future development on the property requires separate Site Improvement Plan approval, not subject of this application.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Major Planned Development Amendment.

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

February 23, 2026

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Matt Jakubowski

Re: Highlands Ranch Planned Development, 84th Amendment, Case # ZR2026-002

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the above-mentioned application. As always, thank you for the opportunity to take part in the review process.

In the future, for these *multi-family apartment-type* lots, and to ensure that adequate utility easements are available within this development and per state statutes §31-23-214 (3) and 30-28-133(e), PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

> *Minimum 10-foot-wide dry utility easements are hereby dedicated on private property abutting all public streets, and around the perimeter of each lot or platted area including tracts, parcels and/or open space areas. These easements are dedicated to the County of Douglas for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry 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. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Also, Public Service Company has an existing high-pressure natural gas *transmission* pipeline along the south property line of parcel 2. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and

acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at: cloud.marketing.xcelenergy.com/encroachment.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via Building and Remodeling | Partner Resources | Xcel Energy. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

March 23, 2026

Matt Jakubowski
Department of Community Development
100 Third Street
Castle Rock, CO 80104

Re: Highlands Ranch Planned Development, 80th Amendment (ZR2025-001) – Response to 1st Review Comments

Dear Mr. Jakubowski,

Thank you for your comments for the initial review of a PD Major Amendment to the Highlands Ranch Planned Development to develop the property known as Lucent Station.

We are pleased to make our submittal for a Planned Development, addressing the comments provided by the County on March 10, 2026. We have provided below a response to all written County comments.

Sincerely,
Norris Design

Mallory Mooney

Mallory Mooney
Project Manager

The following agencies had no additional comments:

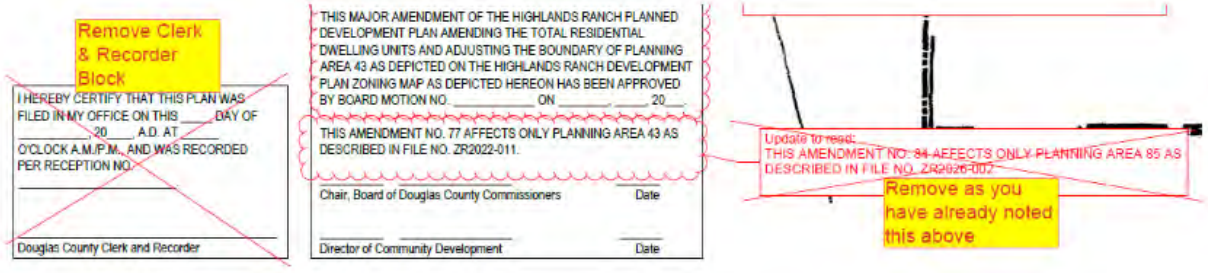
- Addressing Analyst
- Arapahoe County Engineering Services Division
- Arapahoe County PWD/ Planning
- AT&T Long Distance – ROW
- Backcountry Association, Inc
- Building Services
- CenturyLink
- City of Centennial
- Colorado Division of Water Resources
- Comcast
- Douglas County Health Department
- Douglas County Housing Partnership
- Douglas County Water Commission
- Engineering Services
- High Line Canal Conservancy
- Highlands Ranch Golf Club HOA
- Highlands Ranch Metro District
- Jefferson County Planning and Zoning
- Littleton - Planning
- Mile High Flood District
- Office of Emergency Management
- RTD - Planning & Development Dept
- Sheriff's Office
- Sheriff's Office E911
- South Metro Fire Rescue

DOUGLAS COUNTY STAFF AND REFERRAL COMMENTS:

Planning

1. I have no additional project narrative comments at this time.
   Response: Thank you for your review.

2. I have two minor cleanup comments on the HRPD plan exhibit. See below. Please complete and provide me a revised PD redline exhibit.



Response: These items have been revised as indicated and a clean version of the PD Amendment is included with this resubmittal.

3. Please prepare a "clean" version of the PD exhibit with all corrections shown. I am able to discuss preparation of this exhibit anytime.
   Response: Please see the "clean" version of the PD exhibit, included with this resubmittal.

Summary of major referral response comments:

4. Douglas County Parks, Trails and Buildings Grounds responded to the referral and indicated that the applicant is responsible for meeting park land dedication requirements outlined in Article 10, Section 1003 of the Douglas County Subdivision Resolution (DCSR). Final determination of land dedication acreage or cash-in-lieu of land dedication fees would occur as part of a future Site Improvement Plan (SIP) or platting process (if necessary) following a property appraisal. No comments regarding parks, recreation, or open space were provided by the Highlands Ranch Community Association or the Highlands Ranch Metro District.
   Response: Comment noted; park land dedication or cash-in-lieu will be met at the appropriate time.

5. Douglas County School District (DCSD) estimated an impact of 18 elementary students, 3 middle school students, and 6 high school students from the development. This generates a land dedication requirement of 0.578 acres. DCSD requests cash-in-lieu of land dedication to be calculated per DCSR Section 1004.05.03. Final calculation of cash-in-lieu fees would be determined during a future SIP or plat process (if needed) following a property appraisal.
   Response: Comment noted; land dedication or cash-in-lieu will be met at the appropriate time.

6. In your response letter to referral comments, please also respond to the outstanding referral comments not summarized above from CDOT, City of Littleton Engineering, Highlands Ranch Water, and Xcel Energy.
   Response: Noted; please see responses to these agencies in the letter below.

Community outreach:

7. Douglas County encourages community outreach with abutting property owners, nearby neighbors, and homeowners' associations, as these groups may have interest in the proposed PD amendment. If any correspondence is generated from outreach efforts (aside from the referral response received from HRCA) please provide such documentation to staff.
   Response: A first virtual neighborhood meeting was held via Zoom Webinar on April 16, 2025. At that time, no residents or stakeholders attended. In order to assure the development team that the community has had enough opportunity to share their opinions and concerns, another virtual neighborhood meeting is planned for April 2, 2026 at 6 PM. A summary of this meeting will be provided to the County as soon as the meeting is complete.

Colorado Department of Transportation CDOT-Region # 1

1. Due to the proximity of this development to the C470 EB ramp we would like to review the drainage report to confirm no negative impact.
   Response: The drainage report will be provided for review as part of the Site Improvement Plan process.

2. Any signing for this development visible to the state highway must be compliant with the state rules for outdoor advertising per 2 CCR 601-3.
   Response: Any signage visible to the state highway would be compliant with state standards.

3. We ask that the county continue to monitor cumulative impact of development on the Kendrick Castillo Way and C470 interchange.
   Response: The interchange of Kendrick Castillo Way and C-470 interchange was evaluated in the traffic study for the existing, buildout, and 20-year horizons.

DOUGLAS COUNTY PARKS AND TRAILS

1. Applicant would be responsible for meeting park land dedication as outlined in Article 10 of the Douglas County Subdivision Resolution.
   Response: Comment noted; park land dedication or cash-in-lieu will be met at the appropriate time.

4. Whenever land is proposed for residential or non-residential use, the owner of the land is to provide land or cash-in-lieu of land for active and specialized recreation generated by the proposed use. In general, these lands need to be suitable for the development of active play areas, trails, or in some instances serve to preserve unique landforms or natural areas. Where no suitable land is available in a residential or non-residential development, cash-in-lieu of land or of equivalent value in the donation of recreational facilities may be substituted at the County's discretion. Additional dedication for open land may be required by the Board if deemed necessary to preserve areas of special countywide significance (refer to Sections 1003.11.5 and 1003.12.5 of these regulations
   Response: Comment noted; Applicant will work with Douglas County at the appropriate time to provide park land dedication or cash-in-lieu.

2. The following formula is used to calculate the minimum amount of land dedication required in residential developments which is deemed necessary to provide the needed parks. This formula is based on 15 acres/1000 population.

   Local Park = Dwelling units x 0.015 acres/unit

   Regional Park = Dwelling units x 0.030 acres/unit

   Total = Dwelling units x 0.045 acres/unit

   The Board reserves the right to adjust the acreage requirement between local and regional park categories as deemed necessary to meet specific needs and to determine the amount of developed park acreage required. The Board may also consider alternative park land dedication formulas for multi-family development proposals.
   Response: Comment noted.

DOUGLAS COUNTY SCHOOL DISTRICT RE 1

1. DCSD calculated a land dedication requirement of 0.578 acres from the 18 elementary, 3 middle school, and 6 high school students generated from the development. DCSD requests cash-in-lieu of land dedication per Douglas County Subdivision Resolution 1004.05.03 at Site Plan approval. DCSD has no objection to the proposal provided the applicant agrees to this request.
   Response: Comment noted; thank you for your review.

HIGHLANDS RANCH COMMUNITY ASSOCIATION

1. HRCA appreciates the opportunity to review and opine on this application. We have reviewed the applicant's revised Planned Development amendment (ZR2026-002), which proposes to add 350 residential dwelling units within Planning Area 85 of the Highlands Ranch Planned Development (HRPD). In 2025, HRCA reviewed a substantially

similar request involving approximately 400 units and communicated that it took no exceptions to the amendment.

The current submittal reflects a reduction in total dwelling units (350 vs. 400), clarifies the residential product mix, and includes additional documentation related to infrastructure capacity and traffic mitigation measures. The proposal does not introduce a new land use, expand the development footprint beyond Planning Area 85, or increase overall development intensity beyond what HRCA previously reviewed.

Based on this review, HRCA takes No Exceptions to the proposed 84th Amendment (ZR2026-002).

We take this opportunity to remind the applicant that a formal submittal, made directly to HRCA, for review (via our Development Review Committee, DRC) of the SITE IMPROVEMENT PLAN, is required when this project moves into that phase.
Response: Comment noted; thank you for your review. A Site Improvement Plan will be submitted to the DRC at the appropriate time.

HIGHLANDS RANCH WATER AND SANITATION DISTRICT

1. Site, civil, architectural and MEP plans must be submitted for review and approval.
   Response: Comment noted; when these plans are available, they will be shared for review.

2. Contact the Financial Analyst for required fees.
   Response: The project team will coordinate with the Financial Analyst regarding the required fees.

LITTLETON ENGINEERING

1. Littleton Engineering requests that the intersection of Erickson Boulevard and County Line Road be included in the traffic study so Littleton can confirm that intersection has capacity to accommodate peak hour traffic.
   Response: The project team is coordinating with the City of Littleton to determine the extent of this requirement. This was the second application for this PD Amendment. Our first application was last year for a higher density of up to 400-units. As part of that application, we coordinated with Chris Martin at the County on the scope of the traffic study and the study was previously approved by County staff and already had PC and BOCC hearings without adding the intersection of Erickson Blvd and County Line Road. This second application is for a lower density of up to 350-units and we do not anticipate any impact to the LOS at the intersection of Erickson Blvd and County Line Road that is approximately 1-mile travel distance from the Site. We are still determining whether this request is still needed by the City of Littleton.

RTD – PLANNING & DEVELOPMENT DEPT

1. No comment
   Response: Thank you for your review.

XCEL ENERGY – ROW & PERMITS

1. In the future, for these multi-family apartment-type lots, and to ensure that adequate utility easements are available within this development and per state statutes §31-23-214 (3) and 30-28-133(e), PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Minimum 10-foot-wide dry utility easements are hereby dedicated on private property abutting all public streets, and around the perimeter of each lot or platted area including tracts, parcels and/or open space areas. These easements are dedicated to the County of Douglas for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry 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. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.
Response: Comment noted.

2. Also, Public Service Company has an existing high-pressure natural gas transmission pipeline along the south property line of parcel 2. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at: cloud.marketing.xcelenergy.com/encroachment.
Response: Comment noted.

3. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via Building and Remodeling | Partner Resources | Xcel Energy. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.
Response: Comment noted.

4. Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.
Response: Comment noted.

5. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.
Response: Comment noted.

End of comment response letter.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

MEETING NOTES

PROJECT:	HR PD Amendment #80	**DATE:**	4/16/25
SUBJECT:	Neighborhood Meeting	**TIME:**	6:00 PM
MINUTES BY:	Mallory Mooney	**LOCATION:**	Zoom

COMPANY	ATTENDEES	EMAIL
Development Team:		
Pagewest	Adam Wallace	x@x.com
Norris Design	Daniel Jennings	
Norris Design	Mallory Mooney	
Kimley-Horn	Jeff Planck	
Kimley-Horn	Eric McDaniel	
Neighbors:		

Summary:
The development team hosted a virtual neighborhood meeting on Wednesday, April 16, 2025 at 6:00 PM. Notices were sent to adjacent property owners and stakeholders on Thursday, April 3, 2025. However, as of 6:15 PM, no one other than the development team was in attendance. As a result, the team ended the meeting early.

Questions/Comments:
None.

TRAFFIC IMPACT STUDY

Lucent Station

Douglas County, Colorado

Prepared for:

Pagewest Acquisitions, LLC

Kimley»Horn

T R A F F I C I M P A C T S T U D Y

Lucent Station

Douglas County, Colorado

Prepared for
Pagewest Acquisitions, LLC
2106 W 32nd Avenue
Denver, Colorado 80211

Prepared by
Jeffrey R. Planck, P.E.
Kimley-Horn and Associates, Inc
6200 South Syracuse Way
Suite 300
Greenwood Village, Colorado 80111
(303) 228-2300



February 2026

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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1.0 EXECUTIVE SUMMARY

Lucent Station is proposed to be located along the north side of Plaza Drive, between Plaza Circle and Kendrick Castillo Way, in Highlands Ranch within unincorporated Douglas County, Colorado. For the purposes of this analysis, the project is anticipated to include a total of 350 residential units with 84 single family attached units and 266 multifamily units. It is expected that the project will be completed in the next several years. Therefore, analysis was conducted for the 2028 short-term buildout horizon as well as the 2045 long-term twenty-year planning horizon.

The purpose of this traffic study is to identify project traffic generation characteristics to determine potential project traffic related impacts on the local street system and to develop the necessary mitigation measures required for the identified traffic impacts. The following intersections were incorporated into this traffic study in accordance with Douglas County standards and requirements:

- Erickson Boulevard/Mill Vista Road and Plaza Drive
- Plaza Circle and Plaza Drive
- Plaza Circle and Percy Lane
- Plaza Circle/Greensborough Drive and Plaza Drive
- Kendrick Castillo Way and Plaza Drive
- Kendrick Castillo Way and C-470 Eastbound Ramps
- Kendrick Castillo Way and C-470 Westbound Ramps

In addition, the three (3) full movement and one (1) right-in/right/out (RI/RO) accesses along Plaza Circle were evaluated. Each development area is proposing two accesses, with one of the access points for the west and east aligning with each other. Therefore, this results in three access intersections evaluated.

Regional access to the project will be provided by C-470 and Santa Fe Drive (US-85). Primary access will be provided by Plaza Drive, Erickson Boulevard, and Kendrick Castillo Way. Direct access to the west lot will be provided by two (2) full movement accesses, one that aligns with Percy Drive at Plaza Circle and one proposed access that aligns with the proposed access to the east lot. In addition, one (1) right-in/right-out access is proposed near the southern edge of the

east lot. The southern right-in/right-out access is proposed approximately 240 feet south of the proposed full movement access location for the west lot.

The project is expected to generate approximately 2,170 weekday daily trips, with 140 of these trips occurring during the morning peak hour and 175 of these trips occurring during the afternoon peak hour.

Based on the analysis presented in this report, Kimley-Horn believes Lucent Station will be successfully incorporated into the existing and future roadway network. Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in the following conclusions and recommendations:

- It is recommended that the intersection of Plaza Circle/Greensborough Drive and Plaza Drive (#4) be signalized. This signalized intersection will likely also improve existing long southbound left turn delays at the Plaza Circle/Ben Franklin Academy and Plaza Drive intersection (#2). Additionally, the southbound left movement at the Plaza Circle/Ben Franklin Academy and Plaza Drive intersection (#2) is recommended to be restricted during the arrival and dismissal times at the Ben Franklin Academy. This restriction would match the current restriction on the northbound approach, exiting the academy with a sign restricting the left turn movement onto Plaza Circle between 7:45-8:15 AM and 3:30-4:00 PM.

- It is recommended that the existing 250-foot southbound dual left turn lanes at the Kendrick Castillo Way and Plaza Drive (#5) intersection be extended to 300 feet in the short-term horizon and may need to be extended to 425 feet in 2045. Of note, extension of these dual left turn lanes is independent and not caused by Lucent Station.

- With completion of the Lucent Station project, a full movement access that aligns with the Percy Lane full movement access at Plaza Circle, two (2) full movement accesses in alignment with each other, and a right-in/right-out access will be provided along Plaza Circle. Left turn lanes are recommended to be designated within the double-yellow full lane width median for the Plaza Circle full movement accesses. These left turn lanes are recommended to be striped with lengths of 50 feet as is available. “STOP” (R1-1) signs are recommended to be installed on the approaches of all four (4) accesses, exiting the development. In addition,

a R3-2 No Left Turn sign should be placed underneath the R1-1 “STOP” sign for the Plaza Circle right-in/right-out access.

- Any on-site or offsite improvements should be incorporated into the Civil Drawings and conform to standards of the Douglas County and the current edition of the Manual on Uniform Traffic Control Devices (MUTCD).

2.0 INTRODUCTION

Kimley-Horn has prepared this report to document the results of a Traffic Impact Study for Lucent Station proposed to be located on the north side of Plaza Drive, between Plaza Circle and Kendrick Castillo Way, within unincorporated Douglas County. A vicinity map illustrating the project development location is shown in **Figure 1**. For the purposes of this analysis, the project is anticipated to include a total of 350 residential units with 84 single family attached units and 266 multifamily units. A conceptual site plan is attached in **Appendix A**. It is expected that the project will be completed in the next several years; therefore, analysis was conducted for the 2028 short-term buildout horizon as well as the 2045 long-term twenty-year planning horizon.

The purpose of this traffic study is to identify project traffic generation characteristics to determine potential project traffic related impacts on the local street system and to develop the necessary mitigation measures required for the identified traffic impacts. The following intersections were incorporated into this traffic study in accordance with Douglas County, Colorado standards and requirements:

- Erickson Boulevard/Mill Vista Road and Plaza Drive
- Plaza Circle and Plaza Drive
- Plaza Circle and Percy Lane
- Plaza Circle/Greensborough Drive and Plaza Drive
- Kendrick Castillo Way and Plaza Drive
- Kendrick Castillo Way and C-470 Eastbound Ramps
- Kendrick Castillo Way and C-470 Westbound Ramps

In addition, the three (3) full movement and one (1) right-in/right/out (RI/RO) accesses along Plaza Circle were evaluated. Each development area is proposing two accesses, with one of the access points for the west and east aligning with each other. Therefore, this results in three access intersections evaluated.

NORTH
NTS 296078001

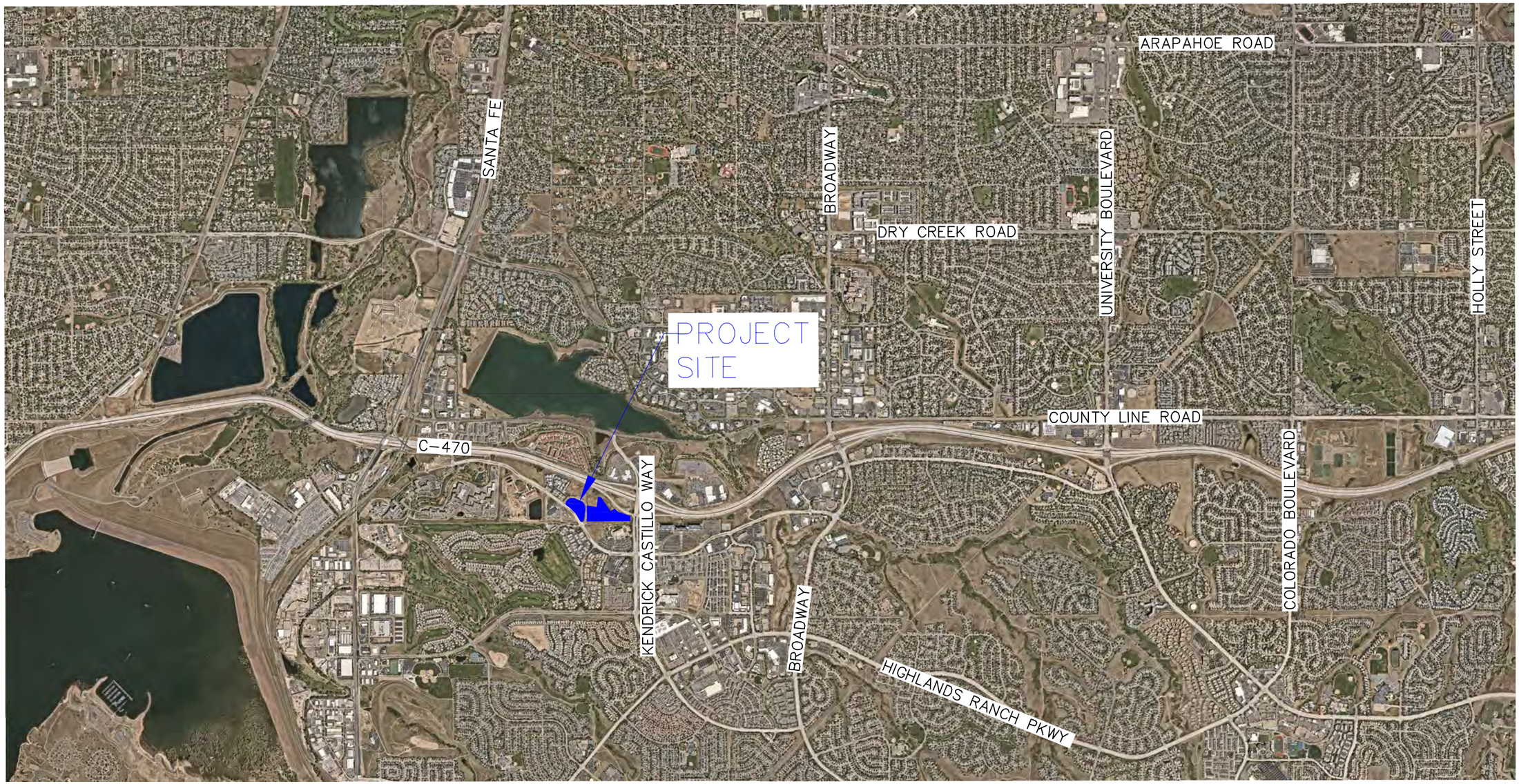


FIGURE 1
LUCENT STATION
DOUGLAS COUNTY, COLORADO
VICINITY MAP

Regional access to the project will be provided by C-470 and Santa Fe Drive (US-85). Primary access will be provided by Plaza Drive, Erickson Boulevard, and Kendrick Castillo Way. Direct access to the west lot will be provided by two (2) full movement accesses, one that aligns with Percy Drive at Plaza Circle and one proposed access that aligns with the proposed access to the east lot. In addition, one (1) right-in/right-out access is proposed near the southern edge of the east lot. The southern right-in/right-out access is proposed approximately 240 feet south of the proposed full movement access location for the west lot.

3.1 Existing Study Area

The existing site is vacant land. Directly to the south is Children's Hospital and directly to the north is C-470. Located to the southwest is Ben Franklin Academy. Solana Lucent Station multifamily apartments exist to the west of the site with Centennial Water located further to the west, along the south side of Plaza Drive. Surrounding the site are a mix of multifamily housing and other undeveloped parcels.

3.2 Existing Roadway Network

Erickson Boulevard extends north-south as a short section street providing two through lanes in each direction. It connects County Line Road along the north side of C-470 to Plaza Drive along the south side of C-470. The posted speed limit is 30 miles per hour.

Plaza Drive extends east-west with two through lanes in each direction and a raised median. The posted speed limit is 40 miles per hour.

Kendrick Castillo Way extends north-south with three through lanes in each direction with a raised median. The posted speed limit is 40 miles per hour in the study area. Kendrick Castillo Way provides a C-470 interchange and extends from County Line Road to the north to Broadway to the south.

The unsignalized intersection of Erickson Boulevard/Mill Vista Road and Plaza Drive operates with all-way stop control on all four approaches. The westbound Plaza Drive and southbound Erickson Boulevard approaches provide a left turn lane, a through lane, and a right turn lane. The eastbound Plaza Drive approach provides a left turn lane and a shared through/right turn lane. The northbound Mill Vista Road approach provides a single lane shared for all movements. An aerial photo of the existing intersection configuration is below.



Erickson Boulevard/Mill Vista Road and Plaza Drive (#1)

The unsignalized intersection of Plaza Circle and Plaza Drive operates with two-way stop control on the northbound Ben Franklin Academy Access and southbound approaches. The eastbound and westbound Plaza Drive approaches provide a left turn lane, a through lane, and a shared through/right lane. The southbound Plaza Circle approach provides a left turn lane and a shared through/right turn lane. The northbound Ben Franklin Academy approach provides a left turn lane and right turn lane. An aerial photo of the existing intersection configuration is below.



Plaza Circle and Plaza Drive (#2)

The unsignalized intersection of Plaza Circle and Percy Lane operates with two-way stop control on the eastbound access approach. The eastbound Percy Lane approach provides a single lane shared for all movements. The northbound Plaza Drive approach provides a left turn lane and a through lane. The southbound Plaza Drive approach provides a single lane shared for all movements. An aerial photo of the existing intersection configuration is below.



Plaza Circle and Percy Lane (#3)

The unsignalized intersection of Plaza Circle/Greensborough Drive and Plaza Drive operates with two-way stop control on the northbound and southbound approaches. The eastbound and westbound Plaza Drive approaches provide a left turn lane, a through lane, and a shared through/right lane. The southbound Plaza Circle approach provides a left turn lane and a shared through/right turn lane. The northbound Greensborough Drive approach provides a single lane shared for all movements. An aerial photo of the existing intersection configuration is below.



Plaza Circle/Greensborough Drive and Plaza Drive (#4)

The signalized intersection of Kendrick Castillo Way and Plaza Drive operates with protected-only left turn phasing on all four approaches. The northbound and southbound approaches of Kendrick Castillo Way provide dual left turn lanes and three through lanes with the outside lane being a shared through/right turn. The eastbound approach on Plaza Drive provides dual left turn lanes and two through lanes with the outside lane being a shared through/right turn lane. The westbound approach of Plaza Drive provides dual left turn lanes, two through lanes, and a right turn lane. An aerial photo of the existing intersection configuration is below.



Kendrick Castillo Way and Plaza Drive (#5)

The signalized intersection of Kendrick Castillo Way and C-470 eastbound ramps operates with protected-permissive left turn phasing on the southbound approach. The northbound approach of Kendrick Castillo Way provides three through lanes (with the inside lane becoming a dual left turn lane at the C-470 westbound ramps intersection), and a continuous right turn lane. The southbound approach on Kendrick Castillo Way provides a single left turn lane and two through lanes. The eastbound approach of C-470 provides a dedicated left turn lane, a shared left turn/through/right turn lane, and a free right turn lane. An aerial photo of the existing intersection configuration is below.



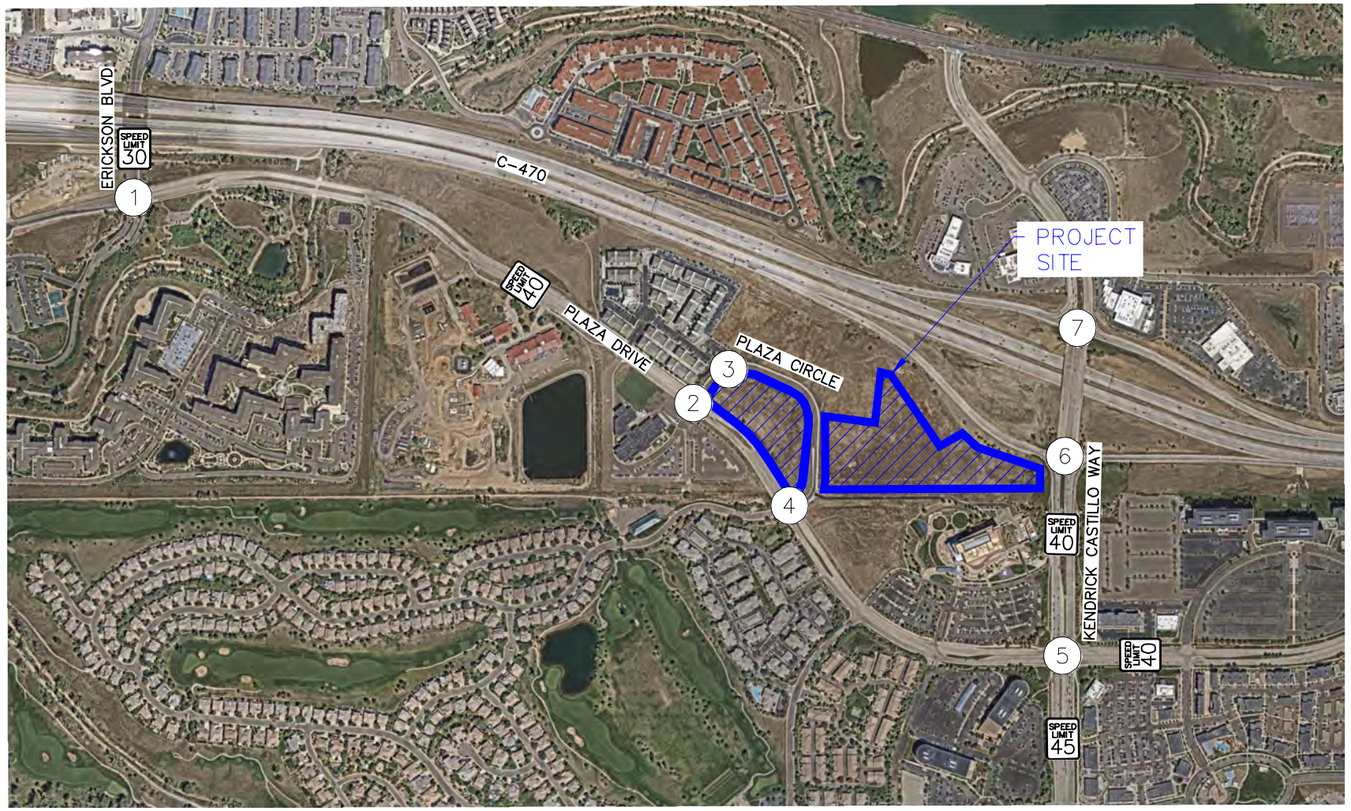
Kendrick Castillo Way and C-470 Eastbound Ramps (#6)

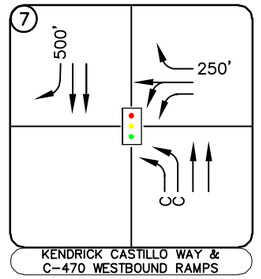
The signalized intersection of Kendrick Castillo Way and C-470 westbound ramps operates with protected-only left turn phasing on the northbound approach. The northbound approach of Kendrick Castillo Way provides dual left turn lanes and two through lanes. The southbound approach on Kendrick Castillo Way provides two through lanes and a free right turn lane. The westbound approach of C-470 provides a dedicated left turn lane, a shared left turn/through/right turn lane, and a free right turn lane. An aerial photo of the existing intersection configuration is below.

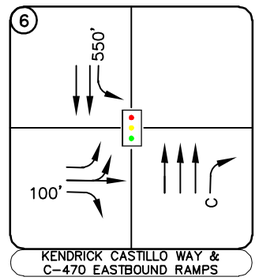


Kendrick Castillo Way and C-470 Westbound Ramps (#7)

The intersection lane configuration and control for the study area intersections are shown in **Figure 2**.

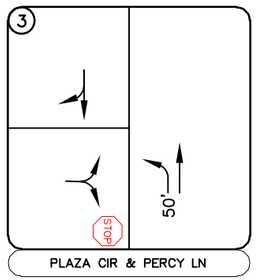


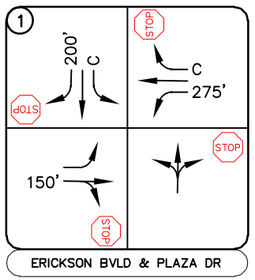


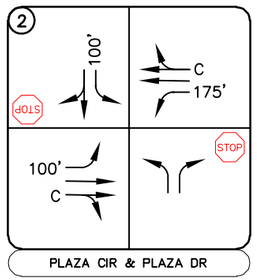


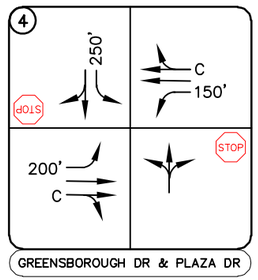
LEGEND

- Study Area Key Intersection
- Signalized Intersection
- STOP — Stop-Controlled Approach
- SPEED LIMIT XX — Roadway Speed Limit
- 100' — Turn Lane Length (feet)









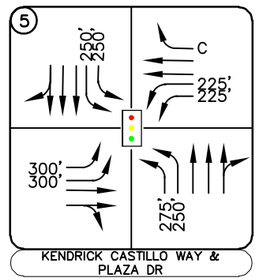


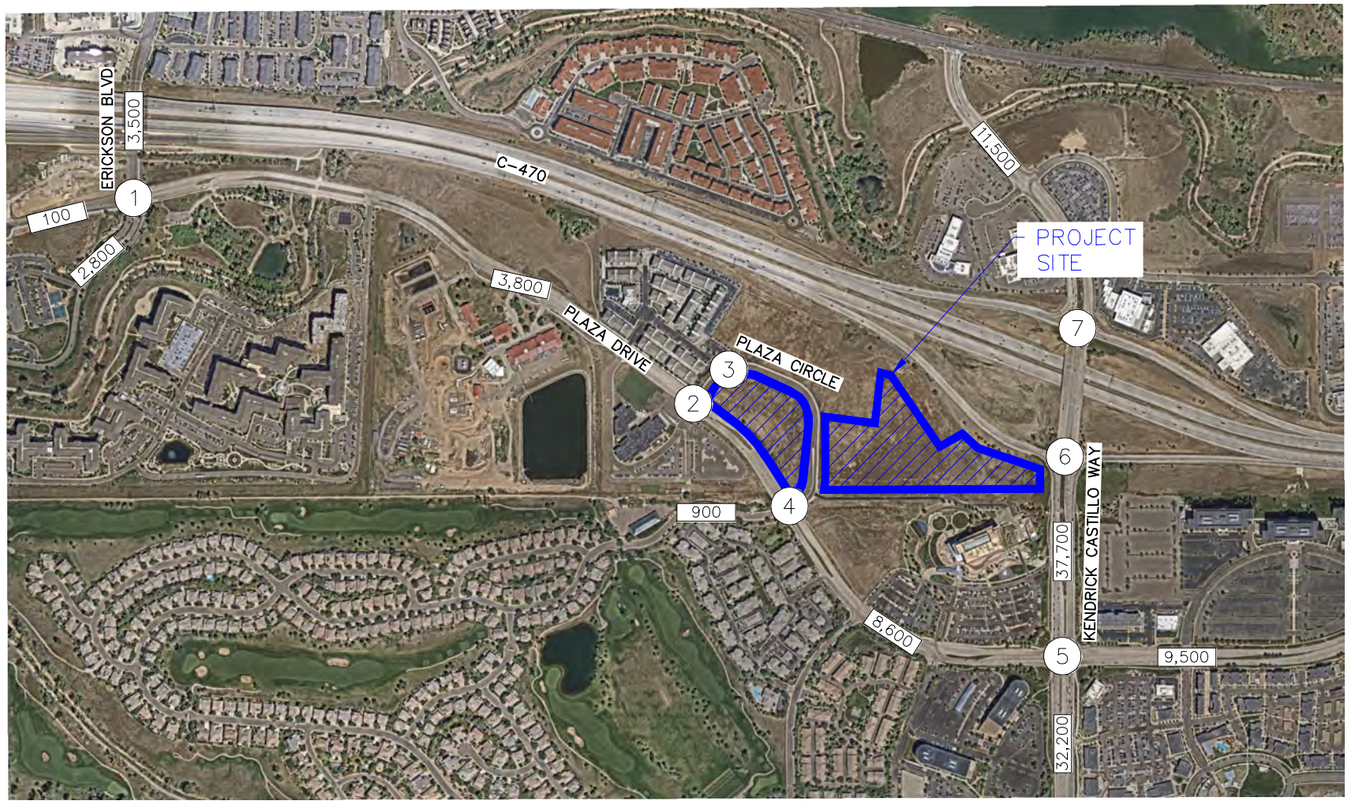
FIGURE 2
LUCENT STATION
DOUGLAS COUNTY, COLORADO
EXISTING GEOMETRY AND CONTROL

3.3 Existing Traffic Volumes

Existing turning movement counts were conducted at the study intersections on Wednesday, January 22, 2025, and Wednesday, January 29, 2025, during the weekday morning and afternoon peak hours. The counts were conducted during the morning and afternoon peak hours of adjacent street traffic in 15-minute intervals from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on these count dates. The existing intersection traffic volumes are shown in **Figure 3** with count sheets provided in **Appendix B.**

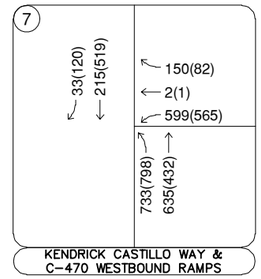
3.4 Unspecified Development Traffic Growth

The Douglas County Transportation Plan does not provide existing and future traffic volumes that can be used to calculate an annual growth rate. The surrounding area is mostly developed and according to traffic projections from the Denver Regional Council of Governments (DRCOG) traffic model, the area surrounding the site is expected to have an annual traffic growth rate of 0.19 percent . Future traffic volume projections and growth rate calculations are provided in **Appendix C**. To be conservative, a one (1) percent annual growth rate was used to calculate future traffic volumes at the study area intersections. It is understood there may be additional development near the project site; however, it is believed that site-specific traffic studies will be required and prepared for any future development projects. Therefore, the one (1) percent annual growth rate is applicable and sufficient to understand the future traffic conditions. This annual growth rate was used to estimate short-term 2028 and long-term 2045 traffic volume projections at the key intersections. The calculated background traffic volumes for 2028 and 2045 are shown in **Figure 4** and **Figure 5,** respectively.

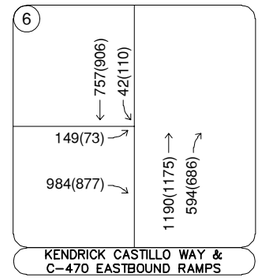


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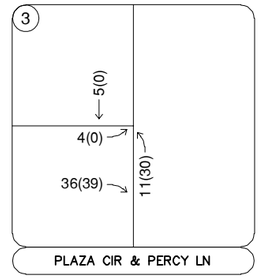
Wednesday, January 29, 2025
7:30 to 8:30AM (4:15 to 5:15PM)



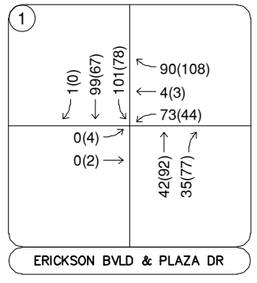
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7:15 to 8:15AM (4:30 to 5:30PM)



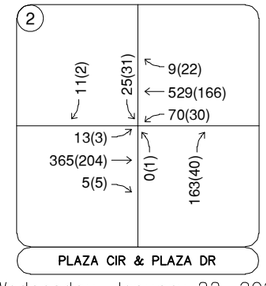
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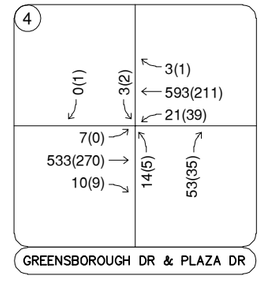
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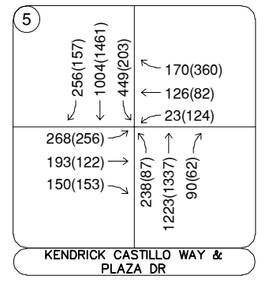
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7:30 to 8:30AM (4:00 to 5:00PM)



Wednesday, January 22, 2025
7:30 to 8:30AM (4:00 to 5:00PM)



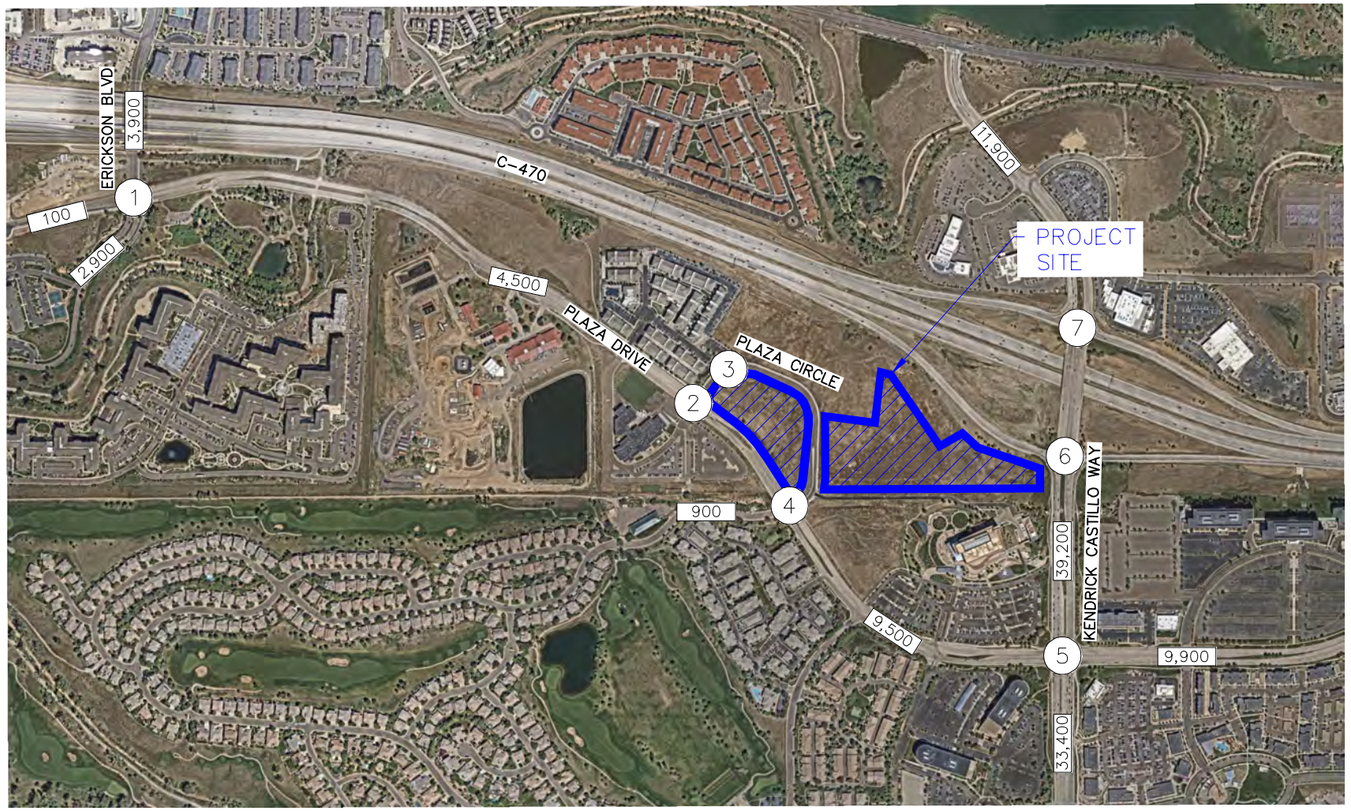
Wednesday, January 29, 2025
7:30 to 8:30AM (4:00 to 5:00PM)

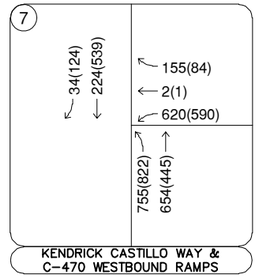


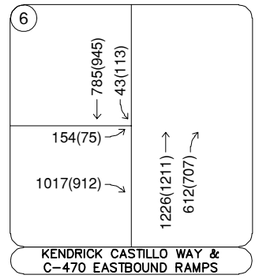
LEGEND

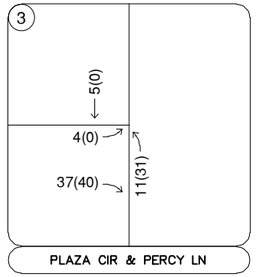
(X)	Study Area Key Intersection
XXX(XXX)	Weekday AM(PM) Peak Hour Traffic Volumes
XX,X00	Estimated Daily Traffic Volume

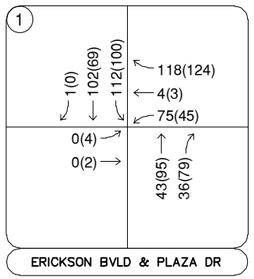
FIGURE 3
LUCENT STATION
DOUGLAS COUNTY, COLORADO
2025 EXISTING TRAFFIC VOLUMES

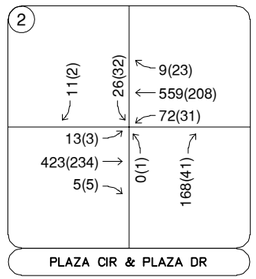


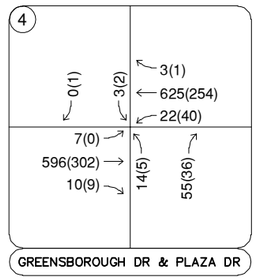


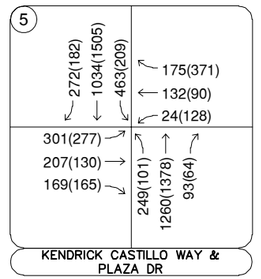












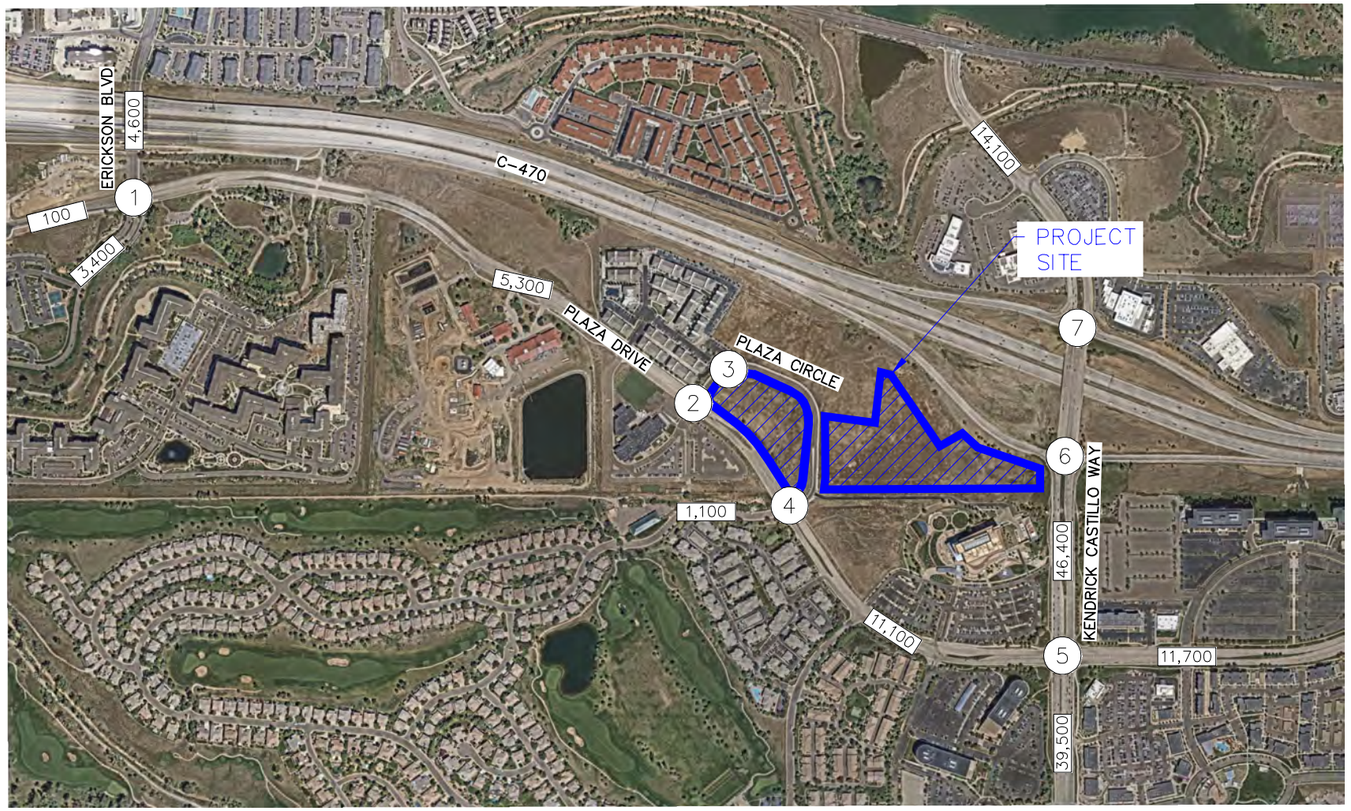
LEGEND

(X) Study Area Key Intersection

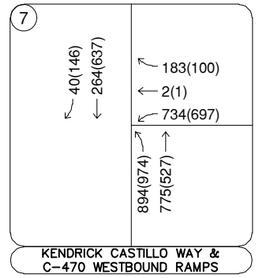
XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes

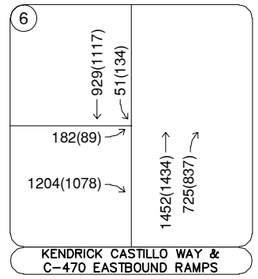
[XX,X00] Estimated Daily Traffic Volume

FIGURE 4
LUCENT STATION
DOUGLAS COUNTY, COLORADO
2028 BACKGROUND TRAFFIC VOLUMES



NTS 296078001



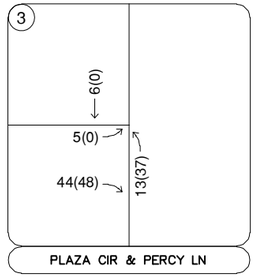


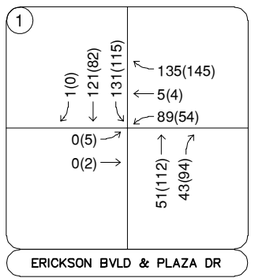
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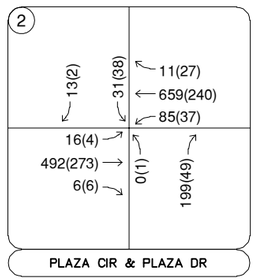
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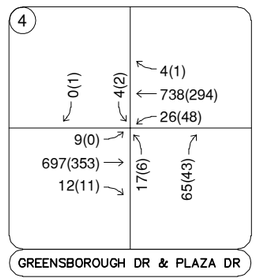
XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes

[XX,X00] Estimated Daily Traffic Volume









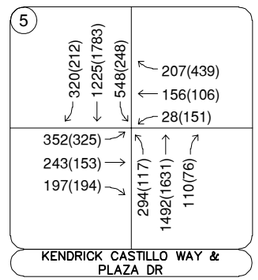


FIGURE 5
LUCENT STATION
DOUGLAS COUNTY, COLORADO
2045 BACKGROUND TRAFFIC VOLUMES

4.1 Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual*[1] published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For this study, Kimley-Horn used the ITE Trip Generation Manual average rate and fitted curve equations that applies to Single Family Attached Housing (ITE Land Use Code 215) and Multifamily Low-Rise Housing (ITE 220) for traffic associated with the development.

Lucent Station is expected to generate approximately 2,170 weekday daily trips, with 140 of these trips occurring during the morning peak hour and 175 occurring during the afternoon peak hour. Calculations were based on the procedure and information provided in the ITE Trip Generation Manual, 12th Edition – Volume 1: User's Guide and Handbook, 2025. **Table 1** summarizes the estimated trip generation for the Lucent Station development. The trip generation worksheets are included in **Appendix D**.

Table 1 – Lucent Station Traffic Generation

Land Use and Size	Weekday Vehicle Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Single Family Attached Housing (ITE 215) – 84 Dwelling Units	552	9	25	34	23	17	40
Multifamily Low-Rise Housing (ITE 220) – 266 Dwelling Units	1,618	25	81	106	84	51	135
Total Site Generated Trips 350 Dwelling Units	**2,170**	**34**	**106**	**140**	**107**	**68**	**175**

[1] Institute of Transportation Engineers, *Trip Generation Manual*, Twelfth Edition, Washington DC, 2025.

4.2 Trip Distribution

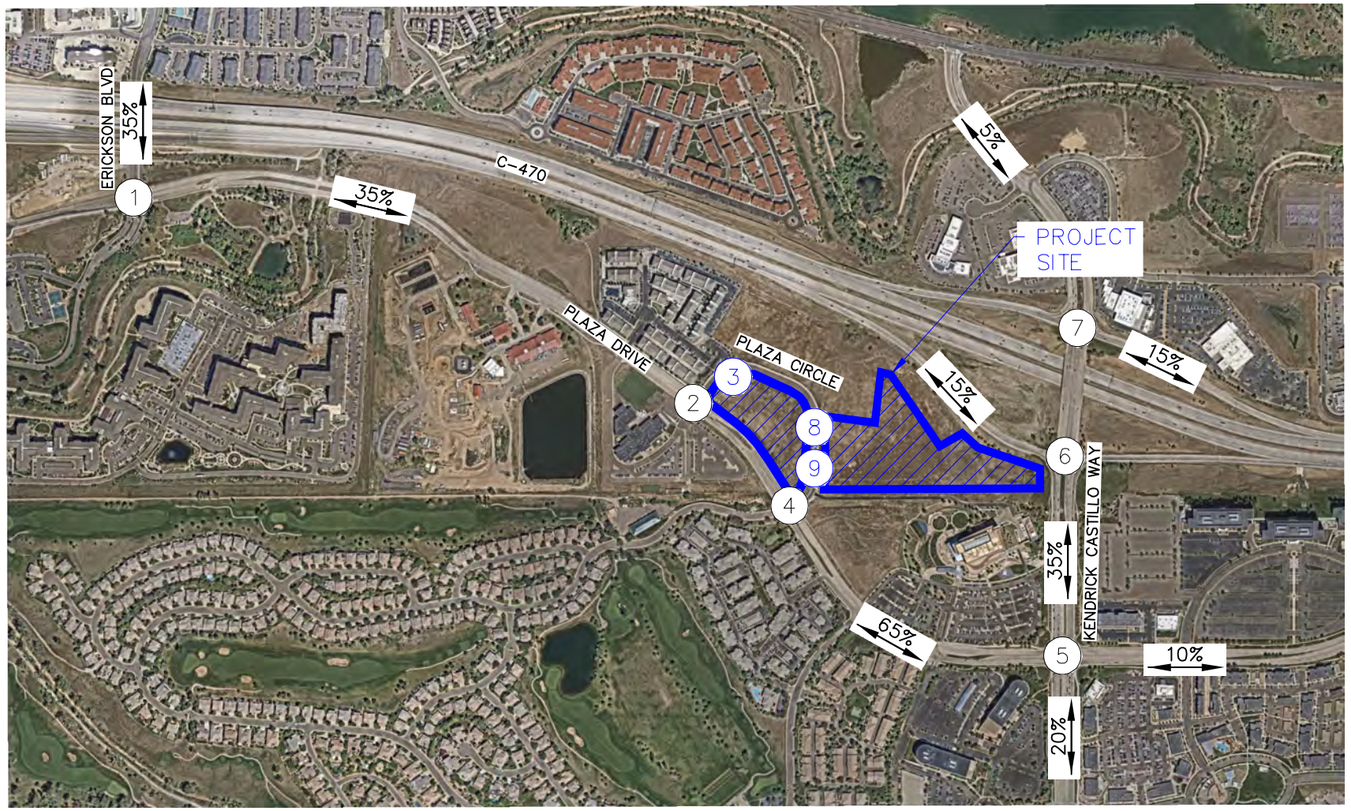
Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns, existing and anticipated surrounding demographic information, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site-generated traffic that approaches the site from a given direction and departs the site back to the original source. The project trip distribution for the proposed development is illustrated in **Figure 6**.

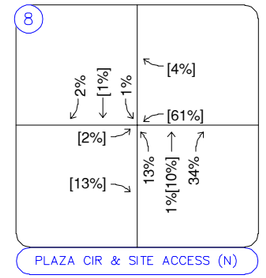
4.3 Traffic Assignment

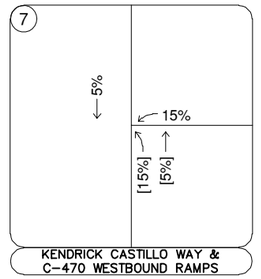
Lucent Station traffic assignment was obtained by applying the project trip distribution to the estimated traffic generation of the development shown in **Table 1**. Traffic assignment is shown in **Figure 7.**

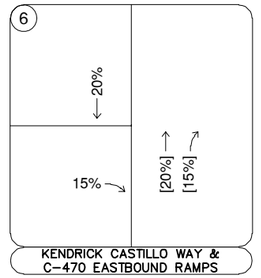
4.4 Total (Background Plus Project) Traffic

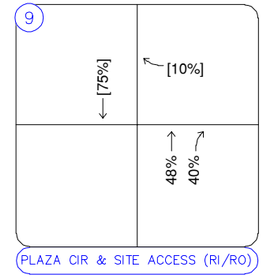
Site traffic volumes were added to the background volumes to represent estimated traffic conditions for the short-term 2028 buildout horizon and long-term 2045 twenty-year planning horizon. These total traffic volumes for the study area are illustrated for the 2028 and 2045 horizon years in **Figure 8** and **Figure 9**, respectively.

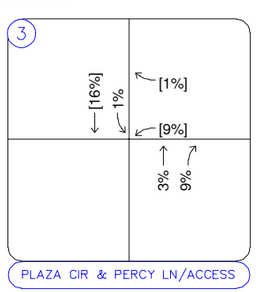


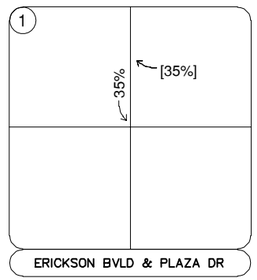


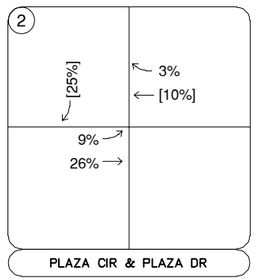


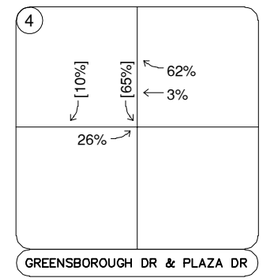


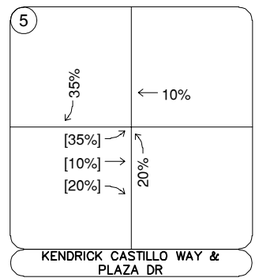












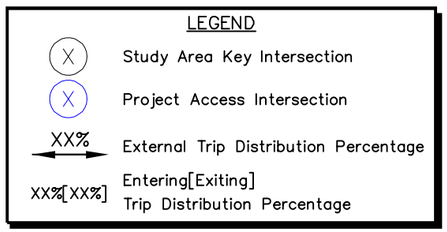
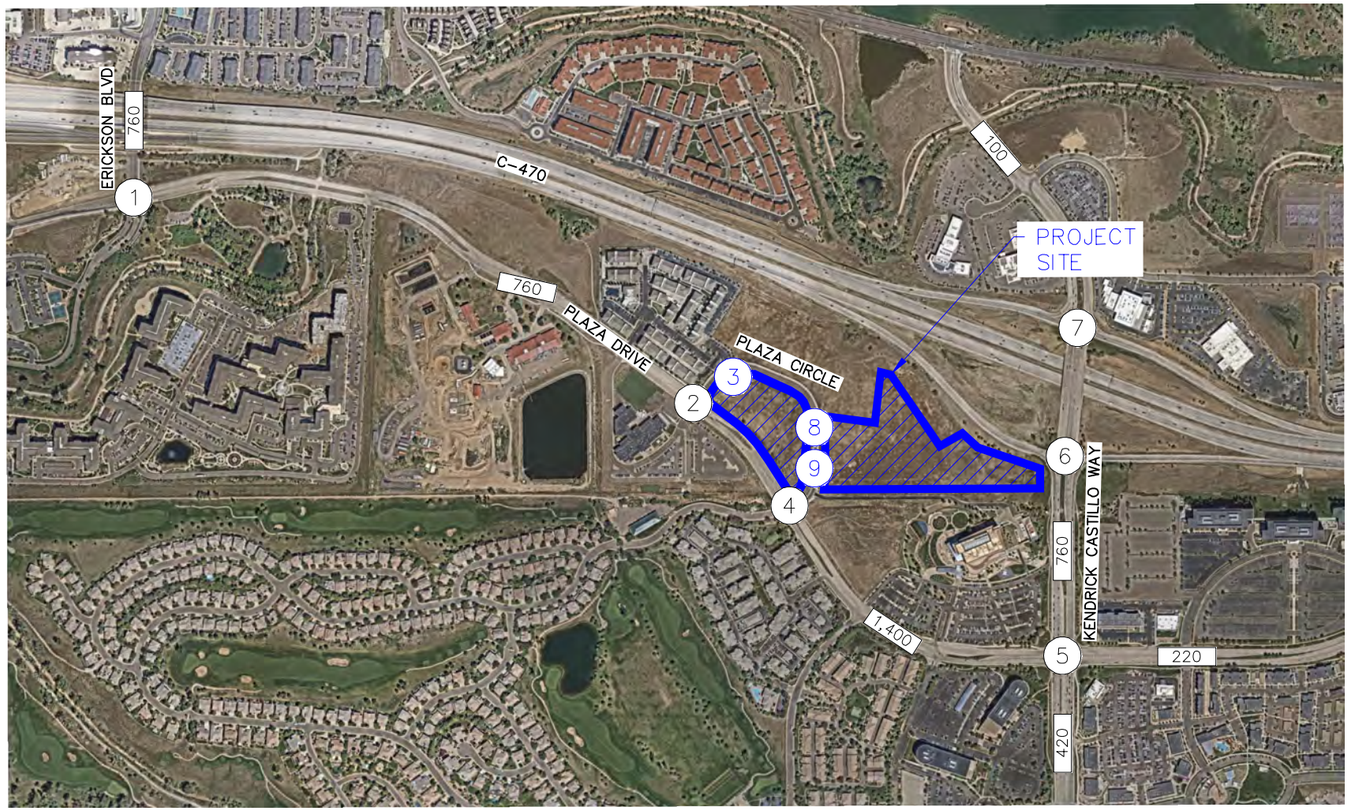
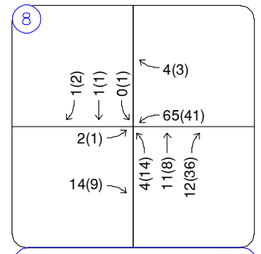
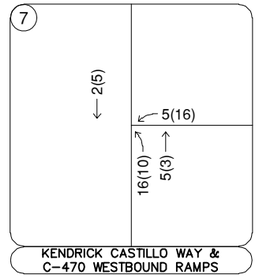


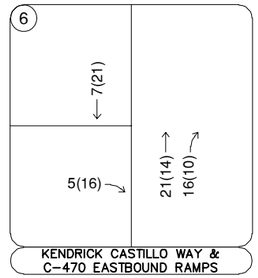
FIGURE 6
LUCENT STATION
DOUGLAS COUNTY, COLORADO
PROJECT TRIP DISTRIBUTION

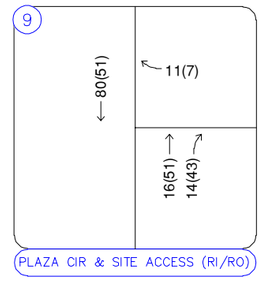


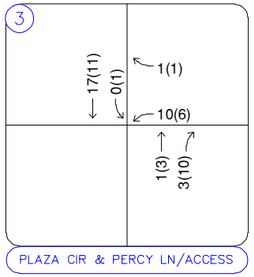


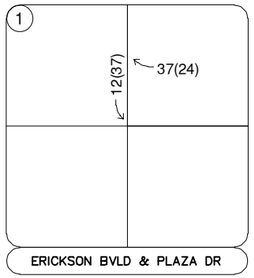


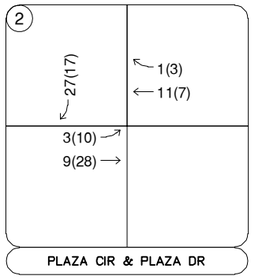


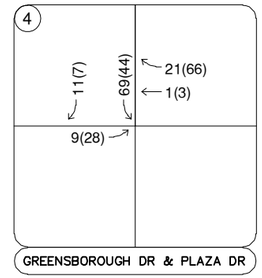


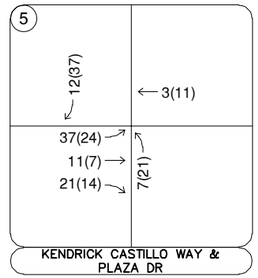












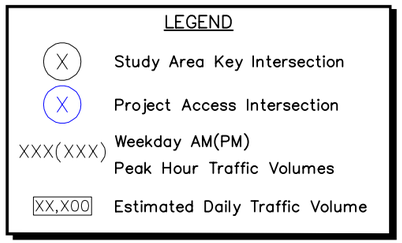
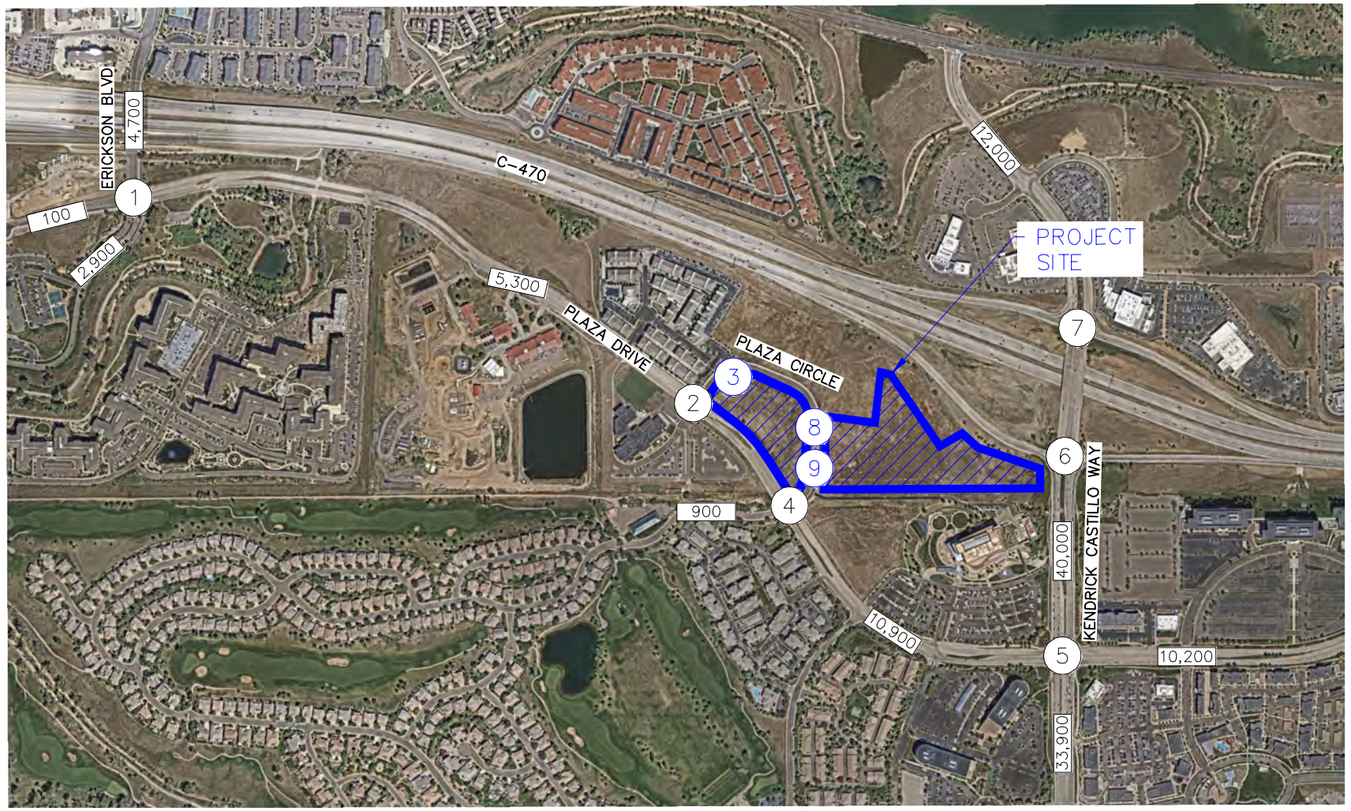
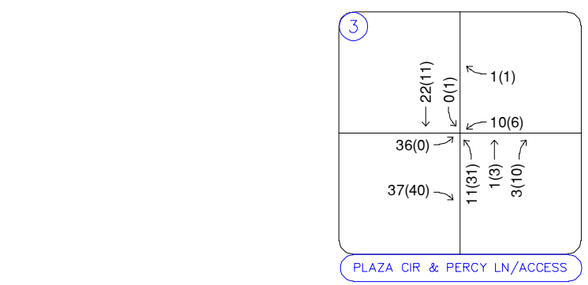
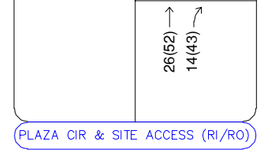


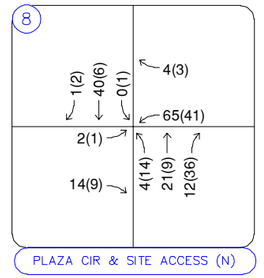
FIGURE 7
LUCENT STATION
DOUGLAS COUNTY, COLORADO
PROJECT TRAFFIC ASSIGNMENT

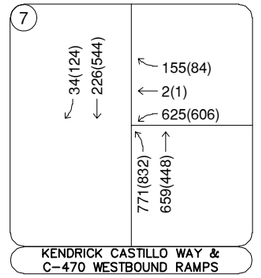


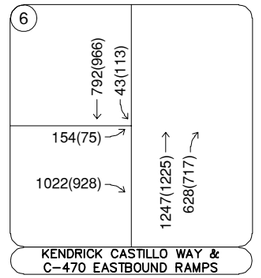


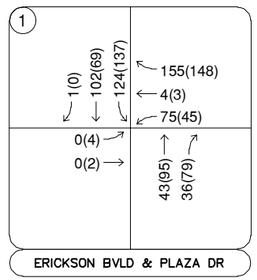


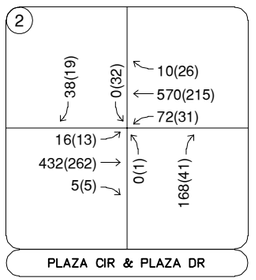


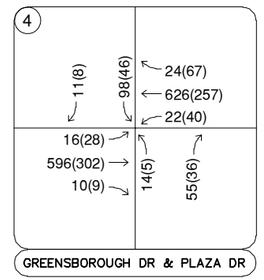


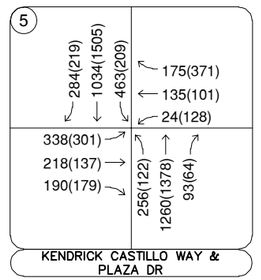








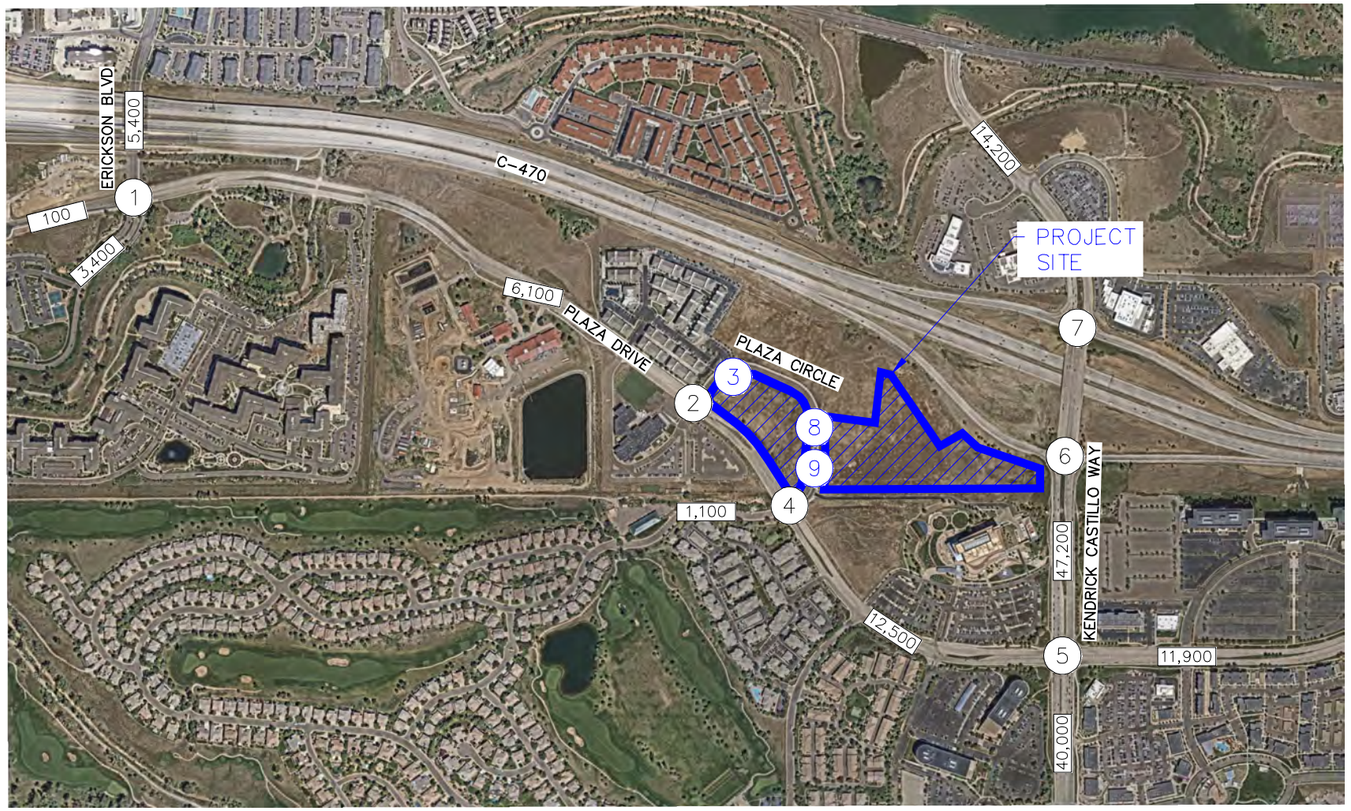


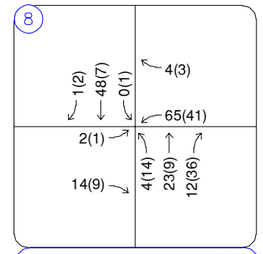


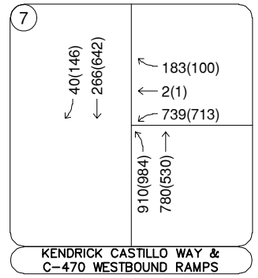
LEGEND

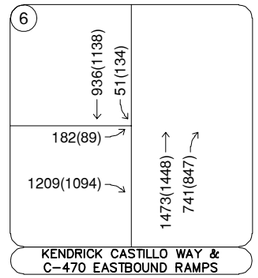
- X — Study Area Key Intersection
- X — Project Access Intersection
- XXX(XXX) — Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 — Estimated Daily Traffic Volume

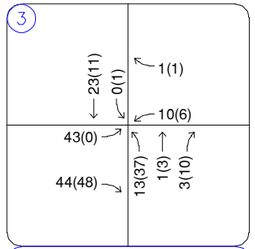
FIGURE 8
LUCENT STATION
DOUGLAS COUNTY, COLORADO
2028 TOTAL TRAFFIC VOLUMES

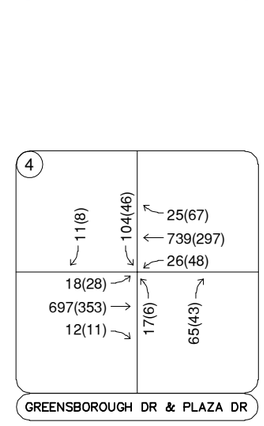


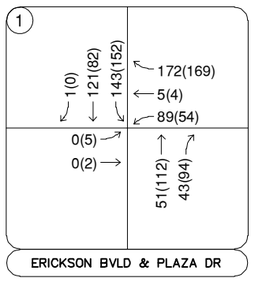


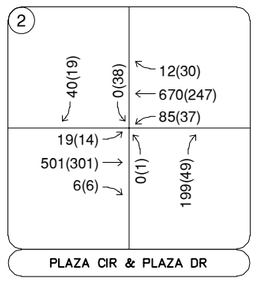


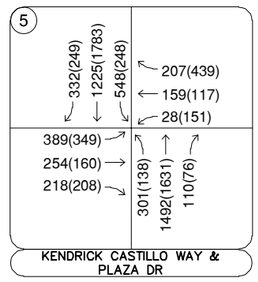












LEGEND

- (X) Study Area Key Intersection
- (X) Project Access Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume

FIGURE 9
LUCENT STATION
DOUGLAS COUNTY, COLORADO
2045 TOTAL TRAFFIC VOLUMES

Kimley-Horn's analysis of traffic operations in the site vicinity was conducted to determine potential capacity deficiencies in the 2028 and 2045 development horizons at the identified key intersections. The acknowledged source for determining overall capacity is the *Highway Capacity Manual (HCM)*[2].

5.1 Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). For intersections and roadways in this study area, standard traffic engineering practice recommends overall intersection LOS D and movement/approach LOS E as the minimum desirable thresholds for acceptable operations. **Table 2** shows the definition of level of service for signalized and unsignalized intersections.

Table 2 – Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

Definitions provided from the Highway Capacity Manual, Seventh Edition, Transportation Research Board, 2022.

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections. Under the unsignalized analysis, the LOS for a two-way stop-controlled intersection is determined by the computed or measured control delay and is defined for each minor movement. LOS for a two-way stop-controlled intersection is not defined for the whole intersection. LOS for signalized, roundabout, and all-way stop controlled intersections are defined for each approach and for the overall intersection.

[2] Transportation Research Board, *Highway Capacity Manual*, Seventh Edition, Washington DC, 2022.

5.2 Key Intersection Operational Analysis

Calculations for the operational level of service at the key intersections for the study area are provided in **Appendix E**. The existing year analysis is based on the lane geometry and intersection control shown in **Figure 2.** Existing peak hour factors were utilized in the analysis. The existing heavy vehicle percentages obtained from the turning movement counts were also used in each horizon year. The signalized intersection analysis utilizes the observed cycle lengths with optimized phasing and timing. Based on increased national attention given to establishing appropriate yellow and all-red clearance intervals to improve intersection safety, these have been calculated and are applied for approaches at the signalized intersections. The increase in yellow and all red time sacrifices intersection capacity for improved safety. Synchro traffic analysis software was used to analyze the signalized and unsignalized key intersections for HCM level of service.

Erickson Boulevard/Mill Vista Road and Plaza Drive (#1)

The unsignalized intersection of Erickson Boulevard/Mill Vista Road and Plaza Drive operates with all-way stop control on all four approaches. The intersection operates acceptably at LOS A during both peak hours under existing conditions. With project traffic, the intersection is anticipated to continue operating at an acceptable LOS A in 2028 and LOS B in 2045 during both studied weekday peak hours. Therefore, no improvements or modifications are anticipated to be needed at this intersection based on the addition of project traffic and this operational analysis. **Table 3** provides the results of the LOS analysis conducted at this intersection.

Table 3 – Erickson Boulevard/Mill Vista Road & Plaza Drive LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2025 Existing	**9.1**	**A**	**8.9**	**A**
Eastbound Approach	0.0	-	8.9	A
Westbound Approach	9.0	A	8.6	A
Northbound Approach	9.0	A	9.4	A
Southbound Approach	9.3	A	8.8	A
2028 Background	**9.4**	**A**	**9.2**	**A**
Eastbound Approach	0.0	-	9.1	A
Westbound Approach	9.2	A	8.9	A
Northbound Approach	9.2	A	9.7	A
Southbound Approach	9.6	A	9.1	A
2028 Background Plus Project	**9.7**	**A**	**9.6**	**A**
Eastbound Approach	0.0	-	9.3	A
Westbound Approach	9.6	A	9.2	A
Northbound Approach	9.4	A	9.9	A
Southbound Approach	9.9	A	9.7	A
2045 Background	**10.0**	**A**	**9.8**	**A**
Eastbound Approach	0.0	-	9.4	A
Westbound Approach	9.8	A	9.3	A
Northbound Approach	9.8	A	10.5	A
Southbound Approach	10.2	A	9.5	A
2045 Background Plus Project	**10.3**	**B**	**10.2**	**B**
Eastbound Approach	0.0	-	9.6	A
Westbound Approach	10.1	B	9.8	A
Northbound Approach	10.0	B	10.9	B
Southbound Approach	10.6	B	10.1	B

Plaza Circle and Plaza Drive (#2)

The unsignalized intersection of Plaza Circle and Plaza Drive operates with two-way stop control on the northbound and southbound approaches. All movements currently operate with acceptable level of service with exception of the southbound left turn movement during the morning peak hour. Of note, this poor level of service and need is based on existing traffic, mostly caused by the peaking traffic during the highest 15-minute interval due to Ben Franklin Academy. Although, this southbound left turn movement operates with long delays, the volume isn't high enough to warrant signalization. Therefore, to mitigate the long delay for the southbound left turn movement, a no left turn sign during the arrival and dismissal hours of the Ben Franklin Academy could be placed below the existing R1-1 STOP sign. This restriction would match the current restriction on the northbound approach, exiting the academy with a sign restricting the left turn movement onto Plaza Circle between 7:45-8:15 AM and 3:30-4:00 PM. Additionally, the Plaza Circle/Greensborough Drive (#4) and Plaza Drive intersection is recommended to be signalized. As such, this proposed traffic signal approximately 775 feet to the east of this intersection will provide more gaps in traffic by platooning westbound vehicles along Plaza Drive and can accommodate the rerouted left turning vehicles from Plaza Circle. (#3). Of note, the proposed left turn restriction is only applicable to the morning peak hour since the afternoon peak hour occurs outside of the school's dismissal period. With project traffic, the intersection is anticipated to have all movements operating at an acceptable during the studied weekday morning and afternoon peak hours throughout the 2045 horizon. **Table 4** provides the results of the LOS analysis conducted at this intersection.

Table 4 – Plaza Circle & Plaza Drive LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2025 Existing				
Northbound Left	0.0	A	11.0	B
Northbound Right	13.5	B	9.1	A
Eastbound Left	9.9	A	7.6	A
Westbound Left	9.2	A	7.7	A
Southbound Left	48.2	E	11.5	B
Southbound Through/Right	11.6	B	8.8	A
2028 Background				
Northbound Left	0.0	A	11.4	B
Northbound Right	14.8	B	9.2	A
Eastbound Left	9.7	A	7.7	A
Westbound Left	9.7	A	7.8	A
Southbound Left	61.8	F	12.1	B
Southbound Through/Right	11.9	B	9.0	A
2028 Background Plus Project				
Northbound Left	0.0	A	11.9	B
Northbound Right	15.0	B	9.3	A
Eastbound Left	10.2	B	7.8	A
Westbound Left	9.7	A	7.9	A
Southbound Left	0.0	A	12.5	B
Southbound Through/Right	12.6	B	9.1	A
2045 Background				
Northbound Left	0.0	A	11.0	B
Northbound Right	18.5	C	9.1	A
Eastbound Left	11.0	B	7.6	A
Westbound Left	10.4	B	7.7	A
Southbound Left	220.5	F	11.5	B
Southbound Through/Right	12.9	B	8.8	A
2045 Background Plus Project				
Northbound Left	0.0	A	11.9	B
Northbound Right	18.9	C	9.5	A
Eastbound Left	10.3	B	7.7	A
Westbound Left	10.5	B	8.0	A
Southbound Left	0.0	A	12.4	B
Southbound Through/Right	9.9	A	8.6	A

#Restrict SB Left Turn Movement During AM

Plaza Circle and Percy Lane/Project Access (#3)

The unsignalized T-intersection of Plaza Circle and Percy Lane operates with stop control on the eastbound Percy Lane approach. The intersection movements operate acceptably at LOS A during both peak hours under existing conditions. With project traffic the east leg of the intersection will be constructed and provide access to the site. A southbound left turn lane is recommended to be designated within the double-yellow full lane width median with a length of 50 feet at the proposed project access. It is recommended that the westbound exiting approach of the project access operate a single approach lane shared for all movements with a R1-1 "STOP" installed on this approach. As such, the intersection is anticipated to continue operating with all movements at an acceptable LOS A during both studied weekday peak hours throughout the 2045 horizon. **Table 5** provides the results of the LOS analysis conducted at this intersection.

Table 5 – Plaza Circle & Percy Lane/Project Access LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2025 Existing				
Northbound Left	7.3	A	7.3	A
Eastbound Approach	8.6	A	8.4	A
2028 Background				
Northbound Left	7.3	A	7.3	A
Eastbound Approach	8.6	A	8.5	A
2028 Background Plus Project				
Northbound Left	7.4	A	7.3	A
Eastbound Approach	9.2	A	8.5	A
Westbound Approach	9.1	A	9.2	A
Southbound Left	-	A	7.2	A
2045 Background				
Northbound Left	7.3	A	7.3	A
Eastbound Approach	8.7	A	8.5	A
2045 Background Plus Project				
Northbound Left	7.4	A	7.3	A
Eastbound Approach	9.3	A	8.5	A
Westbound Approach	9.2	A	9.4	A
Southbound Left	-	A	7.2	A

Plaza Circle/Greensborough Drive and Plaza Drive (#4)

The unsignalized intersection of Greensborough Drive and Plaza Drive operates with two-way stop control on the northbound and southbound approaches. The intersection has all movements operating acceptably during both peak hours under existing conditions. With project traffic and the recommendation to restrict the southbound left turn movement during the arrival and dismissal time period at Plaza Drive and Plaza Circle (#3), the southbound left turn may operate with long delays during the peak hours. The restriction of the southbound left turn at Plaza Drive and Plaza Circle (#3) intersection will reroute traffic to this intersection. With the project traffic and reroute volumes, the intersection is anticipated to continue operating at an acceptable level of service during both studied weekday peak hours throughout the 2045 horizon with exception of the southbound left turn movement. An MUTCD Four Hour Signal Warrant was completed, and it was determined two out of the four hours meet warrant volumes. However, this intersection should be considered for signalization in the future. The signal warrant analysis worksheet is included in **Appendix G.** With signalization, this intersection is expected to operate at an acceptable LOS B or better during the morning and afternoon peak hours throughout 2045. **Table 6** provides the results of the LOS analysis conducted at this intersection.

Table 6 – Greensborough Drive & Plaza Drive LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2025 Existing				
Northbound Approach	17.7	C	9.8	A
Eastbound Left	10.3	B	0.0	A
Westbound Left	10.1	B	8.0	A
Southbound Left	28.5	D	12.2	B
Southbound Through/Right	0.0	A	9.0	A
2028 Background				
Northbound Approach	19.7	C	10.0	B
Eastbound Left	10.6	B	0.0	A
Westbound Left	10.6	B	8.1	A
Southbound Left	31.5	D	12.8	B
Southbound Through/Right	0.0	A	9.1	A
2028 Background Plus Project				
Northbound Approach	20.5	C	10.1	B
Eastbound Left	10.9	B	8.1	A
Westbound Left	10.6	B	8.1	A
Southbound Left	219.6	F	15.1	C
Southbound Through/Right	12.7	B	9.4	A
2028 Background Plus Project #	15.2	B	10.0	A
2045 Background				
Northbound Approach	27.8	D	9.8	A
Eastbound Left	11.7	B	0.0	A
Westbound Left	11.7	B	8.0	A
Southbound Left	43.4	E	12.2	B
Southbound Through/Right	0.0	A	9.0	A
2045 Background Plus Project #	17.0	B	9.9	A

Signalized

Kendrick Castillo Way & Plaza Drive (#5)

The signalized intersection of Kendrick Castillo Way and Plaza Drive operates with protected-only left turn phasing on all four approaches. The intersection operates acceptably at LOS D during both the morning and afternoon peak hours under existing conditions. With project traffic, the intersection is anticipated to continue operating at an acceptable level of service of D during the two studied peak hours throughout the 2045 horizon. Of note, the future traffic conditions can sometimes report less delays than the existing condition when background and project traffic assignment volumes are added to movements that have less delay than the average intersection delay. Therefore, no improvements or modifications are anticipated to be needed at this intersection based on the addition of project traffic and this operational level of service analysis. **Table 7** provides the results of the LOS analysis conducted at this intersection.

Table 7 – Kendrick Castillo Way & Plaza Drive LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2025 Existing	46.1	D	39.2	D
2028 Background	48.7	D	41.1	D
2028 Background Plus Project	46.0	D	42.6	D
2045 Background	53.5	D	49.7	D
2045 Background Plus Project	53.2	D	51.6	D

Kendrick Castillo Way & C-470 Eastbound Ramps (#6)

The signalized intersection of Kendrick Castillo Way and C-470 eastbound ramps operates with protected-permissive left turn phasing on the southbound approach. The intersection operates acceptably at LOS B during the morning peak hour and LOS A during the afternoon peak hour under existing conditions. With project traffic, the intersection is anticipated to continue operating at an acceptable level of service of B during the morning peak hour and LOS A throughout the 2045 horizon. Therefore, no improvements or modifications are anticipated to be needed at this intersection based on the addition of project traffic and this operational level of service analysis. **Table 8** provides the results of the LOS analysis conducted at this intersection.

Table 8 – Kendrick Castillo Way & C-470 Eastbound Ramps LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2025 Existing	10.6	B	4.2	A
2028 Background	10.7	B	4.2	A
2028 Background Plus Project	10.7	B	4.2	A
2045 Background	7.6	B	4.7	A
2045 Background Plus Project	7.6	B	4.7	A

Kendrick Castillo Way & C-470 Westbound Ramps (#7)

The signalized intersection of Kendrick Castillo Way and C-470 westbound ramps operates with protected-only left turn phasing on the northbound approach. The intersection operates acceptably at LOS C during both peak hours under existing conditions. With project traffic, the intersection is anticipated to continue operating at an acceptable level of service C during both studied weekday peak hours throughout 2028. In the 2045 horizon, the intersection is anticipated to continue operating at an acceptable level of service of C during the morning peak hour and LOS D. Therefore, no improvements or modifications are anticipated to be needed at this intersection based on the addition of project traffic and this operational level of service analysis. **Table 9** provides the results of the LOS analysis conducted at this intersection.

Table 9 – Kendrick Castillo Way & C-470 Westbound Ramps LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2025 Existing	30.0	C	31.8	C
2028 Background	30.0	C	32.0	C
2028 Background Plus Project	30.0	C	32.3	C
2045 Background	30.2	C	33.8	C
2045 Background Plus Project	30.3	C	34.2	C

Project Accesses

With completion of the Lucent Station project, a full movement access that aligns with the Percy Lane at Plaza Circle, two (2) full movement accesses and a right-in/right-out access will be provided along Plaza Circle. “STOP” (R1-1) signs are recommended to be installed on the exiting approaches of all four (4) accesses, out of the development. In addition, a R3-2 No Left Turn sign should be placed underneath the R1-1 “STOP” sign at the right-in/right-out (RIRO) access to the south of the east lot. A northbound left turn lane is recommended to be designated within the currently striped median of Plaza Circle for the full movement access to the west lot. **Table 10** provides the results of the level of service analysis for these project accesses. As shown in the table, the project access intersections along Plaza Circle are anticipated to have all movements operating with acceptable LOS A during the peak hours in both the buildout year 2028 and the 2045 long term horizons.

Table 10 – Project Access Level of Service Results

Intersection	2028 Total				2045 Total			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	Delay (sec/ veh)	LOS	Delay (sec/ veh)	LOS	Delay (sec/ veh)	LOS	Delay (sec/ veh)	LOS
Site Access (#8)								
Northbound Left	7.3	A	7.3	A	7.3	A	7.3	A
Eastbound Approach	8.6	A	8.4	A	8.7	A	8.4	A
Westbound Approach	9.4	A	9.2	A	9.5	A	9.2	A
Southbound Left	0.0	A	7.3	A	0.0	A	7.3	A
Site Access RI/RO (#9)								
Westbound Right	8.5	A	8.7	A	8.5	A	8.7	A

5.3 Vehicle Queuing Analysis

A vehicle queuing analysis was conducted for the study area intersections. The queuing analysis was performed using Synchro presenting the results of the 95th percentile queue lengths. Results are shown in the following **Table 11** with calculations provided within the level of service operational sheets of **Appendix D** for unsignalized intersections and **Appendix E** for signalized intersections.

Table 11 – Turn Lane Queuing Analysis Results

Intersection Turn Lane	Existing Turn Lane Length (feet)	2028 Calculated Queue (feet)	2028 Recommended Length (feet)	2045 Calculated Queue (feet)	2045 Recommended Length (feet)
Erickson Blvd & Plaza Dr (#1)					
Eastbound Through/Right	150’	25’	150’	25’	150’
Westbound Left	275’	25’	275’	25’	275’
Westbound Right	C	25’	C	50’	C
Southbound Left	C	25’	C	50’	C
Southbound Right	200’	25’	200’	25’	200’
Plaza Circle & Plaza Dr (#2)					
Eastbound Left	100’	25’	100’	25’	100’
Westbound Left	175’	25’	175’	25’	175’
Northbound Left	100’	25’	100’	25’	100’
Northbound Right	100’	75’	100’	100’	100’
Southbound Left	100’	25’	100’	25’	100’
Plaza Circle & Percy Ln (#3)					
Northbound Left	50’	25’	50’	25’	50’
Southbound Left	DNE	25’	**50’**	25’	**50’**
Greensborough Dr & Plaza Dr (#4)					
Eastbound Left	200’	25’	200’	25’	200’
Westbound Left	150’	25’	150’	25’	150’
Southbound Left	250’	114’	250’	119’	250’
Kendrick Castillo Way & Plaza Dr (#5)					
Eastbound Left	300’ DL	259’	300’ DL	254’	300’ DL
Westbound Left	225’ DL	101’	225’ DL	116’	225’ DL
Westbound Right	C	335’	C	440’	C
Northbound Left	250’/275’	152’	250’/275’	212’	250’/275’
Southbound Left	250’ DL	283’ DL	**300’ DL**	421’ DL	**425’ DL**
Kendrick Castillo Way & C-470 EB Ramp (#6)					
Eastbound Left	C DL	89’	C DL	106’	C DL
Eastbound Right	100’	Free	100’	Free	100’
Northbound Right	C/975’	483’	C	319’	C
Southbound Left	550’	111’	550’	129’	550’
Kendrick Castillo Way & C-470 EB Ramp (#7)					
Westbound Left	C DL	362’	C DL	481’	C DL
Westbound Right	250’	Free	250’	Free	250’
Northbound Left	C/625’	455’	C/625’	528’	C/625’
Southbound Right	500’	Free	500’	Free	500’
Plaza Circle Full Access (#8)					
Northbound Left	DNE	25’	**50’**	25’	**50’**
Southbound Left	DNE	25’	**50’**	25’	**50’**

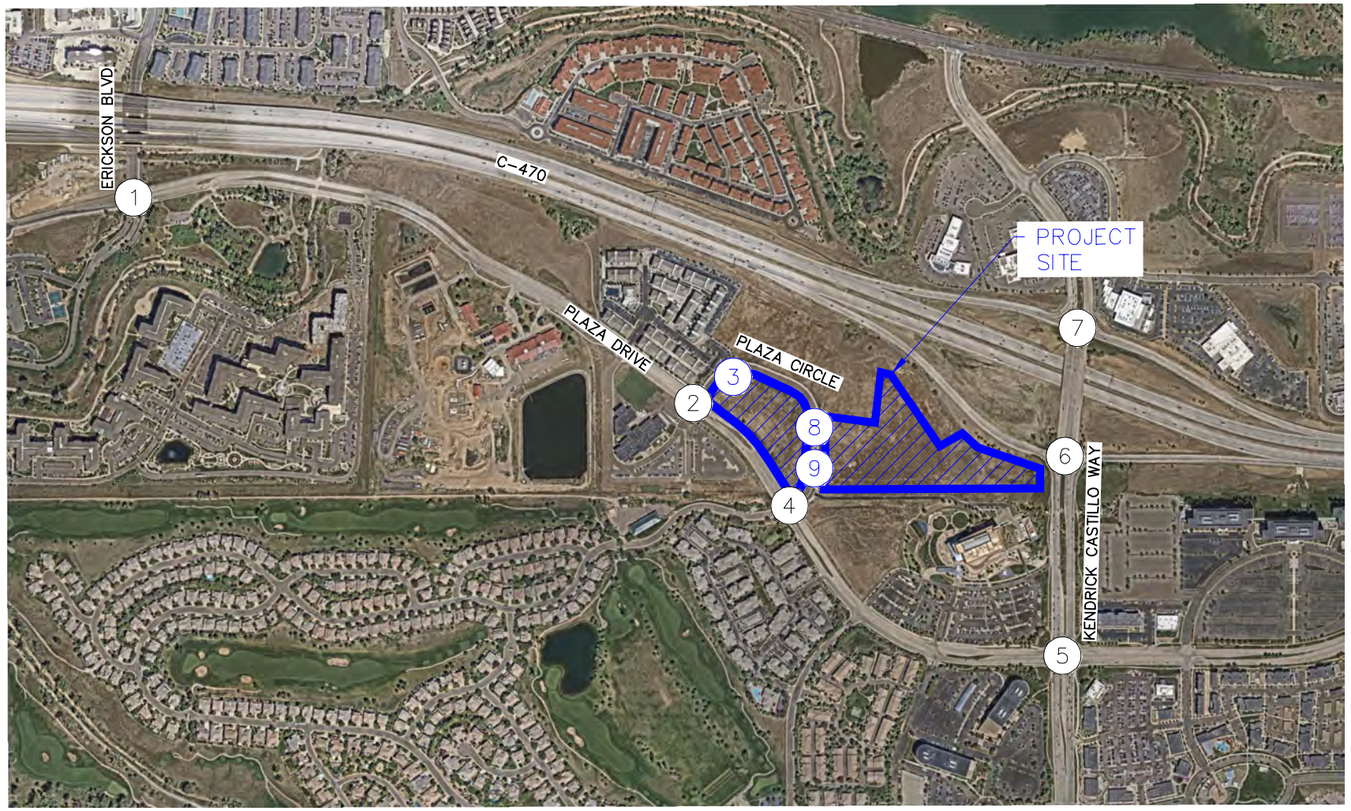
DNE = Does Not Exist; C = Continuous; DL = Dual Lefts: **Red** Text = Storage Deficiency; **Blue** Text = Recommendation

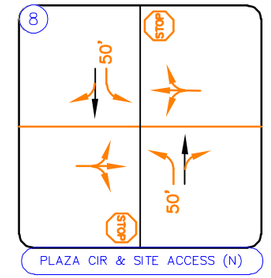
All queues are anticipated to remain within the existing or recommended turn lane lengths with exception of the southbound left turns at the Kendrick Castillo Way & Plaza Drive (#5) intersection.

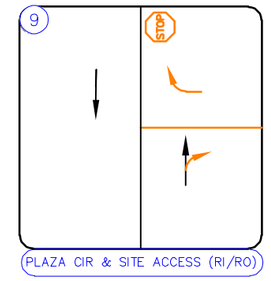
The dual southbound left turn lanes are recommended to be extended from 250 feet to 300 feet. This extension will require a median modification and may require additional length in 2045. Of note, extension of these dual left turn lanes is independent and not caused by Lucent Station. The new left turn lanes along Plaza Circle for the full movement accesses are recommended to provide a length of 50 feet by restriping the existing double-yellow full lane width median.

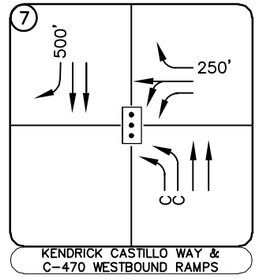
5.4 Improvement Summary

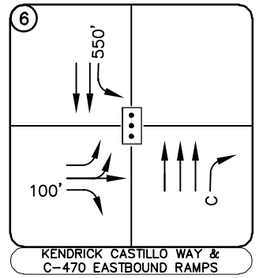
Based on the results of the intersection operational and vehicle queuing analysis, the key intersection recommended improvements and control are shown in **Figure 10** with the conclusion recommendations provided in the next section.

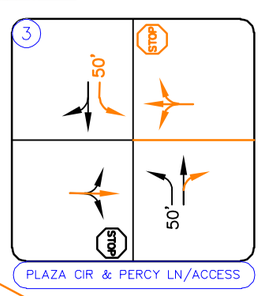




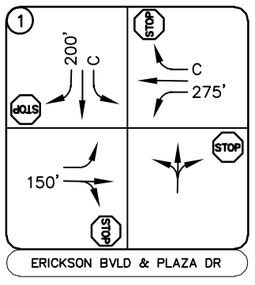


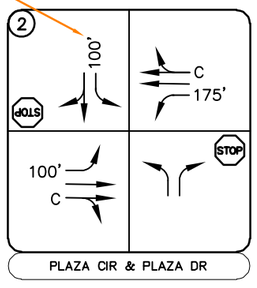


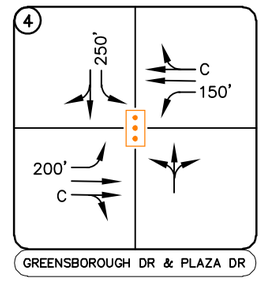




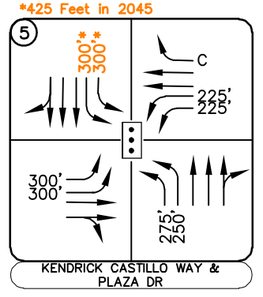
Restrict Left Turn Movement 7:45–8:15 AM and 3:30–4:00 PM







*425 Feet in 2045



LEGEND

- Study Area Key Intersection
- Project Access Intersection
- Signalized Intersection
- Stop-Controlled Approach
- Improvement
- 100' Turn Lane Length (feet)

FIGURE 10
LUCENT STATION
DOUGLAS COUNTY, COLORADO
RECOMMENDED GEOMETRY AND CONTROL

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented in this report, Kimley-Horn believes Lucent Station will be successfully incorporated into the existing and future roadway network. Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in the following conclusions and recommendations:

- It is recommended that the intersection of Plaza Circle/Greensborough Drive and Plaza Drive (#4) be signalized. This signalized intersection will likely also improve existing long southbound left turn delays at the Plaza Circle/Ben Franklin Academy and Plaza Drive intersection (#2). With signalization of the Plaza Circle/Greensborough Drive and Plaza Drive (#4) intersection, the southbound left movement at the Plaza Circle/Ben Franklin Academy and Plaza Drive intersection (#2) is recommended to be restricted during the arrival and dismissal times at the Ben Franklin Academy. This restriction would match the current restriction on the northbound approach, exiting the academy with a sign restricting the left turn movement onto Plaza Circle between 7:45-8:15 AM and 3:30-4:00 PM.
- It is recommended that the existing 250-foot southbound dual left turn lanes at the Kendrick Castillo Way and Plaza Drive (#5) intersection be extended to 300 feet in the short-term horizon and may need to be extended to 425 feet in 2045. Of note, extension of these dual left turn lanes is independent and not caused by Lucent Station.
- With completion of the Lucent Station project, a full movement access that aligns with the Percy Lane full movement access at Plaza Circle, two (2) full movement accesses in alignment with each other, and a right-in/right-out access will be provided along Plaza Circle. Left turn lanes are recommended to be designated within the double-yellow full lane width median for the Plaza Circle full movement accesses. These left turn lanes are recommended to be striped with lengths of 50 feet as is available. “STOP” (R1-1) signs are recommended to be installed on the approaches of all four (4) accesses, exiting the development. In addition, a R3-2 No Left Turn sign should be placed underneath the R1-1 “STOP” sign for the Plaza Circle right-in/right-out access.
- Any on-site or offsite improvements should be incorporated into the Civil Drawings and conform to standards of the Douglas County and the current edition of the Manual on Uniform Traffic Control Devices (MUTCD).

Appendix A: Conceptual Site Plan

UNITS				TOTALS			
UNIT TYPE	DESCRIPTION	NET SQ. FT.	GROSS SQ. FT.	TOTAL NO. OF UNITS	UNIT %	NET SQ. FT. PER UNIT TYPE	GROSS SQ. FT. PER UNIT TYPE
B	2 BED / 2.5 BATH	1,274	1,734	24	24	30,576	41,616
					28.6%		
C	3 BED / 2.5 BATH	1,475	1,935	48	48	70,800	92,880
					57.1%		
D	4 BED / 2.5 BATH	1,722	2,182	12	12	20,664	26,184
					14.3%		
				TOTAL	84	122,040	160,680
					100%		

AVERAGE UNIT SIZE
1,453

LOT 3 - UNIT MIX

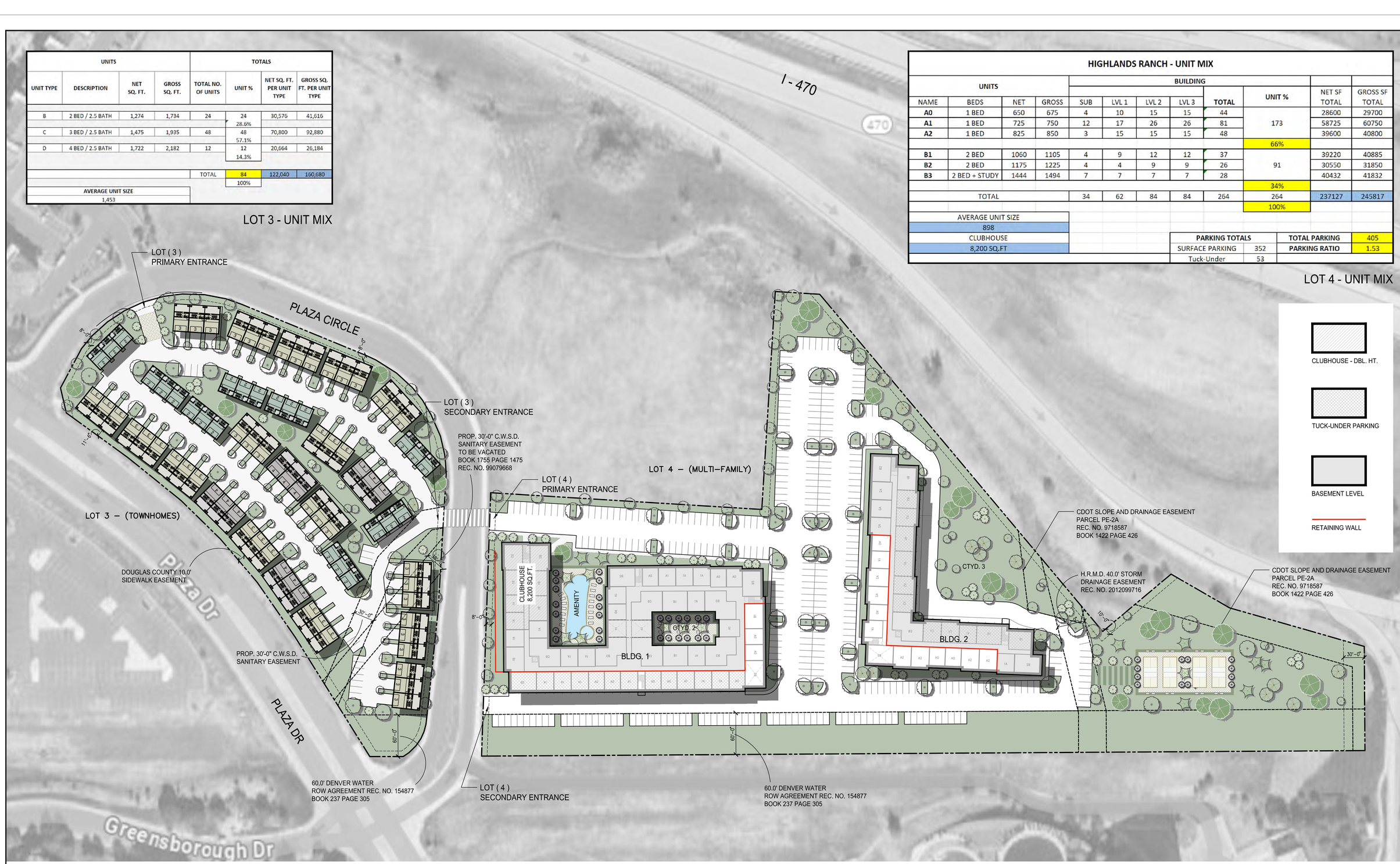
HIGHLANDS RANCH - UNIT MIX

UNITS				BUILDING							
NAME	BEDS	NET	GROSS	SUB	LVL 1	LVL 2	LVL 3	TOTAL	UNIT %	NET SF TOTAL	GROSS SF TOTAL
A0	1 BED	650	675	4	10	15	15	44		28600	29700
A1	1 BED	725	750	12	17	26	26	81	173	58725	60750
A2	1 BED	825	850	3	15	15	15	48		39600	40800
									66%		
B1	2 BED	1060	1105	4	9	12	12	37		39220	40885
B2	2 BED	1175	1225	4	4	9	9	26	91	30550	31850
B3	2 BED + STUDY	1444	1494	7	7	7	7	28		40432	41832
									34%		
TOTAL				34	62	84	84	264	264	237127	245817
									100%		

AVERAGE UNIT SIZE
898
CLUBHOUSE
8,200 SQ.FT

PARKING TOTALS		TOTAL PARKING	405
SURFACE PARKING	352	PARKING RATIO	1.53
Tuck-Under	53		

LOT 4 - UNIT MIX



0 100'

1 SITE PLAN
1"=60'-0"

N

10.30.2025

SITE PLAN - HIGHLANDS RANCH APARTMENTS

HIGHLANDS RANCH, CO - PAGEWEST

MEEKS PARTNERS
16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.558.8787

A-01

JOB NO. 23095

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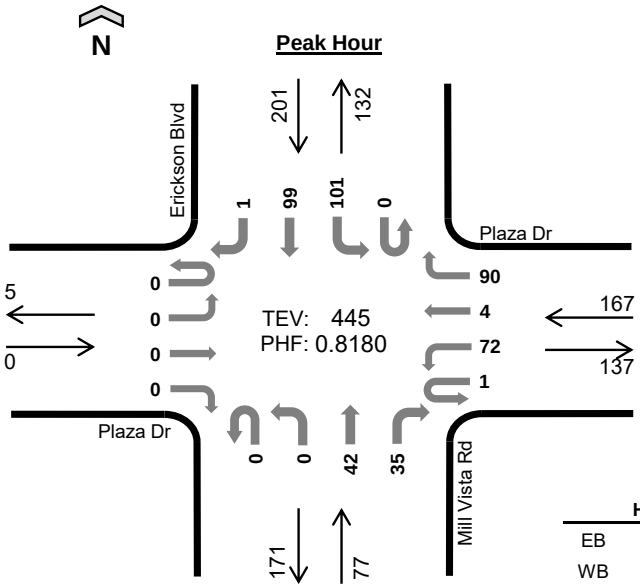
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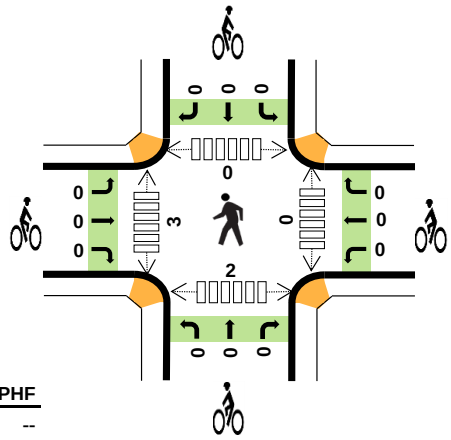
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Appendix B: Intersection Count Sheets

Erickson Blvd
Plaza Dr

Date: 1/22/2025
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:45 AM to 8:45 AM





	HV%	PHF
EB	--	--
WB	2%	0.85
NB	4%	0.69
SB	2%	0.68
TOTAL	2%	0.82

Peak Hour Count Summaries

Peak Hour Interval Start		Plaza Dr Eastbound				Plaza Dr Westbound				Mill Vista Rd Northbound				Erickson Blvd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:45 AM		0	0	0	0	0	27	1	21	0	0	2	6	0	38	26	0	121	0
8:00 AM		0	0	0	0	1	17	1	25	0	0	10	8	0	37	37	0	136	0
8:15 AM		0	0	0	0	0	15	2	24	0	0	19	9	0	13	21	0	103	0
8:30 AM		0	0	0	0	0	13	0	20	0	0	11	12	0	13	15	1	85	445
Pk Hr	All	0	0	0	0	1	72	4	90	0	0	42	35	0	101	99	1	445	
	HV	0	0	0	0	0	1	0	3	0	0	2	1	0	1	3	0	11	
	HV%	-	-	-	-	0%	1%	0%	3%	-	-	5%	3%	-	1%	3%	0%	2%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:45 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	2	0	1	*3*
8:00 AM	0	0	2	1	*3*	0	0	0	0	*0*	0	1	0	1	*2*
8:15 AM	0	2	1	2	*5*	0	0	0	0	*0*	0	0	0	0	*0*
8:30 AM	0	1	0	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	0	4	3	4	*11*	0	0	0	0	*0*	0	3	0	2	*5*

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Count Summaries - All Vehicles

Interval Start	Plaza Dr				Plaza Dr				Mill Vista Rd				Erickson Blvd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	12	0	20	0	0	5	8	0	12	24	0	81	0
7:15 AM	0	0	0	0	0	14	1	27	0	0	4	8	0	14	12	0	80	0
7:30 AM	0	0	1	0	0	12	1	17	0	0	6	8	0	16	19	1	81	0
7:45 AM	**0**	**0**	**0**	**0**	**0**	**27**	**1**	**21**	**0**	**0**	**2**	**6**	**0**	**38**	**26**	**0**	**121**	**363**
8:00 AM	**0**	**0**	**0**	**0**	**1**	**17**	**1**	**25**	**0**	**0**	**10**	**8**	**0**	**37**	**37**	**0**	**136**	**418**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**15**	**2**	**24**	**0**	**0**	**19**	**9**	**0**	**13**	**21**	**0**	**103**	**441**
8:30 AM	**0**	**0**	**0**	**0**	**0**	**13**	**0**	**20**	**0**	**0**	**11**	**12**	**0**	**13**	**15**	**1**	**85**	**445**
8:45 AM	0	0	0	0	0	17	0	17	0	0	15	10	0	24	31	0	114	438
Count Total	0	0	1	0	1	127	6	171	0	0	72	69	0	167	185	2	801	
Pk Hr All	**0**	**0**	**0**	**0**	**1**	**72**	**4**	**90**	**0**	**0**	**42**	**35**	**0**	**101**	**99**	**1**	**445**	
Pk Hr HV	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**3**	**0**	**0**	**2**	**1**	**0**	**1**	**3**	**0**	**11**	
Pk Hr HV%	**-**	**-**	**-**	**-**	**0%**	**1%**	**0%**	**3%**	**-**	**-**	**5%**	**3%**	**-**	**1%**	**3%**	**0%**	**2%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:00 AM	0	1	1	2	*4*	0	0	0	0	*0*	0	0	0	1	*1*
7:15 AM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	1	*1*
7:30 AM	0	1	1	2	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**1**	**3**
8:00 AM	**0**	**0**	**2**	**1**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**2**
8:15 AM	**0**	**2**	**1**	**2**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	**0**	**1**	**0**	**1**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:45 AM	0	2	0	1	*3*	0	0	0	0	*0*	0	0	0	2	*2*
Count Total	0	10	5	9	*24*	0	0	0	0	*0*	0	3	0	6	*9*
Peak Hour	**0**	**4**	**3**	**4**	***11***	**0**	**0**	**0**	**0**	***0***	**0**	**3**	**0**	**2**	**5**

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Count Summaries - Heavy Vehicles

Interval Start	Plaza Dr				Plaza Dr				Mill Vista Rd				Erickson Blvd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	1	0	0	0	0	0	1	0	0	2	0	4	0
7:15 AM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2	0
7:30 AM	0	0	0	0	0	1	0	0	0	0	0	1	0	1	1	0	4	0
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**11**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**1**	**0**	**3**	**10**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**0**	**5**	**13**
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**2**	**11**
8:45 AM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	3	13
Count Total	0	0	0	0	0	5	0	5	0	0	2	3	0	2	7	0	24	
Pk Hr Heavy	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**3**	**0**	**0**	**2**	**1**	**0**	**1**	**3**	**0**	**11**	

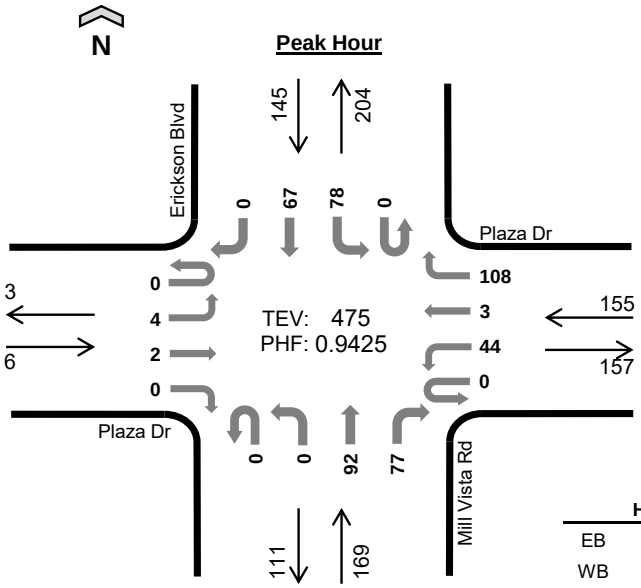
Count Summaries - Bikes

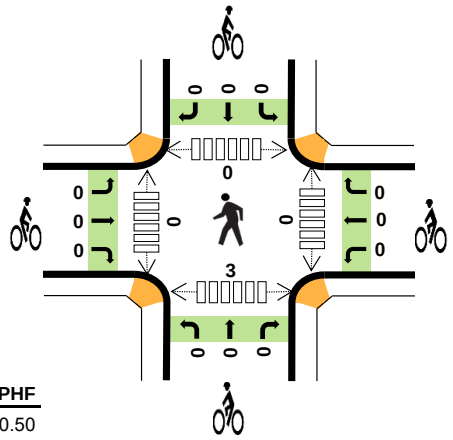
Interval Start	Plaza Dr				Plaza Dr				Mill Vista Rd				Erickson Blvd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Erickson Blvd
Plaza Dr

Date: 1/22/2025
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:00 PM to 5:00 PM





	HV%	PHF
EB	0%	0.50
WB	1%	0.86
NB	1%	0.77
SB	1%	0.81
TOTAL	1%	0.94

Peak Hour Count Summaries

Peak Hour Interval Start		Plaza Dr Eastbound				Plaza Dr Westbound				Mill Vista Rd Northbound				Erickson Blvd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		**0**	**0**	**0**	**0**	**0**	**13**	**0**	**28**	**0**	**0**	**32**	**23**	**0**	**12**	**18**	**0**	**126**	**0**
4:15 PM		**0**	**3**	**0**	**0**	**0**	**16**	**1**	**28**	**0**	**0**	**12**	**16**	**0**	**21**	**17**	**0**	**114**	**0**
4:30 PM		**0**	**1**	**0**	**0**	**0**	**5**	**1**	**27**	**0**	**0**	**23**	**22**	**0**	**20**	**12**	**0**	**111**	**0**
4:45 PM		**0**	**0**	**2**	**0**	**0**	**10**	**1**	**25**	**0**	**0**	**25**	**16**	**0**	**25**	**20**	**0**	**124**	**475**
Pk Hr	All	**0**	**4**	**2**	**0**	**0**	**44**	**3**	**108**	**0**	**0**	**92**	**77**	**0**	**78**	**67**	**0**	**475**	
	HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**1**	**0**	**5**	
	HV%	**-**	**0%**	**0%**	**-**	**-**	**0%**	**0%**	**2%**	**-**	**-**	**0%**	**3%**	**-**	**0%**	**1%**	**-**	**1%**	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	**0**	**1**	**1**	**0**	***2***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:15 PM	**0**	**1**	**0**	**1**	***2***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:30 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**2**	***2***
4:45 PM	**0**	**0**	**1**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**1**	***1***
Peak Hour	**0**	**2**	**2**	**1**	***5***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**3**	***3***

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Count Summaries - All Vehicles

Interval Start	Plaza Dr				Plaza Dr				Mill Vista Rd				Erickson Blvd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**0**	**0**	**13**	**0**	**28**	**0**	**0**	**32**	**23**	**0**	**12**	**18**	**0**	**126**	0
4:15 PM	**0**	**3**	**0**	**0**	**0**	**16**	**1**	**28**	**0**	**0**	**12**	**16**	**0**	**21**	**17**	**0**	**114**	**0**
4:30 PM	**0**	**1**	**0**	**0**	**0**	**5**	**1**	**27**	**0**	**0**	**23**	**22**	**0**	**20**	**12**	**0**	**111**	**0**
4:45 PM	**0**	**0**	**2**	**0**	**0**	**10**	**1**	**25**	**0**	**0**	**25**	**16**	**0**	**25**	**20**	**0**	**124**	**475**
5:00 PM	0	0	1	0	0	9	0	29	0	0	24	18	0	12	16	0	109	458
5:15 PM	0	0	0	0	0	10	1	24	0	0	19	20	0	15	8	0	97	441
5:30 PM	0	0	1	0	0	5	0	31	0	0	15	11	0	12	16	0	91	421
5:45 PM	0	0	0	0	0	6	0	18	0	0	14	15	0	15	11	0	79	376
Count Total	0	4	4	0	0	74	4	210	0	0	164	141	0	132	118	0	851	
Pk Hr All	**0**	**4**	**2**	**0**	**0**	**44**	**3**	**108**	**0**	**0**	**92**	**77**	**0**	**78**	**67**	**0**	**475**	
Pk Hr HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**1**	**0**	**5**	
Pk Hr HV%	**-**	**0%**	**0%**	**-**	**-**	**0%**	**0%**	**2%**	**-**	**-**	**0%**	**3%**	**-**	**0%**	**1%**	**-**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	**0**	**1**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:15 PM	**0**	**1**	**0**	**1**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**2**
4:45 PM	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:00 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	3	0	3	*6*
5:15 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	3	0	3	*6*
5:30 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	0	2	2	1	*5*	0	0	0	0	*0*	0	6	0	9	*15*
Peak Hour	**0**	**2**	**2**	**1**	***5***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**3**	**3**

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Count Summaries - Heavy Vehicles

Interval Start	Plaza Dr				Plaza Dr				Mill Vista Rd				Erickson Blvd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**2**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**2**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**5**
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	2	0	0	0	2	0	0	1	0	5	
Pk Hr Heavy	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**1**	**0**	**5**	

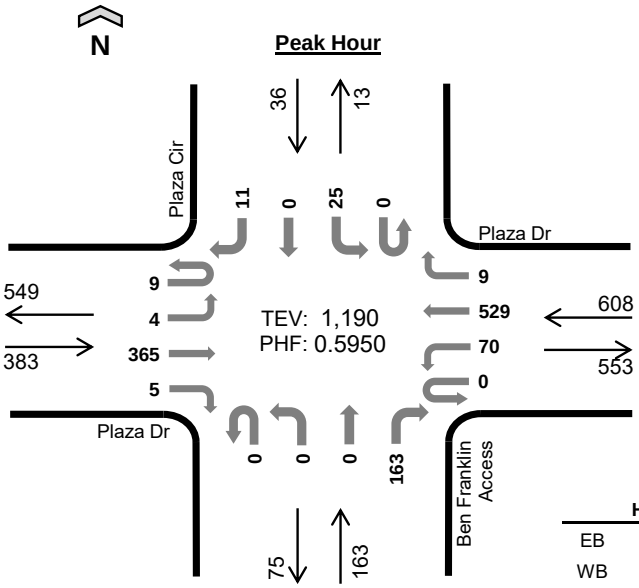
Count Summaries - Bikes

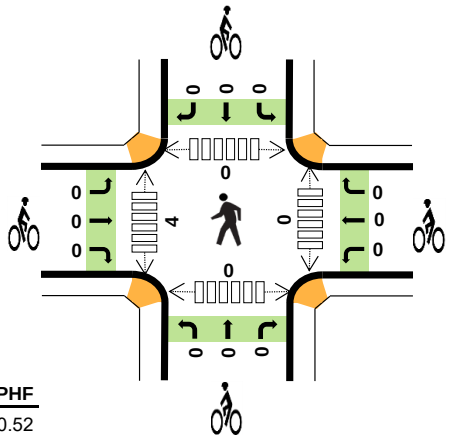
Interval Start	Plaza Dr				Plaza Dr				Mill Vista Rd				Erickson Blvd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Plaza Cir
Plaza Dr

Date: 1/22/2025
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV%	PHF
EB	1%	0.52
WB	1%	0.63
NB	0%	0.45
SB	0%	0.69
TOTAL	1%	0.60

Peak Hour Count Summaries

Peak Hour Interval Start		Plaza Dr Eastbound				Plaza Dr Westbound				Ben Franklin Access Northbound				Plaza Cir Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	0	30	2	0	26	69	1	0	0	0	5	0	6	0	0	139	0
7:45 AM		2	2	116	0	0	6	230	7	0	0	0	49	0	9	0	4	425	0
8:00 AM		4	2	174	3	0	18	197	1	0	0	0	91	0	3	0	7	500	0
8:15 AM		3	0	45	0	0	20	33	0	0	0	0	18	0	7	0	0	126	1,190
Pk Hr	All	9	4	365	5	0	70	529	9	0	0	0	163	0	25	0	11	1,190	
	HV	0	0	4	0	0	0	5	1	0	0	0	0	0	0	0	0	10	
	HV%	0%	0%	1%	0%	-	0%	1%	11%	-	-	-	0%	-	0%	-	0%	1%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:30 AM	2	2	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	1	1	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	1	1	0	0	*2*	0	0	0	0	*0*	0	4	0	0	*4*
8:15 AM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	4	6	0	0	*10*	0	0	0	0	*0*	0	4	0	0	*4*

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Count Summaries - All Vehicles

Interval Start	Plaza Dr				Plaza Dr				Ben Franklin Access				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	24	2	0	13	33	0	0	1	0	4	0	7	0	1	85	0
7:15 AM	0	0	20	1	0	19	40	0	0	0	0	1	0	15	0	0	96	0
7:30 AM	**0**	**0**	**30**	**2**	**0**	**26**	**69**	**1**	**0**	**0**	**0**	**5**	**0**	**6**	**0**	**0**	**139**	**0**
7:45 AM	**2**	**2**	**116**	**0**	**0**	**6**	**230**	**7**	**0**	**0**	**0**	**49**	**0**	**9**	**0**	**4**	**425**	**745**
8:00 AM	**4**	**2**	**174**	**3**	**0**	**18**	**197**	**1**	**0**	**0**	**0**	**91**	**0**	**3**	**0**	**7**	**500**	**1,160**
8:15 AM	**3**	**0**	**45**	**0**	**0**	**20**	**33**	**0**	**0**	**0**	**0**	**18**	**0**	**7**	**0**	**0**	**126**	**1,190**
8:30 AM	0	0	21	2	0	7	41	2	0	0	0	1	0	7	0	0	81	1,132
8:45 AM	0	0	26	0	0	10	30	1	0	1	0	2	0	11	0	1	82	789
Count Total	9	4	456	10	0	119	673	12	0	2	0	171	0	65	0	13	1,534	
Pk Hr All	**9**	**4**	**365**	**5**	**0**	**70**	**529**	**9**	**0**	**0**	**0**	**163**	**0**	**25**	**0**	**11**	**1,190**	
Pk Hr HV	**0**	**0**	**4**	**0**	**0**	**0**	**5**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	
Pk Hr HV%	**0%**	**0%**	**1%**	**0%**	**-**	**0%**	**1%**	**11%**	**-**	**-**	**-**	**0%**	**-**	**0%**	**-**	**0%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:00 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
7:30 AM	**2**	**2**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**1**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**1**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**4**
8:15 AM	**0**	**2**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	0	1	0	0	*1*	0	0	0	0	*0*	2	0	1	0	*3*
8:45 AM	0	4	0	0	*4*	0	0	0	0	*0*	0	0	1	0	*1*
Count Total	4	13	0	0	*17*	0	0	0	0	*0*	2	4	2	0	*8*
Peak Hour	**4**	**6**	**0**	**0**	***10***	**0**	**0**	**0**	**0**	***0***	**0**	**4**	**0**	**0**	**4**

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Count Summaries - Heavy Vehicles

Interval Start	Plaza Dr				Plaza Dr				Ben Franklin Access				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
7:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
7:30 AM	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**
7:45 AM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**8**
8:00 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**9**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**10**
8:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	7
8:45 AM	0	0	0	0	0	2	1	1	0	0	0	0	0	0	0	0	4	9
Count Total	0	0	4	0	0	2	9	2	0	0	0	0	0	0	0	0	17	
Pk Hr Heavy	**0**	**0**	**4**	**0**	**0**	**0**	**5**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	

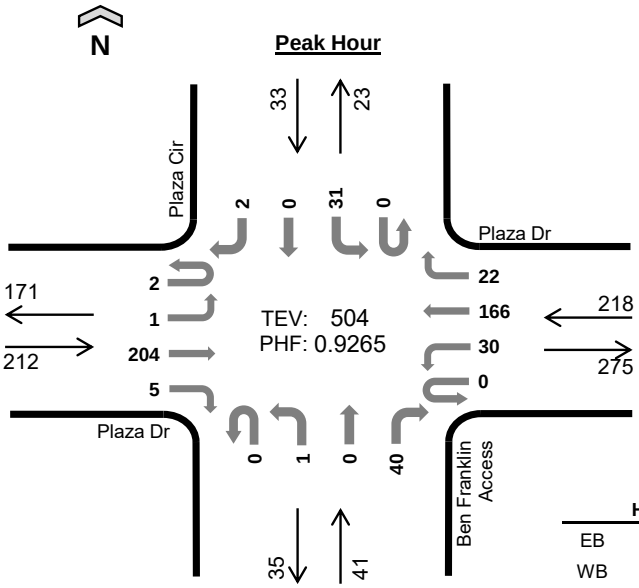
Count Summaries - Bikes

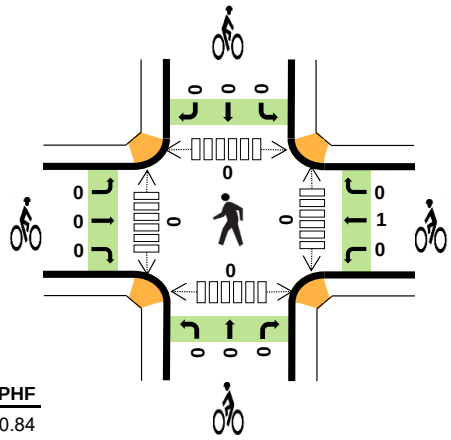
Interval Start	Plaza Dr				Plaza Dr				Ben Franklin Access				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Plaza Cir
Plaza Dr

Date: 1/22/2025
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:00 PM to 5:00 PM





	HV%	PHF
EB	0%	0.84
WB	2%	0.87
NB	0%	0.54
SB	12%	0.63
TOTAL	2%	0.93

Peak Hour Count Summaries

Peak Hour Interval Start		Plaza Dr Eastbound				Plaza Dr Westbound				Ben Franklin Access Northbound				Plaza Cir Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		1	1	58	1	0	4	39	4	0	0	0	19	0	5	0	0	132	0
4:15 PM		0	0	37	2	0	10	48	5	0	0	0	6	0	6	0	1	115	0
4:30 PM		1	0	61	1	0	7	36	7	0	1	0	9	0	12	0	1	136	0
4:45 PM		0	0	48	1	0	9	43	6	0	0	0	6	0	8	0	0	121	504
Pk Hr	All	2	1	204	5	0	30	166	22	0	1	0	40	0	31	0	2	504	
	HV	0	0	0	1	0	0	3	1	0	0	0	0	0	4	0	0	9	
	HV%	0%	0%	0%	20%	-	0%	2%	5%	-	0%	-	0%	-	13%	-	0%	2%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	1	0	0	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	0	1	0	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	0	1	0	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	0	2	0	1	*3*	0	1	0	0	*1*	0	0	0	0	*0*
Peak Hour	1	4	0	4	*9*	0	1	0	0	*1*	0	0	0	0	*0*

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Count Summaries - All Vehicles

Interval Start	Plaza Dr				Plaza Dr				Ben Franklin Access				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**1**	**1**	**58**	**1**	**0**	**4**	**39**	**4**	**0**	**0**	**0**	**19**	**0**	**5**	**0**	**0**	**132**	0
4:15 PM	**0**	**0**	**37**	**2**	**0**	**10**	**48**	**5**	**0**	**0**	**0**	**6**	**0**	**6**	**0**	**1**	**115**	**0**
4:30 PM	**1**	**0**	**61**	**1**	**0**	**7**	**36**	**7**	**0**	**1**	**0**	**9**	**0**	**12**	**0**	**1**	**136**	**0**
4:45 PM	**0**	**0**	**48**	**1**	**0**	**9**	**43**	**6**	**0**	**0**	**0**	**6**	**0**	**8**	**0**	**0**	**121**	**504**
5:00 PM	0	0	42	0	0	2	39	8	0	1	0	7	0	11	0	0	110	482
5:15 PM	0	0	33	2	0	6	45	7	0	2	0	3	0	8	1	0	107	474
5:30 PM	0	0	25	0	0	9	37	9	0	3	0	12	0	2	0	0	97	435
5:45 PM	0	1	32	2	0	2	28	6	0	0	0	1	0	6	0	1	79	393
Count Total	2	2	336	9	0	49	315	52	0	7	0	63	0	58	1	3	897	
Pk Hr All	**2**	**1**	**204**	**5**	**0**	**30**	**166**	**22**	**0**	**1**	**0**	**40**	**0**	**31**	**0**	**2**	**504**	
Pk Hr HV	**0**	**0**	**0**	**1**	**0**	**0**	**3**	**1**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**9**	
Pk Hr HV%	**0%**	**0%**	**0%**	**20%**	**-**	**0%**	**2%**	**5%**	**-**	**0%**	**-**	**0%**	**-**	**13%**	**-**	**0%**	**2%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	**1**	**0**	**0**	**1**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:15 PM	**0**	**1**	**0**	**1**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**1**	**0**	**1**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**2**	**0**	**1**	**3**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
5:00 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	1	0	1	*2*
5:30 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	1	0	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	2	4	0	4	*10*	0	1	0	0	*1*	0	1	0	1	*2*
Peak Hour	**1**	**4**	**0**	**4**	***9***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	**0**

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Count Summaries - Heavy Vehicles

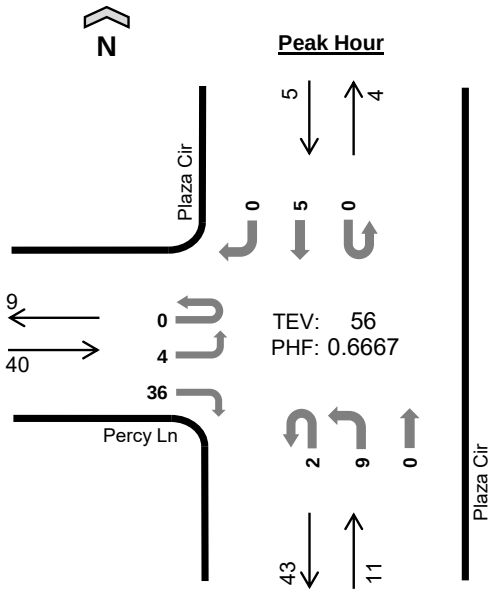
Interval Start	Plaza Dr				Plaza Dr				Ben Franklin Access				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**2**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**2**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**2**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**3**	**9**
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Count Total	0	0	1	1	0	0	3	1	0	0	0	0	0	4	0	0	10	
Pk Hr Heavy	**0**	**0**	**0**	**1**	**0**	**0**	**3**	**1**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**9**	

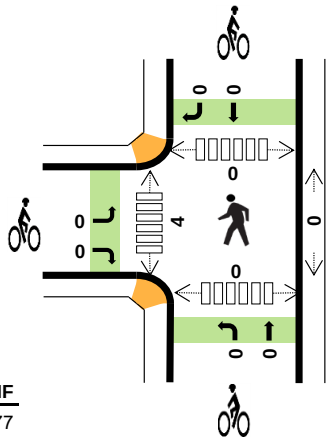
Count Summaries - Bikes

Interval Start	Plaza Dr				Plaza Dr				Ben Franklin Access				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

Plaza Cir
Percy Ln

Date: 1/22/2025
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:15 AM to 8:15 AM





	HV%	PHF
EB	3%	0.77
WB	--	--
NB	9%	0.34
SB	0%	0.31
TOTAL	4%	0.67

Peak Hour Count Summaries

Peak Hour Interval Start		Percy Ln Eastbound				n/a Westbound				Plaza Cir Northbound				Plaza Cir Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:15 AM		0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13	0
7:30 AM		0	0	0	8	0	0	0	0	0	1	0	0	0	0	0	0	9	0
7:45 AM		0	2	0	10	0	0	0	0	2	6	0	0	0	0	1	0	21	0
8:00 AM		0	2	0	5	0	0	0	0	0	2	0	0	0	0	4	0	13	56
Pk Hr	All	0	4	0	36	0	0	0	0	2	9	0	0	0	0	5	0	56	
	HV	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2	
	HV%	-	25%	-	0%	-	-	-	-	0%	11%	-	-	-	-	0%	-	4%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) E	W	N	S	Total
7:15 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	2	0	0	*2*
7:30 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	2	0	0	*2*
7:45 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	1	0	1	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	1	0	1	0	*2*	0	0	0	0	*0*	0	4	0	0	*4*

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Count Summaries - All Vehicles

Interval Start	Percy Ln				n/a				Plaza Cir				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	1	0	9	0	0	0	0	0	0	0	0	0	0	1	0	11	0
7:15 AM	**0**	**0**	**0**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**	**0**
7:30 AM	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**0**
7:45 AM	**0**	**2**	**0**	**10**	**0**	**0**	**0**	**0**	**2**	**6**	**0**	**0**	**0**	**0**	**1**	**0**	**21**	**54**
8:00 AM	**0**	**2**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**4**	**0**	**13**	**56**
8:15 AM	0	0	0	6	0	0	0	0	1	0	0	0	0	0	0	0	7	50
8:30 AM	0	0	0	7	0	0	0	0	0	2	0	0	0	0	0	0	9	50
8:45 AM	0	0	0	10	0	0	0	0	0	1	0	0	0	0	1	0	12	41
Count Total	0	5	0	68	0	0	0	0	3	12	0	0	0	0	7	0	95	
Pk Hr All	**0**	**4**	**0**	**36**	**0**	**0**	**0**	**0**	**2**	**9**	**0**	**0**	**0**	**0**	**5**	**0**	**56**	
Pk Hr HV	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	
Pk Hr HV%	**-**	**25%**	**-**	**0%**	**-**	**-**	**-**	**-**	**0%**	**11%**	**-**	**-**	**-**	**-**	**0%**	**-**	**4%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:00 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**2**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**2**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**1**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
8:30 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	1	0	0	*1*
8:45 AM	0	0	1	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	1	0	2	0	*3*	0	0	0	0	*0*	0	5	0	0	*5*
Peak Hour	**1**	**0**	**1**	**0**	***2***	**0**	**0**	**0**	**0**	***0***	**0**	**4**	**0**	**0**	**4**

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Count Summaries - Heavy Vehicles

Interval Start	Percy Ln				n/a				Plaza Cir				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**2**
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:45 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	3
Count Total	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3	
Pk Hr Heavy	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	

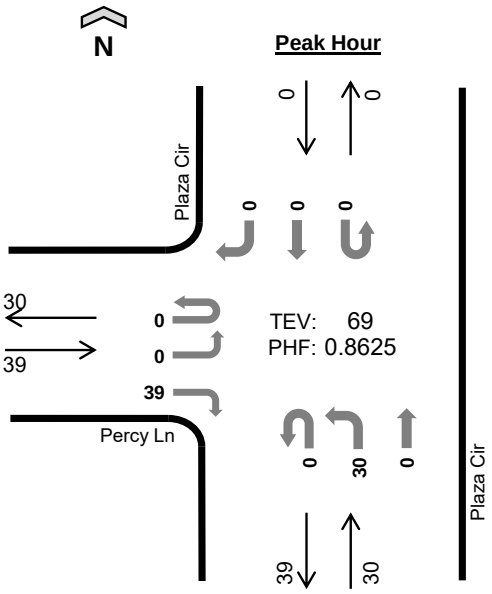
Count Summaries - Bikes

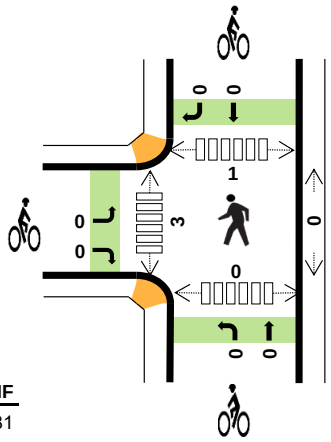
Interval Start	Percy Ln				n/a				Plaza Cir				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Plaza Cir
Percy Ln

Date: 1/22/2025
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	5%	0.81
WB	--	--
NB	3%	0.83
SB	--	--
TOTAL	4%	0.86

Peak Hour Count Summaries

Peak Hour Interval Start		Percy Ln Eastbound				n/a Westbound				Plaza Cir Northbound				Plaza Cir Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		**0**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**0**
4:45 PM		**0**	**0**	**0**	**9**	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**0**
5:00 PM		**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**0**
5:15 PM		**0**	**0**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**19**	**69**
Pk Hr	All	**0**	**0**	**0**	**39**	**0**	**0**	**0**	**0**	**0**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**69**	
	HV	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	
	HV%	-	-	-	**5%**	-	-	-	-	-	**3%**	-	-	-	-	-	-	**4%**	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) E	W	N	S	Total
4:30 PM	**0**	**0**	**1**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**1**	**0**	***1***
4:45 PM	**2**	**0**	**0**	**0**	***2***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
5:00 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**0**	***1***
5:15 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**2**	**0**	**0**	***2***
Peak Hour	**2**	**0**	**1**	**0**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**3**	**1**	**0**	***4***

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Count Summaries - All Vehicles

Interval Start	Percy Ln				n/a				Plaza Cir				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	5	0	0	0	0	0	5	0	0	0	0	2	0	12	0
4:15 PM	0	0	0	5	0	0	0	0	0	4	0	0	0	0	1	0	10	0
4:30 PM	**0**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**0**
4:45 PM	**0**	**0**	**0**	**9**	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**56**
5:00 PM	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**60**
5:15 PM	**0**	**0**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**19**	**69**
5:30 PM	0	0	0	3	0	0	0	0	0	9	0	0	0	0	0	0	12	61
5:45 PM	0	0	0	6	0	0	0	0	0	6	0	0	0	0	0	0	12	59
Count Total	0	0	0	58	0	0	0	0	0	54	0	0	0	0	3	0	115	
Pk Hr All	**0**	**0**	**0**	**39**	**0**	**0**	**0**	**0**	**0**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**69**	
Pk Hr HV	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	
Pk Hr HV%	**-**	**-**	**-**	**5%**	**-**	**-**	**-**	**-**	**-**	**3%**	**-**	**-**	**-**	**-**	**-**	**-**	**4%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	0	0	0	1	*1*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	0	0	0	1	*1*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**
4:45 PM	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**2**
5:30 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	4	0	0	*4*
5:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	1	0	0	*1*
Count Total	2	0	1	2	*5*	0	0	0	0	*0*	0	8	1	0	*9*
Peak Hour	**2**	**0**	**1**	**0**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**3**	**1**	**0**	**4**

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Count Summaries - Heavy Vehicles

Interval Start	Percy Ln				n/a				Plaza Cir				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**
4:45 PM	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**5**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	2	0	0	0	0	0	1	0	0	0	0	2	0	5	
Pk Hr Heavy	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	

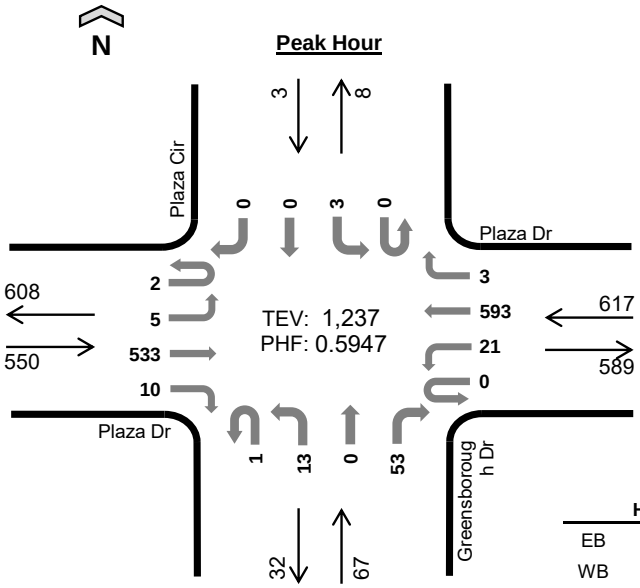
Count Summaries - Bikes

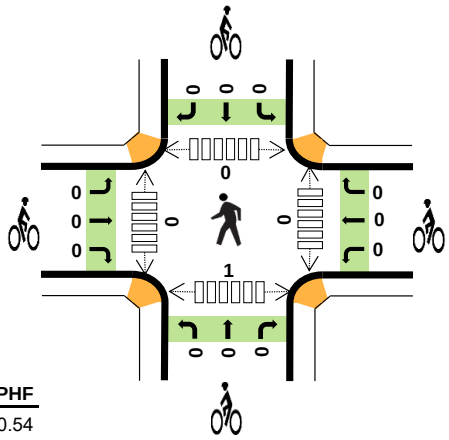
Interval Start	Percy Ln				n/a				Plaza Cir				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Greensborough Dr
Plaza Dr

Date: 1/22/2025
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV%	PHF
EB	1%	0.54
WB	1%	0.65
NB	0%	0.58
SB	0%	0.38
TOTAL	1%	0.59

Peak Hour Count Summaries

Peak Hour Interval Start		Plaza Dr Eastbound				Plaza Dr Westbound				Greensborough Dr Northbound				Plaza Cir Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	0	33	2	0	2	85	0	1	0	0	9	0	0	0	0	132	0
7:45 AM		0	1	154	3	0	8	229	1	0	4	0	14	0	2	0	0	416	0
8:00 AM		2	4	245	4	0	7	227	1	0	8	0	21	0	1	0	0	520	0
8:15 AM		0	0	101	1	0	4	52	1	0	1	0	9	0	0	0	0	169	1,237
Pk Hr	All	2	5	533	10	0	21	593	3	1	13	0	53	0	3	0	0	1,237	
	HV	0	0	3	0	0	0	6	1	0	0	0	0	0	0	0	0	10	
	HV%	0%	0%	1%	0%	-	0%	1%	33%	0%	0%	-	0%	-	0%	-	-	1%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:30 AM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	1	2	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	1	1	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:15 AM	1	2	0	0	*3*	0	0	0	0	*0*	0	0	0	1	*1*
Peak Hour	3	7	0	0	*10*	0	0	0	0	*0*	0	0	0	1	*1*

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Count Summaries - All Vehicles

Interval Start	Plaza Dr				Plaza Dr				Greensborough Dr				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	36	0	0	6	46	0	0	3	0	16	0	1	0	0	108	0
7:15 AM	0	0	37	0	0	0	55	0	0	4	0	16	0	0	0	0	112	0
7:30 AM	**0**	**0**	**33**	**2**	**0**	**2**	**85**	**0**	**1**	**0**	**0**	**9**	**0**	**0**	**0**	**0**	**132**	**0**
7:45 AM	**0**	**1**	**154**	**3**	**0**	**8**	**229**	**1**	**0**	**4**	**0**	**14**	**0**	**2**	**0**	**0**	**416**	**768**
8:00 AM	**2**	**4**	**245**	**4**	**0**	**7**	**227**	**1**	**0**	**8**	**0**	**21**	**0**	**1**	**0**	**0**	**520**	**1,180**
8:15 AM	**0**	**0**	**101**	**1**	**0**	**4**	**52**	**1**	**0**	**1**	**0**	**9**	**0**	**0**	**0**	**0**	**169**	**1,237**
8:30 AM	0	0	33	0	1	3	46	2	0	2	1	7	0	0	1	0	96	1,201
8:45 AM	0	1	33	1	0	8	39	2	0	2	0	18	0	0	0	0	104	889
Count Total	2	6	672	11	1	38	779	7	1	24	1	110	0	4	1	0	1,657	
Pk Hr All	**2**	**5**	**533**	**10**	**0**	**21**	**593**	**3**	**1**	**13**	**0**	**53**	**0**	**3**	**0**	**0**	**1,237**	
Pk Hr HV	**0**	**0**	**3**	**0**	**0**	**0**	**6**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	
Pk Hr HV%	**0%**	**0%**	**1%**	**0%**	**-**	**0%**	**1%**	**33%**	**0%**	**0%**	**-**	**0%**	**-**	**0%**	**-**	**-**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:00 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	1	*1*
7:30 AM	**0**	**2**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**1**	**2**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**1**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**1**	**2**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
8:30 AM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	1	6	0	0	*7*	0	0	0	0	*0*	0	0	0	1	*1*
Count Total	4	16	0	0	*20*	0	0	0	0	*0*	0	0	0	3	*3*
Peak Hour	**3**	**7**	**0**	**0**	***10***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**1**	**1**

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Count Summaries - Heavy Vehicles

Interval Start	Plaza Dr				Plaza Dr				Greensborough Dr				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**
7:45 AM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**6**
8:00 AM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**8**
8:15 AM	**0**	**0**	**1**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**10**
8:30 AM	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2	10
8:45 AM	0	0	1	0	0	0	5	1	0	0	0	0	0	0	0	0	7	14
Count Total	0	0	4	0	0	0	13	3	0	0	0	0	0	0	0	0	20	
Pk Hr Heavy	**0**	**0**	**3**	**0**	**0**	**0**	**6**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	

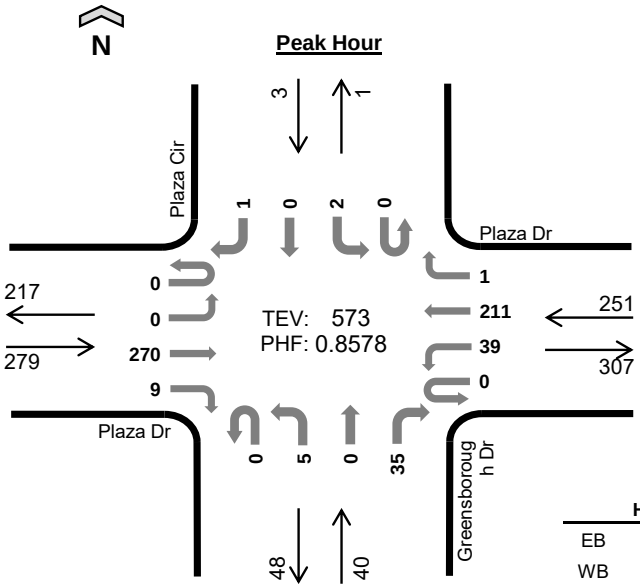
Count Summaries - Bikes

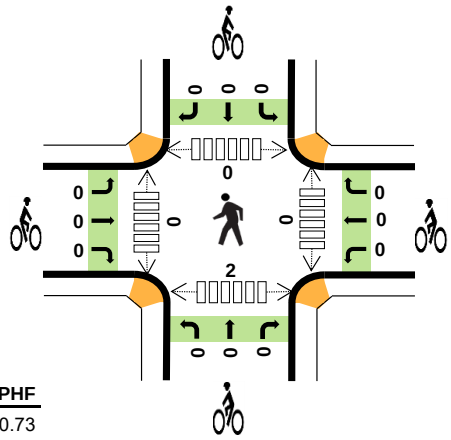
Interval Start	Plaza Dr				Plaza Dr				Greensborough Dr				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Greensborough Dr
Plaza Dr

Date: 1/22/2025
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:00 PM to 5:00 PM





	HV%	PHF
EB	1%	0.73
WB	2%	0.92
NB	0%	0.67
SB	0%	0.38
TOTAL	1%	0.86

Peak Hour Count Summaries

Peak Hour Interval Start		Plaza Dr Eastbound				Plaza Dr Westbound				Greensborough Dr Northbound				Plaza Cir Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		**0**	**0**	**93**	**2**	**0**	**13**	**47**	**1**	**0**	**2**	**0**	**9**	**0**	**0**	**0**	**0**	**167**	**0**
4:15 PM		**0**	**0**	**45**	**3**	**0**	**8**	**60**	**0**	**0**	**1**	**0**	**7**	**0**	**1**	**0**	**0**	**125**	**0**
4:30 PM		**0**	**0**	**76**	**1**	**0**	**11**	**48**	**0**	**0**	**2**	**0**	**13**	**0**	**0**	**0**	**0**	**151**	**0**
4:45 PM		**0**	**0**	**56**	**3**	**0**	**7**	**56**	**0**	**0**	**0**	**0**	**6**	**0**	**1**	**0**	**1**	**130**	**573**
Pk Hr	All	**0**	**0**	**270**	**9**	**0**	**39**	**211**	**1**	**0**	**5**	**0**	**35**	**0**	**2**	**0**	**1**	**573**	
	HV	**0**	**0**	**3**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	
	HV%	-	-	**1%**	**0%**	-	**0%**	**2%**	**0%**	-	**0%**	-	**0%**	-	**0%**	-	**0%**	**1%**	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:15 PM	**1**	**1**	**0**	**0**	***2***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:30 PM	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:45 PM	**1**	**2**	**0**	**0**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**2**	***2***
Peak Hour	**3**	**4**	**0**	**0**	***7***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**2**	***2***

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Count Summaries - All Vehicles

Interval Start	Plaza Dr				Plaza Dr				Greensborough Dr				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**93**	**2**	**0**	**13**	**47**	**1**	**0**	**2**	**0**	**9**	**0**	**0**	**0**	**0**	**167**	0
4:15 PM	**0**	**0**	**45**	**3**	**0**	**8**	**60**	**0**	**0**	**1**	**0**	**7**	**0**	**1**	**0**	**0**	**125**	**0**
4:30 PM	**0**	**0**	**76**	**1**	**0**	**11**	**48**	**0**	**0**	**2**	**0**	**13**	**0**	**0**	**0**	**0**	**151**	**0**
4:45 PM	**0**	**0**	**56**	**3**	**0**	**7**	**56**	**0**	**0**	**0**	**0**	**6**	**0**	**1**	**0**	**1**	**130**	**573**
5:00 PM	0	0	57	4	0	11	47	0	1	2	0	3	0	0	0	0	125	531
5:15 PM	0	0	46	2	0	12	57	1	0	3	0	9	0	0	0	0	130	536
5:30 PM	0	0	36	2	0	8	54	1	0	1	0	8	0	0	0	0	110	495
5:45 PM	0	0	35	1	0	7	35	0	0	1	0	8	0	0	0	0	87	452
Count Total	0	0	444	18	0	77	404	3	1	12	0	63	0	2	0	1	1,025	
Pk Hr All	**0**	**0**	**270**	**9**	**0**	**39**	**211**	**1**	**0**	**5**	**0**	**35**	**0**	**2**	**0**	**1**	**573**	
Pk Hr HV	**0**	**0**	**3**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	
Pk Hr HV%	**-**	**-**	**1%**	**0%**	**-**	**0%**	**2%**	**0%**	**-**	**0%**	**-**	**0%**	**-**	**0%**	**-**	**0%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:15 PM	**1**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**1**	**2**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**2**
5:00 PM	0	0	0	0	*0*	0	0	0	0	*0*	1	0	0	0	*1*
5:15 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	1	*1*
5:30 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	1	0	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	4	5	0	0	*9*	0	0	0	0	*0*	1	0	0	3	*4*
Peak Hour	**3**	**4**	**0**	**0**	***7***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**2**	**2**

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Count Summaries - Heavy Vehicles

Interval Start	Plaza Dr				Plaza Dr				Greensborough Dr				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	0
4:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**
4:45 PM	**0**	**0**	**1**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**7**
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:30 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	4
5:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
Count Total	0	0	4	0	0	1	4	0	0	0	0	0	0	0	0	0	9	
Pk Hr Heavy	**0**	**0**	**3**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	

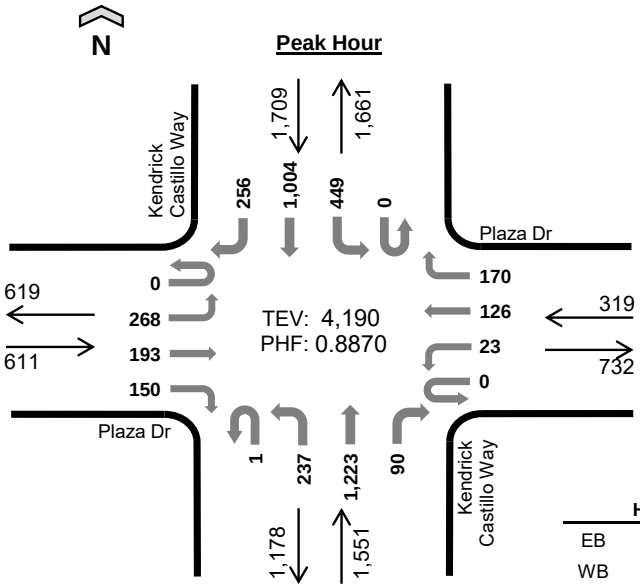
Count Summaries - Bikes

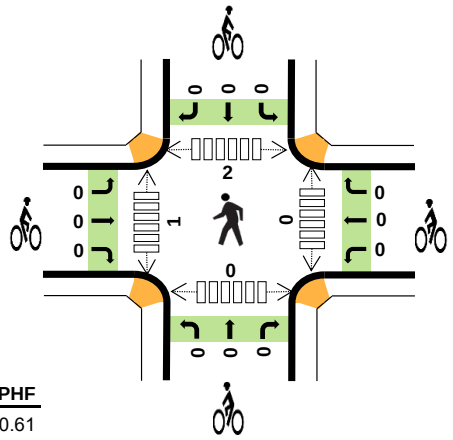
Interval Start	Plaza Dr				Plaza Dr				Greensborough Dr				Plaza Cir				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Kendrick Castillo Way
Plaza Dr

Date: 1/29/2025
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV%	PHF
EB	0%	0.61
WB	2%	0.77
NB	1%	0.87
SB	2%	0.93
TOTAL	1%	0.89

Peak Hour Count Summaries

Peak Hour Interval Start		Plaza Dr Eastbound				Plaza Dr Westbound				Kendrick Castillo Way Northbound				Kendrick Castillo Way Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	38	21	7	0	3	13	49	1	25	395	26	0	133	242	40	993	0
7:45 AM		0	81	44	43	0	3	44	41	0	101	268	21	0	109	254	68	1,077	0
8:00 AM		0	98	82	71	0	9	53	41	0	85	265	20	0	121	227	109	1,181	0
8:15 AM		0	51	46	29	0	8	16	39	0	26	295	23	0	86	281	39	939	4,190
Pk Hr	All	0	268	193	150	0	23	126	170	1	237	1,223	90	0	449	1,004	256	4,190	
	HV	0	2	0	1	0	0	3	2	0	0	13	0	0	1	20	5	47	
	HV%	-	1%	0%	1%	-	0%	2%	1%	0%	0%	1%	0%	-	0%	2%	2%	1%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:30 AM	1	0	4	5	*10*	0	0	0	0	*0*	0	1	2	0	*3*
7:45 AM	1	2	2	6	*11*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	1	2	3	4	*10*	0	0	0	0	*0*	0	0	0	0	*0*
8:15 AM	0	1	4	11	*16*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	3	5	13	26	*47*	0	0	0	0	*0*	0	1	2	0	*3*

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Count Summaries - All Vehicles

Interval Start	Plaza Dr				Plaza Dr				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	40	8	12	0	3	10	24	0	16	324	11	0	73	184	24	729	0
7:15 AM	0	65	21	18	0	3	8	45	0	21	335	20	0	125	214	37	912	0
7:30 AM	**0**	**38**	**21**	**7**	**0**	**3**	**13**	**49**	**1**	**25**	**395**	**26**	**0**	**133**	**242**	**40**	**993**	**0**
7:45 AM	**0**	**81**	**44**	**43**	**0**	**3**	**44**	**41**	**0**	**101**	**268**	**21**	**0**	**109**	**254**	**68**	**1,077**	**3,711**
8:00 AM	**0**	**98**	**82**	**71**	**0**	**9**	**53**	**41**	**0**	**85**	**265**	**20**	**0**	**121**	**227**	**109**	**1,181**	**4,163**
8:15 AM	**0**	**51**	**46**	**29**	**0**	**8**	**16**	**39**	**0**	**26**	**295**	**23**	**0**	**86**	**281**	**39**	**939**	**4,190**
8:30 AM	0	38	26	14	0	10	14	27	0	31	334	17	0	78	238	45	872	4,069
8:45 AM	0	32	28	22	0	10	10	24	0	15	305	30	0	103	244	31	854	3,846
Count Total	0	443	276	216	0	49	168	290	1	320	2,521	168	0	828	1,884	393	7,557	
Pk Hr All	**0**	**268**	**193**	**150**	**0**	**23**	**126**	**170**	**1**	**237**	**1,223**	**90**	**0**	**449**	**1,004**	**256**	**4,190**	
Pk Hr HV	**0**	**2**	**0**	**1**	**0**	**0**	**3**	**2**	**0**	**0**	**13**	**0**	**0**	**1**	**20**	**5**	**47**	
Pk Hr HV%	**-**	**1%**	**0%**	**1%**	**-**	**0%**	**2%**	**1%**	**0%**	**0%**	**1%**	**0%**	**-**	**0%**	**2%**	**2%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:00 AM	0	0	3	3	*6*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	1	6	5	*12*	0	0	0	0	*0*	0	2	1	0	*3*
7:30 AM	**1**	**0**	**4**	**5**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**0**	**3**
7:45 AM	**1**	**2**	**2**	**6**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**1**	**2**	**3**	**4**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**0**	**1**	**4**	**11**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	1	0	4	11	*16*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	1	0	8	11	*20*	0	0	0	0	*0*	1	0	0	0	*1*
Count Total	5	6	34	56	*101*	0	0	0	0	*0*	1	3	3	0	*7*
Peak Hour	**3**	**5**	**13**	**26**	***47***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**2**	**0**	**3**

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Count Summaries - Heavy Vehicles

Interval Start	Plaza Dr				Plaza Dr				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	3	0	0	1	1	1	6	0
7:15 AM	0	0	0	0	0	0	0	1	0	1	4	1	0	1	3	1	12	0
7:30 AM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**5**	**0**	**10**	**0**
7:45 AM	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**2**	**0**	**0**	**1**	**4**	**1**	**11**	**39**
8:00 AM	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**0**	**0**	**3**	**0**	**0**	**0**	**3**	**1**	**10**	**43**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**8**	**3**	**16**	**47**
8:30 AM	0	1	0	0	0	0	0	0	0	0	4	0	0	0	8	3	16	53
8:45 AM	0	0	0	1	0	0	0	0	0	0	7	1	0	0	7	4	20	62
Count Total	0	3	0	2	0	0	3	3	0	1	31	2	0	3	39	14	101	
Pk Hr Heavy	**0**	**2**	**0**	**1**	**0**	**0**	**3**	**2**	**0**	**0**	**13**	**0**	**0**	**1**	**20**	**5**	**47**	

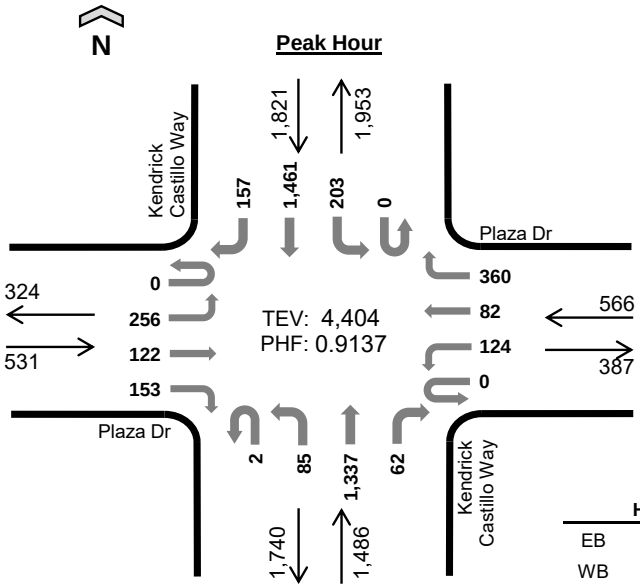
Count Summaries - Bikes

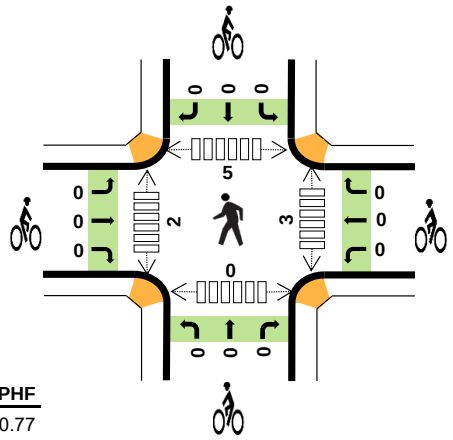
Interval Start	Plaza Dr				Plaza Dr				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Kendrick Castillo Way
Plaza Dr

Date: 1/29/2025
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:00 PM to 5:00 PM





	HV%	PHF
EB	1%	0.77
WB	1%	0.88
NB	1%	0.88
SB	0%	0.91
TOTAL	1%	0.91

Peak Hour Count Summaries

Peak Hour Interval Start		Plaza Dr Eastbound				Plaza Dr Westbound				Kendrick Castillo Way Northbound				Kendrick Castillo Way Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		**0**	**71**	**47**	**54**	**0**	**32**	**23**	**105**	**0**	**23**	**383**	**14**	**0**	**56**	**363**	**34**	**1,205**	**0**
4:15 PM		**0**	**66**	**27**	**30**	**0**	**32**	**24**	**102**	**0**	**18**	**359**	**13**	**0**	**38**	**332**	**40**	**1,081**	**0**
4:30 PM		**0**	**60**	**25**	**38**	**0**	**28**	**18**	**82**	**1**	**30**	**312**	**15**	**0**	**58**	**391**	**49**	**1,107**	**0**
4:45 PM		**0**	**59**	**23**	**31**	**0**	**32**	**17**	**71**	**1**	**14**	**283**	**20**	**0**	**51**	**375**	**34**	**1,011**	**4,404**
Pk Hr	All	**0**	**256**	**122**	**153**	**0**	**124**	**82**	**360**	**2**	**85**	**1,337**	**62**	**0**	**203**	**1,461**	**157**	**4,404**	
	HV	**0**	**3**	**1**	**0**	**0**	**0**	**0**	**3**	**0**	**2**	**15**	**2**	**0**	**1**	**6**	**1**	**34**	
	HV%	-	**1%**	**1%**	**0%**	-	**0%**	**0%**	**1%**	**0%**	**2%**	**1%**	**3%**	-	**0%**	**0%**	**1%**	**1%**	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	**1**	**2**	**7**	**1**	***11***	**0**	**0**	**0**	**0**	***0***	**2**	**1**	**3**	**0**	***6***
4:15 PM	**2**	**1**	**4**	**3**	***10***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**1**	**0**	***2***
4:30 PM	**0**	**0**	**5**	**2**	***7***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:45 PM	**1**	**0**	**3**	**2**	***6***	**0**	**0**	**0**	**0**	***0***	**1**	**0**	**1**	**0**	***2***
Peak Hour	**4**	**3**	**19**	**8**	***34***	**0**	**0**	**0**	**0**	***0***	**3**	**2**	**5**	**0**	***10***

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Count Summaries - All Vehicles

Interval Start	Plaza Dr				Plaza Dr				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**71**	**47**	**54**	**0**	**32**	**23**	**105**	**0**	**23**	**383**	**14**	**0**	**56**	**363**	**34**	**1,205**	0
4:15 PM	**0**	**66**	**27**	**30**	**0**	**32**	**24**	**102**	**0**	**18**	**359**	**13**	**0**	**38**	**332**	**40**	**1,081**	**0**
4:30 PM	**0**	**60**	**25**	**38**	**0**	**28**	**18**	**82**	**1**	**30**	**312**	**15**	**0**	**58**	**391**	**49**	**1,107**	**0**
4:45 PM	**0**	**59**	**23**	**31**	**0**	**32**	**17**	**71**	**1**	**14**	**283**	**20**	**0**	**51**	**375**	**34**	**1,011**	**4,404**
5:00 PM	1	60	32	23	0	21	18	102	1	22	289	13	0	58	399	49	1,088	4,287
5:15 PM	0	47	17	26	0	37	35	65	1	17	231	22	0	46	373	45	962	4,168
5:30 PM	0	40	22	25	0	39	17	69	2	27	174	19	0	43	376	38	891	3,952
5:45 PM	0	39	15	11	0	25	10	70	0	18	189	16	0	41	295	29	758	3,699
Count Total	1	442	208	238	0	246	162	666	6	169	2,220	132	0	391	2,904	318	8,103	
Pk Hr All	**0**	**256**	**122**	**153**	**0**	**124**	**82**	**360**	**2**	**85**	**1,337**	**62**	**0**	**203**	**1,461**	**157**	**4,404**	
Pk Hr HV	**0**	**3**	**1**	**0**	**0**	**0**	**0**	**3**	**0**	**2**	**15**	**2**	**0**	**1**	**6**	**1**	**34**	
Pk Hr HV%	**-**	**1%**	**1%**	**0%**	**-**	**0%**	**0%**	**1%**	**0%**	**2%**	**1%**	**3%**	**-**	**0%**	**0%**	**1%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	**1**	**2**	**7**	**1**	**11**	**0**	**0**	**0**	**0**	**0**	**2**	**1**	**3**	**0**	**6**
4:15 PM	**2**	**1**	**4**	**3**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**2**
4:30 PM	**0**	**0**	**5**	**2**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**1**	**0**	**3**	**2**	**6**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**2**
5:00 PM	1	1	4	2	*8*	0	0	0	0	*0*	0	0	1	0	*1*
5:15 PM	3	0	1	4	*8*	0	0	0	0	*0*	0	1	0	0	*1*
5:30 PM	1	1	2	3	*7*	0	0	0	0	*0*	1	1	0	0	*2*
5:45 PM	0	0	0	1	*1*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	9	5	26	18	*58*	0	0	0	0	*0*	4	4	6	0	*14*
Peak Hour	**4**	**3**	**19**	**8**	***34***	**0**	**0**	**0**	**0**	***0***	**3**	**2**	**5**	**0**	**10**

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Count Summaries - Heavy Vehicles

Interval Start	Plaza Dr				Plaza Dr				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**1**	**4**	**2**	**0**	**1**	**0**	**0**	**11**	0
4:15 PM	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**3**	**0**	**0**	**0**	**2**	**1**	**10**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**0**	**0**	**2**	**0**	**7**	**0**
4:45 PM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**2**	**0**	**6**	**34**
5:00 PM	0	0	1	0	0	0	1	0	0	0	4	0	0	0	2	0	8	31
5:15 PM	0	2	1	0	0	0	0	0	0	0	1	0	0	0	4	0	8	29
5:30 PM	0	0	1	0	0	1	0	0	0	0	2	0	0	0	3	0	7	29
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	24
Count Total	0	5	4	0	0	1	1	3	0	2	22	2	0	1	16	1	58	
Pk Hr Heavy	**0**	**3**	**1**	**0**	**0**	**0**	**0**	**3**	**0**	**2**	**15**	**2**	**0**	**1**	**6**	**1**	**34**	

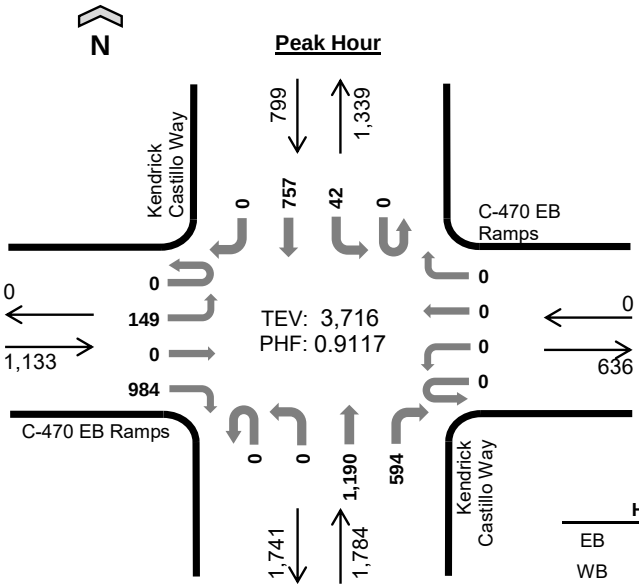
Count Summaries - Bikes

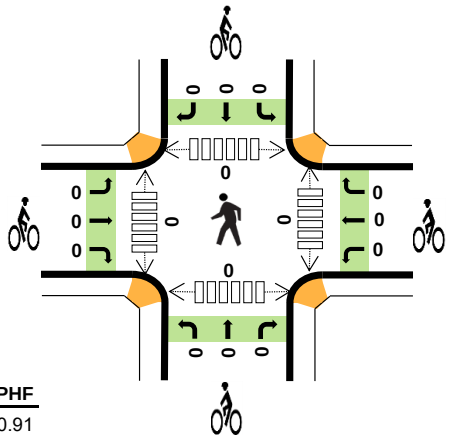
Interval Start	Plaza Dr				Plaza Dr				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Kendrick Castillo Way
C-470 EB Ramps

Date: 1/22/2025
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:15 AM to 8:15 AM





	HV%	PHF
EB	1%	0.91
WB	--	--
NB	1%	0.92
SB	2%	0.87
TOTAL	1%	0.91

Peak Hour Count Summaries

Peak Hour Interval Start		C-470 EB Ramps Eastbound				C-470 EB Ramps Westbound				Kendrick Castillo Way Northbound				Kendrick Castillo Way Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:15 AM		0	36	0	209	0	0	0	0	0	0	286	160	0	7	145	0	843	0
7:30 AM		0	37	0	236	0	0	0	0	0	0	303	150	0	20	182	0	928	0
7:45 AM		0	44	0	261	0	0	0	0	0	0	335	150	0	9	220	0	1,019	0
8:00 AM		0	32	0	278	0	0	0	0	0	0	266	134	0	6	210	0	926	3,716
Pk Hr	All	0	149	0	984	0	0	0	0	0	0	1,190	594	0	42	757	0	3,716	
	HV	0	2	0	10	0	0	0	0	0	0	7	3	0	7	12	0	41	
	HV%	-	1%	-	1%	-	-	-	-	-	-	1%	1%	-	17%	2%	-	1%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:15 AM	4	0	1	3	*8*	0	0	0	0	*0*	0	0	0	0	*0*
7:30 AM	1	0	0	7	*8*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	4	0	6	5	*15*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	3	0	3	4	*10*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	12	0	10	19	*41*	0	0	0	0	*0*	0	0	0	0	*0*

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Count Summaries - All Vehicles

Interval Start	C-470 EB Ramps				C-470 EB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	19	0	155	0	0	0	0	0	0	239	151	0	12	149	0	725	0
7:15 AM	**0**	**36**	**0**	**209**	**0**	**0**	**0**	**0**	**0**	**0**	**286**	**160**	**0**	**7**	**145**	**0**	**843**	**0**
7:30 AM	**0**	**37**	**0**	**236**	**0**	**0**	**0**	**0**	**0**	**0**	**303**	**150**	**0**	**20**	**182**	**0**	**928**	**0**
7:45 AM	**0**	**44**	**0**	**261**	**0**	**0**	**0**	**0**	**0**	**0**	**335**	**150**	**0**	**9**	**220**	**0**	**1,019**	**3,515**
8:00 AM	**0**	**32**	**0**	**278**	**0**	**0**	**0**	**0**	**0**	**0**	**266**	**134**	**0**	**6**	**210**	**0**	**926**	**3,716**
8:15 AM	0	30	0	202	0	0	0	0	0	0	219	143	0	13	174	0	781	3,654
8:30 AM	0	21	0	187	0	0	0	0	0	0	211	151	0	16	176	0	762	3,488
8:45 AM	0	28	0	218	0	0	0	0	0	0	214	143	0	16	159	0	778	3,247
Count Total	0	247	0	1,746	0	0	0	0	0	0	2,073	1,182	0	99	1,415	0	6,762	
Pk Hr All	**0**	**149**	**0**	**984**	**0**	**0**	**0**	**0**	**0**	**0**	**1,190**	**594**	**0**	**42**	**757**	**0**	**3,716**	
Pk Hr HV	**0**	**2**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**3**	**0**	**7**	**12**	**0**	**41**	
Pk Hr HV%	**-**	**1%**	**-**	**1%**	**-**	**-**	**-**	**-**	**-**	**-**	**1%**	**1%**	**-**	**17%**	**2%**	**-**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:00 AM	1	0	0	3	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	**4**	**0**	**1**	**3**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:30 AM	**1**	**0**	**0**	**7**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**4**	**0**	**6**	**5**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**3**	**0**	**3**	**4**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	4	0	5	4	*13*	0	0	0	0	*0*	0	0	0	0	*0*
8:30 AM	5	0	7	3	*15*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	6	0	8	9	*23*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	28	0	30	38	*96*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	**12**	**0**	**10**	**19**	***41***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	**0**

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Count Summaries - Heavy Vehicles

Interval Start	C-470 EB Ramps				C-470 EB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3	0	4	0
7:15 AM	**0**	**1**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**2**	**0**	**8**	**0**
7:30 AM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**3**	**0**	**8**	**0**
7:45 AM	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**2**	**0**	**1**	**4**	**0**	**15**	**35**
8:00 AM	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**1**	**0**	**1**	**3**	**0**	**10**	**41**
8:15 AM	0	0	0	4	0	0	0	0	0	0	3	2	0	1	3	0	13	46
8:30 AM	0	0	0	5	0	0	0	0	0	0	3	4	0	0	3	0	15	53
8:45 AM	0	0	0	6	0	0	0	0	0	0	5	3	0	0	9	0	23	61
Count Total	0	2	0	26	0	0	0	0	0	0	18	12	0	8	30	0	96	
Pk Hr Heavy	**0**	**2**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**3**	**0**	**7**	**12**	**0**	**41**	

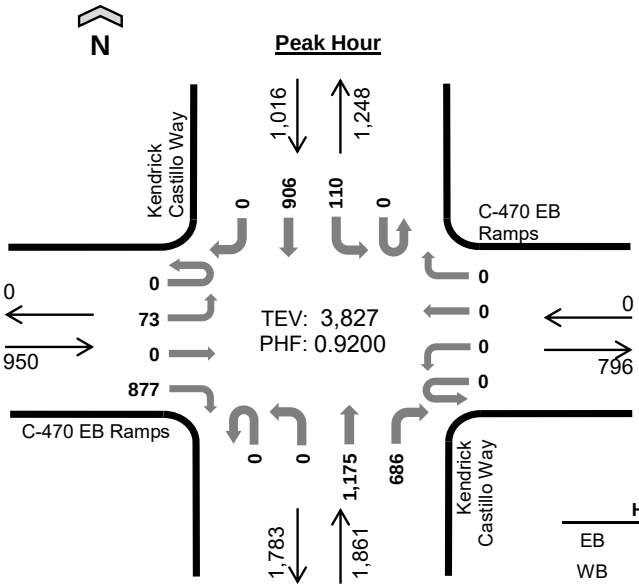
Count Summaries - Bikes

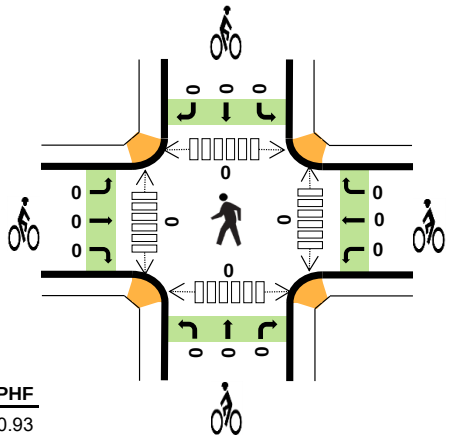
Interval Start	C-470 EB Ramps				C-470 EB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Kendrick Castillo Way
C-470 EB Ramps

Date: 1/22/2025
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.93
WB	--	--
NB	0%	0.88
SB	1%	0.90
TOTAL	1%	0.92

Peak Hour Count Summaries

Peak Hour Interval Start		C-470 EB Ramps Eastbound				C-470 EB Ramps Westbound				Kendrick Castillo Way Northbound				Kendrick Castillo Way Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	20	0	236	0	0	0	0	0	0	287	172	0	19	198	0	932	0
4:45 PM		0	13	0	212	0	0	0	0	0	0	256	156	0	25	220	0	882	0
5:00 PM		0	19	0	210	0	0	0	0	0	0	324	206	0	44	237	0	1,040	0
5:15 PM		0	21	0	219	0	0	0	0	0	0	308	152	0	22	251	0	973	3,827
Pk Hr	All	0	73	0	877	0	0	0	0	0	0	1,175	686	0	110	906	0	3,827	
	HV	0	4	0	3	0	0	0	0	0	0	5	3	0	1	9	0	25	
	HV%	-	5%	-	0%	-	-	-	-	-	-	0%	0%	-	1%	1%	-	1%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	2	0	1	2	*5*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	1	0	3	4	*8*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	2	0	2	2	*6*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	2	0	2	2	*6*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	7	0	8	10	*25*	0	0	0	0	*0*	0	0	0	0	*0*

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Count Summaries - All Vehicles

Interval Start	C-470 EB Ramps				C-470 EB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	13	0	178	0	0	0	0	0	0	274	174	0	41	194	0	874	0
4:15 PM	0	21	0	223	0	0	0	0	0	0	282	195	0	27	204	0	952	0
4:30 PM	**0**	**20**	**0**	**236**	**0**	**0**	**0**	**0**	**0**	**0**	**287**	**172**	**0**	**19**	**198**	**0**	**932**	**0**
4:45 PM	**0**	**13**	**0**	**212**	**0**	**0**	**0**	**0**	**0**	**0**	**256**	**156**	**0**	**25**	**220**	**0**	**882**	**3,640**
5:00 PM	**0**	**19**	**0**	**210**	**0**	**0**	**0**	**0**	**0**	**0**	**324**	**206**	**0**	**44**	**237**	**0**	**1,040**	**3,806**
5:15 PM	**0**	**21**	**0**	**219**	**0**	**0**	**0**	**0**	**0**	**0**	**308**	**152**	**0**	**22**	**251**	**0**	**973**	**3,827**
5:30 PM	0	6	0	205	0	0	0	0	0	0	219	144	0	15	249	0	838	3,733
5:45 PM	0	7	0	199	0	0	0	0	0	0	204	135	0	18	224	0	787	3,638
Count Total	0	120	0	1,682	0	0	0	0	0	0	2,154	1,334	0	211	1,777	0	7,278	
Pk Hr All	**0**	**73**	**0**	**877**	**0**	**0**	**0**	**0**	**0**	**0**	**1,175**	**686**	**0**	**110**	**906**	**0**	**3,827**	
Pk Hr HV	**0**	**4**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**3**	**0**	**1**	**9**	**0**	**25**	
Pk Hr HV%	**-**	**5%**	**-**	**0%**	**-**	**-**	**-**	**-**	**-**	**-**	**0%**	**0%**	**-**	**1%**	**1%**	**-**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	2	0	3	4	*9*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	4	0	7	2	*13*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	**2**	**0**	**1**	**2**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**1**	**0**	**3**	**4**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**2**	**0**	**2**	**2**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**2**	**0**	**2**	**2**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:30 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	1	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	13	0	19	17	*49*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	**7**	**0**	**8**	**10**	***25***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	**0**

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Count Summaries - Heavy Vehicles

Interval Start	C-470 EB Ramps				C-470 EB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	2	0	0	0	0	0	0	0	0	0	3	0	0	4	0	9	0
4:15 PM	0	4	0	0	0	0	0	0	0	0	4	3	0	1	1	0	13	0
4:30 PM	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**0**	**5**	**0**
4:45 PM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**1**	**0**	**0**	**4**	**0**	**8**	**35**
5:00 PM	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**2**	**0**	**6**	**32**
5:15 PM	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**2**	**0**	**6**	**25**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
5:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2	14
Count Total	0	10	0	3	0	0	0	0	0	0	10	9	0	2	15	0	49	
Pk Hr Heavy	**0**	**4**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**3**	**0**	**1**	**9**	**0**	**25**	

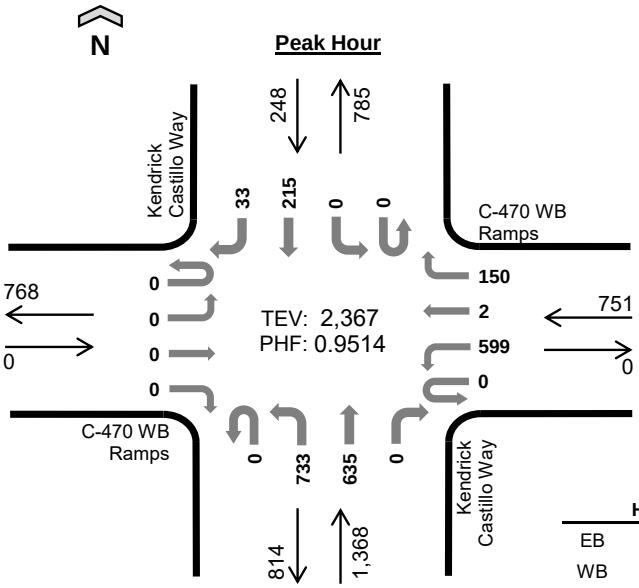
Count Summaries - Bikes

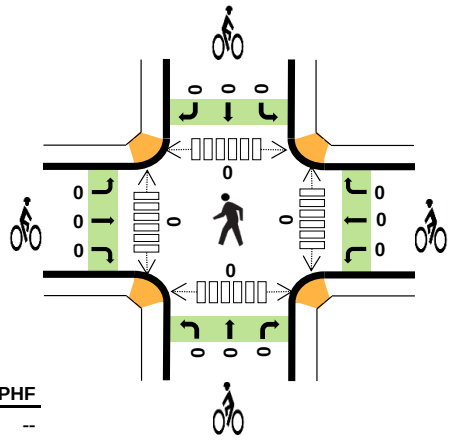
Interval Start	C-470 EB Ramps				C-470 EB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Kendrick Castillo Way
C-470 WB Ramps

Date: 1/29/2025
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV%	PHF
EB	--	--
WB	2%	0.82
NB	1%	0.93
SB	2%	0.79
TOTAL	1%	0.95

Peak Hour Count Summaries

Peak Hour Interval Start		C-470 WB Ramps Eastbound				C-470 WB Ramps Westbound				Kendrick Castillo Way Northbound				Kendrick Castillo Way Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	0	0	0	0	130	0	29	0	221	148	0	0	0	41	7	576	0
7:45 AM		0	0	0	0	0	182	0	46	0	167	171	0	0	0	50	6	622	0
8:00 AM		0	0	0	0	0	141	2	37	0	186	164	0	0	0	65	13	608	0
8:15 AM		0	0	0	0	0	146	0	38	0	159	152	0	0	0	59	7	561	2,367
Pk Hr	All	0	0	0	0	0	599	2	150	0	733	635	0	0	0	215	33	2,367	
	HV	0	0	0	0	0	15	0	1	0	3	5	0	0	0	4	2	30	
	HV%	-	-	-	-	-	3%	0%	1%	-	0%	1%	-	-	-	2%	6%	1%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:30 AM	0	3	1	1	*5*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	0	4	2	0	*6*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	0	3	2	3	*8*	0	0	0	0	*0*	0	0	0	0	*0*
8:15 AM	0	6	3	2	*11*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	0	16	8	6	*30*	0	0	0	0	*0*	0	0	0	0	*0*

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Count Summaries - All Vehicles

Interval Start	C-470 WB Ramps				C-470 WB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	106	0	17	0	180	71	0	0	0	37	13	424	0
7:15 AM	0	0	0	0	0	155	0	25	0	194	97	0	0	0	47	9	527	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**130**	**0**	**29**	**0**	**221**	**148**	**0**	**0**	**0**	**41**	**7**	**576**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**182**	**0**	**46**	**0**	**167**	**171**	**0**	**0**	**0**	**50**	**6**	**622**	**2,149**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**141**	**2**	**37**	**0**	**186**	**164**	**0**	**0**	**0**	**65**	**13**	**608**	**2,333**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**146**	**0**	**38**	**0**	**159**	**152**	**0**	**0**	**0**	**59**	**7**	**561**	**2,367**
8:30 AM	0	0	0	0	0	127	1	41	0	180	155	0	0	0	58	13	575	2,366
8:45 AM	0	0	0	0	0	119	0	44	2	127	151	0	1	0	47	27	518	2,262
Count Total	0	0	0	0	0	1,106	3	277	2	1,414	1,109	0	1	0	404	95	4,411	
Pk Hr All	**0**	**0**	**0**	**0**	**0**	**599**	**2**	**150**	**0**	**733**	**635**	**0**	**0**	**0**	**215**	**33**	**2,367**	
Pk Hr HV	**0**	**0**	**0**	**0**	**0**	**15**	**0**	**1**	**0**	**3**	**5**	**0**	**0**	**0**	**4**	**2**	**30**	
Pk Hr HV%	**-**	**-**	**-**	**-**	**-**	**3%**	**0%**	**1%**	**-**	**0%**	**1%**	**-**	**-**	**-**	**2%**	**6%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:00 AM	0	1	0	3	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	3	1	1	*5*	0	0	0	0	*0*	0	0	0	0	*0*
7:30 AM	**0**	**3**	**1**	**1**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**4**	**2**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**3**	**2**	**3**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**0**	**6**	**3**	**2**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	0	8	2	3	*13*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	0	7	4	1	*12*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	0	35	15	14	*64*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	**0**	**16**	**8**	**6**	***30***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	**0**

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Count Summaries - Heavy Vehicles

Interval Start	C-470 WB Ramps				C-470 WB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	2	4	0
7:15 AM	0	0	0	0	0	1	0	2	0	1	0	0	0	0	1	0	5	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**0**	**5**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**20**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**1**	**2**	**8**	**24**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**2**	**0**	**11**	**30**
8:30 AM	0	0	0	0	0	8	0	0	0	1	1	0	0	0	2	1	13	38
8:45 AM	0	0	0	0	0	7	0	0	0	4	0	0	0	0	1	0	12	44
Count Total	0	0	0	0	0	32	0	3	0	9	6	0	0	0	9	5	64	
Pk Hr Heavy	**0**	**0**	**0**	**0**	**0**	**15**	**0**	**1**	**0**	**3**	**5**	**0**	**0**	**0**	**4**	**2**	**30**	

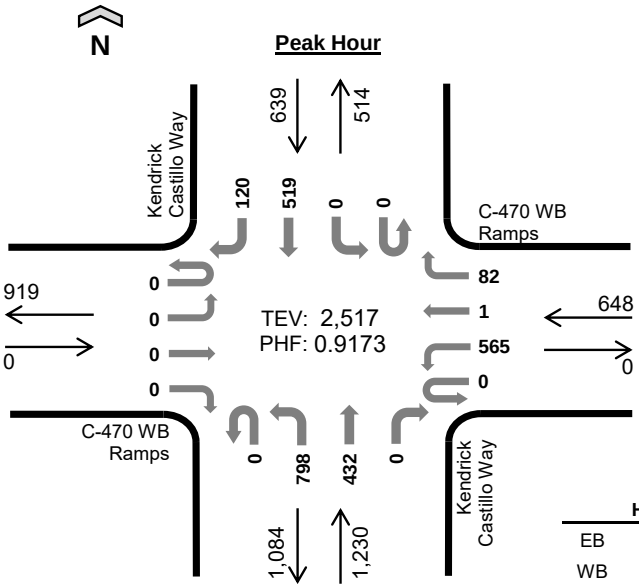
Count Summaries - Bikes

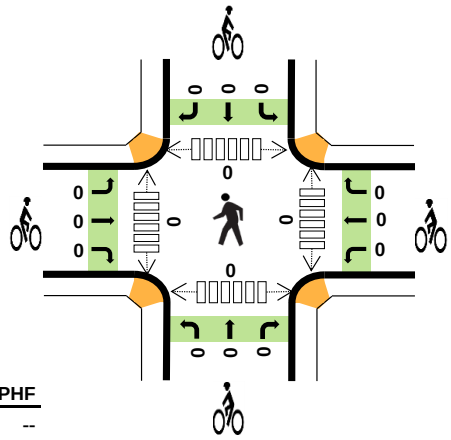
Interval Start	C-470 WB Ramps				C-470 WB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Kendrick Castillo Way
C-470 WB Ramps

Date: 1/29/2025
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:15 PM to 5:15 PM





	HV%	PHF
EB	--	--
WB	2%	0.89
NB	1%	0.89
SB	1%	0.88
TOTAL	1%	0.92

Peak Hour Count Summaries

Peak Hour Interval Start	C-470 WB Ramps				C-470 WB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:15 PM	0	0	0	0	0	131	0	25	0	187	116	0	0	0	137	20	616	0
4:30 PM	0	0	0	0	0	130	0	19	0	207	105	0	0	0	124	28	613	0
4:45 PM	0	0	0	0	0	163	1	19	0	161	109	0	0	0	124	25	602	0
5:00 PM	0	0	0	0	0	141	0	19	0	243	102	0	0	0	134	47	686	2,517
Pk Hr All	0	0	0	0	0	565	1	82	0	798	432	0	0	0	519	120	2,517	
Pk Hr HV	0	0	0	0	0	9	0	2	0	3	7	0	0	0	2	4	27	
Pk Hr HV%	-	-	-	-	-	2%	0%	2%	-	0%	2%	-	-	-	0%	3%	1%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:15 PM	0	2	3	1	*6*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	0	7	4	2	*13*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	0	1	0	2	*3*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	0	1	3	1	*5*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	0	11	10	6	*27*	0	0	0	0	*0*	0	0	0	0	*0*

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Count Summaries - All Vehicles

Interval Start	C-470 WB Ramps				C-470 WB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	132	0	16	0	230	82	0	0	0	126	29	615	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**131**	**0**	**25**	**0**	**187**	**116**	**0**	**0**	**0**	**137**	**20**	**616**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**130**	**0**	**19**	**0**	**207**	**105**	**0**	**0**	**0**	**124**	**28**	**613**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**163**	**1**	**19**	**0**	**161**	**109**	**0**	**0**	**0**	**124**	**25**	**602**	**2,446**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**141**	**0**	**19**	**0**	**243**	**102**	**0**	**0**	**0**	**134**	**47**	**686**	**2,517**
5:15 PM	0	0	0	0	0	165	0	22	0	170	92	0	0	0	136	24	609	2,510
5:30 PM	0	0	0	0	0	113	2	13	0	169	104	0	0	0	107	42	550	2,447
5:45 PM	0	0	0	0	0	131	0	25	0	110	74	0	0	0	115	16	471	2,316
Count Total	0	0	0	0	0	1,106	3	158	0	1,477	784	0	0	0	1,003	231	4,762	
Pk Hr All	**0**	**0**	**0**	**0**	**0**	**565**	**1**	**82**	**0**	**798**	**432**	**0**	**0**	**0**	**519**	**120**	**2,517**	
Pk Hr HV	**0**	**0**	**0**	**0**	**0**	**9**	**0**	**2**	**0**	**3**	**7**	**0**	**0**	**0**	**2**	**4**	**27**	
Pk Hr HV%	**-**	**-**	**-**	**-**	**-**	**2%**	**0%**	**2%**	**-**	**0%**	**2%**	**-**	**-**	**-**	**0%**	**3%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	0	0	2	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	**0**	**2**	**3**	**1**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**7**	**4**	**2**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**1**	**0**	**2**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**1**	**3**	**1**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	0	5	1	0	*6*	0	0	0	0	*0*	0	1	0	0	*1*
5:30 PM	0	1	2	1	*4*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	2	0	1	*3*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	0	19	15	8	*42*	0	0	0	0	*0*	0	1	0	0	*1*
Peak Hour	**0**	**11**	**10**	**6**	***27***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	**0**

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Count Summaries - Heavy Vehicles

Interval Start	C-470 WB Ramps				C-470 WB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**1**	**6**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**2**	**0**	**2**	**2**	**0**	**0**	**0**	**0**	**2**	**13**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**3**	**24**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**2**	**0**	**0**	**0**	**0**	**1**	**5**	**27**
5:15 PM	0	0	0	0	0	4	0	1	0	1	0	0	0	0	0	0	6	27
5:30 PM	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1	0	4	18
5:45 PM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	1	0	3	18
Count Total	0	0	0	0	0	16	0	3	0	7	8	0	0	0	4	4	42	
Pk Hr Heavy	**0**	**0**	**0**	**0**	**0**	**9**	**0**	**2**	**0**	**3**	**7**	**0**	**0**	**0**	**2**	**4**	**27**	

Count Summaries - Bikes

Interval Start	C-470 WB Ramps				C-470 WB Ramps				Kendrick Castillo Way				Kendrick Castillo Way				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Appendix C: Future Traffic Projections

DRCOG Traffic Projections: Lucent Station

Location	2020	2050	Growth Factor	Annual Growth
County Line E/O Erickson Dr	11,000	12,000	1.09	0.29%
Kendrick Castillo Way N/O Plaza Dr	41,000	43,000	1.05	0.16%
Total	52,000	55,000	1.06	**0.19%**

Appendix D: Trip Generation Worksheets

Lucent Station Daily Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		NEW EXTERNAL VEHICLE TRIPS		
	Land Use + Code	Source	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total
1	(215) Single-Family Attached Housing	ITE 12th Ed	84	DU	T = 6.57(X)	50%	50%	276	276	552
2	(220) Multifamily Housing (Low-Rise)	ITE 12th Ed	266	DU	T = 5.63(X) + 120.45	50%	50%	809	809	1,618
							Total:	1,085	1,085	2,170

Lucent Station AM Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		NEW EXTERNAL VEHICLE TRIPS		
	Land Use + Code	Source	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total
1	(215) Single-Family Attached Housing	ITE 12th Ed	84	DU	T = 0.59(X) - 15.25	25%	75%	9	25	34
2	(220) Multifamily Housing (Low-Rise)	ITE 12th Ed	266	DU	T = 0.35(X) + 12.93	24%	76%	25	81	106
							Total:	34	106	140

Lucent Station PM Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		NEW EXTERNAL VEHICLE TRIPS		
	Land Use + Code	Source	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total
1	(215) Single-Family Attached Housing	ITE 12th Ed	84	DU	T = 0.57(X) - 7.84	57%	43%	23	17	40
2	(220) Multifamily Housing (Low-Rise)	ITE 12th Ed	266	DU	T = 0.48(X) + 7.35	62%	38%	84	51	135
							Total:	107	68	175

Appendix E: Intersection Analysis Worksheets

Intersection	
Intersection Delay, s/veh	9.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	73	4	90	0	42	35	101	99	1
Future Vol, veh/h	0	0	0	73	4	90	0	42	35	101	99	1
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles, %	0	0	0	2	2	2	4	4	4	2	2	2
Mvmt Flow	0	0	0	89	5	110	0	51	43	123	121	1
Number of Lanes	1	1	0	1	1	1	0	1	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	3	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	1	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	3	3	2
HCM Control Delay, s/veh	0	9	9	9.3
HCM LOS	-	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2	SBLn3
Vol Left, %	0%	0%	0%	100%	0%	0%	100%	0%	0%
Vol Thru, %	55%	100%	100%	0%	100%	0%	0%	100%	0%
Vol Right, %	45%	0%	0%	0%	0%	100%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	77	0	0	73	4	90	101	99	1
LT Vol	0	0	0	73	0	0	101	0	0
Through Vol	42	0	0	0	4	0	0	99	0
RT Vol	35	0	0	0	0	90	0	0	1
Lane Flow Rate	94	0	0	89	5	110	123	121	1
Geometry Grp	6	6	6	6	6	6	5	5	5
Degree of Util (X)	0.139	0	0	0.148	0.007	0.145	0.193	0.172	0.002
Departure Headway (Hd)	5.327	5.87	5.87	5.972	5.471	4.769	5.641	5.139	4.437
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	670	0	0	599	653	750	636	697	804
Service Time	3.085	3.645	3.645	3.718	3.217	2.515	3.383	2.881	2.179
HCM Lane V/C Ratio	0.14	0	0	0.149	0.008	0.147	0.193	0.174	0.001
HCM Control Delay, s/veh	9	8.6	8.6	9.8	8.3	8.3	9.7	9	7.2
HCM Lane LOS	A	N	N	A	A	A	A	A	A
HCM 95th-tile Q	0.5	0	0	0.5	0	0.5	0.7	0.6	0

Intersection	
Intersection Delay, s/veh	8.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	2	0	44	3	108	0	92	77	78	67	0
Future Vol, veh/h	4	2	0	44	3	108	0	92	77	78	67	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	4	2	0	47	3	115	0	98	82	83	71	0
Number of Lanes	1	1	0	1	1	1	0	1	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	3	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	1	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	3	3	2
HCM Control Delay, s/veh	8.9	8.6	9.4	8.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2	SBLn3
Vol Left, %	0%	100%	0%	100%	0%	0%	100%	0%	0%
Vol Thru, %	54%	0%	100%	0%	100%	0%	0%	100%	100%
Vol Right, %	46%	0%	0%	0%	0%	100%	0%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	169	4	2	44	3	108	78	67	0
LT Vol	0	4	0	44	0	0	78	0	0
Through Vol	92	0	2	0	3	0	0	67	0
RT Vol	77	0	0	0	0	108	0	0	0
Lane Flow Rate	180	4	2	47	3	115	83	71	0
Geometry Grp	6	6	6	6	6	6	5	5	5
Degree of Util (X)	0.248	0.007	0.003	0.077	0.005	0.152	0.129	0.101	0
Departure Headway (Hd)	4.967	6.288	5.782	5.958	5.455	4.75	5.579	5.077	5.077
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	721	567	616	601	655	753	642	705	0
Service Time	2.709	4.055	3.549	3.702	3.198	2.493	3.317	2.815	2.815
HCM Lane V/C Ratio	0.25	0.007	0.003	0.078	0.005	0.153	0.129	0.101	0
HCM Control Delay, s/veh	9.4	9.1	8.6	9.2	8.2	8.4	9.1	8.4	7.8
HCM Lane LOS	A	A	A	A	A	A	A	A	N
HCM 95th-tile Q	1	0	0	0.2	0	0.5	0.4	0.3	0

Intersection	
Intersection Delay, s/veh	9.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	75	4	118	0	43	36	112	102	1
Future Vol, veh/h	0	0	0	75	4	118	0	43	36	112	102	1
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles, %	0	0	0	2	2	2	4	4	4	2	2	2
Mvmt Flow	0	0	0	91	5	144	0	52	44	137	124	1
Number of Lanes	1	1	0	1	1	1	0	1	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	3	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	1	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	3	3	2
HCM Control Delay, s/veh	0	9.2	9.2	9.6
HCM LOS	-	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2	SBLn3
Vol Left, %	0%	0%	0%	100%	0%	0%	100%	0%	0%
Vol Thru, %	54%	100%	100%	0%	100%	0%	0%	100%	0%
Vol Right, %	46%	0%	0%	0%	0%	100%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	79	0	0	75	4	118	112	102	1
LT Vol	0	0	0	75	0	0	112	0	0
Through Vol	43	0	0	0	4	0	0	102	0
RT Vol	36	0	0	0	0	118	0	0	1
Lane Flow Rate	96	0	0	91	5	144	137	124	1
Geometry Grp	6	6	6	6	6	6	5	5	5
Degree of Util (X)	0.146	0	0	0.153	0.007	0.193	0.218	0.181	0.002
Departure Headway (Hd)	5.461	6.005	6.005	6.035	5.534	4.832	5.735	5.233	4.53
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	652	0	0	593	644	738	624	683	786
Service Time	3.232	3.795	3.795	3.792	3.29	2.588	3.485	2.983	2.28
HCM Lane V/C Ratio	0.147	0	0	0.153	0.008	0.195	0.22	0.182	0.001
HCM Control Delay, s/veh	9.2	8.8	8.8	9.9	8.3	8.8	10.1	9.1	7.3
HCM Lane LOS	A	N	N	A	A	A	B	A	A
HCM 95th-tile Q	0.5	0	0	0.5	0	0.7	0.8	0.7	0

Intersection	
Intersection Delay, s/veh	9.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	2	0	45	3	124	0	95	79	100	69	0
Future Vol, veh/h	4	2	0	45	3	124	0	95	79	100	69	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	4	2	0	48	3	132	0	101	84	106	73	0
Number of Lanes	1	1	0	1	1	1	0	1	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	3	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	1	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	3	3	2
HCM Control Delay, s/veh	9.1	8.8	9.6	9.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2	SBLn3
Vol Left, %	0%	100%	0%	100%	0%	0%	100%	0%	0%
Vol Thru, %	55%	0%	100%	0%	100%	0%	0%	100%	100%
Vol Right, %	45%	0%	0%	0%	0%	100%	0%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	174	4	2	45	3	124	100	69	0
LT Vol	0	4	0	45	0	0	100	0	0
Through Vol	95	0	2	0	3	0	0	69	0
RT Vol	79	0	0	0	0	124	0	0	0
Lane Flow Rate	185	4	2	48	3	132	106	73	0
Geometry Grp	6	6	6	6	6	6	5	5	5
Degree of Util (X)	0.261	0.008	0.003	0.08	0.005	0.177	0.167	0.105	0
Departure Headway (Hd)	5.075	6.424	5.918	6.053	5.549	4.843	5.636	5.134	5.134
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	705	553	600	590	642	737	635	696	0
Service Time	2.827	4.206	3.699	3.809	3.305	2.599	3.382	2.88	2.88
HCM Lane V/C Ratio	0.262	0.007	0.003	0.081	0.005	0.179	0.167	0.105	0
HCM Control Delay, s/veh	9.6	9.3	8.7	9.3	8.3	8.6	9.5	8.5	7.9
HCM Lane LOS	A	A	A	A	A	A	A	A	N
HCM 95th-tile Q	1	0	0	0.3	0	0.6	0.6	0.4	0

Intersection	
Intersection Delay, s/veh	9.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	75	4	155	0	43	36	124	102	1
Future Vol, veh/h	0	0	0	75	4	155	0	43	36	124	102	1
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles, %	0	0	0	2	2	2	4	4	4	2	2	2
Mvmt Flow	0	0	0	91	5	189	0	52	44	151	124	1
Number of Lanes	1	1	0	1	1	1	0	1	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	3	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	1	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	3	3	2
HCM Control Delay, s/veh	0	9.6	9.4	9.9
HCM LOS	-	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2	SBLn3
Vol Left, %	0%	0%	0%	100%	0%	0%	100%	0%	0%
Vol Thru, %	54%	100%	100%	0%	100%	0%	0%	100%	0%
Vol Right, %	46%	0%	0%	0%	0%	100%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	79	0	0	75	4	155	124	102	1
LT Vol	0	0	0	75	0	0	124	0	0
Through Vol	43	0	0	0	4	0	0	102	0
RT Vol	36	0	0	0	0	155	0	0	1
Lane Flow Rate	96	0	0	91	5	189	151	124	1
Geometry Grp	6	6	6	6	6	6	5	5	5
Degree of Util (X)	0.15	0	0	0.155	0.008	0.257	0.245	0.184	0.002
Departure Headway (Hd)	5.614	6.253	6.253	6.091	5.589	4.887	5.842	5.339	4.636
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	633	0	0	586	637	730	611	668	765
Service Time	3.402	3.953	3.953	3.852	3.351	2.649	3.609	3.106	2.403
HCM Lane V/C Ratio	0.152	0	0	0.155	0.008	0.259	0.247	0.186	0.001
HCM Control Delay, s/veh	9.4	9	9	10	8.4	9.4	10.5	9.3	7.4
HCM Lane LOS	A	N	N	A	A	A	B	A	A
HCM 95th-tile Q	0.5	0	0	0.5	0	1	1	0.7	0

Intersection	
Intersection Delay, s/veh	9.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	2	0	45	3	148	0	95	79	137	69	0
Future Vol, veh/h	4	2	0	45	3	148	0	95	79	137	69	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	4	2	0	48	3	157	0	101	84	146	73	0
Number of Lanes	1	1	0	1	1	1	0	1	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	3	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	1	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	3	3	2
HCM Control Delay, s/veh	9.3	9.2	9.9	9.7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2	SBLn3
Vol Left, %	0%	100%	0%	100%	0%	0%	100%	0%	0%
Vol Thru, %	55%	0%	100%	0%	100%	0%	0%	100%	100%
Vol Right, %	45%	0%	0%	0%	0%	100%	0%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	174	4	2	45	3	148	137	69	0
LT Vol	0	4	0	45	0	0	137	0	0
Through Vol	95	0	2	0	3	0	0	69	0
RT Vol	79	0	0	0	0	148	0	0	0
Lane Flow Rate	185	4	2	48	3	157	146	73	0
Geometry Grp	6	6	6	6	6	6	5	5	5
Degree of Util (X)	0.269	0.008	0.004	0.082	0.005	0.217	0.231	0.106	0
Departure Headway (Hd)	5.236	6.712	6.204	6.18	5.676	4.969	5.709	5.207	5.207
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	681	536	580	577	627	716	627	684	0
Service Time	3.005	4.412	3.904	3.949	3.444	2.737	3.471	2.969	2.969
HCM Lane V/C Ratio	0.272	0.007	0.003	0.083	0.005	0.219	0.233	0.107	0
HCM Control Delay, s/veh	9.9	9.5	8.9	9.5	8.5	9.1	10.2	8.6	8
HCM Lane LOS	A	A	A	A	A	A	B	A	N
HCM 95th-tile Q	1.1	0	0	0.3	0	0.8	0.9	0.4	0

Intersection	
Intersection Delay, s/veh	10
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	89	5	135	0	51	43	131	121	1
Future Vol, veh/h	0	0	0	89	5	135	0	51	43	131	121	1
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles, %	0	0	0	2	2	2	4	4	4	2	2	2
Mvmt Flow	0	0	0	109	6	165	0	62	52	160	148	1
Number of Lanes	1	1	0	1	1	1	0	1	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	3	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	1	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	3	3	2
HCM Control Delay, s/veh	0	9.8	9.8	10.2
HCM LOS	-	A	A	B

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2	SBLn3
Vol Left, %	0%	0%	0%	100%	0%	0%	100%	0%	0%
Vol Thru, %	54%	100%	100%	0%	100%	0%	0%	100%	0%
Vol Right, %	46%	0%	0%	0%	0%	100%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	94	0	0	89	5	135	131	121	1
LT Vol	0	0	0	89	0	0	131	0	0
Through Vol	51	0	0	0	5	0	0	121	0
RT Vol	43	0	0	0	0	135	0	0	1
Lane Flow Rate	115	0	0	109	6	165	160	148	1
Geometry Grp	6	6	6	6	6	6	5	5	5
Degree of Util (X)	0.184	0	0	0.188	0.01	0.229	0.26	0.22	0.002
Departure Headway (Hd)	5.777	6.412	6.412	6.22	5.718	5.016	5.868	5.366	4.662
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	625	0	0	573	621	708	607	664	760
Service Time	3.477	4.118	4.118	4.004	3.502	2.799	3.646	3.143	2.44
HCM Lane V/C Ratio	0.184	0	0	0.19	0.01	0.233	0.264	0.223	0.001
HCM Control Delay, s/veh	9.8	9.1	9.1	10.5	8.6	9.3	10.7	9.7	7.4
HCM Lane LOS	A	N	N	B	A	A	B	A	A
HCM 95th-tile Q	0.7	0	0	0.7	0	0.9	1	0.8	0

Intersection	
Intersection Delay, s/veh	9.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	2	0	54	4	145	0	112	94	115	82	0
Future Vol, veh/h	5	2	0	54	4	145	0	112	94	115	82	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	5	2	0	57	4	154	0	119	100	122	87	0
Number of Lanes	1	1	0	1	1	1	0	1	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	3	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	1	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	3	3	2
HCM Control Delay, s/veh	9.4	9.3	10.5	9.5
HCM LOS	A	A	B	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2	SBLn3
Vol Left, %	0%	100%	0%	100%	0%	0%	100%	0%	0%
Vol Thru, %	54%	0%	100%	0%	100%	0%	0%	100%	100%
Vol Right, %	46%	0%	0%	0%	0%	100%	0%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	206	5	2	54	4	145	115	82	0
LT Vol	0	5	0	54	0	0	115	0	0
Through Vol	112	0	2	0	4	0	0	82	0
RT Vol	94	0	0	0	0	145	0	0	0
Lane Flow Rate	219	5	2	57	4	154	122	87	0
Geometry Grp	6	6	6	6	6	6	5	5	5
Degree of Util (X)	0.319	0.01	0.004	0.1	0.007	0.216	0.196	0.128	0
Departure Headway (Hd)	5.243	6.815	6.306	6.247	5.742	5.035	5.774	5.272	5.272
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	679	528	571	570	619	706	618	675	0
Service Time	3.02	4.515	4.006	4.025	3.52	2.812	3.547	3.045	3.045
HCM Lane V/C Ratio	0.323	0.009	0.004	0.1	0.006	0.218	0.197	0.129	0
HCM Control Delay, s/veh	10.5	9.6	9	9.7	8.6	9.2	10	8.8	8
HCM Lane LOS	B	A	A	A	A	A	A	A	N
HCM 95th-tile Q	1.4	0	0	0.3	0	0.8	0.7	0.4	0

Intersection	
Intersection Delay, s/veh	10.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	89	5	172	0	51	43	143	121	1
Future Vol, veh/h	0	0	0	89	5	172	0	51	43	143	121	1
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles, %	0	0	0	2	2	2	4	4	4	2	2	2
Mvmt Flow	0	0	0	109	6	210	0	62	52	174	148	1
Number of Lanes	1	1	0	1	1	1	0	1	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	3	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	1	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	3	3	2
HCM Control Delay, s/veh	0	10.1	10	10.6
HCM LOS	-	B	A	B

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2	SBLn3
Vol Left, %	0%	0%	0%	100%	0%	0%	100%	0%	0%
Vol Thru, %	54%	100%	100%	0%	100%	0%	0%	100%	0%
Vol Right, %	46%	0%	0%	0%	0%	100%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	94	0	0	89	5	172	143	121	1
LT Vol	0	0	0	89	0	0	143	0	0
Through Vol	51	0	0	0	5	0	0	121	0
RT Vol	43	0	0	0	0	172	0	0	1
Lane Flow Rate	115	0	0	109	6	210	174	148	1
Geometry Grp	6	6	6	6	6	6	5	5	5
Degree of Util (X)	0.189	0	0	0.189	0.01	0.296	0.29	0.224	0.002
Departure Headway (Hd)	5.95	6.577	6.577	6.277	5.775	5.073	5.978	5.475	4.772
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	606	0	0	567	613	701	595	649	740
Service Time	3.65	4.283	4.283	4.071	3.569	2.866	3.772	3.269	2.564
HCM Lane V/C Ratio	0.19	0	0	0.192	0.01	0.3	0.292	0.228	0.001
HCM Control Delay, s/veh	10	9.3	9.3	10.5	8.6	10	11.2	9.9	7.6
HCM Lane LOS	A	N	N	B	A	A	B	A	A
HCM 95th-tile Q	0.7	0	0	0.7	0	1.2	1.2	0.9	0

Intersection	
Intersection Delay, s/veh	10.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	2	0	54	4	169	0	112	94	152	82	0
Future Vol, veh/h	5	2	0	54	4	169	0	112	94	152	82	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	5	2	0	57	4	180	0	119	100	162	87	0
Number of Lanes	1	1	0	1	1	1	0	1	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	2	3	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	1	2	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	3	3	2
HCM Control Delay, s/veh	9.6	9.8	10.9	10.1
HCM LOS	A	A	B	B

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2	SBLn3
Vol Left, %	0%	100%	0%	100%	0%	0%	100%	0%	0%
Vol Thru, %	54%	0%	100%	0%	100%	0%	0%	100%	100%
Vol Right, %	46%	0%	0%	0%	0%	100%	0%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	206	5	2	54	4	169	152	82	0
LT Vol	0	5	0	54	0	0	152	0	0
Through Vol	112	0	2	0	4	0	0	82	0
RT Vol	94	0	0	0	0	169	0	0	0
Lane Flow Rate	219	5	2	57	4	180	162	87	0
Geometry Grp	6	6	6	6	6	6	5	5	5
Degree of Util (X)	0.329	0.01	0.004	0.102	0.007	0.258	0.263	0.13	0
Departure Headway (Hd)	5.405	7.033	6.523	6.374	5.869	5.162	5.851	5.348	5.348
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	657	512	552	557	604	687	608	663	0
Service Time	3.203	4.733	4.223	4.17	3.664	2.956	3.64	3.138	3.138
HCM Lane V/C Ratio	0.333	0.01	0.004	0.102	0.007	0.262	0.266	0.131	0
HCM Control Delay, s/veh	10.9	9.8	9.2	9.9	8.7	9.8	10.7	8.9	8.1
HCM Lane LOS	B	A	A	A	A	A	B	A	N
HCM 95th-tile Q	1.4	0	0	0.3	0	1	1.1	0.4	0

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	365	5	70	529	9	0	0	163	25	0	11
Future Vol, veh/h	13	365	5	70	529	9	0	0	163	25	0	11
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	100	-	-	175	-	-	0	-	0	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	60	60	60	60	60	60	60	60	60	60	60	60
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	22	608	8	117	882	15	0	0	272	42	0	18

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	897	0	0	617	0	0	1330	-	308	1470	1783	448
Stage 1	-	-	-	-	-	-	656	-	-	1123	1123	-
Stage 2	-	-	-	-	-	-	674	-	-	348	660	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.5	-	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.5	-	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	759	-	-	966	-	-	115	0	694	90	83	563
Stage 1	-	-	-	-	-	-	426	0	-	223	283	-
Stage 2	-	-	-	-	-	-	415	0	-	647	463	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	759	-	-	966	-	-	95	-	694	47	71	563
Mov Cap-2 Maneuver	-	-	-	-	-	-	211	-	-	124	162	-
Stage 1	-	-	-	-	-	-	414	-	-	196	249	-
Stage 2	-	-	-	-	-	-	353	-	-	382	450	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.34	1.06	13.49	37.02
HCM LOS			B	E

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	694	759	-	-	966	-	-	124	563
HCM Lane V/C Ratio	-	0.392	0.029	-	-	0.121	-	-	0.337	0.033
HCM Ctrl Dly (s/v)	0	13.5	9.9	-	-	9.2	-	-	48.2	11.6
HCM Lane LOS	A	B	A	-	-	A	-	-	E	B
HCM 95th %tile Q(veh)	-	1.9	0.1	-	-	0.4	-	-	1.3	0.1

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	204	5	30	166	22	1	0	40	31	0	2
Future Vol, veh/h	3	204	5	30	166	22	1	0	40	31	0	2
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	100	-	-	175	-	-	0	-	0	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	3	219	5	32	178	24	1	0	43	33	0	2

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	202	0	0	225	0	0	382	-	112	371	486	101
Stage 1	-	-	-	-	-	-	228	-	-	255	255	-
Stage 2	-	-	-	-	-	-	154	-	-	116	231	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	-	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	-	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1382	-	-	1356	-	-	555	0	926	566	484	941
Stage 1	-	-	-	-	-	-	759	0	-	733	700	-
Stage 2	-	-	-	-	-	-	839	0	-	882	717	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1382	-	-	1356	-	-	540	-	926	525	472	941
Mov Cap-2 Maneuver	-	-	-	-	-	-	603	-	-	583	527	-
Stage 1	-	-	-	-	-	-	758	-	-	716	683	-
Stage 2	-	-	-	-	-	-	817	-	-	839	715	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.11	1.06	9.13	11.38
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	603	926	1382	-	-	1356	-	-	583	941
HCM Lane V/C Ratio	0.002	0.046	0.002	-	-	0.024	-	-	0.057	0.002
HCM Ctrl Dly (s/v)	11	9.1	7.6	-	-	7.7	-	-	11.5	8.8
HCM Lane LOS	B	A	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0	0.1	0	-	-	0.1	-	-	0.2	0

Intersection	
Int Delay, s/veh	3.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	423	5	72	559	9	0	0	168	26	0	11
Future Vol, veh/h	13	423	5	72	559	9	0	0	168	26	0	11
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	100	-	-	175	-	-	0	-	0	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	60	60	60	60	60	60	60	60	60	60	60	60
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	22	705	8	120	932	15	0	0	280	43	0	18

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	947	0	0	713	0	0	1458	-	357	1575	1936	473
Stage 1	-	-	-	-	-	-	753	-	-	1179	1179	-
Stage 2	-	-	-	-	-	-	706	-	-	396	757	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.5	-	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.5	-	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	727	-	-	889	-	-	92	0	646	76	66	543
Stage 1	-	-	-	-	-	-	373	0	-	206	267	-
Stage 2	-	-	-	-	-	-	397	0	-	606	419	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	727	-	-	889	-	-	75	-	646	~ 36	56	543
Mov Cap-2 Maneuver	-	-	-	-	-	-	186	-	-	105	142	-
Stage 1	-	-	-	-	-	-	362	-	-	178	231	-
Stage 2	-	-	-	-	-	-	332	-	-	333	406	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.3	1.09	14.78	46.92
HCM LOS			B	E

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	646	727	-	-	889	-	-	105	543
HCM Lane V/C Ratio	-	0.434	0.03	-	-	0.135	-	-	0.414	0.034
HCM Ctrl Dly (s/v)	0	14.8	10.1	-	-	9.7	-	-	61.8	11.9
HCM Lane LOS	A	B	B	-	-	A	-	-	F	B
HCM 95th %tile Q(veh)	-	2.2	0.1	-	-	0.5	-	-	1.7	0.1

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	234	5	31	208	23	1	0	41	32	0	2
Future Vol, veh/h	3	234	5	31	208	23	1	0	41	32	0	2
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	100	-	-	175	-	-	0	-	0	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	3	252	5	33	224	25	1	0	44	34	0	2

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	248	0	0	257	0	0	439	-	128	435	566	124
Stage 1	-	-	-	-	-	-	261	-	-	303	303	-
Stage 2	-	-	-	-	-	-	178	-	-	132	263	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	-	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	-	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1329	-	-	1320	-	-	506	0	904	510	436	910
Stage 1	-	-	-	-	-	-	727	0	-	687	667	-
Stage 2	-	-	-	-	-	-	812	0	-	863	694	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1329	-	-	1320	-	-	491	-	904	471	424	910
Mov Cap-2 Maneuver	-	-	-	-	-	-	567	-	-	541	492	-
Stage 1	-	-	-	-	-	-	725	-	-	670	651	-
Stage 2	-	-	-	-	-	-	789	-	-	819	692	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.1	0.92	9.24	11.92
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	567	904	1329	-	-	1320	-	-	541	910
HCM Lane V/C Ratio	0.002	0.049	0.002	-	-	0.025	-	-	0.064	0.002
HCM Ctrl Dly (s/v)	11.4	9.2	7.7	-	-	7.8	-	-	12.1	9
HCM Lane LOS	B	A	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0	0.2	0	-	-	0.1	-	-	0.2	0

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	432	5	72	570	10	0	0	168	0	0	38
Future Vol, veh/h	16	432	5	72	570	10	0	0	168	0	0	38
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	100	-	-	175	-	-	0	-	0	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	60	60	60	60	60	60	60	60	60	60	60	60
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	27	720	8	120	950	17	0	0	280	0	0	63

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	967	0	0	728	0	0	1493	-	364	1612	1980	483
Stage 1	-	-	-	-	-	-	778	-	-	1198	1198	-
Stage 2	-	-	-	-	-	-	715	-	-	413	782	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.5	-	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.5	-	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	714	-	-	878	-	-	87	0	638	71	62	535
Stage 1	-	-	-	-	-	-	360	0	-	200	261	-
Stage 2	-	-	-	-	-	-	392	0	-	592	408	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	714	-	-	878	-	-	64	-	638	33	52	535
Mov Cap-2 Maneuver	-	-	-	-	-	-	168	-	-	100	136	-
Stage 1	-	-	-	-	-	-	347	-	-	173	225	-
Stage 2	-	-	-	-	-	-	299	-	-	320	393	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.36	1.08	14.97	12.64
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	638	714	-	-	878	-	-	-	535
HCM Lane V/C Ratio	-	0.439	0.037	-	-	0.137	-	-	-	0.118
HCM Ctrl Dly (s/v)	0	15	10.2	-	-	9.7	-	-	0	12.6
HCM Lane LOS	A	B	B	-	-	A	-	-	A	B
HCM 95th %tile Q(veh)	-	2.2	0.1	-	-	0.5	-	-	-	0.4

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	262	5	31	215	26	1	0	41	32	0	19
Future Vol, veh/h	13	262	5	31	215	26	1	0	41	32	0	19
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	100	-	-	175	-	-	0	-	0	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	14	282	5	33	231	28	1	0	44	34	0	20

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	259	0	0	287	0	0	495	-	144	481	627	130
Stage 1	-	-	-	-	-	-	312	-	-	312	312	-
Stage 2	-	-	-	-	-	-	182	-	-	169	315	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	-	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	-	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1317	-	-	1287	-	-	462	0	884	473	403	903
Stage 1	-	-	-	-	-	-	679	0	-	679	661	-
Stage 2	-	-	-	-	-	-	808	0	-	822	659	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1317	-	-	1287	-	-	435	-	884	433	388	903
Mov Cap-2 Maneuver	-	-	-	-	-	-	521	-	-	515	465	-
Stage 1	-	-	-	-	-	-	671	-	-	661	644	-
Stage 2	-	-	-	-	-	-	769	-	-	773	652	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.36	0.9	9.35	11.22
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	521	884	1317	-	-	1287	-	-	515	903
HCM Lane V/C Ratio	0.002	0.05	0.011	-	-	0.026	-	-	0.067	0.023
HCM Ctrl Dly (s/v)	11.9	9.3	7.8	-	-	7.9	-	-	12.5	9.1
HCM Lane LOS	B	A	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0	0.2	0	-	-	0.1	-	-	0.2	0.1

Intersection	
Int Delay, s/veh	7.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	492	6	85	659	11	0	0	199	31	0	13
Future Vol, veh/h	16	492	6	85	659	11	0	0	199	31	0	13
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	100	-	-	175	-	-	0	-	0	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	60	60	60	60	60	60	60	60	60	60	60	60
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	27	820	10	142	1098	18	0	0	332	52	0	22

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1117	0	0	830	0	0	1711	-	415	1854	2274	558
Stage 1	-	-	-	-	-	-	878	-	-	1391	1391	-
Stage 2	-	-	-	-	-	-	833	-	-	463	883	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.5	-	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.5	-	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	627	-	-	804	-	-	60	0	592	~ 47	41	478
Stage 1	-	-	-	-	-	-	313	0	-	152	211	-
Stage 2	-	-	-	-	-	-	334	0	-	553	366	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	627	-	-	804	-	-	45	-	592	~ 16	32	478
Mov Cap-2 Maneuver	-	-	-	-	-	-	141	-	-	55	101	-
Stage 1	-	-	-	-	-	-	300	-	-	125	174	-
Stage 2	-	-	-	-	-	-	262	-	-	233	351	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.34	1.17	18.55	159.14
HCM LOS			C	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	592	627	-	-	804	-	-	55	478
HCM Lane V/C Ratio	-	0.56	0.043	-	-	0.176	-	-	0.932	0.045
HCM Ctrl Dly (s/v)	0	18.5	11	-	-	10.4	-	-	220.5	12.9
HCM Lane LOS	A	C	B	-	-	B	-	-	F	B
HCM 95th %tile Q(veh)	-	3.5	0.1	-	-	0.6	-	-	4.2	0.1

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	204	5	30	166	22	1	0	40	31	0	2
Future Vol, veh/h	3	204	5	30	166	22	1	0	40	31	0	2
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	100	-	-	175	-	-	0	-	0	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	3	219	5	32	178	24	1	0	43	33	0	2

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	202	0	0	225	0	0	382	-	112	371	486	101
Stage 1	-	-	-	-	-	-	228	-	-	255	255	-
Stage 2	-	-	-	-	-	-	154	-	-	116	231	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	-	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	-	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1382	-	-	1356	-	-	555	0	926	566	484	941
Stage 1	-	-	-	-	-	-	759	0	-	733	700	-
Stage 2	-	-	-	-	-	-	839	0	-	882	717	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1382	-	-	1356	-	-	540	-	926	525	472	941
Mov Cap-2 Maneuver	-	-	-	-	-	-	603	-	-	583	527	-
Stage 1	-	-	-	-	-	-	758	-	-	716	683	-
Stage 2	-	-	-	-	-	-	817	-	-	839	715	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.11	1.06	9.13	11.38
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	603	926	1382	-	-	1356	-	-	583	941
HCM Lane V/C Ratio	0.002	0.046	0.002	-	-	0.024	-	-	0.057	0.002
HCM Ctrl Dly (s/v)	11	9.1	7.6	-	-	7.7	-	-	11.5	8.8
HCM Lane LOS	B	A	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0	0.1	0	-	-	0.1	-	-	0.2	0

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	501	6	85	670	12	0	0	199	0	0	40
Future Vol, veh/h	19	501	6	85	670	12	0	0	199	0	0	40
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	100	-	-	175	-	-	0	-	0	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	60	60	60	60	60	60	60	60	60	60	60	60
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	32	835	10	142	1117	20	0	0	332	0	0	67

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1137	0	0	845	0	0	1745	-	423	1891	2318	568
Stage 1	-	-	-	-	-	-	903	-	-	1410	1410	-
Stage 2	-	-	-	-	-	-	842	-	-	481	908	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.5	-	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.5	-	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	707	-	-	794	-	-	72	0	585	53	39	798
Stage 1	-	-	-	-	-	-	303	0	-	193	243	-
Stage 2	-	-	-	-	-	-	492	0	-	540	357	-
Platoon blocked, %	0	-	-		-	-	0			0	0	0
Mov Cap-1 Maneuver	707	-	-	794	-	-	52	-	585	18	30	798
Mov Cap-2 Maneuver	-	-	-	-	-	-	166	-	-	57	105	-
Stage 1	-	-	-	-	-	-	289	-	-	158	200	-
Stage 2	-	-	-	-	-	-	370	-	-	224	341	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.37	1.17	18.88	9.92
HCM LOS			C	A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	585	707	-	-	794	-	-	-	798
HCM Lane V/C Ratio	-	0.567	0.045	-	-	0.178	-	-	-	0.084
HCM Ctrl Dly (s/v)	0	18.9	10.3	-	-	10.5	-	-	0	9.9
HCM Lane LOS	A	C	B	-	-	B	-	-	A	A
HCM 95th %tile Q(veh)	-	3.5	0.1	-	-	0.6	-	-	-	0.3

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	301	6	37	247	30	1	0	49	38	0	19
Future Vol, veh/h	14	301	6	37	247	30	1	0	49	38	0	19
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	100	-	-	175	-	-	0	-	0	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	15	324	6	40	266	32	1	0	53	41	0	20

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	298	0	0	330	0	0	569	-	165	553	722	149
Stage 1	-	-	-	-	-	-	357	-	-	361	361	-
Stage 2	-	-	-	-	-	-	212	-	-	192	360	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	-	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	-	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	-	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1368	-	-	1241	-	-	482	0	857	495	397	*1035
Stage 1	-	-	-	-	-	-	639	0	-	731	689	-
Stage 2	-	-	-	-	-	-	901	0	-	797	630	-
Platoon blocked, %	0	-	-		-	-	0			0	0	0
Mov Cap-1 Maneuver	1368	-	-	1241	-	-	452	-	857	445	380	*1035
Mov Cap-2 Maneuver	-	-	-	-	-	-	525	-	-	524	456	-
Stage 1	-	-	-	-	-	-	632	-	-	707	667	-
Stage 2	-	-	-	-	-	-	854	-	-	740	623	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.33	0.94	9.53	11.15
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	525	857	1368	-	-	1241	-	-	524	1035
HCM Lane V/C Ratio	0.002	0.061	0.011	-	-	0.032	-	-	0.078	0.02
HCM Ctrl Dly (s/v)	11.9	9.5	7.7	-	-	8	-	-	12.4	8.6
HCM Lane LOS	B	A	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0	0.2	0	-	-	0.1	-	-	0.3	0.1

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	7.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	36	11	0	5	0
Future Vol, veh/h	4	36	11	0	5	0
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	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	3	3	9	9	0	0
Mvmt Flow	6	54	16	0	7	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	40	7	7	0	-	0
Stage 1	7	-	-	-	-	-
Stage 2	33	-	-	-	-	-
Critical Hdwy	6.43	6.23	4.19	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	2.281	-	-	-
Pot Cap-1 Maneuver	969	1072	1568	-	-	-
Stage 1	1013	-	-	-	-	-
Stage 2	987	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	959	1072	1568	-	-	-
Mov Cap-2 Maneuver	891	-	-	-	-	-
Stage 1	1002	-	-	-	-	-
Stage 2	987	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.63	7.32	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1568	-	1050	-	-
HCM Lane V/C Ratio	0.01	-	0.057	-	-
HCM Ctrl Dly (s/v)	7.3	-	8.6	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	7.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	39	30	0	0	0
Future Vol, veh/h	0	39	30	0	0	0
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	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	45	35	0	0	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	71	1	1	0	-	0
Stage 1	1	-	-	-	-	-
Stage 2	70	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	938	1089	1635	-	-	-
Stage 1	1027	-	-	-	-	-
Stage 2	958	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	918	1089	1635	-	-	-
Mov Cap-2 Maneuver	863	-	-	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	958	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.45	7.25	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1635	-	1089	-	-
HCM Lane V/C Ratio	0.021	-	0.042	-	-
HCM Ctrl Dly (s/v)	7.3	-	8.4	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection	
Int Delay, s/veh	7.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	37	11	0	5	0
Future Vol, veh/h	4	37	11	0	5	0
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	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	3	3	9	9	0	0
Mvmt Flow	6	55	16	0	7	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	40	7	7	0	-	0
Stage 1	7	-	-	-	-	-
Stage 2	33	-	-	-	-	-
Critical Hdwy	6.43	6.23	4.19	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	2.281	-	-	-
Pot Cap-1 Maneuver	969	1072	1568	-	-	-
Stage 1	1013	-	-	-	-	-
Stage 2	987	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	959	1072	1568	-	-	-
Mov Cap-2 Maneuver	891	-	-	-	-	-
Stage 1	1002	-	-	-	-	-
Stage 2	987	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.64	7.32	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1568	-	1051	-	-
HCM Lane V/C Ratio	0.01	-	0.058	-	-
HCM Ctrl Dly (s/v)	7.3	-	8.6	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	7.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	40	31	0	0	0
Future Vol, veh/h	0	40	31	0	0	0
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	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	47	36	0	0	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	73	1	1	0	-	0
Stage 1	1	-	-	-	-	-
Stage 2	72	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	936	1089	1635	-	-	-
Stage 1	1027	-	-	-	-	-
Stage 2	956	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	915	1089	1635	-	-	-
Mov Cap-2 Maneuver	861	-	-	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	956	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.45	7.25	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1635	-	1089	-	-
HCM Lane V/C Ratio	0.022	-	0.043	-	-
HCM Ctrl Dly (s/v)	7.3	-	8.5	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection	
Int Delay, s/veh	7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	36	0	37	10	0	1	11	1	3	0	22	0
Future Vol, veh/h	36	0	37	10	0	1	11	1	3	0	22	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	67	92	67	92	92	92	67	67	92	92	67	67
Heavy Vehicles, %	3	2	3	2	2	2	9	9	2	2	0	0
Mvmt Flow	54	0	55	11	0	1	16	1	3	0	33	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	67	70	33	69	69	3	33	0	0	5	0	0
Stage 1	33	33	-	36	36	-	-	-	-	-	-	-
Stage 2	34	38	-	33	33	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.52	6.23	7.12	6.52	6.22	4.19	-	-	4.12	-	-
Critical Hdwy Stg 1	6.13	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.018	3.327	3.518	4.018	3.318	2.281	-	-	2.218	-	-
Pot Cap-1 Maneuver	923	820	1038	923	822	1081	1535	-	-	1617	-	-
Stage 1	981	868	-	980	865	-	-	-	-	-	-	-
Stage 2	979	864	-	983	868	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	912	811	1038	865	813	1081	1535	-	-	1617	-	-
Mov Cap-2 Maneuver	912	811	-	865	813	-	-	-	-	-	-	-
Stage 1	981	868	-	969	856	-	-	-	-	-	-	-
Stage 2	968	854	-	931	868	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	9.17	9.14	5.72	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1535	-	-	972	881	1617	-	-
HCM Lane V/C Ratio	0.011	-	-	0.112	0.014	-	-	-
HCM Ctrl Dly (s/v)	7.4	-	-	9.2	9.1	0	-	-
HCM Lane LOS	A	-	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0	0	-	-

Intersection	
Int Delay, s/veh	6.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	40	6	0	1	31	3	10	1	11	0
Future Vol, veh/h	0	0	40	6	0	1	31	3	10	1	11	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	92	86	92	92	92	86	86	92	92	86	86
Heavy Vehicles, %	0	2	0	2	2	2	0	0	2	2	0	0
Mvmt Flow	0	0	47	7	0	1	36	3	11	1	13	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	91	101	13	96	96	9	13	0	0	14	0	0
Stage 1	15	15	-	81	81	-	-	-	-	-	-	-
Stage 2	76	86	-	15	15	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	899	789	1073	887	794	1073	1619	-	-	1604	-	-
Stage 1	1010	883	-	927	828	-	-	-	-	-	-	-
Stage 2	939	823	-	1005	883	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	877	771	1073	829	776	1073	1619	-	-	1604	-	-
Mov Cap-2 Maneuver	877	771	-	829	776	-	-	-	-	-	-	-
Stage 1	1009	882	-	907	809	-	-	-	-	-	-	-
Stage 2	917	805	-	961	882	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.51	9.24	5.2	0.57
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1619	-	-	1073	857	1604	-	-
HCM Lane V/C Ratio	0.022	-	-	0.043	0.009	0.001	-	-
HCM Ctrl Dly (s/v)	7.3	-	-	8.5	9.2	7.2	-	-
HCM Lane LOS	A	-	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0	0	-	-

Intersection	
Int Delay, s/veh	7.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	44	13	0	6	0
Future Vol, veh/h	5	44	13	0	6	0
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	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	3	3	9	9	0	0
Mvmt Flow	7	66	19	0	9	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	48	9	9	0	-	0
Stage 1	9	-	-	-	-	-
Stage 2	39	-	-	-	-	-
Critical Hdwy	6.43	6.23	4.19	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	2.281	-	-	-
Pot Cap-1 Maneuver	959	1070	1566	-	-	-
Stage 1	1011	-	-	-	-	-
Stage 2	981	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	947	1070	1566	-	-	-
Mov Cap-2 Maneuver	883	-	-	-	-	-
Stage 1	999	-	-	-	-	-
Stage 2	981	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.7	7.33	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1566	-	1047	-	-
HCM Lane V/C Ratio	0.012	-	0.07	-	-
HCM Ctrl Dly (s/v)	7.3	-	8.7	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	7.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	48	37	0	0	0
Future Vol, veh/h	0	48	37	0	0	0
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	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	56	43	0	0	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	87	1	1	0	-	0
Stage 1	1	-	-	-	-	-
Stage 2	86	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	919	1089	1635	-	-	-
Stage 1	1027	-	-	-	-	-
Stage 2	942	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	895	1089	1635	-	-	-
Mov Cap-2 Maneuver	847	-	-	-	-	-
Stage 1	1000	-	-	-	-	-
Stage 2	942	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.48	7.26	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1635	-	1089	-	-
HCM Lane V/C Ratio	0.026	-	0.051	-	-
HCM Ctrl Dly (s/v)	7.3	-	8.5	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

Intersection	
Int Delay, s/veh	7.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	43	0	44	10	0	1	13	1	3	0	23	0
Future Vol, veh/h	43	0	44	10	0	1	13	1	3	0	23	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	67	92	67	92	92	92	67	67	92	92	67	67
Heavy Vehicles, %	3	2	3	2	2	2	9	9	2	2	0	0
Mvmt Flow	64	0	66	11	0	1	19	1	3	0	34	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	75	78	34	76	76	3	34	0	0	5	0	0
Stage 1	34	34	-	42	42	-	-	-	-	-	-	-
Stage 2	40	44	-	34	34	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.52	6.23	7.12	6.52	6.22	4.19	-	-	4.12	-	-
Critical Hdwy Stg 1	6.13	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.018	3.327	3.518	4.018	3.318	2.281	-	-	2.218	-	-
Pot Cap-1 Maneuver	913	812	1036	913	814	1081	1533	-	-	1617	-	-
Stage 1	979	866	-	973	860	-	-	-	-	-	-	-
Stage 2	972	859	-	982	866	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	901	802	1036	845	804	1081	1533	-	-	1617	-	-
Mov Cap-2 Maneuver	901	802	-	845	804	-	-	-	-	-	-	-
Stage 1	979	866	-	960	849	-	-	-	-	-	-	-
Stage 2	959	848	-	919	866	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	9.31	9.24	5.93	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1533	-	-	964	862	1617	-	-
HCM Lane V/C Ratio	0.013	-	-	0.135	0.014	-	-	-
HCM Ctrl Dly (s/v)	7.4	-	-	9.3	9.2	0	-	-
HCM Lane LOS	A	-	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0	0	-	-

Intersection	
Int Delay, s/veh	6.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	48	6	0	1	37	3	10	1	11	0
Future Vol, veh/h	0	0	48	6	0	1	37	3	10	1	11	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	92	86	92	92	92	86	86	92	92	86	86
Heavy Vehicles, %	0	2	0	2	2	2	0	0	2	2	0	0
Mvmt Flow	0	0	56	7	0	1	43	3	11	1	13	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	104	115	13	110	110	9	13	0	0	14	0	0
Stage 1	15	15	-	95	95	-	-	-	-	-	-	-
Stage 2	90	100	-	15	15	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	880	775	1073	868	780	1073	1619	-	-	1604	-	-
Stage 1	1010	883	-	912	816	-	-	-	-	-	-	-
Stage 2	923	812	-	1005	883	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	855	754	1073	801	759	1073	1619	-	-	1604	-	-
Mov Cap-2 Maneuver	855	754	-	801	759	-	-	-	-	-	-	-
Stage 1	1009	882	-	888	795	-	-	-	-	-	-	-
Stage 2	897	790	-	952	882	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.54	9.37	5.46	0.57
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1619	-	-	1073	831	1604	-	-
HCM Lane V/C Ratio	0.027	-	-	0.052	0.009	0.001	-	-
HCM Ctrl Dly (s/v)	7.3	-	-	8.5	9.4	7.2	-	-
HCM Lane LOS	A	-	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0	0	-	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	533	10	21	593	3	14	0	53	3	0	0
Future Vol, veh/h	7	533	10	21	593	3	14	0	53	3	0	0
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	200	-	-	150	-	-	-	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	59	59	59	59	59	59	59	59	59	59	59	59
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	12	903	17	36	1005	5	24	0	90	5	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1010	0	0	920	0	0	1509	2017	460	1554	2023	505
Stage 1	-	-	-	-	-	-	936	936	-	1079	1079	-
Stage 2	-	-	-	-	-	-	574	1081	-	475	944	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	688	-	-	744	-	-	85	59	554	78	59	518
Stage 1	-	-	-	-	-	-	289	347	-	237	297	-
Stage 2	-	-	-	-	-	-	476	296	-	544	343	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	688	-	-	744	-	-	79	55	554	61	55	518
Mov Cap-2 Maneuver	-	-	-	-	-	-	192	162	-	158	158	-
Stage 1	-	-	-	-	-	-	284	341	-	225	283	-
Stage 2	-	-	-	-	-	-	453	282	-	448	338	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.13	0.34	17.66	28.53
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	397	688	-	-	744	-	-	158	-
HCM Lane V/C Ratio	0.286	0.017	-	-	0.048	-	-	0.032	-
HCM Ctrl Dly (s/v)	17.7	10.3	-	-	10.1	-	-	28.5	0
HCM Lane LOS	C	B	-	-	B	-	-	D	A
HCM 95th %tile Q(veh)	1.2	0.1	-	-	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	270	9	39	211	1	5	0	35	2	0	1
Future Vol, veh/h	0	270	9	39	211	1	5	0	35	2	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	200	-	-	150	-	-	-	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	314	10	45	245	1	6	0	41	2	0	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	247	0	0	324	0	0	533	656	162	494	661	123
Stage 1	-	-	-	-	-	-	319	319	-	337	337	-
Stage 2	-	-	-	-	-	-	213	337	-	157	324	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1331	-	-	1247	-	-	434	388	860	463	385	911
Stage 1	-	-	-	-	-	-	672	656	-	657	645	-
Stage 2	-	-	-	-	-	-	775	645	-	835	653	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1331	-	-	1247	-	-	418	373	860	425	371	911
Mov Cap-2 Maneuver	-	-	-	-	-	-	512	461	-	504	450	-
Stage 1	-	-	-	-	-	-	672	656	-	633	622	-
Stage 2	-	-	-	-	-	-	746	621	-	796	653	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	1.24	9.82	11.11
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	793	1331	-	-	1247	-	-	504	911
HCM Lane V/C Ratio	0.059	-	-	-	0.036	-	-	0.005	0.001
HCM Ctrl Dly (s/v)	9.8	0	-	-	8	-	-	12.2	9
HCM Lane LOS	A	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0.2	0	-	-	0.1	-	-	0	0

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	596	10	22	625	3	14	0	55	3	0	0
Future Vol, veh/h	7	596	10	22	625	3	14	0	55	3	0	0
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	200	-	-	150	-	-	-	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	59	59	59	59	59	59	59	59	59	59	59	59
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	12	1010	17	37	1059	5	24	0	93	5	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1064	0	0	1027	0	0	1647	2181	514	1665	2187	532
Stage 1	-	-	-	-	-	-	1042	1042	-	1136	1136	-
Stage 2	-	-	-	-	-	-	604	1139	-	529	1051	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	656	-	-	678	-	-	67	47	511	65	46	497
Stage 1	-	-	-	-	-	-	249	309	-	218	279	-
Stage 2	-	-	-	-	-	-	457	278	-	506	306	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	656	-	-	678	-	-	62	43	511	49	43	497
Mov Cap-2 Maneuver	-	-	-	-	-	-	167	145	-	141	140	-
Stage 1	-	-	-	-	-	-	245	304	-	206	264	-
Stage 2	-	-	-	-	-	-	432	263	-	407	301	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.12	0.36	19.71	31.48
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	360	656	-	-	678	-	-	141	-
HCM Lane V/C Ratio	0.325	0.018	-	-	0.055	-	-	0.036	-
HCM Ctrl Dly (s/v)	19.7	10.6	-	-	10.6	-	-	31.5	0
HCM Lane LOS	C	B	-	-	B	-	-	D	A
HCM 95th %tile Q(veh)	1.4	0.1	-	-	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	302	9	40	254	1	5	0	36	2	0	1
Future Vol, veh/h	0	302	9	40	254	1	5	0	36	2	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	200	-	-	150	-	-	-	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	351	10	47	295	1	6	0	42	2	0	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	297	0	0	362	0	0	597	746	181	565	751	148
Stage 1	-	-	-	-	-	-	356	356	-	389	389	-
Stage 2	-	-	-	-	-	-	241	390	-	176	362	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1276	-	-	1208	-	-	391	344	837	412	342	878
Stage 1	-	-	-	-	-	-	639	632	-	612	612	-
Stage 2	-	-	-	-	-	-	747	611	-	815	629	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1276	-	-	1208	-	-	375	331	837	377	329	878
Mov Cap-2 Maneuver	-	-	-	-	-	-	479	429	-	464	417	-
Stage 1	-	-	-	-	-	-	639	632	-	588	588	-
Stage 2	-	-	-	-	-	-	717	588	-	774	629	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	1.1	10	11.56
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	767	1276	-	-	1208	-	-	464	878
HCM Lane V/C Ratio	0.062	-	-	-	0.038	-	-	0.005	0.001
HCM Ctrl Dly (s/v)	10	0	-	-	8.1	-	-	12.8	9.1
HCM Lane LOS	B	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0.2	0	-	-	0.1	-	-	0	0

Intersection	
Int Delay, s/veh	16

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	596	10	22	626	24	14	0	55	98	0	11
Future Vol, veh/h	16	596	10	22	626	24	14	0	55	98	0	11
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	200	-	-	150	-	-	-	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	59	59	59	59	59	59	59	59	59	59	59	59
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	27	1010	17	37	1061	41	24	0	93	166	0	19

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1102	0	0	1027	0	0	1678	2249	514	1715	2237	551
Stage 1	-	-	-	-	-	-	1073	1073	-	1156	1156	-
Stage 2	-	-	-	-	-	-	605	1176	-	559	1081	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	635	-	-	678	-	-	63	42	511	~ 59	43	483
Stage 1	-	-	-	-	-	-	239	299	-	212	273	-
Stage 2	-	-	-	-	-	-	456	267	-	486	296	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	635	-	-	678	-	-	55	38	511	~ 44	39	483
Mov Cap-2 Maneuver	-	-	-	-	-	-	154	132	-	~ 134	133	-
Stage 1	-	-	-	-	-	-	229	286	-	201	258	-
Stage 2	-	-	-	-	-	-	415	253	-	380	284	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.28	0.35	20.5	198.76
HCM LOS			C	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	348	635	-	-	678	-	-	134	483
HCM Lane V/C Ratio	0.336	0.043	-	-	0.055	-	-	1.24	0.039
HCM Ctrl Dly (s/v)	20.5	10.9	-	-	10.6	-	-	219.6	12.7
HCM Lane LOS	C	B	-	-	B	-	-	F	B
HCM 95th %tile Q(veh)	1.4	0.1	-	-	0.2	-	-	10.2	0.1

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	28	302	9	40	257	67	5	0	36	46	0	8
Future Vol, veh/h	28	302	9	40	257	67	5	0	36	46	0	8
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	200	-	-	150	-	-	-	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	33	351	10	47	299	78	6	0	42	53	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	377	0	0	362	0	0	664	891	181	672	858	188
Stage 1	-	-	-	-	-	-	422	422	-	431	431	-
Stage 2	-	-	-	-	-	-	242	470	-	241	427	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1193	-	-	1208	-	-	350	284	837	346	297	828
Stage 1	-	-	-	-	-	-	586	592	-	578	586	-
Stage 2	-	-	-	-	-	-	745	564	-	747	589	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1193	-	-	1208	-	-	324	265	837	307	278	828
Mov Cap-2 Maneuver	-	-	-	-	-	-	428	367	-	411	375	-
Stage 1	-	-	-	-	-	-	570	576	-	556	564	-
Stage 2	-	-	-	-	-	-	709	542	-	690	573	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.67	0.89	10.13	14.23
HCM LOS			B	B

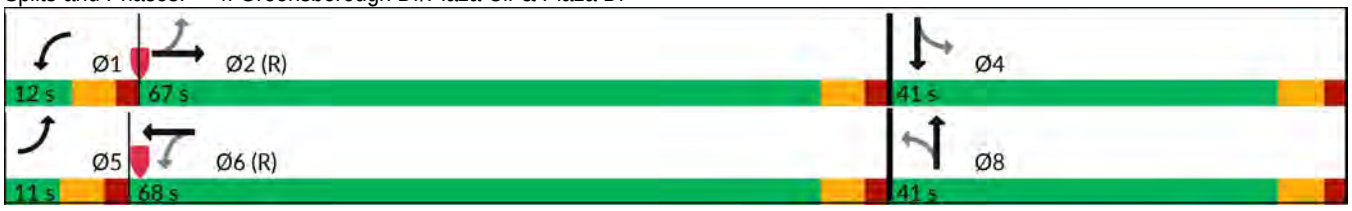
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	750	1193	-	-	1208	-	-	411	828
HCM Lane V/C Ratio	0.064	0.027	-	-	0.038	-	-	0.13	0.011
HCM Ctrl Dly (s/v)	10.1	8.1	-	-	8.1	-	-	15.1	9.4
HCM Lane LOS	B	A	-	-	A	-	-	C	A
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0.1	-	-	0.4	0

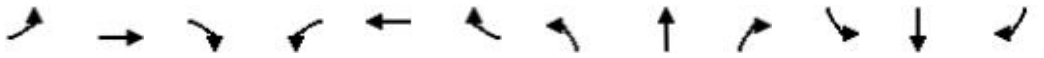
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	16	596	22	626	14	0	98	0
Future Volume (vph)	16	596	22	626	14	0	98	0
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	5	2	1	6		8		4
Permitted Phases	2		6		8		4	
Detector Phase	5	2	1	6	8	8	4	4
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	11.0	67.0	12.0	68.0	41.0	41.0	41.0	41.0
Total Split (%)	9.2%	55.8%	10.0%	56.7%	34.2%	34.2%	34.2%	34.2%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	None	C-Max	None	None	None	None

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated

Splits and Phases: 4: Greensborough Dr/Plaza Cir & Plaza Dr





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	596	10	22	626	24	14	0	55	98	0	11
Future Volume (veh/h)	16	596	10	22	626	24	14	0	55	98	0	11
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	27	1010	17	37	1061	41	24	0	93	166	0	19
Peak Hour Factor	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59
Percent Heavy Veh, %	1	1	1	1	1	1	0	0	0	0	0	0
Cap, veh/h	373	2384	40	406	2342	90	69	20	203	250	0	256
Arrive On Green	0.02	0.66	0.66	0.03	0.67	0.67	0.16	0.00	0.16	0.16	0.00	0.16
Sat Flow, veh/h	1795	3605	61	1795	3516	136	205	123	1272	1324	0	1610
Grp Volume(v), veh/h	27	502	525	37	540	562	117	0	0	166	0	19
Grp Sat Flow(s),veh/h/ln	1795	1791	1874	1795	1791	1861	1601	0	0	1324	0	1610
Q Serve(g_s), s	0.6	15.8	15.8	0.8	17.3	17.3	0.8	0.0	0.0	8.9	0.0	1.2
Cycle Q Clear(g_c), s	0.6	15.8	15.8	0.8	17.3	17.3	7.7	0.0	0.0	16.6	0.0	1.2
Prop In Lane	1.00		0.03	1.00		0.07	0.21		0.79	1.00		1.00
Lane Grp Cap(c), veh/h	373	1184	1239	406	1193	1239	291	0	0	250	0	256
V/C Ratio(X)	0.07	0.42	0.42	0.09	0.45	0.45	0.40	0.00	0.00	0.66	0.00	0.07
Avail Cap(c_a), veh/h	404	1184	1239	443	1193	1239	498	0	0	426	0	470
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.77	0.77	0.77	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	7.2	9.6	9.6	7.0	9.6	9.6	45.6	0.0	0.0	49.9	0.0	42.9
Incr Delay (d2), s/veh	0.1	1.1	1.1	0.1	1.0	0.9	0.9	0.0	0.0	3.0	0.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.4	9.9	10.2	0.5	10.0	10.3	5.9	0.0	0.0	8.8	0.0	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	7.3	10.7	10.6	7.0	10.5	10.5	46.5	0.0	0.0	52.9	0.0	43.0
LnGrp LOS	A	B	B	A	B	B	D			D		D
Approach Vol, veh/h		1054			1139			117			185	
Approach Delay, s/veh		10.6			10.4			46.5			51.9	
Approach LOS		B			B			D			D	

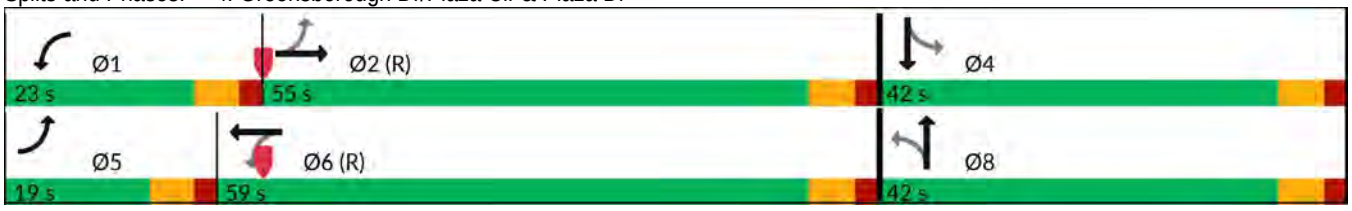
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.5	85.4		25.1	9.0	85.9		25.1				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	6.0	61.0		35.0	5.0	62.0		35.0				
Max Q Clear Time (g_c+I1), s	2.8	17.8		18.6	2.6	19.3		9.7				
Green Ext Time (p_c), s	0.0	7.5		0.5	0.0	8.4		0.7				

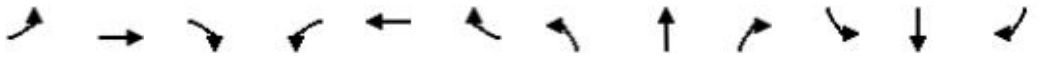
Intersection Summary		
HCM 7th Control Delay, s/veh		15.2
HCM 7th LOS		B

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	28	302	40	257	5	0	46	0
Future Volume (vph)	28	302	40	257	5	0	46	0
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	5	2	1	6		8		4
Permitted Phases	2		6		8		4	
Detector Phase	5	2	1	6	8	8	4	4
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	19.0	55.0	23.0	59.0	42.0	42.0	42.0	42.0
Total Split (%)	15.8%	45.8%	19.2%	49.2%	35.0%	35.0%	35.0%	35.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	None	C-Max	None	None	None	None

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated

Splits and Phases: 4: Greensborough Dr/Plaza Cir & Plaza Dr





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	302	9	40	257	67	5	0	36	46	0	8
Future Volume (veh/h)	28	302	9	40	257	67	5	0	36	46	0	8
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	33	351	10	47	299	78	6	0	42	53	0	9
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Percent Heavy Veh, %	0	0	0	0	0	0	0	0	0	0	0	0
Cap, veh/h	875	2762	79	893	2206	566	40	4	65	137	0	75
Arrive On Green	0.03	0.77	0.77	0.03	0.78	0.78	0.05	0.00	0.05	0.05	0.00	0.05
Sat Flow, veh/h	1810	3585	102	1810	2844	730	124	77	1405	1386	0	1610
Grp Volume(v), veh/h	33	176	185	47	188	189	48	0	0	53	0	9
Grp Sat Flow(s),veh/h/ln	1810	1805	1882	1810	1805	1769	1606	0	0	1386	0	1610
Q Serve(g_s), s	0.4	3.0	3.0	0.6	3.1	3.2	1.4	0.0	0.0	0.0	0.0	0.6
Cycle Q Clear(g_c), s	0.4	3.0	3.0	0.6	3.1	3.2	3.5	0.0	0.0	3.5	0.0	0.6
Prop In Lane	1.00		0.05	1.00		0.41	0.12		0.87	1.00		1.00
Lane Grp Cap(c), veh/h	875	1391	1450	893	1400	1372	108	0	0	137	0	75
V/C Ratio(X)	0.04	0.13	0.13	0.05	0.13	0.14	0.44	0.00	0.00	0.39	0.00	0.12
Avail Cap(c_a), veh/h	1021	1391	1450	1089	1400	1372	510	0	0	488	0	483
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.88	0.88	0.88	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	2.5	3.5	3.5	2.4	3.4	3.4	56.2	0.0	0.0	56.2	0.0	54.9
Incr Delay (d2), s/veh	0.0	0.2	0.2	0.0	0.2	0.2	2.8	0.0	0.0	1.8	0.0	0.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.2	1.6	1.7	0.3	1.7	1.7	2.7	0.0	0.0	3.0	0.0	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	2.5	3.7	3.7	2.4	3.5	3.6	59.0	0.0	0.0	58.0	0.0	55.6
LnGrp LOS	A	A	A	A	A	A	E			E		E
Approach Vol, veh/h		394			424			48			62	
Approach Delay, s/veh		3.6			3.4			59.0			57.6	
Approach LOS		A			A			E			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.0	98.5		11.6	9.3	99.1		11.6				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	17.0	49.0		36.0	13.0	53.0		36.0				
Max Q Clear Time (g_c+I1), s	2.6	5.0		5.5	2.4	5.2		5.5				
Green Ext Time (p_c), s	0.1	2.1		0.2	0.0	2.2		0.2				

Intersection Summary			
HCM 7th Control Delay, s/veh		10.0	
HCM 7th LOS		A	

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	697	12	26	738	4	17	0	65	4	0	0
Future Vol, veh/h	9	697	12	26	738	4	17	0	65	4	0	0
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	200	-	-	150	-	-	-	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	59	59	59	59	59	59	59	59	59	59	59	59
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	15	1181	20	44	1251	7	29	0	110	7	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1258	0	0	1202	0	0	1936	2568	601	1964	2575	629
Stage 1	-	-	-	-	-	-	1222	1222	-	1342	1342	-
Stage 2	-	-	-	-	-	-	714	1346	-	621	1232	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	554	-	-	582	-	-	40	26	449	39	26	430
Stage 1	-	-	-	-	-	-	194	254	-	163	223	-
Stage 2	-	-	-	-	-	-	393	222	-	446	252	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	554	-	-	582	-	-	36	24	449	26	24	430
Mov Cap-2 Maneuver	-	-	-	-	-	-	126	109	-	101	103	-
Stage 1	-	-	-	-	-	-	188	247	-	151	206	-
Stage 2	-	-	-	-	-	-	363	205	-	327	245	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.15	0.4	27.83	43.39
HCM LOS			D	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	293	554	-	-	582	-	-	101	-
HCM Lane V/C Ratio	0.474	0.028	-	-	0.076	-	-	0.067	-
HCM Ctrl Dly (s/v)	27.8	11.7	-	-	11.7	-	-	43.4	0
HCM Lane LOS	D	B	-	-	B	-	-	E	A
HCM 95th %tile Q(veh)	2.4	0.1	-	-	0.2	-	-	0.2	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	270	9	39	211	1	5	0	35	2	0	1
Future Vol, veh/h	0	270	9	39	211	1	5	0	35	2	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	200	-	-	150	-	-	-	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	314	10	45	245	1	6	0	41	2	0	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	247	0	0	324	0	0	533	656	162	494	661	123
Stage 1	-	-	-	-	-	-	319	319	-	337	337	-
Stage 2	-	-	-	-	-	-	213	337	-	157	324	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1331	-	-	1247	-	-	434	388	860	463	385	911
Stage 1	-	-	-	-	-	-	672	656	-	657	645	-
Stage 2	-	-	-	-	-	-	775	645	-	835	653	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1331	-	-	1247	-	-	418	373	860	425	371	911
Mov Cap-2 Maneuver	-	-	-	-	-	-	512	461	-	504	450	-
Stage 1	-	-	-	-	-	-	672	656	-	633	622	-
Stage 2	-	-	-	-	-	-	746	621	-	796	653	-

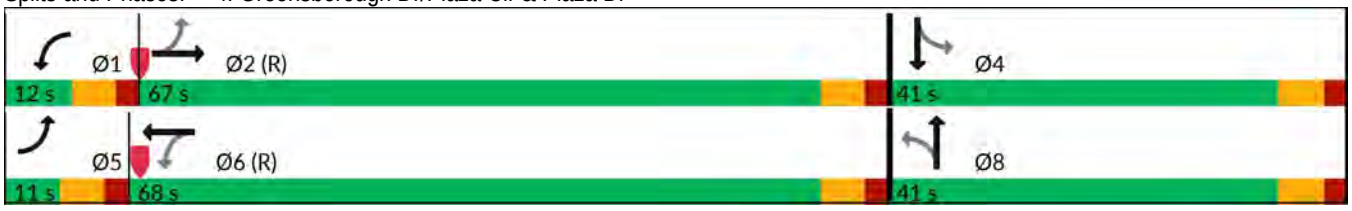
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	1.24	9.82	11.11
HCM LOS			A	B

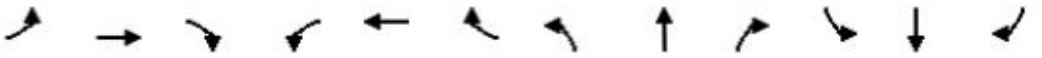
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	793	1331	-	-	1247	-	-	504	911
HCM Lane V/C Ratio	0.059	-	-	-	0.036	-	-	0.005	0.001
HCM Ctrl Dly (s/v)	9.8	0	-	-	8	-	-	12.2	9
HCM Lane LOS	A	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0.2	0	-	-	0.1	-	-	0	0

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	18	697	26	739	17	0	104	0
Future Volume (vph)	18	697	26	739	17	0	104	0
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	5	2	1	6		8		4
Permitted Phases	2		6		8		4	
Detector Phase	5	2	1	6	8	8	4	4
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	11.0	67.0	12.0	68.0	41.0	41.0	41.0	41.0
Total Split (%)	9.2%	55.8%	10.0%	56.7%	34.2%	34.2%	34.2%	34.2%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	None	C-Max	None	None	None	None

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 65
Control Type: Actuated-Coordinated

Splits and Phases: 4: Greensborough Dr/Plaza Cir & Plaza Dr





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	18	697	12	26	739	25	17	0	65	104	0	11
Future Volume (veh/h)	18	697	12	26	739	25	17	0	65	104	0	11
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	31	1181	20	44	1253	42	29	0	110	176	0	19
Peak Hour Factor	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59
Percent Heavy Veh, %	1	1	1	1	1	1	0	0	0	0	0	0
Cap, veh/h	302	2307	39	336	2282	76	75	20	225	260	0	286
Arrive On Green	0.03	0.64	0.64	0.03	0.65	0.65	0.18	0.00	0.18	0.18	0.00	0.18
Sat Flow, veh/h	1795	3604	61	1795	3536	118	220	113	1264	1304	0	1610
Grp Volume(v), veh/h	31	587	614	44	634	661	139	0	0	176	0	19
Grp Sat Flow(s),veh/h/ln	1795	1791	1874	1795	1791	1864	1597	0	0	1304	0	1610
Q Serve(g_s), s	0.7	21.0	21.0	1.0	23.3	23.4	2.2	0.0	0.0	9.7	0.0	1.2
Cycle Q Clear(g_c), s	0.7	21.0	21.0	1.0	23.3	23.4	9.1	0.0	0.0	18.8	0.0	1.2
Prop In Lane	1.00		0.03	1.00		0.06	0.21		0.79	1.00		1.00
Lane Grp Cap(c), veh/h	302	1147	1200	336	1156	1203	320	0	0	260	0	286
V/C Ratio(X)	0.10	0.51	0.51	0.13	0.55	0.55	0.43	0.00	0.00	0.68	0.00	0.07
Avail Cap(c_a), veh/h	328	1147	1200	368	1156	1203	498	0	0	408	0	470
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.64	0.64	0.64	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	9.1	11.6	11.6	8.6	11.7	11.7	44.3	0.0	0.0	49.2	0.0	41.1
Incr Delay (d2), s/veh	0.1	1.6	1.6	0.1	1.2	1.2	0.9	0.0	0.0	3.1	0.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.5	12.7	13.2	0.6	12.6	13.0	6.9	0.0	0.0	9.2	0.0	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.2	13.2	13.1	8.8	12.9	12.8	45.2	0.0	0.0	52.2	0.0	41.2
LnGrp LOS	A	B	B	A	B	B	D			D		D
Approach Vol, veh/h		1232			1339			139			195	
Approach Delay, s/veh		13.0			12.7			45.2			51.2	
Approach LOS		B			B			D			D	

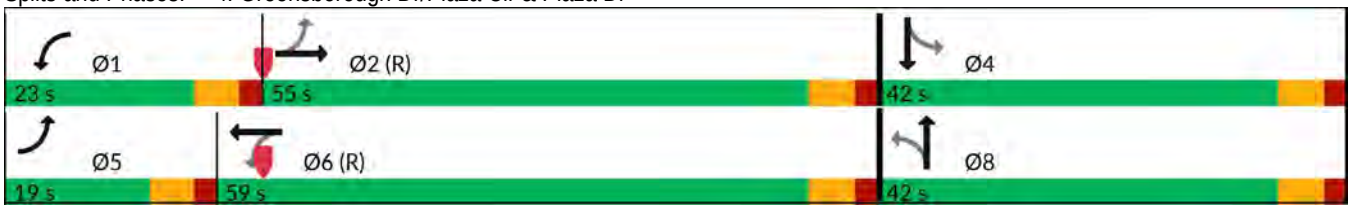
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.8	82.8		27.3	9.2	83.5		27.3				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	6.0	61.0		35.0	5.0	62.0		35.0				
Max Q Clear Time (g_c+I1), s	3.0	23.0		20.8	2.7	25.4		11.1				
Green Ext Time (p_c), s	0.0	9.4		0.5	0.0	10.6		0.8				

Intersection Summary												
HCM 7th Control Delay, s/veh			17.0									
HCM 7th LOS			B									

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	28	353	48	297	6	0	46	0
Future Volume (vph)	28	353	48	297	6	0	46	0
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	5	2	1	6		8		4
Permitted Phases	2		6		8		4	
Detector Phase	5	2	1	6	8	8	4	4
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	19.0	55.0	23.0	59.0	42.0	42.0	42.0	42.0
Total Split (%)	15.8%	45.8%	19.2%	49.2%	35.0%	35.0%	35.0%	35.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	None	C-Max	None	None	None	None

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated

Splits and Phases: 4: Greensborough Dr/Plaza Cir & Plaza Dr



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	353	11	48	297	67	6	0	43	46	0	8
Future Volume (veh/h)	28	353	11	48	297	67	6	0	43	46	0	8
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	33	410	13	56	345	78	7	0	50	53	0	9
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Percent Heavy Veh, %	0	0	0	0	0	0	0	0	0	0	0	0
Cap, veh/h	833	2722	86	840	2257	504	40	4	74	142	0	85
Arrive On Green	0.03	0.76	0.76	0.04	0.77	0.77	0.05	0.00	0.05	0.05	0.00	0.05
Sat Flow, veh/h	1810	3572	113	1810	2932	655	118	79	1410	1376	0	1610
Grp Volume(v), veh/h	33	207	216	56	211	212	57	0	0	53	0	9
Grp Sat Flow(s),veh/h/ln	1810	1805	1880	1810	1805	1782	1607	0	0	1376	0	1610
Q Serve(g_s), s	0.5	3.7	3.7	0.8	3.7	3.7	1.7	0.0	0.0	0.0	0.0	0.6
Cycle Q Clear(g_c), s	0.5	3.7	3.7	0.8	3.7	3.7	4.1	0.0	0.0	3.7	0.0	0.6
Prop In Lane	1.00		0.06	1.00		0.37	0.12		0.88	1.00		1.00
Lane Grp Cap(c), veh/h	833	1376	1433	840	1389	1371	118	0	0	142	0	85
V/C Ratio(X)	0.04	0.15	0.15	0.07	0.15	0.15	0.48	0.00	0.00	0.37	0.00	0.11
Avail Cap(c_a), veh/h	979	1376	1433	1032	1389	1371	510	0	0	483	0	483
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.85	0.85	0.85	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	2.7	3.8	3.8	2.6	3.6	3.6	55.8	0.0	0.0	55.6	0.0	54.2
Incr Delay (d2), s/veh	0.0	0.2	0.2	0.0	0.2	0.2	3.0	0.0	0.0	1.6	0.0	0.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.2	2.1	2.2	0.4	2.0	2.0	3.3	0.0	0.0	3.0	0.0	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	2.8	4.1	4.1	2.6	3.8	3.8	58.8	0.0	0.0	57.2	0.0	54.7
LnGrp LOS	A	A	A	A	A	A	E			E		D
Approach Vol, veh/h		456			479			57			62	
Approach Delay, s/veh		4.0			3.7			58.8			56.9	
Approach LOS		A			A			E			E	

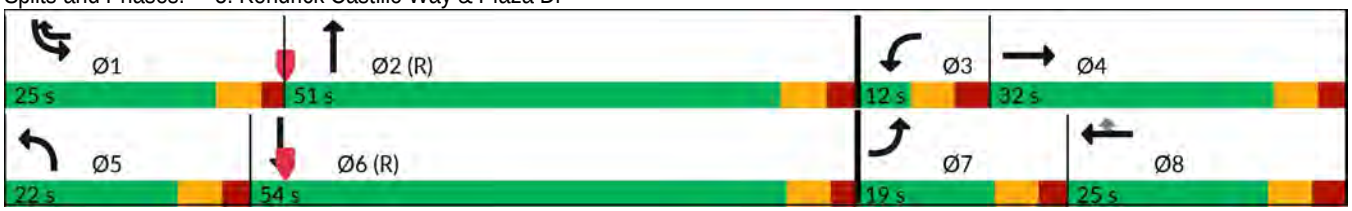
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.2	97.5		12.3	9.3	98.3		12.3				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	17.0	49.0		36.0	13.0	53.0		36.0				
Max Q Clear Time (g_c+I1), s	2.8	5.7		5.7	2.5	5.7		6.1				
Green Ext Time (p_c), s	0.1	2.5		0.2	0.0	2.5		0.3				

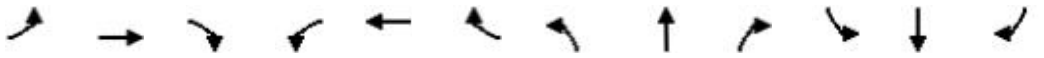
Intersection Summary												
HCM 7th Control Delay, s/veh			9.9									
HCM 7th LOS			A									

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	268	193	23	126	170	238	1223	449	1004
Future Volume (vph)	268	193	23	126	170	238	1223	449	1004
Turn Type	Prot	NA	Prot	NA	pm+ov	Prot	NA	Prot	NA
Protected Phases	7	4	3	8	1	5	2	1	6
Permitted Phases					8				
Detector Phase	7	4	3	8	1	5	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	12.0	25.0	11.0	11.5	24.5	11.0	24.0
Total Split (s)	19.0	32.0	12.0	25.0	25.0	22.0	51.0	25.0	54.0
Total Split (%)	15.8%	26.7%	10.0%	20.8%	20.8%	18.3%	42.5%	20.8%	45.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.5	3.0	3.0	2.0	2.5	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	7.0	7.0	6.0	6.5	6.5	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max
Act Effct Green (s)	12.4	22.4	5.0	10.2	40.2	14.5	48.4	23.1	57.0
Actuated g/C Ratio	0.10	0.19	0.04	0.09	0.34	0.12	0.40	0.19	0.48
v/c Ratio	0.83	0.51	0.18	0.47	0.30	0.64	0.72	0.76	0.60
Control Delay (s/veh)	72.8	29.8	58.6	57.3	7.9	57.2	32.9	47.0	33.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	72.8	29.8	58.6	57.3	7.9	57.2	32.9	47.0	33.5
LOS	E	C	E	E	A	E	C	D	C
Approach Delay (s/veh)		48.6		31.1			36.6		37.1
Approach LOS		D		C			D		D

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 54.5 (45%), Referenced to phase 2:NBT and 6:SBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.83	
Intersection Signal Delay (s/veh): 38.1	Intersection LOS: D
Intersection Capacity Utilization 74.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 5: Kendrick Castillo Way & Plaza Dr





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	268	193	150	23	126	170	238	1223	90	449	1004	256
Future Volume (veh/h)	268	193	150	23	126	170	238	1223	90	449	1004	256
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1870	1870	1870	1885	1885	1885	1870	1870	1870
Adj Flow Rate, veh/h	301	217	169	26	142	191	267	1374	101	504	1128	288
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	0	0	0	2	2	2	1	1	1	2	2	2
Cap, veh/h	356	381	283	83	427	441	330	1974	145	547	1877	479
Arrive On Green	0.10	0.19	0.19	0.02	0.12	0.12	0.09	0.40	0.40	0.05	0.15	0.15
Sat Flow, veh/h	3510	1974	1467	3456	3554	1585	3483	4892	360	3456	4053	1035
Grp Volume(v), veh/h	301	197	189	26	142	191	267	964	511	504	947	469
Grp Sat Flow(s),veh/h/ln	1755	1805	1636	1728	1777	1585	1742	1716	1820	1728	1702	1684
Q Serve(g_s), s	10.1	11.9	12.6	0.9	4.4	11.9	9.0	28.0	28.0	17.4	31.2	31.2
Cycle Q Clear(g_c), s	10.1	11.9	12.6	0.9	4.4	11.9	9.0	28.0	28.0	17.4	31.2	31.2
Prop In Lane	1.00		0.90	1.00		1.00	1.00		0.20	1.00		0.61
Lane Grp Cap(c), veh/h	356	349	316	83	427	441	330	1385	735	547	1576	780
V/C Ratio(X)	0.85	0.57	0.60	0.31	0.33	0.43	0.81	0.70	0.70	0.92	0.60	0.60
Avail Cap(c_a), veh/h	366	384	348	144	533	489	450	1385	735	547	1576	780
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.83	0.83	0.83
Uniform Delay (d), s/veh	53.0	43.9	44.2	57.6	48.4	35.5	53.2	29.7	29.7	56.1	40.5	40.5
Incr Delay (d2), s/veh	16.3	1.6	2.3	2.1	0.5	0.7	7.7	2.9	5.4	18.4	1.4	2.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	8.9	9.2	9.0	0.7	3.5	8.1	7.6	17.1	18.5	14.1	20.2	20.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	69.3	45.5	46.5	59.7	48.8	36.2	60.9	32.6	35.1	74.5	41.9	43.3
LnGrp LOS	E	D	D	E	D	D	E	C	D	E	D	D
Approach Vol, veh/h		687			359			1742			1920	
Approach Delay, s/veh		56.2			42.9			37.7			50.8	
Approach LOS		E			D			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	25.0	54.9	9.9	30.2	17.9	62.1	18.7	21.4
Change Period (Y+Rc), s	6.0	6.5	7.0	* 7	6.5	* 6.5	6.5	7.0
Max Green Setting (Gmax), s	19.0	44.5	5.0	* 26	15.5	* 48	12.5	18.0
Max Q Clear Time (g_c+I1), s	19.4	30.0	2.9	14.6	11.0	33.2	12.1	13.9
Green Ext Time (p_c), s	0.0	7.9	0.0	1.6	0.4	8.0	0.0	0.5

Intersection Summary	
HCM 7th Control Delay, s/veh	46.1
HCM 7th LOS	D

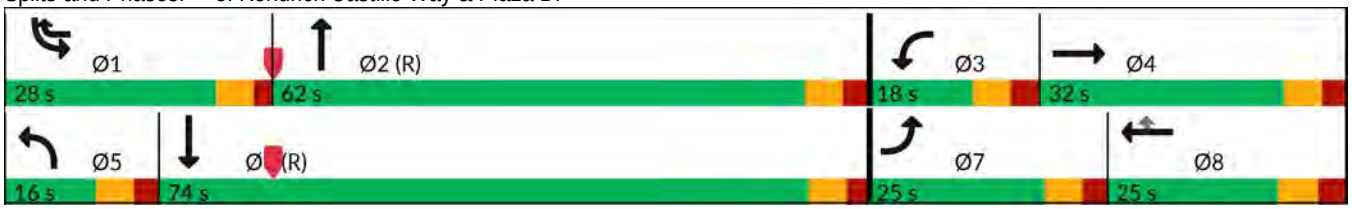
Notes

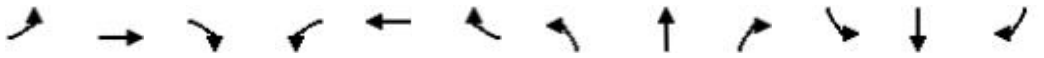
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	256	122	124	82	360	87	1337	203	1461
Future Volume (vph)	256	122	124	82	360	87	1337	203	1461
Turn Type	Prot	NA	Prot	NA	pm+ov	Prot	NA	Prot	NA
Protected Phases	7	4	3	8	1	5	2	1	6
Permitted Phases					8				
Detector Phase	7	4	3	8	1	5	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	12.0	25.0	11.0	11.5	24.5	11.0	24.0
Total Split (s)	25.0	32.0	18.0	25.0	28.0	16.0	62.0	28.0	74.0
Total Split (%)	17.9%	22.9%	12.9%	17.9%	20.0%	11.4%	44.3%	20.0%	52.9%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.5	3.0	3.0	2.0	2.5	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	7.0	7.0	6.0	6.5	6.5	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max
Act Effct Green (s)	16.0	14.8	10.0	8.9	36.4	9.2	68.6	20.5	79.9
Actuated g/C Ratio	0.11	0.11	0.07	0.06	0.26	0.07	0.49	0.15	0.57
v/c Ratio	0.70	0.62	0.54	0.39	0.77	0.42	0.61	0.44	0.61
Control Delay (s/veh)	69.3	35.2	70.9	67.7	40.7	67.9	28.8	55.8	21.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.3	35.2	70.9	67.7	40.7	67.9	28.8	55.8	21.4
LOS	E	D	E	E	D	E	C	E	C
Approach Delay (s/veh)		51.7		51.2			31.1		25.2
Approach LOS		D		D			C		C

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.77	
Intersection Signal Delay (s/veh): 33.7	Intersection LOS: C
Intersection Capacity Utilization 72.6%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: Kendrick Castillo Way & Plaza Dr





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	256	122	153	124	82	360	87	1337	62	203	1461	157
Future Volume (veh/h)	256	122	153	124	82	360	87	1337	62	203	1461	157
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	281	134	168	136	90	330	96	1469	68	223	1605	173
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	0	0	0	0	0	0	0	0	0	0	0
Cap, veh/h	337	303	271	186	464	336	143	2587	120	282	2592	279
Arrive On Green	0.10	0.17	0.17	0.05	0.13	0.13	0.04	0.51	0.51	0.08	0.55	0.55
Sat Flow, veh/h	3510	1805	1610	3510	3610	1610	3510	5081	235	3510	4754	512
Grp Volume(v), veh/h	281	134	168	136	90	330	96	1000	537	223	1167	611
Grp Sat Flow(s),veh/h/ln	1755	1805	1610	1755	1805	1610	1755	1729	1858	1755	1729	1808
Q Serve(g_s), s	11.0	9.3	13.6	5.3	3.1	18.0	3.8	27.9	28.0	8.7	32.4	32.5
Cycle Q Clear(g_c), s	11.0	9.3	13.6	5.3	3.1	18.0	3.8	27.9	28.0	8.7	32.4	32.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.13	1.00		0.28
Lane Grp Cap(c), veh/h	337	303	271	186	464	336	143	1761	946	282	1885	986
V/C Ratio(X)	0.83	0.44	0.62	0.73	0.19	0.98	0.67	0.57	0.57	0.79	0.62	0.62
Avail Cap(c_a), veh/h	464	329	293	276	464	336	238	1761	946	552	1885	986
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.88	0.88	0.88
Uniform Delay (d), s/veh	62.2	52.3	54.1	65.3	54.5	55.1	66.2	23.7	23.7	63.2	21.8	21.9
Incr Delay (d2), s/veh	9.0	1.0	3.5	5.4	0.2	43.7	5.4	1.3	2.5	4.4	1.4	2.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	9.1	7.7	9.6	4.5	2.6	21.9	3.2	16.8	18.2	7.1	18.5	19.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	71.2	53.3	57.6	70.7	54.7	98.8	71.6	25.1	26.2	67.6	23.2	24.5
LnGrp LOS	E	D	E	E	D	F	E	C	C	E	C	C
Approach Vol, veh/h		583			556			1633			2001	
Approach Delay, s/veh		63.2			84.8			28.2			28.5	
Approach LOS		E			F			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.3	77.8	14.4	30.5	12.2	82.8	20.0	25.0
Change Period (Y+Rc), s	6.0	6.5	7.0	* 7	6.5	* 6.5	6.5	7.0
Max Green Setting (Gmax), s	22.0	55.5	11.0	* 26	9.5	* 68	18.5	18.0
Max Q Clear Time (g_c+I1), s	10.7	30.0	7.3	15.6	5.8	34.5	13.0	20.0
Green Ext Time (p_c), s	0.5	11.2	0.1	1.1	0.1	16.2	0.4	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	39.2
HCM 7th LOS	D

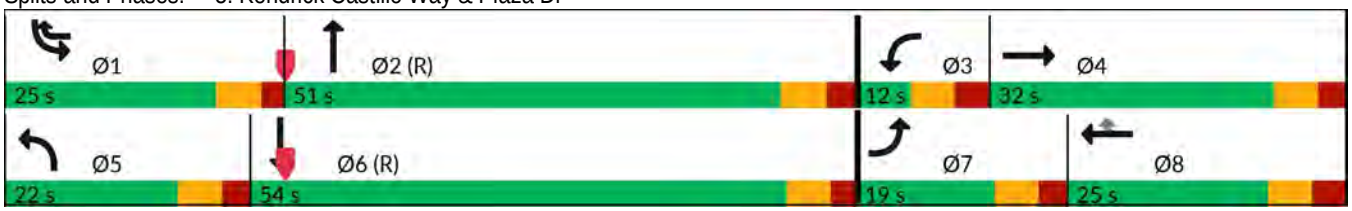
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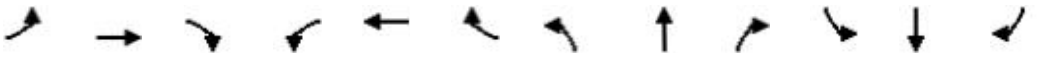
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	301	207	24	132	175	249	1260	463	1034
Future Volume (vph)	301	207	24	132	175	249	1260	463	1034
Turn Type	Prot	NA	Prot	NA	pm+ov	Prot	NA	Prot	NA
Protected Phases	7	4	3	8	1	5	2	1	6
Permitted Phases					8				
Detector Phase	7	4	3	8	1	5	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	12.0	25.0	11.0	11.5	24.5	11.0	24.0
Total Split (s)	19.0	32.0	12.0	25.0	25.0	22.0	51.0	25.0	54.0
Total Split (%)	15.8%	26.7%	10.0%	20.8%	20.8%	18.3%	42.5%	20.8%	45.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.5	3.0	3.0	2.0	2.5	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	7.0	7.0	6.0	6.5	6.5	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max
Act Effct Green (s)	12.5	22.8	5.0	10.5	41.1	14.9	47.4	23.6	56.1
Actuated g/C Ratio	0.10	0.19	0.04	0.09	0.34	0.12	0.40	0.20	0.47
v/c Ratio	0.93	0.55	0.19	0.48	0.31	0.65	0.75	0.77	0.63
Control Delay (s/veh)	85.7	30.9	58.8	56.9	8.3	57.1	34.5	47.1	34.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	85.7	30.9	58.8	56.9	8.3	57.1	34.5	47.1	34.6
LOS	F	C	E	E	A	E	C	D	C
Approach Delay (s/veh)		55.2		31.3			38.0		37.9
Approach LOS		E		C			D		D

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 54.5 (45%), Referenced to phase 2:NBT and 6:SBT, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.93	
Intersection Signal Delay (s/veh): 40.1	Intersection LOS: D
Intersection Capacity Utilization 76.6%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 5: Kendrick Castillo Way & Plaza Dr





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	301	207	169	24	132	175	249	1260	93	463	1034	272
Future Volume (veh/h)	301	207	169	24	132	175	249	1260	93	463	1034	272
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1870	1870	1870	1885	1885	1885	1870	1870	1870
Adj Flow Rate, veh/h	338	233	190	27	148	197	280	1416	104	520	1162	306
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	0	0	0	2	2	2	1	1	1	2	2	2
Cap, veh/h	366	383	299	85	437	446	343	1946	143	547	1825	481
Arrive On Green	0.10	0.20	0.20	0.02	0.12	0.12	0.10	0.40	0.40	0.05	0.15	0.15
Sat Flow, veh/h	3510	1928	1506	3456	3554	1585	3483	4892	359	3456	4024	1060
Grp Volume(v), veh/h	338	217	206	27	148	197	280	993	527	520	983	485
Grp Sat Flow(s),veh/h/ln	1755	1805	1629	1728	1777	1585	1742	1716	1821	1728	1702	1680
Q Serve(g_s), s	11.5	13.2	13.9	0.9	4.6	12.2	9.5	29.4	29.4	18.0	32.6	32.6
Cycle Q Clear(g_c), s	11.5	13.2	13.9	0.9	4.6	12.2	9.5	29.4	29.4	18.0	32.6	32.6
Prop In Lane	1.00		0.92	1.00		1.00	1.00		0.20	1.00		0.63
Lane Grp Cap(c), veh/h	366	358	323	85	437	446	343	1365	724	547	1544	762
V/C Ratio(X)	0.92	0.61	0.64	0.32	0.34	0.44	0.82	0.73	0.73	0.95	0.64	0.64
Avail Cap(c_a), veh/h	366	384	346	144	533	489	450	1365	724	547	1544	762
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.81	0.81	0.81
Uniform Delay (d), s/veh	53.3	43.8	44.1	57.5	48.1	35.4	53.0	30.6	30.6	56.4	41.7	41.7
Incr Delay (d2), s/veh	28.7	2.5	3.5	2.1	0.5	0.7	8.7	3.4	6.3	23.1	1.6	3.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	10.6	10.0	9.8	0.8	3.6	8.3	7.9	17.9	19.5	14.8	20.9	21.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	82.0	46.3	47.6	59.6	48.6	36.1	61.7	34.1	36.9	79.5	43.4	45.0
LnGrp LOS	F	D	D	E	D	D	E	C	D	E	D	D
Approach Vol, veh/h		761			372			1800			1988	
Approach Delay, s/veh		62.5			42.8			39.2			53.2	
Approach LOS		E			D			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	25.0	54.2	10.0	30.8	18.3	60.9	19.0	21.8
Change Period (Y+Rc), s	6.0	6.5	7.0	* 7	6.5	* 6.5	6.5	7.0
Max Green Setting (Gmax), s	19.0	44.5	5.0	* 26	15.5	* 48	12.5	18.0
Max Q Clear Time (g_c+I1), s	20.0	31.4	2.9	15.9	11.5	34.6	13.5	14.2
Green Ext Time (p_c), s	0.0	7.6	0.0	1.6	0.3	7.8	0.0	0.5

Intersection Summary	
HCM 7th Control Delay, s/veh	48.7
HCM 7th LOS	D

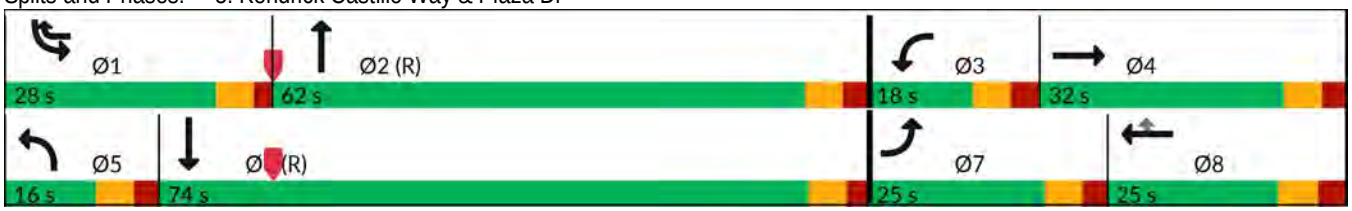
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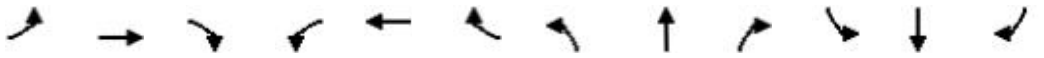
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	277	130	128	90	371	101	1378	209	1505
Future Volume (vph)	277	130	128	90	371	101	1378	209	1505
Turn Type	Prot	NA	Prot	NA	pm+ov	Prot	NA	Prot	NA
Protected Phases	7	4	3	8	1	5	2	1	6
Permitted Phases					8				
Detector Phase	7	4	3	8	1	5	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	12.0	25.0	11.0	11.5	24.5	11.0	24.0
Total Split (s)	25.0	32.0	18.0	25.0	28.0	16.0	62.0	28.0	74.0
Total Split (%)	17.9%	22.9%	12.9%	17.9%	20.0%	11.4%	44.3%	20.0%	52.9%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.5	3.0	3.0	2.0	2.5	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	7.0	7.0	6.0	6.5	6.5	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max
Act Effct Green (s)	16.6	15.6	10.1	9.2	37.4	9.8	67.1	21.2	78.4
Actuated g/C Ratio	0.12	0.11	0.07	0.07	0.27	0.07	0.48	0.15	0.56
v/c Ratio	0.73	0.65	0.56	0.42	0.77	0.45	0.64	0.43	0.65
Control Delay (s/veh)	70.4	37.9	71.3	67.8	41.1	68.1	30.5	55.3	23.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	70.4	37.9	71.3	67.8	41.1	68.1	30.5	55.3	23.0
LOS	E	D	E	E	D	E	C	E	C
Approach Delay (s/veh)		53.6		51.7			32.9		26.6
Approach LOS		D		D			C		C

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.77	
Intersection Signal Delay (s/veh): 35.3	Intersection LOS: D
Intersection Capacity Utilization 74.8%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 5: Kendrick Castillo Way & Plaza Dr





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	277	130	165	128	90	371	101	1378	64	209	1505	182
Future Volume (veh/h)	277	130	165	128	90	371	101	1378	64	209	1505	182
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	304	143	181	141	99	342	111	1514	70	230	1654	200
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	0	0	0	0	0	0	0	0	0	0	0
Cap, veh/h	360	312	279	191	464	340	159	2544	118	289	2506	302
Arrive On Green	0.10	0.17	0.17	0.05	0.13	0.13	0.05	0.50	0.50	0.08	0.53	0.53
Sat Flow, veh/h	3510	1805	1610	3510	3610	1610	3510	5081	235	3510	4691	566
Grp Volume(v), veh/h	304	143	181	141	99	342	111	1030	554	230	1218	636
Grp Sat Flow(s),veh/h/ln	1755	1805	1610	1755	1805	1610	1755	1729	1858	1755	1729	1798
Q Serve(g_s), s	11.9	10.0	14.7	5.5	3.4	18.0	4.4	29.7	29.7	9.0	35.5	35.7
Cycle Q Clear(g_c), s	11.9	10.0	14.7	5.5	3.4	18.0	4.4	29.7	29.7	9.0	35.5	35.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.13	1.00		0.31
Lane Grp Cap(c), veh/h	360	312	279	191	464	340	159	1732	930	289	1848	961
V/C Ratio(X)	0.84	0.46	0.65	0.74	0.21	1.01	0.70	0.60	0.60	0.79	0.66	0.66
Avail Cap(c_a), veh/h	464	329	293	276	464	340	238	1732	930	552	1848	961
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.84	0.84	0.84
Uniform Delay (d), s/veh	61.7	52.0	53.9	65.2	54.7	55.2	65.9	24.9	24.9	63.1	23.4	23.5
Incr Delay (d2), s/veh	10.8	1.0	4.7	5.9	0.2	50.5	5.4	1.5	2.8	4.2	1.6	3.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	9.7	8.1	10.3	4.7	2.8	23.3	3.7	17.7	19.2	7.2	20.0	21.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	72.6	53.0	58.6	71.1	54.9	105.7	71.3	26.4	27.7	67.2	25.0	26.5
LnGrp LOS	E	D	E	E	D	F	E	C	C	E	C	C
Approach Vol, veh/h		628			582			1695			2084	
Approach Delay, s/veh		64.1			88.7			29.7			30.1	
Approach LOS		E			F			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.5	76.6	14.6	31.2	12.9	81.3	20.8	25.0
Change Period (Y+Rc), s	6.0	6.5	7.0	* 7	6.5	* 6.5	6.5	7.0
Max Green Setting (Gmax), s	22.0	55.5	11.0	* 26	9.5	* 68	18.5	18.0
Max Q Clear Time (g_c+I1), s	11.0	31.7	7.5	16.7	6.4	37.7	13.9	20.0
Green Ext Time (p_c), s	0.5	11.3	0.1	1.2	0.1	16.3	0.4	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	41.1
HCM 7th LOS	D

Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	338	218	24	135	175	256	1260	463	1034
Future Volume (vph)	338	218	24	135	175	256	1260	463	1034
Turn Type	Prot	NA	Prot	NA	pm+ov	Prot	NA	Prot	NA
Protected Phases	7	4	3	8	1	5	2	1	6
Permitted Phases					8				
Detector Phase	7	4	3	8	1	5	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	12.0	25.0	11.0	11.5	24.5	11.0	24.0
Total Split (s)	19.0	32.0	12.0	25.0	25.0	22.0	51.0	25.0	54.0
Total Split (%)	15.8%	26.7%	10.0%	20.8%	20.8%	18.3%	42.5%	20.8%	45.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.5	3.0	3.0	2.0	2.5	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	7.0	7.0	6.0	6.5	6.5	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 54.5 (45%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated

Splits and Phases: 5: Kendrick Castillo Way & Plaza Dr



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	338	218	190	24	135	175	256	1260	93	463	1034	284
Future Volume (veh/h)	338	218	190	24	135	175	256	1260	93	463	1034	284
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1870	1870	1870	1885	1885	1885	1870	1870	1870
Adj Flow Rate, veh/h	380	245	213	27	152	197	288	1416	104	520	1162	319
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	0	0	0	2	2	2	1	1	1	2	2	2
Cap, veh/h	366	370	309	85	438	446	350	1946	143	547	1798	494
Arrive On Green	0.10	0.20	0.20	0.02	0.12	0.12	0.10	0.40	0.40	0.16	0.45	0.45
Sat Flow, veh/h	3510	1867	1558	3456	3554	1585	3483	4892	359	3456	3984	1094
Grp Volume(v), veh/h	380	237	221	27	152	197	288	993	527	520	993	488
Grp Sat Flow(s),veh/h/ln	1755	1805	1620	1728	1777	1585	1742	1716	1821	1728	1702	1674
Q Serve(g_s), s	12.5	14.5	15.2	0.9	4.7	12.2	9.7	29.4	29.4	17.9	27.1	27.1
Cycle Q Clear(g_c), s	12.5	14.5	15.2	0.9	4.7	12.2	9.7	29.4	29.4	17.9	27.1	27.1
Prop In Lane	1.00		0.96	1.00		1.00	1.00		0.20	1.00		0.65
Lane Grp Cap(c), veh/h	366	358	321	85	438	446	350	1364	724	547	1536	755
V/C Ratio(X)	1.04	0.66	0.69	0.32	0.35	0.44	0.82	0.73	0.73	0.95	0.65	0.65
Avail Cap(c_a), veh/h	366	384	344	144	533	489	450	1364	724	547	1536	755
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.81	0.81	0.81
Uniform Delay (d), s/veh	53.8	44.4	44.7	57.5	48.2	35.4	52.9	30.6	30.6	50.0	25.5	25.5
Incr Delay (d2), s/veh	57.6	3.8	5.3	2.1	0.5	0.7	9.3	3.4	6.3	23.1	1.7	3.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.3	11.0	10.6	0.8	3.8	8.3	8.1	17.9	19.5	13.8	15.7	15.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	111.3	48.2	49.9	59.6	48.7	36.1	62.2	34.1	37.0	73.2	27.2	29.0
LnGrp LOS	F	D	D	E	D	D	E	C	D	E	C	C
Approach Vol, veh/h		838			376			1808			2001	
Approach Delay, s/veh		77.3			42.8			39.4			39.6	
Approach LOS		E			D			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	25.0	54.2	10.0	30.8	18.6	60.6	19.0	21.8
Change Period (Y+Rc), s	6.0	6.5	7.0	* 7	6.5	* 6.5	6.5	7.0
Max Green Setting (Gmax), s	19.0	44.5	5.0	* 26	15.5	* 48	12.5	18.0
Max Q Clear Time (g_c+I1), s	19.9	31.4	2.9	17.2	11.7	29.1	14.5	14.2
Green Ext Time (p_c), s	0.0	7.6	0.0	1.7	0.3	9.7	0.0	0.5

Intersection Summary	
HCM 7th Control Delay, s/veh	46.0
HCM 7th LOS	D

Notes

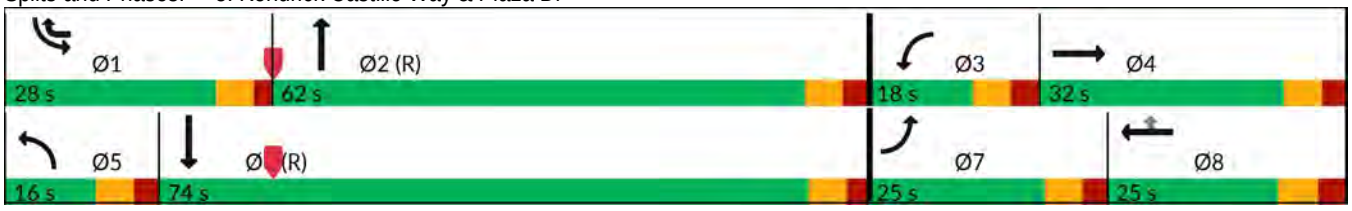
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	301	137	128	101	371	122	1378	209	1505
Future Volume (vph)	301	137	128	101	371	122	1378	209	1505
Turn Type	Prot	NA	Prot	NA	pm+ov	Prot	NA	Prot	NA
Protected Phases	7	4	3	8	1	5	2	1	6
Permitted Phases					8				
Detector Phase	7	4	3	8	1	5	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	12.0	25.0	11.0	11.5	24.5	11.0	24.0
Total Split (s)	25.0	32.0	18.0	25.0	28.0	16.0	62.0	28.0	74.0
Total Split (%)	17.9%	22.9%	12.9%	17.9%	20.0%	11.4%	44.3%	20.0%	52.9%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.5	3.0	3.0	2.0	2.5	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	7.0	7.0	6.0	6.5	6.5	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 5: Kendrick Castillo Way & Plaza Dr



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	301	137	179	128	101	371	122	1378	64	209	1505	219
Future Volume (veh/h)	301	137	179	128	101	371	122	1378	64	209	1505	219
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	331	151	197	141	111	342	134	1514	70	230	1654	241
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	0	0	0	0	0	0	0	0	0	0	0
Cap, veh/h	385	326	290	191	464	340	183	2507	116	289	2380	345
Arrive On Green	0.11	0.18	0.18	0.05	0.13	0.13	0.05	0.49	0.49	0.08	0.52	0.52
Sat Flow, veh/h	3510	1805	1610	3510	3610	1610	3510	5081	235	3510	4575	664
Grp Volume(v), veh/h	331	151	197	141	111	342	134	1030	554	230	1249	646
Grp Sat Flow(s),veh/h/ln	1755	1805	1610	1755	1805	1610	1755	1729	1858	1755	1729	1781
Q Serve(g_s), s	13.0	10.5	16.0	5.5	3.9	18.0	5.3	30.1	30.1	9.0	38.0	38.3
Cycle Q Clear(g_c), s	13.0	10.5	16.0	5.5	3.9	18.0	5.3	30.1	30.1	9.0	38.0	38.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.13	1.00		0.37
Lane Grp Cap(c), veh/h	385	326	290	191	464	340	183	1706	917	289	1799	926
V/C Ratio(X)	0.86	0.46	0.68	0.74	0.24	1.01	0.73	0.60	0.60	0.79	0.69	0.70
Avail Cap(c_a), veh/h	464	329	293	276	464	340	238	1706	917	552	1799	926
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.83	0.83	0.83
Uniform Delay (d), s/veh	61.2	51.3	53.6	65.2	54.8	55.2	65.4	25.6	25.6	63.1	25.2	25.3
Incr Delay (d2), s/veh	13.0	1.0	6.1	5.9	0.3	50.5	7.9	1.6	2.9	4.1	1.9	3.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	10.6	8.4	11.2	4.7	3.2	23.3	4.5	18.0	19.5	7.2	21.3	22.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	74.2	52.4	59.7	71.1	55.1	105.7	73.3	27.2	28.5	67.2	27.1	28.9
LnGrp LOS	E	D	E	E	E	F	E	C	C	E	C	C
Approach Vol, veh/h		679			594			1718			2125	
Approach Delay, s/veh		65.1			88.0			31.2			32.0	
Approach LOS		E			F			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.5	75.6	14.6	32.2	13.8	79.3	21.9	25.0
Change Period (Y+Rc), s	6.0	6.5	7.0	* 7	6.5	* 6.5	6.5	7.0
Max Green Setting (Gmax), s	22.0	55.5	11.0	* 26	9.5	* 68	18.5	18.0
Max Q Clear Time (g_c+I1), s	11.0	32.1	7.5	18.0	7.3	40.3	15.0	20.0
Green Ext Time (p_c), s	0.5	11.2	0.1	1.1	0.1	16.0	0.4	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	42.6
HCM 7th LOS	D

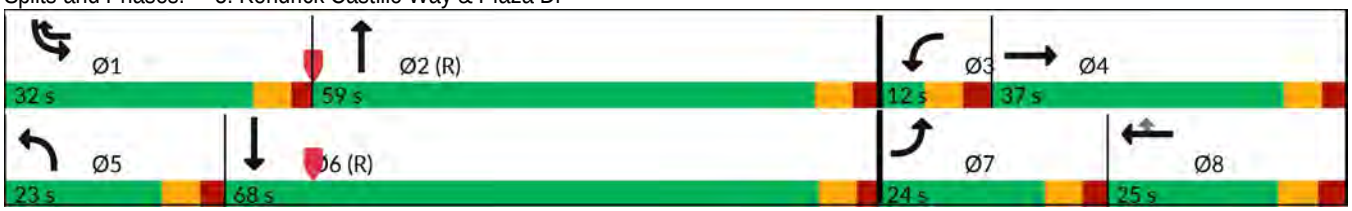
Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	352	243	28	156	207	294	1492	548	1225
Future Volume (vph)	352	243	28	156	207	294	1492	548	1225
Turn Type	Prot	NA	Prot	NA	pm+ov	Prot	NA	Prot	NA
Protected Phases	7	4	3	8	1	5	2	1	6
Permitted Phases					8				
Detector Phase	7	4	3	8	1	5	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	12.0	25.0	11.0	11.5	24.5	11.0	24.0
Total Split (s)	24.0	37.0	12.0	25.0	32.0	23.0	59.0	32.0	68.0
Total Split (%)	17.1%	26.4%	8.6%	17.9%	22.9%	16.4%	42.1%	22.9%	48.6%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.5	3.0	3.0	2.0	2.5	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	7.0	7.0	6.0	6.5	6.5	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max
Act Effct Green (s)	17.4	29.5	5.0	12.2	48.9	17.9	54.7	29.6	66.4
Actuated g/C Ratio	0.12	0.21	0.04	0.09	0.35	0.13	0.39	0.21	0.47
v/c Ratio	0.91	0.61	0.25	0.57	0.37	0.74	0.90	0.85	0.73
Control Delay (s/veh)	85.8	39.9	71.0	68.3	15.4	69.5	47.8	64.9	31.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	85.8	39.9	71.0	68.3	15.4	69.5	47.8	64.9	31.5
LOS	F	D	E	E	B	E	D	E	C
Approach Delay (s/veh)		60.3		40.4			51.1		40.2
Approach LOS		E		D			D		D

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green	
Natural Cycle: 130	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.91	
Intersection Signal Delay (s/veh): 47.3	Intersection LOS: D
Intersection Capacity Utilization 85.8%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 5: Kendrick Castillo Way & Plaza Dr



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	352	243	197	28	156	207	294	1492	110	548	1225	320
Future Volume (veh/h)	352	243	197	28	156	207	294	1492	110	548	1225	320
Initial Q (Qb), veh	1	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1870	1870	1870	1885	1885	1885	1870	1870	1870
Adj Flow Rate, veh/h	396	273	221	31	175	233	330	1676	102	616	1376	248
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	0	0	0	2	2	2	1	1	1	2	2	2
Cap, veh/h	439	433	339	86	457	498	379	1860	113	642	1950	351
Arrive On Green	0.13	0.22	0.22	0.03	0.13	0.13	0.11	0.38	0.38	0.19	0.45	0.45
Sat Flow, veh/h	3510	1925	1508	3456	3554	1585	3483	4960	302	3456	4350	783
Grp Volume(v), veh/h	396	255	239	31	175	233	330	1159	619	616	1077	547
Grp Sat Flow(s),veh/h/ln	1755	1805	1629	1728	1777	1585	1742	1716	1831	1728	1702	1729
Q Serve(g_s), s	15.6	17.9	18.6	1.2	6.3	16.5	13.1	44.6	44.7	24.7	35.7	35.8
Cycle Q Clear(g_c), s	15.6	17.9	18.6	1.2	6.3	16.5	13.1	44.6	44.7	24.7	35.7	35.8
Prop In Lane	1.00		0.93	1.00		1.00	1.00		0.16	1.00		0.45
Lane Grp Cap(c), veh/h	439	406	366	86	457	498	379	1287	687	642	1526	775
V/C Ratio(X)	0.90	0.63	0.65	0.36	0.38	0.47	0.87	0.90	0.90	0.96	0.71	0.71
Avail Cap(c_a), veh/h	439	406	366	123	457	498	411	1287	687	642	1526	775
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.67	0.67	0.67
Uniform Delay (d), s/veh	60.5	49.0	49.3	67.1	55.9	38.6	61.4	41.3	41.3	56.5	31.2	31.2
Incr Delay (d2), s/veh	21.6	3.1	4.1	2.5	0.5	0.7	17.1	10.3	17.3	20.0	1.9	3.6
Initial Q Delay(d3), s/veh	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.0	13.1	12.5	1.0	5.1	10.6	10.8	27.3	30.5	17.1	19.8	20.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	82.4	52.1	53.3	69.6	56.4	39.3	78.5	51.6	58.6	76.5	33.0	34.8
LnGrp LOS	F	D	D	E	E	D	E	D	E	E	C	C
Approach Vol, veh/h		890			439			2108			2240	
Approach Delay, s/veh		65.9			48.3			57.9			45.4	
Approach LOS		E			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	32.0	59.0	10.5	38.5	21.7	69.3	24.0	25.0
Change Period (Y+Rc), s	6.0	6.5	7.0	* 7	6.5	* 6.5	6.5	7.0
Max Green Setting (Gmax), s	26.0	52.5	5.0	* 31	16.5	* 62	17.5	18.0
Max Q Clear Time (g_c+I1), s	26.7	46.7	3.2	20.6	15.1	37.8	17.6	18.5
Green Ext Time (p_c), s	0.0	4.5	0.0	2.0	0.2	12.3	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	53.5
HCM 7th LOS	D

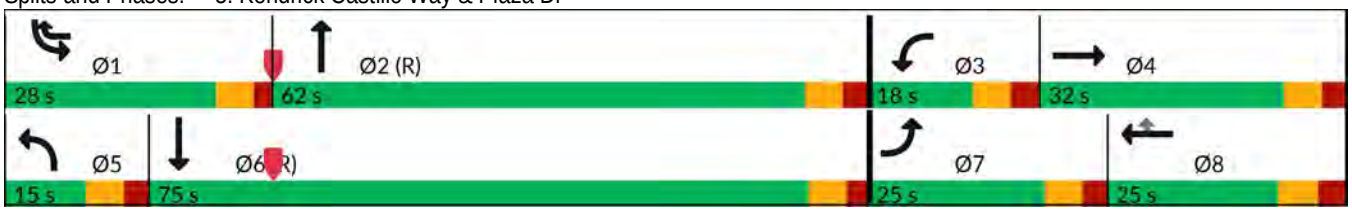
Notes

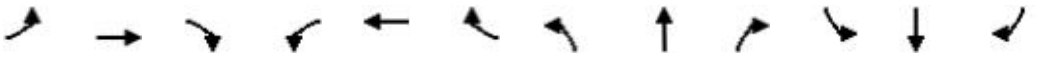
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	325	153	151	106	439	117	1631	248	1783
Future Volume (vph)	325	153	151	106	439	117	1631	248	1783
Turn Type	Prot	NA	Prot	NA	pm+ov	Prot	NA	Prot	NA
Protected Phases	7	4	3	8	1	5	2	1	6
Permitted Phases					8				
Detector Phase	7	4	3	8	1	5	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	12.0	25.0	11.0	11.5	24.5	11.0	24.0
Total Split (s)	25.0	32.0	18.0	25.0	28.0	15.0	62.0	28.0	75.0
Total Split (%)	17.9%	22.9%	12.9%	17.9%	20.0%	10.7%	44.3%	20.0%	53.6%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.5	3.0	3.0	2.0	2.5	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	7.0	7.0	6.0	6.5	6.5	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max
Act Effct Green (s)	17.6	17.5	10.5	10.3	42.3	10.2	61.2	24.9	75.9
Actuated g/C Ratio	0.13	0.13	0.08	0.07	0.30	0.07	0.44	0.18	0.54
v/c Ratio	0.81	0.73	0.64	0.44	0.83	0.51	0.83	0.44	0.79
Control Delay (s/veh)	74.7	47.7	74.3	66.5	45.4	69.2	39.9	53.1	28.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	74.7	47.7	74.3	66.5	45.4	69.2	39.9	53.1	28.9
LOS	E	D	E	E	D	E	D	D	C
Approach Delay (s/veh)		60.7		54.9			41.8		31.6
Approach LOS		E		D			D		C

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.83	
Intersection Signal Delay (s/veh): 41.6	Intersection LOS: D
Intersection Capacity Utilization 85.5%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 5: Kendrick Castillo Way & Plaza Dr





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	325	153	194	151	106	439	117	1631	76	248	1783	212
Future Volume (veh/h)	325	153	194	151	106	439	117	1631	76	248	1783	212
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	357	168	213	166	116	416	129	1792	84	273	1959	233
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	0	0	0	0	0	0	0	0	0	0	0
Cap, veh/h	409	325	290	216	464	360	177	2407	113	333	2423	285
Arrive On Green	0.12	0.18	0.18	0.06	0.13	0.13	0.05	0.47	0.47	0.09	0.52	0.52
Sat Flow, veh/h	3510	1805	1610	3510	3610	1610	3510	5078	238	3510	4704	554
Grp Volume(v), veh/h	357	168	213	166	116	416	129	1220	656	273	1435	757
Grp Sat Flow(s),veh/h/ln	1755	1805	1610	1755	1805	1610	1755	1729	1857	1755	1729	1800
Q Serve(g_s), s	14.0	11.8	17.5	6.5	4.1	18.0	5.1	40.1	40.2	10.7	48.2	49.3
Cycle Q Clear(g_c), s	14.0	11.8	17.5	6.5	4.1	18.0	5.1	40.1	40.2	10.7	48.2	49.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.13	1.00		0.31
Lane Grp Cap(c), veh/h	409	325	290	216	464	360	177	1639	881	333	1781	927
V/C Ratio(X)	0.87	0.52	0.73	0.77	0.25	1.16	0.73	0.74	0.75	0.82	0.81	0.82
Avail Cap(c_a), veh/h	464	329	293	276	464	360	213	1639	881	552	1781	927
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.75	0.75	0.75
Uniform Delay (d), s/veh	60.8	51.9	54.2	64.7	54.9	54.4	65.5	29.9	29.9	62.2	28.1	28.4
Incr Delay (d2), s/veh	15.1	1.4	9.1	9.5	0.3	96.9	9.6	3.1	5.7	3.8	3.0	6.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	11.4	9.2	12.3	5.7	3.3	31.9	4.4	23.3	25.6	8.0	26.1	28.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	75.9	53.3	63.3	74.2	55.2	151.3	75.1	33.0	35.6	65.9	31.2	34.5
LnGrp LOS	E	D	E	E	E	F	E	C	D	E	C	C
Approach Vol, veh/h		738			698			2005			2465	
Approach Delay, s/veh		67.1			117.0			36.6			36.0	
Approach LOS		E			F			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	72.9	15.6	32.2	13.6	78.6	22.8	25.0
Change Period (Y+Rc), s	6.0	6.5	7.0	* 7	6.5	* 6.5	6.5	7.0
Max Green Setting (Gmax), s	22.0	55.5	11.0	* 26	8.5	* 69	18.5	18.0
Max Q Clear Time (g_c+I1), s	12.7	42.2	8.5	19.5	7.1	51.3	16.0	20.0
Green Ext Time (p_c), s	0.6	9.3	0.1	1.1	0.0	13.5	0.3	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	49.7
HCM 7th LOS	D

Notes

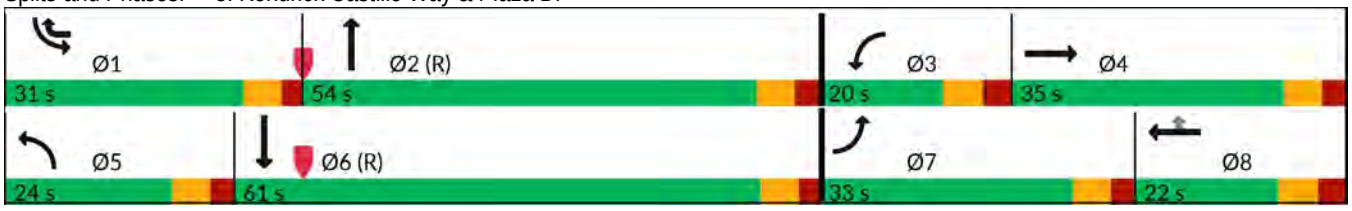
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

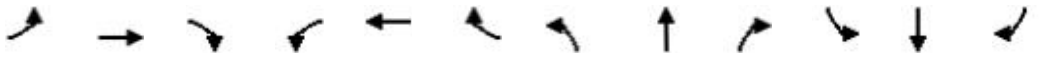
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	389	254	28	159	207	301	1492	548	1225
Future Volume (vph)	389	254	28	159	207	301	1492	548	1225
Turn Type	Prot	NA	Prot	NA	pm+ov	Prot	NA	Prot	NA
Protected Phases	7	4	3	8	1	5	2	1	6
Permitted Phases					8				
Detector Phase	7	4	3	8	1	5	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	12.0	25.0	11.0	11.5	24.5	11.0	24.0
Total Split (s)	33.0	35.0	20.0	22.0	31.0	24.0	54.0	31.0	61.0
Total Split (%)	23.6%	25.0%	14.3%	15.7%	22.1%	17.1%	38.6%	22.1%	43.6%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.5	3.0	3.0	2.0	2.5	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	7.0	7.0	6.0	6.5	6.5	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 130
Control Type: Actuated-Coordinated

Splits and Phases: 5: Kendrick Castillo Way & Plaza Dr





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	389	254	218	28	159	207	301	1492	110	548	1225	332
Future Volume (veh/h)	389	254	218	28	159	207	301	1492	110	548	1225	332
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1870	1870	1870	1885	1885	1885	1870	1870	1870
Adj Flow Rate, veh/h	437	285	245	31	179	233	338	1676	124	616	1376	261
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	0	0	0	2	2	2	1	1	1	2	2	2
Cap, veh/h	502	414	345	86	381	453	389	1885	139	617	1935	367
Arrive On Green	0.14	0.22	0.22	0.03	0.11	0.11	0.11	0.39	0.39	0.18	0.45	0.45
Sat Flow, veh/h	3510	1867	1558	3456	3554	1585	3483	4890	361	3456	4311	817
Grp Volume(v), veh/h	437	275	255	31	179	233	338	1175	625	616	1086	551
Grp Sat Flow(s),veh/h/ln	1755	1805	1620	1728	1777	1585	1742	1716	1820	1728	1702	1723
Q Serve(g_s), s	17.1	19.6	20.3	1.2	6.6	15.0	13.4	44.8	45.0	24.9	36.2	36.2
Cycle Q Clear(g_c), s	17.1	19.6	20.3	1.2	6.6	15.0	13.4	44.8	45.0	24.9	36.2	36.2
Prop In Lane	1.00		0.96	1.00		1.00	1.00		0.20	1.00		0.47
Lane Grp Cap(c), veh/h	502	400	359	86	381	453	389	1323	702	617	1528	774
V/C Ratio(X)	0.87	0.69	0.71	0.36	0.47	0.51	0.87	0.89	0.89	1.00	0.71	0.71
Avail Cap(c_a), veh/h	664	400	359	321	381	453	435	1323	702	617	1528	774
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.79	0.79	0.79	1.00	1.00	1.00	1.00	1.00	1.00	0.67	0.67	0.67
Uniform Delay (d), s/veh	58.7	50.0	50.3	67.1	58.8	41.9	61.2	40.2	40.2	57.5	31.2	31.2
Incr Delay (d2), s/veh	7.8	3.9	5.1	2.5	0.9	1.0	15.8	9.2	15.8	29.2	1.9	3.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	12.2	13.6	12.9	1.0	5.4	11.1	10.9	27.2	30.2	18.1	20.0	20.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	66.5	53.9	55.4	69.6	59.7	42.9	76.9	49.4	56.0	86.7	33.1	35.0
LnGrp LOS	E	D	E	E	E	D	E	D	E	F	C	C
Approach Vol, veh/h		967			443			2138			2253	
Approach Delay, s/veh		60.0			51.5			55.7			48.2	
Approach LOS		E			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	31.0	60.5	10.5	38.0	22.1	69.3	26.5	22.0
Change Period (Y+Rc), s	6.0	6.5	7.0	* 7	6.5	* 6.5	6.5	7.0
Max Green Setting (Gmax), s	25.0	47.5	13.0	* 29	17.5	* 55	26.5	15.0
Max Q Clear Time (g_c+I1), s	26.9	47.0	3.2	22.3	15.4	38.2	19.1	17.0
Green Ext Time (p_c), s	0.0	0.5	0.0	1.6	0.3	10.0	1.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	53.2
HCM 7th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

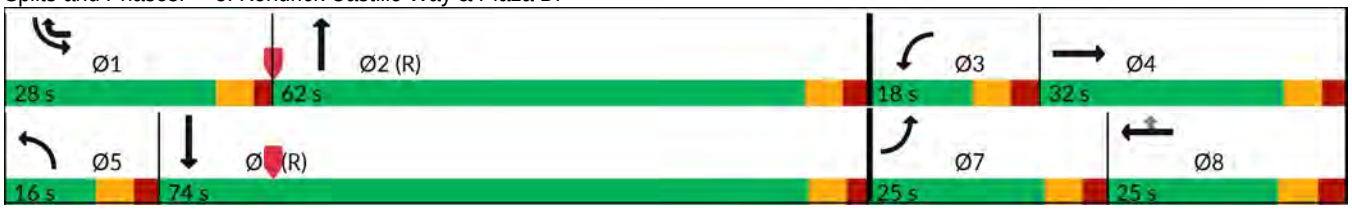
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	349	160	151	117	439	138	1631	248	1783
Future Volume (vph)	349	160	151	117	439	138	1631	248	1783
Turn Type	Prot	NA	Prot	NA	pm+ov	Prot	NA	Prot	NA
Protected Phases	7	4	3	8	1	5	2	1	6
Permitted Phases					8				
Detector Phase	7	4	3	8	1	5	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	12.0	25.0	11.0	11.5	24.5	11.0	24.0
Total Split (s)	25.0	32.0	18.0	25.0	28.0	16.0	62.0	28.0	74.0
Total Split (%)	17.9%	22.9%	12.9%	17.9%	20.0%	11.4%	44.3%	20.0%	52.9%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.5	3.0	3.0	2.0	2.5	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	7.0	7.0	6.0	6.5	6.5	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 110
Control Type: Actuated-Coordinated

Splits and Phases: 5: Kendrick Castillo Way & Plaza Dr



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	349	160	208	151	117	439	138	1631	76	248	1783	249
Future Volume (veh/h)	349	160	208	151	117	439	138	1631	76	248	1783	249
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	384	176	229	166	129	416	152	1792	84	273	1959	274
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	0	0	0	0	0	0	0	0	0	0	0
Cap, veh/h	434	337	301	216	464	360	201	2372	111	333	2310	319
Arrive On Green	0.12	0.19	0.19	0.06	0.13	0.13	0.06	0.47	0.47	0.09	0.50	0.50
Sat Flow, veh/h	3510	1805	1610	3510	3610	1610	3510	5078	238	3510	4607	636
Grp Volume(v), veh/h	384	176	229	166	129	416	152	1220	656	273	1464	769
Grp Sat Flow(s),veh/h/ln	1755	1805	1610	1755	1805	1610	1755	1729	1857	1755	1729	1785
Q Serve(g_s), s	15.1	12.3	18.9	6.5	4.5	18.0	6.0	40.6	40.8	10.7	51.3	52.8
Cycle Q Clear(g_c), s	15.1	12.3	18.9	6.5	4.5	18.0	6.0	40.6	40.8	10.7	51.3	52.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.13	1.00		0.36
Lane Grp Cap(c), veh/h	434	337	301	216	464	360	201	1616	868	333	1734	895
V/C Ratio(X)	0.89	0.52	0.76	0.77	0.28	1.16	0.76	0.75	0.76	0.82	0.84	0.86
Avail Cap(c_a), veh/h	464	337	301	276	464	360	238	1616	868	552	1734	895
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.99	0.99	0.99	1.00	1.00	1.00	1.00	1.00	1.00	0.74	0.74	0.74
Uniform Delay (d), s/veh	60.4	51.3	53.9	64.7	55.1	54.4	65.0	30.7	30.7	62.2	30.2	30.6
Incr Delay (d2), s/veh	17.4	1.4	10.7	9.5	0.3	96.9	10.9	3.3	6.1	3.7	3.9	8.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	12.2	9.5	13.2	5.7	3.7	31.9	5.3	23.7	26.0	8.0	27.9	30.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	77.7	52.7	64.6	74.2	55.4	151.3	76.0	34.0	36.8	65.9	34.1	38.6
LnGrp LOS	E	D	E	E	E	F	E	C	D	E	C	D
Approach Vol, veh/h		789			711			2028			2506	
Approach Delay, s/veh		68.4			115.9			38.1			39.0	
Approach LOS		E			F			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.3	71.9	15.6	33.2	14.5	76.7	23.8	25.0
Change Period (Y+Rc), s	6.0	6.5	7.0	* 7	6.5	* 6.5	6.5	7.0
Max Green Setting (Gmax), s	22.0	55.5	11.0	* 26	9.5	* 68	18.5	18.0
Max Q Clear Time (g_c+I1), s	12.7	42.8	8.5	20.9	8.0	54.8	17.1	20.0
Green Ext Time (p_c), s	0.6	9.0	0.1	1.0	0.1	10.7	0.2	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	51.6
HCM 7th LOS	D

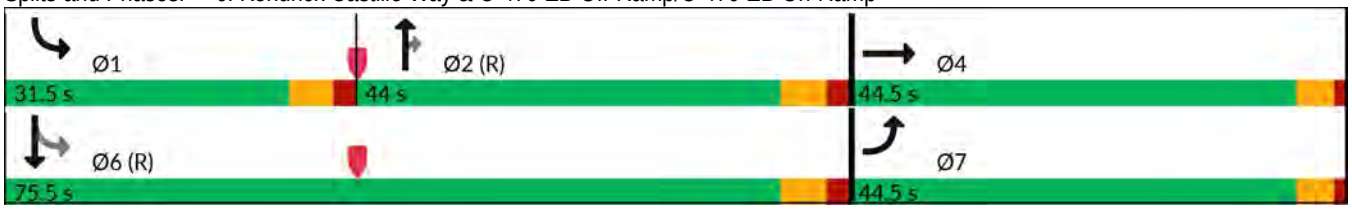
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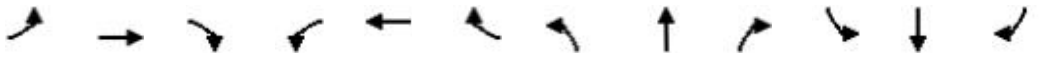
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	149	0	984	1190	594	42	757
Future Volume (vph)	149	0	984	1190	594	42	757
Turn Type	Prot	NA	Free	NA	Perm	pm+pt	NA
Protected Phases	7	4		2		1	6
Permitted Phases			Free		2	6	
Detector Phase	7	4		2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		24.0	24.0	11.0	24.0
Total Split (s)	44.5	44.5		44.0	44.0	31.5	75.5
Total Split (%)	37.1%	37.1%		36.7%	36.7%	26.3%	62.9%
Yellow Time (s)	3.5	3.5		4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		6.0	6.0	6.0	6.0
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None		C-Max	C-Max	None	C-Max
Act Effct Green (s)	33.3	32.0	120.0	69.1	69.1	78.4	79.6
Actuated g/C Ratio	0.28	0.27	1.00	0.58	0.58	0.65	0.66
v/c Ratio	0.17	0.18	0.68	0.44	0.55	0.18	0.35
Control Delay (s/veh)	30.4	29.4	2.3	17.1	11.8	23.8	25.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	30.4	29.4	2.3	17.1	11.8	23.8	25.8
LOS	C	C	A	B	B	C	C
Approach Delay (s/veh)		5.9		15.3			25.7
Approach LOS		A		B			C

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.68	
Intersection Signal Delay (s/veh): 14.7	Intersection LOS: B
Intersection Capacity Utilization 58.9%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 6: Kendrick Castillo Way & C-470 EB Off-Ramp/C-470 EB On-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	149	0	984	0	0	0	0	1190	594	42	757	0
Future Volume (veh/h)	149	0	984	0	0	0	0	1190	594	42	757	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885				0	1885	1885	1870	1870	0
Adj Flow Rate, veh/h	164	0	0				0	1308	0	46	832	0
Peak Hour Factor	0.91	0.91	0.91				0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	1	1	1				0	1	1	2	2	0
Cap, veh/h	236	0					0	3933		377	3010	0
Arrive On Green	0.07	0.00	0.00				0.00	0.51	0.00	0.07	1.00	0.00
Sat Flow, veh/h	3591	0	1598				0	5316	1598	1781	3647	0
Grp Volume(v), veh/h	164	0	0				0	1308	0	46	832	0
Grp Sat Flow(s),veh/h/ln	1795	0	1598				0	1716	1598	1781	1777	0
Q Serve(g_s), s	5.4	0.0	0.0				0.0	17.9	0.0	0.6	0.0	0.0
Cycle Q Clear(g_c), s	5.4	0.0	0.0				0.0	17.9	0.0	0.6	0.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	236	0					0	3933		377	3010	0
V/C Ratio(X)	0.70	0.00					0.00	0.33		0.12	0.28	0.00
Avail Cap(c_a), veh/h	1197	0					0	3933		697	3010	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	0.67	0.67	2.00	2.00	1.00
Upstream Filter(I)	1.00	0.00	0.00				0.00	0.66	0.00	0.88	0.88	0.00
Uniform Delay (d), s/veh	54.9	0.0	0.0				0.0	11.3	0.0	3.9	0.0	0.0
Incr Delay (d2), s/veh	3.7	0.0	0.0				0.0	0.2	0.0	0.1	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.6	0.0	0.0				0.0	11.1	0.0	0.3	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	58.6	0.0	0.0				0.0	11.4	0.0	4.0	0.2	0.0
LnGrp LOS	E							B		A	A	
Approach Vol, veh/h		164						1308			878	
Approach Delay, s/veh		58.6						11.4			0.4	
Approach LOS		E						B			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	9.9	97.7		12.4		107.6
Change Period (Y+Rc), s	6.0	6.0		4.5		6.0
Max Green Setting (Gmax), s	25.5	38.0		40.0		69.5
Max Q Clear Time (g_c+I1), s	2.6	19.9		7.4		2.0
Green Ext Time (p_c), s	0.1	8.5		0.5		6.6

Intersection Summary	
HCM 7th Control Delay, s/veh	10.6
HCM 7th LOS	B

Notes

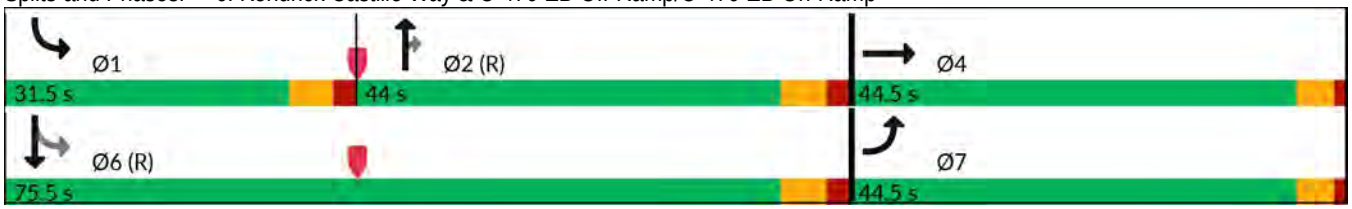
User approved volume balancing among the lanes for turning movement.

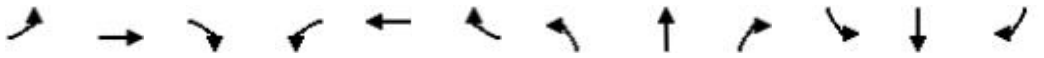
Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	73	0	877	1175	686	110	906
Future Volume (vph)	73	0	877	1175	686	110	906
Turn Type	Prot	NA	Free	NA	Perm	pm+pt	NA
Protected Phases	7	4		2		1	6
Permitted Phases			Free		2	6	
Detector Phase	7	4		2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		24.0	24.0	11.0	24.0
Total Split (s)	44.5	44.5		44.0	44.0	31.5	75.5
Total Split (%)	37.1%	37.1%		36.7%	36.7%	26.3%	62.9%
Yellow Time (s)	3.5	3.5		4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		6.0	6.0	6.0	6.0
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None		C-Max	C-Max	None	C-Max
Act Effct Green (s)	26.5	24.0	120.0	72.7	72.7	87.3	89.7
Actuated g/C Ratio	0.22	0.20	1.00	0.61	0.61	0.73	0.75
v/c Ratio	0.10	0.12	0.59	0.41	0.59	0.37	0.37
Control Delay (s/veh)	31.0	28.4	1.6	17.9	3.7	19.8	14.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	31.0	28.4	1.6	17.9	3.7	19.8	14.3
LOS	C	C	A	B	A	B	B
Approach Delay (s/veh)		3.7		12.7			14.9
Approach LOS		A		B			B

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.59	
Intersection Signal Delay (s/veh): 11.0	Intersection LOS: B
Intersection Capacity Utilization 66.5%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 6: Kendrick Castillo Way & C-470 EB Off-Ramp/C-470 EB On-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	73	0	877	0	0	0	0	1175	686	110	906	0
Future Volume (veh/h)	73	0	877	0	0	0	0	1175	686	110	906	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900				0	1900	1900	1900	1900	0
Adj Flow Rate, veh/h	79	0	0				0	1277	0	120	985	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	0				0	0	0	0	0	0
Cap, veh/h	140	0					0	4061		447	3155	0
Arrive On Green	0.04	0.00	0.00				0.00	0.78	0.00	0.08	1.00	0.00
Sat Flow, veh/h	3619	0	1610				0	5358	1610	1810	3705	0
Grp Volume(v), veh/h	79	0	0				0	1277	0	120	985	0
Grp Sat Flow(s),veh/h/ln	1810	0	1610				0	1729	1610	1810	1805	0
Q Serve(g_s), s	2.6	0.0	0.0				0.0	8.5	0.0	1.4	0.0	0.0
Cycle Q Clear(g_c), s	2.6	0.0	0.0				0.0	8.5	0.0	1.4	0.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	140	0					0	4061		447	3155	0
V/C Ratio(X)	0.56	0.00					0.00	0.31		0.27	0.31	0.00
Avail Cap(c_a), veh/h	1206	0					0	4061		758	3155	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	2.00	2.00	1.00
Upstream Filter(I)	1.00	0.00	0.00				0.00	0.72	0.00	0.81	0.81	0.00
Uniform Delay (d), s/veh	56.7	0.0	0.0				0.0	3.8	0.0	2.2	0.0	0.0
Incr Delay (d2), s/veh	3.5	0.0	0.0				0.0	0.1	0.0	0.3	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.2	0.0	0.0				0.0	4.1	0.0	0.5	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	60.2	0.0	0.0				0.0	3.9	0.0	2.4	0.2	0.0
LnGrp LOS	E							A		A	A	
Approach Vol, veh/h		79						1277			1105	
Approach Delay, s/veh		60.2						3.9			0.4	
Approach LOS		E						A			A	

Timer - Assigned Phs	1	2		4	6							
Phs Duration (G+Y+Rc), s	10.9	100.0		9.1	110.9							
Change Period (Y+Rc), s	6.0	6.0		4.5	6.0							
Max Green Setting (Gmax), s	25.5	38.0		40.0	69.5							
Max Q Clear Time (g_c+I1), s	3.4	10.5		4.6	2.0							
Green Ext Time (p_c), s	0.3	10.1		0.2	8.4							

Intersection Summary												
HCM 7th Control Delay, s/veh			4.2									
HCM 7th LOS			A									

Notes

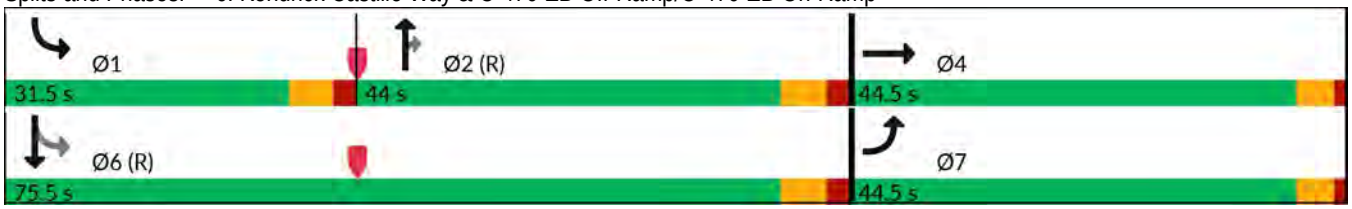
User approved volume balancing among the lanes for turning movement.

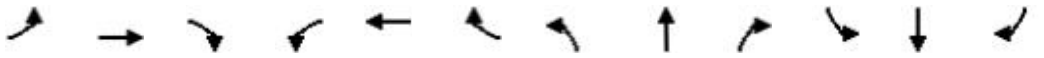
Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	154	0	1017	1226	612	43	785
Future Volume (vph)	154	0	1017	1226	612	43	785
Turn Type	Prot	NA	Free	NA	Perm	pm+pt	NA
Protected Phases	7	4		2		1	6
Permitted Phases			Free		2	6	
Detector Phase	7	4		2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		24.0	24.0	11.0	24.0
Total Split (s)	44.5	44.5		44.0	44.0	31.5	75.5
Total Split (%)	37.1%	37.1%		36.7%	36.7%	26.3%	62.9%
Yellow Time (s)	3.5	3.5		4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		6.0	6.0	6.0	6.0
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None		C-Max	C-Max	None	C-Max
Act Effct Green (s)	33.4	32.0	120.0	69.1	69.1	78.4	79.6
Actuated g/C Ratio	0.28	0.27	1.00	0.58	0.58	0.65	0.66
v/c Ratio	0.18	0.19	0.70	0.46	0.56	0.19	0.37
Control Delay (s/veh)	30.6	29.5	2.6	16.4	11.7	23.7	25.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	30.6	29.5	2.6	16.4	11.7	23.7	25.7
LOS	C	C	A	B	B	C	C
Approach Delay (s/veh)		6.2		14.9			25.6
Approach LOS		A		B			C

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.70	
Intersection Signal Delay (s/veh): 14.5	Intersection LOS: B
Intersection Capacity Utilization 60.1%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 6: Kendrick Castillo Way & C-470 EB Off-Ramp/C-470 EB On-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	154	0	1017	0	0	0	0	1226	612	43	785	0
Future Volume (veh/h)	154	0	1017	0	0	0	0	1226	612	43	785	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885				0	1885	1885	1870	1870	0
Adj Flow Rate, veh/h	169	0	0				0	1347	0	47	863	0
Peak Hour Factor	0.91	0.91	0.91				0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	1	1	1				0	1	1	2	2	0
Cap, veh/h	241	0					0	3924		365	3004	0
Arrive On Green	0.07	0.00	0.00				0.00	0.51	0.00	0.07	1.00	0.00
Sat Flow, veh/h	3591	0	1598				0	5316	1598	1781	3647	0
Grp Volume(v), veh/h	169	0	0				0	1347	0	47	863	0
Grp Sat Flow(s),veh/h/ln	1795	0	1598				0	1716	1598	1781	1777	0
Q Serve(g_s), s	5.5	0.0	0.0				0.0	18.6	0.0	0.6	0.0	0.0
Cycle Q Clear(g_c), s	5.5	0.0	0.0				0.0	18.6	0.0	0.6	0.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	241	0					0	3924		365	3004	0
V/C Ratio(X)	0.70	0.00					0.00	0.34		0.13	0.29	0.00
Avail Cap(c_a), veh/h	1197	0					0	3924		685	3004	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	0.67	0.67	2.00	2.00	1.00
Upstream Filter(I)	1.00	0.00	0.00				0.00	0.59	0.00	0.86	0.86	0.00
Uniform Delay (d), s/veh	54.8	0.0	0.0				0.0	11.5	0.0	4.0	0.0	0.0
Incr Delay (d2), s/veh	3.7	0.0	0.0				0.0	0.1	0.0	0.1	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.7	0.0	0.0				0.0	11.2	0.0	0.3	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	58.5	0.0	0.0				0.0	11.7	0.0	4.2	0.2	0.0
LnGrp LOS	E							B		A	A	
Approach Vol, veh/h		169						1347			910	
Approach Delay, s/veh		58.5						11.7			0.4	
Approach LOS		E						B			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	10.0	97.5		12.6		107.4
Change Period (Y+Rc), s	6.0	6.0		4.5		6.0
Max Green Setting (Gmax), s	25.5	38.0		40.0		69.5
Max Q Clear Time (g_c+I1), s	2.6	20.6		7.5		2.0
Green Ext Time (p_c), s	0.1	8.6		0.6		6.9

Intersection Summary	
HCM 7th Control Delay, s/veh	10.7
HCM 7th LOS	B

Notes

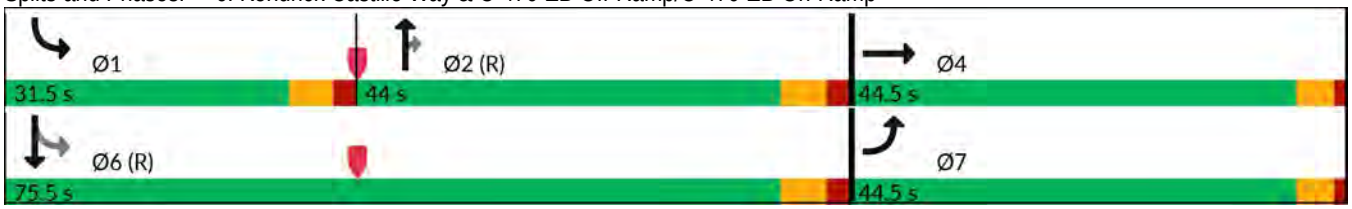
User approved volume balancing among the lanes for turning movement.

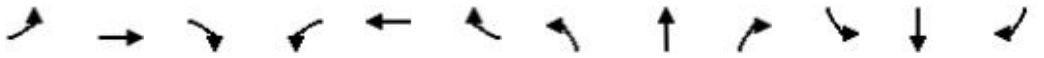
Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	75	0	912	1211	707	113	945
Future Volume (vph)	75	0	912	1211	707	113	945
Turn Type	Prot	NA	Free	NA	Perm	pm+pt	NA
Protected Phases	7	4		2		1	6
Permitted Phases			Free		2	6	
Detector Phase	7	4		2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		24.0	24.0	11.0	24.0
Total Split (s)	44.5	44.5		44.0	44.0	31.5	75.5
Total Split (%)	37.1%	37.1%		36.7%	36.7%	26.3%	62.9%
Yellow Time (s)	3.5	3.5		4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		6.0	6.0	6.0	6.0
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None		C-Max	C-Max	None	C-Max
Act Effct Green (s)	33.1	32.0	120.0	63.2	63.2	78.4	79.6
Actuated g/C Ratio	0.28	0.27	1.00	0.53	0.53	0.65	0.66
v/c Ratio	0.09	0.09	0.61	0.48	0.63	0.43	0.43
Control Delay (s/veh)	28.0	28.1	1.8	22.2	4.3	25.9	18.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	28.0	28.1	1.8	22.2	4.3	25.9	18.4
LOS	C	C	A	C	A	C	B
Approach Delay (s/veh)		3.8		15.6			19.2
Approach LOS		A		B			B

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.63	
Intersection Signal Delay (s/veh): 13.6	Intersection LOS: B
Intersection Capacity Utilization 68.0%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 6: Kendrick Castillo Way & C-470 EB Off-Ramp/C-470 EB On-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	75	0	912	0	0	0	0	1211	707	113	945	0
Future Volume (veh/h)	75	0	912	0	0	0	0	1211	707	113	945	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900				0	1900	1900	1900	1900	0
Adj Flow Rate, veh/h	82	0	0				0	1316	0	123	1027	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	0				0	0	0	0	0	0
Cap, veh/h	141	0					0	4059		435	3153	0
Arrive On Green	0.04	0.00	0.00				0.00	0.78	0.00	0.08	1.00	0.00
Sat Flow, veh/h	3619	0	1610				0	5358	1610	1810	3705	0
Grp Volume(v), veh/h	82	0	0				0	1316	0	123	1027	0
Grp Sat Flow(s),veh/h/ln	1810	0	1610				0	1729	1610	1810	1805	0
Q Serve(g_s), s	2.7	0.0	0.0				0.0	8.9	0.0	1.4	0.0	0.0
Cycle Q Clear(g_c), s	2.7	0.0	0.0				0.0	8.9	0.0	1.4	0.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	141	0					0	4059		435	3153	0
V/C Ratio(X)	0.58	0.00					0.00	0.32		0.28	0.33	0.00
Avail Cap(c_a), veh/h	1206	0					0	4059		745	3153	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	2.00	2.00	1.00
Upstream Filter(I)	1.00	0.00	0.00				0.00	0.68	0.00	0.79	0.79	0.00
Uniform Delay (d), s/veh	56.7	0.0	0.0				0.0	3.8	0.0	2.2	0.0	0.0
Incr Delay (d2), s/veh	3.8	0.0	0.0				0.0	0.1	0.0	0.3	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.3	0.0	0.0				0.0	4.2	0.0	0.5	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	60.5	0.0	0.0				0.0	3.9	0.0	2.5	0.2	0.0
LnGrp LOS	E							A		A	A	
Approach Vol, veh/h		82						1316			1150	
Approach Delay, s/veh		60.5						3.9			0.5	
Approach LOS		E						A			A	

Timer - Assigned Phs	1	2		4		6						
Phs Duration (G+Y+Rc), s	10.9	99.9		9.2		110.8						
Change Period (Y+Rc), s	6.0	6.0		4.5		6.0						
Max Green Setting (Gmax), s	25.5	38.0		40.0		69.5						
Max Q Clear Time (g_c+I1), s	3.4	10.9		4.7		2.0						
Green Ext Time (p_c), s	0.3	10.4		0.2		8.9						

Intersection Summary												
HCM 7th Control Delay, s/veh			4.2									
HCM 7th LOS			A									

Notes

User approved volume balancing among the lanes for turning movement.

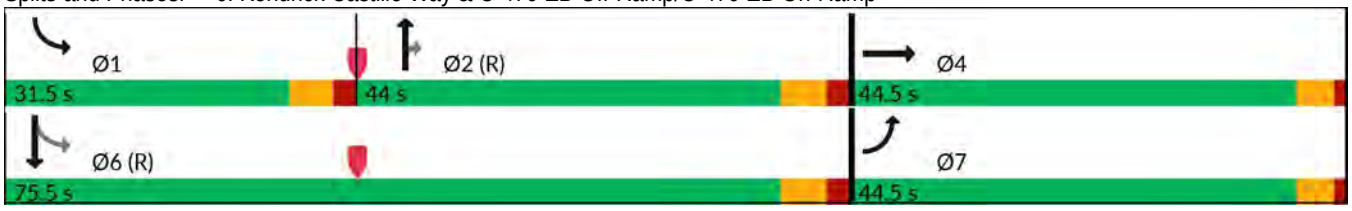
Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

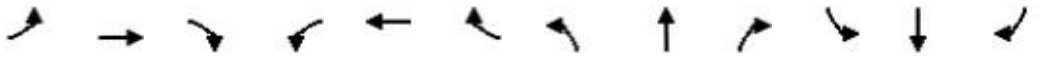
Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	154	0	1022	1247	628	43	792
Future Volume (vph)	154	0	1022	1247	628	43	792
Turn Type	Prot	NA	Free	NA	Perm	pm+pt	NA
Protected Phases	7	4		2		1	6
Permitted Phases			Free		2	6	
Detector Phase	7	4		2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		24.0	24.0	11.0	24.0
Total Split (s)	44.5	44.5		44.0	44.0	31.5	75.5
Total Split (%)	37.1%	37.1%		36.7%	36.7%	26.3%	62.9%
Yellow Time (s)	3.5	3.5		4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		6.0	6.0	6.0	6.0
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None		C-Max	C-Max	None	C-Max

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated

Splits and Phases: 6: Kendrick Castillo Way & C-470 EB Off-Ramp/C-470 EB On-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	154	0	1022	0	0	0	0	1247	628	43	792	0
Future Volume (veh/h)	154	0	1022	0	0	0	0	1247	628	43	792	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885				0	1885	1885	1870	1870	0
Adj Flow Rate, veh/h	169	0	0				0	1370	0	47	870	0
Peak Hour Factor	0.91	0.91	0.91				0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	1	1	1				0	1	1	2	2	0
Cap, veh/h	241	0					0	3924		358	3004	0
Arrive On Green	0.07	0.00	0.00				0.00	0.51	0.00	0.07	1.00	0.00
Sat Flow, veh/h	3591	0	1598				0	5316	1598	1781	3647	0
Grp Volume(v), veh/h	169	0	0				0	1370	0	47	870	0
Grp Sat Flow(s),veh/h/ln	1795	0	1598				0	1716	1598	1781	1777	0
Q Serve(g_s), s	5.5	0.0	0.0				0.0	19.0	0.0	0.6	0.0	0.0
Cycle Q Clear(g_c), s	5.5	0.0	0.0				0.0	19.0	0.0	0.6	0.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	241	0					0	3924		358	3004	0
V/C Ratio(X)	0.70	0.00					0.00	0.35		0.13	0.29	0.00
Avail Cap(c_a), veh/h	1197	0					0	3924		678	3004	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	0.67	0.67	2.00	2.00	1.00
Upstream Filter(I)	1.00	0.00	0.00				0.00	0.56	0.00	0.86	0.86	0.00
Uniform Delay (d), s/veh	54.8	0.0	0.0				0.0	11.6	0.0	4.1	0.0	0.0
Incr Delay (d2), s/veh	3.7	0.0	0.0				0.0	0.1	0.0	0.1	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.7	0.0	0.0				0.0	11.3	0.0	0.3	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	58.5	0.0	0.0				0.0	11.8	0.0	4.3	0.2	0.0
LnGrp LOS	E							B		A	A	
Approach Vol, veh/h		169						1370			917	
Approach Delay, s/veh		58.5						11.8			0.4	
Approach LOS		E						B			A	

Timer - Assigned Phs	1	2		4	6							
Phs Duration (G+Y+Rc), s	10.0	97.5		12.6	107.4							
Change Period (Y+Rc), s	6.0	6.0		4.5	6.0							
Max Green Setting (Gmax), s	25.5	38.0		40.0	69.5							
Max Q Clear Time (g_c+I1), s	2.6	21.0		7.5	2.0							
Green Ext Time (p_c), s	0.1	8.7		0.6	7.0							

Intersection Summary												
HCM 7th Control Delay, s/veh			10.7									
HCM 7th LOS			B									

Notes

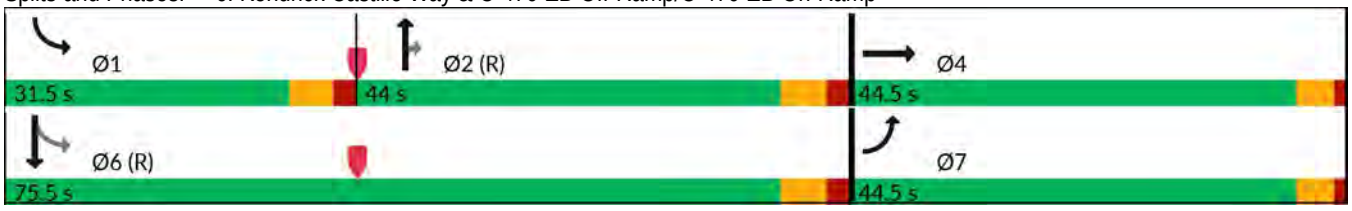
User approved volume balancing among the lanes for turning movement.

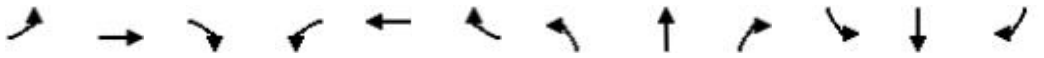
Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	75	0	928	1225	717	113	966
Future Volume (vph)	75	0	928	1225	717	113	966
Turn Type	Prot	NA	Free	NA	Perm	pm+pt	NA
Protected Phases	7	4		2		1	6
Permitted Phases			Free		2	6	
Detector Phase	7	4		2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		24.0	24.0	11.0	24.0
Total Split (s)	44.5	44.5		44.0	44.0	31.5	75.5
Total Split (%)	37.1%	37.1%		36.7%	36.7%	26.3%	62.9%
Yellow Time (s)	3.5	3.5		4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5		6.0	6.0	6.0	6.0
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None		C-Max	C-Max	None	C-Max

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated

Splits and Phases: 6: Kendrick Castillo Way & C-470 EB Off-Ramp/C-470 EB On-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	75	0	928	0	0	0	0	1225	717	113	966	0
Future Volume (veh/h)	75	0	928	0	0	0	0	1225	717	113	966	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900				0	1900	1900	1900	1900	0
Adj Flow Rate, veh/h	82	0	0				0	1332	0	123	1050	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	0				0	0	0	0	0	0
Cap, veh/h	141	0					0	4059		430	3153	0
Arrive On Green	0.04	0.00	0.00				0.00	0.78	0.00	0.08	1.00	0.00
Sat Flow, veh/h	3619	0	1610				0	5358	1610	1810	3705	0
Grp Volume(v), veh/h	82	0	0				0	1332	0	123	1050	0
Grp Sat Flow(s),veh/h/ln	1810	0	1610				0	1729	1610	1810	1805	0
Q Serve(g_s), s	2.7	0.0	0.0				0.0	9.0	0.0	1.4	0.0	0.0
Cycle Q Clear(g_c), s	2.7	0.0	0.0				0.0	9.0	0.0	1.4	0.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	141	0					0	4059		430	3153	0
V/C Ratio(X)	0.58	0.00					0.00	0.33		0.29	0.33	0.00
Avail Cap(c_a), veh/h	1206	0					0	4059		740	3153	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	2.00	2.00	1.00
Upstream Filter(I)	1.00	0.00	0.00				0.00	0.67	0.00	0.77	0.77	0.00
Uniform Delay (d), s/veh	56.7	0.0	0.0				0.0	3.8	0.0	2.3	0.0	0.0
Incr Delay (d2), s/veh	3.8	0.0	0.0				0.0	0.1	0.0	0.3	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.3	0.0	0.0				0.0	4.3	0.0	0.5	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	60.5	0.0	0.0				0.0	4.0	0.0	2.5	0.2	0.0
LnGrp LOS	E							A		A	A	
Approach Vol, veh/h		82						1332			1173	
Approach Delay, s/veh		60.5						4.0			0.5	
Approach LOS		E						A			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	10.9	99.9		9.2		110.8
Change Period (Y+Rc), s	6.0	6.0		4.5		6.0
Max Green Setting (Gmax), s	25.5	38.0		40.0		69.5
Max Q Clear Time (g_c+I1), s	3.4	11.0		4.7		2.0
Green Ext Time (p_c), s	0.3	10.6		0.2		9.2

Intersection Summary	
HCM 7th Control Delay, s/veh	4.2
HCM 7th LOS	A

Notes

User approved volume balancing among the lanes for turning movement.

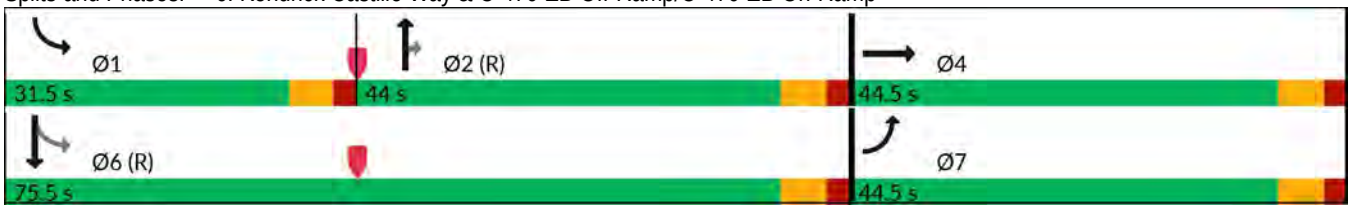
Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

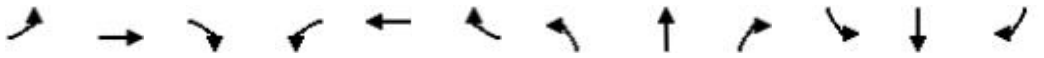
Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	182	0	1204	1452	725	51	929
Future Volume (vph)	182	0	1204	1452	725	51	929
Turn Type	Prot	NA	Free	NA	Perm	pm+pt	NA
Protected Phases	7	4		2		1	6
Permitted Phases			Free		2	6	
Detector Phase	7	4		2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0		24.0	24.0	11.0	24.0
Total Split (s)	44.5	44.5		44.0	44.0	31.5	75.5
Total Split (%)	37.1%	37.1%		36.7%	36.7%	26.3%	62.9%
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None		C-Max	C-Max	None	C-Max

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated

Splits and Phases: 6: Kendrick Castillo Way & C-470 EB Off-Ramp/C-470 EB On-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	182	0	1204	0	0	0	0	1452	725	51	929	0
Future Volume (veh/h)	182	0	1204	0	0	0	0	1452	725	51	929	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885				0	1885	1885	1870	1870	0
Adj Flow Rate, veh/h	200	0	0				0	1596	0	56	1021	0
Peak Hour Factor	0.91	0.91	0.91				0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	1	1	1				0	1	1	2	2	0
Cap, veh/h	275	0					0	3799		321	2926	0
Arrive On Green	0.08	0.00	0.00				0.00	0.74	0.00	0.07	1.00	0.00
Sat Flow, veh/h	3591	0	1598				0	5316	1598	1781	3647	0
Grp Volume(v), veh/h	200	0	0				0	1596	0	56	1021	0
Grp Sat Flow(s),veh/h/ln	1795	0	1598				0	1716	1598	1781	1777	0
Q Serve(g_s), s	6.5	0.0	0.0				0.0	14.1	0.0	0.8	0.0	0.0
Cycle Q Clear(g_c), s	6.5	0.0	0.0				0.0	14.1	0.0	0.8	0.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	275	0					0	3799		321	2926	0
V/C Ratio(X)	0.73	0.00					0.00	0.42		0.17	0.35	0.00
Avail Cap(c_a), veh/h	1152	0					0	3799		636	2926	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	2.00	2.00	1.00
Upstream Filter(I)	1.00	0.00	0.00				0.00	0.41	0.00	0.77	0.77	0.00
Uniform Delay (d), s/veh	54.2	0.0	0.0				0.0	6.0	0.0	3.9	0.0	0.0
Incr Delay (d2), s/veh	3.7	0.0	0.0				0.0	0.1	0.0	0.2	0.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.5	0.0	0.0				0.0	6.4	0.0	0.4	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	57.8	0.0	0.0				0.0	6.1	0.0	4.1	0.3	0.0
LnGrp LOS	E							A		A	A	
Approach Vol, veh/h		200						1596			1077	
Approach Delay, s/veh		57.8						6.1			0.5	
Approach LOS		E						A			A	

Timer - Assigned Phs	1	2		4	6							
Phs Duration (G+Y+Rc), s	10.2	94.6		15.2	104.8							
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0							
Max Green Setting (Gmax), s	25.5	38.0		38.5	69.5							
Max Q Clear Time (g_c+I1), s	2.8	16.1		8.5	2.0							
Green Ext Time (p_c), s	0.1	11.8		0.7	8.9							

Intersection Summary												
HCM 7th Control Delay, s/veh			7.6									
HCM 7th LOS			A									

Notes

User approved volume balancing among the lanes for turning movement.

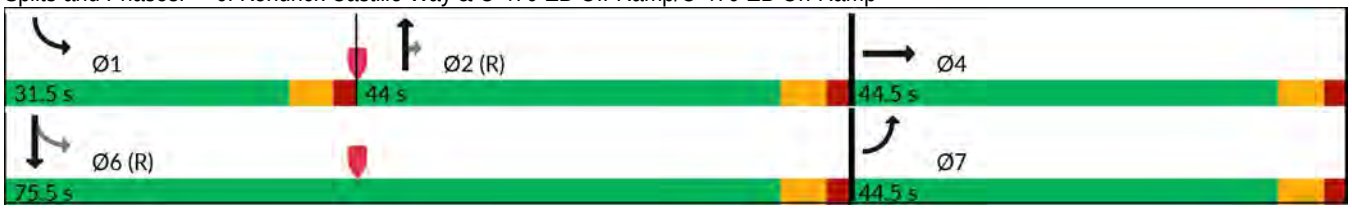
Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

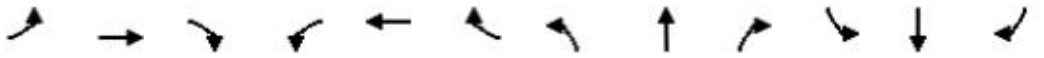
Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	89	0	1078	1434	837	134	1117
Future Volume (vph)	89	0	1078	1434	837	134	1117
Turn Type	Prot	NA	Free	NA	Perm	pm+pt	NA
Protected Phases	7	4		2		1	6
Permitted Phases			Free		2	6	
Detector Phase	7	4		2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0		24.0	24.0	11.0	24.0
Total Split (s)	44.5	44.5		44.0	44.0	31.5	75.5
Total Split (%)	37.1%	37.1%		36.7%	36.7%	26.3%	62.9%
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None		C-Max	C-Max	None	C-Max

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated

Splits and Phases: 6: Kendrick Castillo Way & C-470 EB Off-Ramp/C-470 EB On-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	89	0	1078	0	0	0	0	1434	837	134	1117	0
Future Volume (veh/h)	89	0	1078	0	0	0	0	1434	837	134	1117	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900				0	1900	1900	1900	1900	0
Adj Flow Rate, veh/h	97	0	0				0	1559	0	146	1214	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	0				0	0	0	0	0	0
Cap, veh/h	158	0					0	3968		358	3091	0
Arrive On Green	0.04	0.00	0.00				0.00	0.76	0.00	0.08	1.00	0.00
Sat Flow, veh/h	3619	0	1610				0	5358	1610	1810	3705	0
Grp Volume(v), veh/h	97	0	0				0	1559	0	146	1214	0
Grp Sat Flow(s),veh/h/ln	1810	0	1610				0	1729	1610	1810	1805	0
Q Serve(g_s), s	3.2	0.0	0.0				0.0	12.1	0.0	2.0	0.0	0.0
Cycle Q Clear(g_c), s	3.2	0.0	0.0				0.0	12.1	0.0	2.0	0.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	158	0					0	3968		358	3091	0
V/C Ratio(X)	0.61	0.00					0.00	0.39		0.41	0.39	0.00
Avail Cap(c_a), veh/h	1161	0					0	3968		668	3091	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	2.00	2.00	1.00
Upstream Filter(I)	1.00	0.00	0.00				0.00	0.45	0.00	0.59	0.59	0.00
Uniform Delay (d), s/veh	56.4	0.0	0.0				0.0	4.7	0.0	3.3	0.0	0.0
Incr Delay (d2), s/veh	3.8	0.0	0.0				0.0	0.1	0.0	0.4	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.7	0.0	0.0				0.0	5.4	0.0	0.8	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	60.2	0.0	0.0				0.0	4.9	0.0	3.8	0.2	0.0
LnGrp LOS	E							A		A	A	
Approach Vol, veh/h		97						1559			1360	
Approach Delay, s/veh		60.2						4.9			0.6	
Approach LOS		E						A			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	11.0	97.8		11.2		108.8
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0
Max Green Setting (Gmax), s	25.5	38.0		38.5		69.5
Max Q Clear Time (g_c+I1), s	4.0	14.1		5.2		2.0
Green Ext Time (p_c), s	0.3	12.1		0.3		11.7

Intersection Summary	
HCM 7th Control Delay, s/veh	4.7
HCM 7th LOS	A

Notes

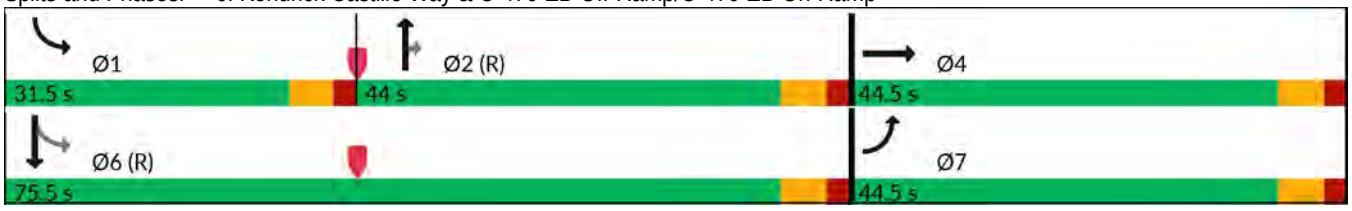
User approved volume balancing among the lanes for turning movement.

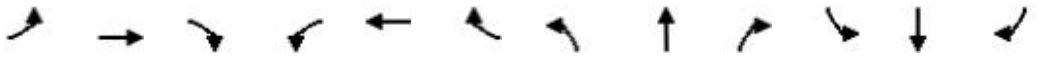
Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	182	0	1209	1473	741	51	936
Future Volume (vph)	182	0	1209	1473	741	51	936
Turn Type	Prot	NA	Free	NA	Perm	pm+pt	NA
Protected Phases	7	4		2		1	6
Permitted Phases			Free		2	6	
Detector Phase	7	4		2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0		24.0	24.0	11.0	24.0
Total Split (s)	44.5	44.5		44.0	44.0	31.5	75.5
Total Split (%)	37.1%	37.1%		36.7%	36.7%	26.3%	62.9%
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None		C-Max	C-Max	None	C-Max

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated

Splits and Phases: 6: Kendrick Castillo Way & C-470 EB Off-Ramp/C-470 EB On-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	182	0	1209	0	0	0	0	1473	741	51	936	0
Future Volume (veh/h)	182	0	1209	0	0	0	0	1473	741	51	936	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1885				0	1885	1885	1870	1870	0
Adj Flow Rate, veh/h	200	0	0				0	1619	0	56	1029	0
Peak Hour Factor	0.91	0.91	0.91				0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	1	1	1				0	1	1	2	2	0
Cap, veh/h	275	0					0	3799		316	2926	0
Arrive On Green	0.08	0.00	0.00				0.00	0.74	0.00	0.07	1.00	0.00
Sat Flow, veh/h	3591	0	1598				0	5316	1598	1781	3647	0
Grp Volume(v), veh/h	200	0	0				0	1619	0	56	1029	0
Grp Sat Flow(s),veh/h/ln	1795	0	1598				0	1716	1598	1781	1777	0
Q Serve(g_s), s	6.5	0.0	0.0				0.0	14.4	0.0	0.8	0.0	0.0
Cycle Q Clear(g_c), s	6.5	0.0	0.0				0.0	14.4	0.0	0.8	0.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	275	0					0	3799		316	2926	0
V/C Ratio(X)	0.73	0.00					0.00	0.43		0.18	0.35	0.00
Avail Cap(c_a), veh/h	1152	0					0	3799		631	2926	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	2.00	2.00	1.00
Upstream Filter(I)	1.00	0.00	0.00				0.00	0.33	0.00	0.76	0.76	0.00
Uniform Delay (d), s/veh	54.2	0.0	0.0				0.0	6.0	0.0	3.9	0.0	0.0
Incr Delay (d2), s/veh	3.7	0.0	0.0				0.0	0.1	0.0	0.2	0.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.5	0.0	0.0				0.0	6.2	0.0	0.4	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	57.8	0.0	0.0				0.0	6.1	0.0	4.1	0.3	0.0
LnGrp LOS	E							A		A	A	
Approach Vol, veh/h		200						1619			1085	
Approach Delay, s/veh		57.8						6.1			0.5	
Approach LOS		E						A			A	

Timer - Assigned Phs	1	2		4		6						
Phs Duration (G+Y+Rc), s	10.2	94.6		15.2		104.8						
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0						
Max Green Setting (Gmax), s	25.5	38.0		38.5		69.5						
Max Q Clear Time (g_c+I1), s	2.8	16.4		8.5		2.0						
Green Ext Time (p_c), s	0.1	11.9		0.7		9.0						

Intersection Summary												
HCM 7th Control Delay, s/veh			7.6									
HCM 7th LOS			A									

Notes

User approved volume balancing among the lanes for turning movement.

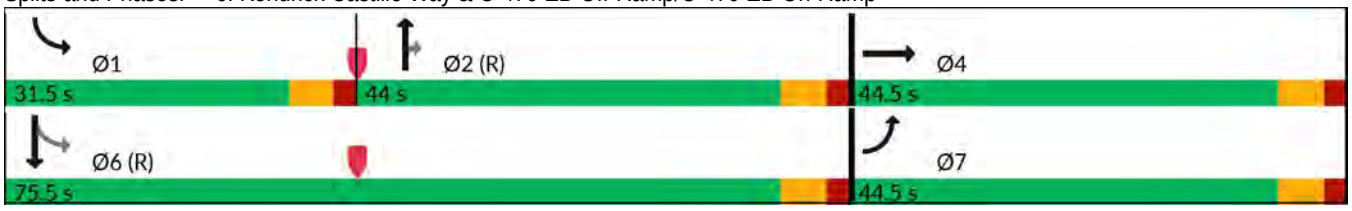
Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

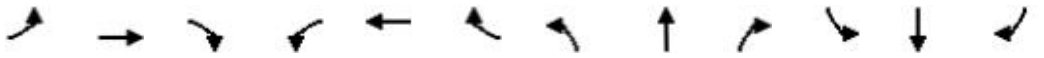
Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	89	0	1094	1448	847	134	1138
Future Volume (vph)	89	0	1094	1448	847	134	1138
Turn Type	Prot	NA	Free	NA	Perm	pm+pt	NA
Protected Phases	7	4		2		1	6
Permitted Phases			Free		2	6	
Detector Phase	7	4		2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0		24.0	24.0	11.0	24.0
Total Split (s)	44.5	44.5		44.0	44.0	31.5	75.5
Total Split (%)	37.1%	37.1%		36.7%	36.7%	26.3%	62.9%
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None		C-Max	C-Max	None	C-Max

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated

Splits and Phases: 6: Kendrick Castillo Way & C-470 EB Off-Ramp/C-470 EB On-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	89	0	1094	0	0	0	0	1448	847	134	1138	0
Future Volume (veh/h)	89	0	1094	0	0	0	0	1448	847	134	1138	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900				0	1900	1900	1900	1900	0
Adj Flow Rate, veh/h	97	0	0				0	1574	0	146	1237	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	0				0	0	0	0	0	0
Cap, veh/h	158	0					0	3968		354	3091	0
Arrive On Green	0.04	0.00	0.00				0.00	0.76	0.00	0.08	1.00	0.00
Sat Flow, veh/h	3619	0	1610				0	5358	1610	1810	3705	0
Grp Volume(v), veh/h	97	0	0				0	1574	0	146	1237	0
Grp Sat Flow(s),veh/h/ln	1810	0	1610				0	1729	1610	1810	1805	0
Q Serve(g_s), s	3.2	0.0	0.0				0.0	12.3	0.0	2.0	0.0	0.0
Cycle Q Clear(g_c), s	3.2	0.0	0.0				0.0	12.3	0.0	2.0	0.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	158	0					0	3968		354	3091	0
V/C Ratio(X)	0.61	0.00					0.00	0.40		0.41	0.40	0.00
Avail Cap(c_a), veh/h	1161	0					0	3968		664	3091	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	2.00	2.00	1.00
Upstream Filter(I)	1.00	0.00	0.00				0.00	0.43	0.00	0.57	0.57	0.00
Uniform Delay (d), s/veh	56.4	0.0	0.0				0.0	4.8	0.0	3.4	0.0	0.0
Incr Delay (d2), s/veh	3.8	0.0	0.0				0.0	0.1	0.0	0.4	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.7	0.0	0.0				0.0	5.4	0.0	0.8	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	60.2	0.0	0.0				0.0	4.9	0.0	3.8	0.2	0.0
LnGrp LOS	E							A		A	A	
Approach Vol, veh/h		97						1574			1383	
Approach Delay, s/veh		60.2						4.9			0.6	
Approach LOS		E						A			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	11.0	97.8		11.2		108.8
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0
Max Green Setting (Gmax), s	25.5	38.0		38.5		69.5
Max Q Clear Time (g_c+I1), s	4.0	14.3		5.2		2.0
Green Ext Time (p_c), s	0.3	12.2		0.3		12.0

Intersection Summary	
HCM 7th Control Delay, s/veh	4.7
HCM 7th LOS	A

Notes

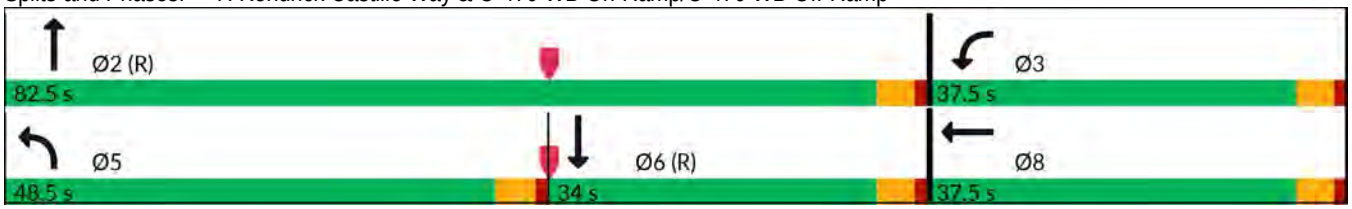
User approved volume balancing among the lanes for turning movement.

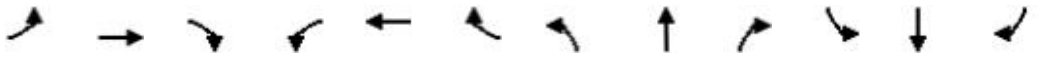
Unsignalized Delay for [NBR, EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	599	2	150	733	635	215	33
Future Volume (vph)	599	2	150	733	635	215	33
Turn Type	Prot	NA	Free	Prot	NA	NA	Free
Protected Phases	3	8		5	2	6	
Permitted Phases			Free				Free
Detector Phase	3	8		5	2	6	
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	
Total Split (s)	37.5	37.5		48.5	82.5	34.0	
Total Split (%)	31.3%	31.3%		40.4%	68.8%	28.3%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5	
Lead/Lag				Lead		Lag	
Lead-Lag Optimize?				Yes		Yes	
Recall Mode	None	None		None	C-Max	C-Max	
Act Effct Green (s)	33.0	33.0	120.0	32.9	78.0	40.6	120.0
Actuated g/C Ratio	0.28	0.28	1.00	0.27	0.65	0.34	1.00
v/c Ratio	0.68	0.69	0.10	0.81	0.29	0.19	0.02
Control Delay (s/veh)	47.5	47.7	0.1	70.3	2.8	29.8	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	47.5	47.7	0.1	70.3	2.8	29.8	0.0
LOS	D	D	A	E	A	C	A
Approach Delay (s/veh)		38.1			39.0	25.8	
Approach LOS		D			D	C	

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.81	
Intersection Signal Delay (s/veh): 37.3	Intersection LOS: D
Intersection Capacity Utilization 58.9%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 7: Kendrick Castillo Way & C-470 WB On-Ramp/C-470 WB Off-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	599	2	150	733	635	0	0	215	33
Future Volume (veh/h)	0	0	0	599	2	150	733	635	0	0	215	33
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Lane Width Adj.				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1870	1870	1870	1885	1885	0	0	1870	1870
Adj Flow Rate, veh/h				632	0	0	772	668	0	0	226	0
Peak Hour Factor				0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %				2	2	2	1	1	0	0	2	2
Cap, veh/h				725	0		858	2584	0	0	1554	
Arrive On Green				0.20	0.00	0.00	0.41	1.00	0.00	0.00	0.44	0.00
Sat Flow, veh/h				3563	0	1585	3483	3676	0	0	3647	1585
Grp Volume(v), veh/h				632	0	0	772	668	0	0	226	0
Grp Sat Flow(s),veh/h/ln				1781	0	1585	1742	1791	0	0	1777	1585
Q Serve(g_s), s				20.6	0.0	0.0	24.8	0.0	0.0	0.0	4.6	0.0
Cycle Q Clear(g_c), s				20.6	0.0	0.0	24.8	0.0	0.0	0.0	4.6	0.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				725	0		858	2584	0	0	1554	
V/C Ratio(X)				0.87	0.00		0.90	0.26	0.00	0.00	0.15	
Avail Cap(c_a), veh/h				980	0		1277	2584	0	0	1554	
HCM Platoon Ratio				1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.91	0.91	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh				46.3	0.0	0.0	33.9	0.0	0.0	0.0	20.3	0.0
Incr Delay (d2), s/veh				6.7	0.0	0.0	5.7	0.2	0.0	0.0	0.2	0.0
Initial Q Delay(d3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				14.8	0.0	0.0	14.1	0.1	0.0	0.0	3.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh				52.9	0.0	0.0	39.7	0.2	0.0	0.0	20.5	0.0
LnGrp LOS				D			D	A			C	
Approach Vol, veh/h					632			1440			226	
Approach Delay, s/veh					52.9			21.4			20.5	
Approach LOS					D			C			C	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	91.1		34.1	57.0		28.9						
Change Period (Y+Rc), s	4.5		4.5	4.5		4.5						
Max Green Setting (Gmax), s	78.0		44.0	29.5		33.0						
Max Q Clear Time (g_c+I1), s	2.0		26.8	6.6		22.6						
Green Ext Time (p_c), s	4.9		2.7	1.3		1.8						

Intersection Summary	
HCM 7th Control Delay, s/veh	30.0
HCM 7th LOS	C

Notes

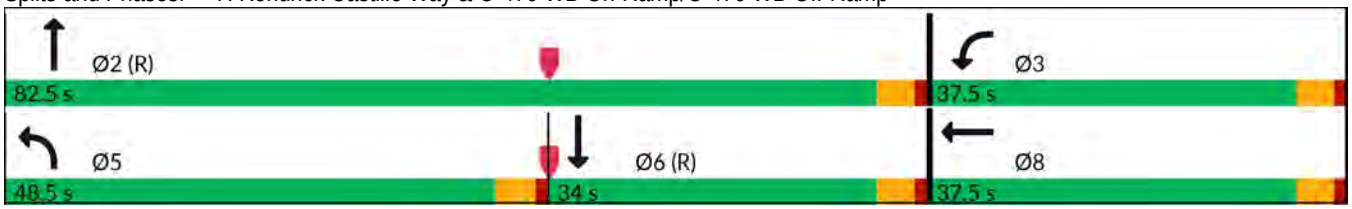
User approved volume balancing among the lanes for turning movement.

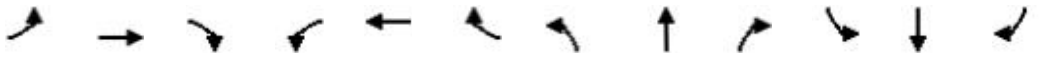
Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	565	1	82	798	432	519	120
Future Volume (vph)	565	1	82	798	432	519	120
Turn Type	Prot	NA	Free	Prot	NA	NA	Free
Protected Phases	3	8		5	2	6	
Permitted Phases			Free				Free
Detector Phase	3	8		5	2	6	
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	
Total Split (s)	37.5	37.5		48.5	82.5	34.0	
Total Split (%)	31.3%	31.3%		40.4%	68.8%	28.3%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5	
Lead/Lag				Lead		Lag	
Lead-Lag Optimize?				Yes		Yes	
Recall Mode	None	None		None	C-Max	C-Max	
Act Effct Green (s)	33.0	33.0	120.0	35.9	78.0	37.6	120.0
Actuated g/C Ratio	0.28	0.28	1.00	0.30	0.65	0.31	1.00
v/c Ratio	0.65	0.65	0.06	0.83	0.20	0.50	0.08
Control Delay (s/veh)	46.0	46.0	0.1	66.5	6.5	36.5	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	46.0	46.0	0.1	66.5	6.5	36.5	0.1
LOS	D	D	A	E	A	D	A
Approach Delay (s/veh)		40.2			45.4	29.7	
Approach LOS		D			D	C	

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.83	
Intersection Signal Delay (s/veh): 40.1	Intersection LOS: D
Intersection Capacity Utilization 66.5%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 7: Kendrick Castillo Way & C-470 WB On-Ramp/C-470 WB Off-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	565	1	82	798	432	0	0	519	120
Future Volume (veh/h)	0	0	0	565	1	82	798	432	0	0	519	120
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Lane Width Adj.				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1900	1900	1900	1900	1900	0	0	1900	1900
Adj Flow Rate, veh/h				615	0	0	867	470	0	0	564	0
Peak Hour Factor				0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %				0	0	0	0	0	0	0	0	0
Cap, veh/h				711	0		952	2630	0	0	1516	
Arrive On Green				0.20	0.00	0.00	0.45	1.00	0.00	0.00	0.42	0.00
Sat Flow, veh/h				3619	0	1610	3510	3705	0	0	3705	1610
Grp Volume(v), veh/h				615	0	0	867	470	0	0	564	0
Grp Sat Flow(s),veh/h/ln				1810	0	1610	1755	1805	0	0	1805	1610
Q Serve(g_s), s				19.7	0.0	0.0	27.6	0.0	0.0	0.0	12.9	0.0
Cycle Q Clear(g_c), s				19.7	0.0	0.0	27.6	0.0	0.0	0.0	12.9	0.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				711	0		952	2630	0	0	1516	
V/C Ratio(X)				0.87	0.00		0.91	0.18	0.00	0.00	0.37	
Avail Cap(c_a), veh/h				995	0		1287	2630	0	0	1516	
HCM Platoon Ratio				1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.92	0.92	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh				46.7	0.0	0.0	31.5	0.0	0.0	0.0	23.9	0.0
Incr Delay (d2), s/veh				5.9	0.0	0.0	7.3	0.1	0.0	0.0	0.7	0.0
Initial Q Delay(d3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				14.4	0.0	0.0	15.3	0.1	0.0	0.0	9.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh				52.6	0.0	0.0	38.8	0.1	0.0	0.0	24.6	0.0
LnGrp LOS				D			D	A			C	
Approach Vol, veh/h					615			1337			564	
Approach Delay, s/veh					52.6			25.2			24.6	
Approach LOS					D			C			C	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	91.9		37.1	54.9		28.1						
Change Period (Y+Rc), s	4.5		4.5	4.5		4.5						
Max Green Setting (Gmax), s	78.0		44.0	29.5		33.0						
Max Q Clear Time (g_c+I1), s	2.0		29.6	14.9		21.7						
Green Ext Time (p_c), s	3.2		3.0	3.0		1.8						

Intersection Summary	
HCM 7th Control Delay, s/veh	31.8
HCM 7th LOS	C

Notes

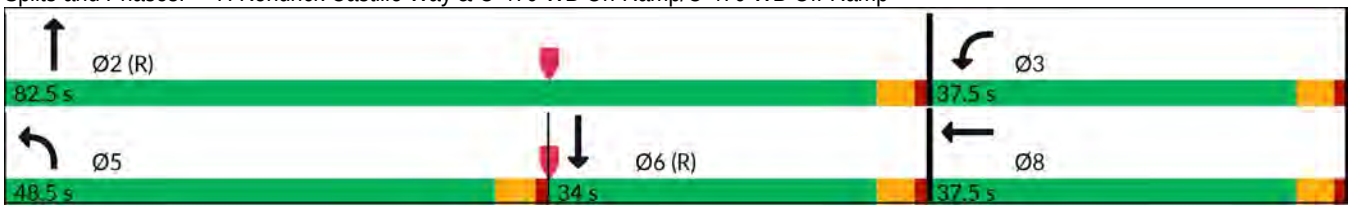
User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	620	2	155	755	654	224	34
Future Volume (vph)	620	2	155	755	654	224	34
Turn Type	Prot	NA	Free	Prot	NA	NA	Free
Protected Phases	3	8		5	2	6	
Permitted Phases			Free				Free
Detector Phase	3	8		5	2	6	
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	
Total Split (s)	37.5	37.5		48.5	82.5	34.0	
Total Split (%)	31.3%	31.3%		40.4%	68.8%	28.3%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5	
Lead/Lag				Lead		Lag	
Lead-Lag Optimize?				Yes		Yes	
Recall Mode	None	None		None	C-Max	C-Max	
Act Effct Green (s)	33.0	33.0	120.0	33.6	78.0	39.9	120.0
Actuated g/C Ratio	0.28	0.28	1.00	0.28	0.65	0.33	1.00
v/c Ratio	0.71	0.71	0.10	0.82	0.30	0.20	0.02
Control Delay (s/veh)	48.7	48.9	0.1	70.5	3.0	30.5	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	48.7	48.9	0.1	70.5	3.0	30.5	0.0
LOS	D	D	A	E	A	C	A
Approach Delay (s/veh)		39.1			39.2	26.5	
Approach LOS		D			D	C	

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay (s/veh): 37.8	Intersection LOS: D
Intersection Capacity Utilization 60.1%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 7: Kendrick Castillo Way & C-470 WB On-Ramp/C-470 WB Off-Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	620	2	155	755	654	0	0	224	34
Future Volume (veh/h)	0	0	0	620	2	155	755	654	0	0	224	34
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Lane Width Adj.				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1870	1870	1870	1885	1885	0	0	1870	1870
Adj Flow Rate, veh/h				654	0	0	795	688	0	0	236	0
Peak Hour Factor				0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %				2	2	2	1	1	0	0	2	2
Cap, veh/h				747	0		881	2562	0	0	1510	
Arrive On Green				0.21	0.00	0.00	0.42	1.00	0.00	0.00	0.42	0.00
Sat Flow, veh/h				3563	0	1585	3483	3676	0	0	3647	1585
Grp Volume(v), veh/h				654	0	0	795	688	0	0	236	0
Grp Sat Flow(s),veh/h/ln				1781	0	1585	1742	1791	0	0	1777	1585
Q Serve(g_s), s				21.3	0.0	0.0	25.6	0.0	0.0	0.0	4.9	0.0
Cycle Q Clear(g_c), s				21.3	0.0	0.0	25.6	0.0	0.0	0.0	4.9	0.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				747	0		881	2562	0	0	1510	
V/C Ratio(X)				0.88	0.00		0.90	0.27	0.00	0.00	0.16	
Avail Cap(c_a), veh/h				980	0		1277	2562	0	0	1510	
HCM Platoon Ratio				1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.90	0.90	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh				45.9	0.0	0.0	33.3	0.0	0.0	0.0	21.3	0.0
Incr Delay (d2), s/veh				7.2	0.0	0.0	6.1	0.2	0.0	0.0	0.2	0.0
Initial Q Delay(d3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				15.3	0.0	0.0	14.3	0.1	0.0	0.0	3.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh				53.1	0.0	0.0	39.4	0.2	0.0	0.0	21.5	0.0
LnGrp LOS				D			D	A			C	
Approach Vol, veh/h					654			1483			236	
Approach Delay, s/veh					53.1			21.2			21.5	
Approach LOS					D			C			C	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	90.3		34.9	55.5		29.7						
Change Period (Y+Rc), s	4.5		4.5	4.5		4.5						
Max Green Setting (Gmax), s	78.0		44.0	29.5		33.0						
Max Q Clear Time (g_c+I1), s	2.0		27.6	6.9		23.3						
Green Ext Time (p_c), s	5.1		2.8	1.3		1.8						

Intersection Summary	
HCM 7th Control Delay, s/veh	30.0
HCM 7th LOS	C

Notes

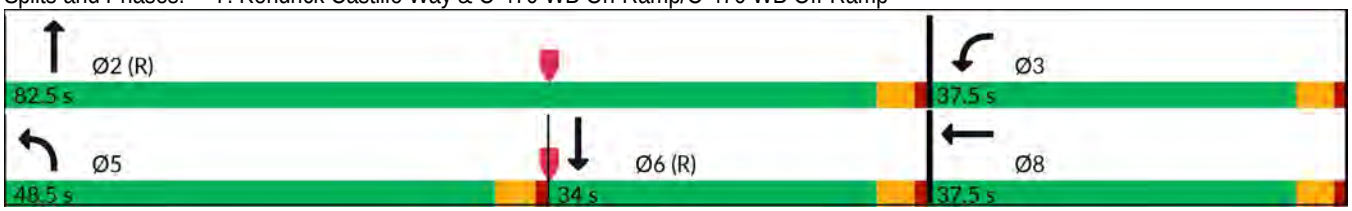
User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	590	1	84	822	445	539	124
Future Volume (vph)	590	1	84	822	445	539	124
Turn Type	Prot	NA	Free	Prot	NA	NA	Free
Protected Phases	3	8		5	2	6	
Permitted Phases			Free				Free
Detector Phase	3	8		5	2	6	
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	
Total Split (s)	37.5	37.5		48.5	82.5	34.0	
Total Split (%)	31.3%	31.3%		40.4%	68.8%	28.3%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5	
Lead/Lag				Lead		Lag	
Lead-Lag Optimize?				Yes		Yes	
Recall Mode	None	None		None	C-Max	C-Max	
Act Effct Green (s)	33.0	33.0	120.0	36.8	78.0	36.7	120.0
Actuated g/C Ratio	0.28	0.28	1.00	0.31	0.65	0.31	1.00
v/c Ratio	0.68	0.68	0.06	0.83	0.21	0.53	0.08
Control Delay (s/veh)	47.2	47.3	0.1	71.9	6.5	37.7	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	47.2	47.3	0.1	71.9	6.5	37.7	0.1
LOS	D	D	A	E	A	D	A
Approach Delay (s/veh)		41.4			48.9	30.7	
Approach LOS		D			D	C	

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.83	
Intersection Signal Delay (s/veh): 42.3	Intersection LOS: D
Intersection Capacity Utilization 68.0%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 7: Kendrick Castillo Way & C-470 WB On-Ramp/C-470 WB Off-Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	590	1	84	822	445	0	0	539	124
Future Volume (veh/h)	0	0	0	590	1	84	822	445	0	0	539	124
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Lane Width Adj.				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1900	1900	1900	1900	1900	0	0	1900	1900
Adj Flow Rate, veh/h				642	0	0	893	484	0	0	586	0
Peak Hour Factor				0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %				0	0	0	0	0	0	0	0	0
Cap, veh/h				738	0		977	2603	0	0	1463	
Arrive On Green				0.20	0.00	0.00	0.46	1.00	0.00	0.00	0.41	0.00
Sat Flow, veh/h				3619	0	1610	3510	3705	0	0	3705	1610
Grp Volume(v), veh/h				642	0	0	893	484	0	0	586	0
Grp Sat Flow(s),veh/h/ln				1810	0	1610	1755	1805	0	0	1805	1610
Q Serve(g_s), s				20.6	0.0	0.0	28.4	0.0	0.0	0.0	13.8	0.0
Cycle Q Clear(g_c), s				20.6	0.0	0.0	28.4	0.0	0.0	0.0	13.8	0.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				738	0		977	2603	0	0	1463	
V/C Ratio(X)				0.87	0.00		0.91	0.19	0.00	0.00	0.40	
Avail Cap(c_a), veh/h				995	0		1287	2603	0	0	1463	
HCM Platoon Ratio				1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.88	0.88	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh				46.2	0.0	0.0	30.8	0.0	0.0	0.0	25.3	0.0
Incr Delay (d2), s/veh				6.5	0.0	0.0	7.5	0.1	0.0	0.0	0.8	0.0
Initial Q Delay(d3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				15.0	0.0	0.0	15.5	0.1	0.0	0.0	9.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh				52.8	0.0	0.0	38.3	0.1	0.0	0.0	26.1	0.0
LnGrp LOS				D			D	A			C	
Approach Vol, veh/h					642			1377			586	
Approach Delay, s/veh					52.8			24.9			26.1	
Approach LOS					D			C			C	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	91.0		37.9	53.1		29.0						
Change Period (Y+Rc), s	4.5		4.5	4.5		4.5						
Max Green Setting (Gmax), s	78.0		44.0	29.5		33.0						
Max Q Clear Time (g_c+I1), s	2.0		30.4	15.8		22.6						
Green Ext Time (p_c), s	3.4		3.0	3.1		1.9						

Intersection Summary	
HCM 7th Control Delay, s/veh	32.0
HCM 7th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

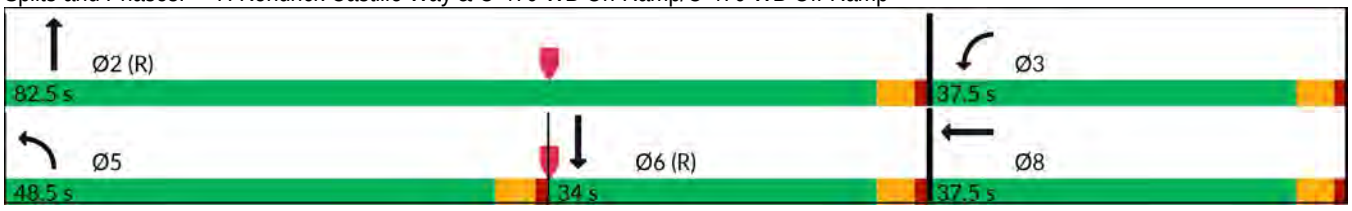
Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

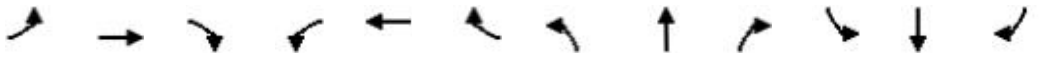
Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	625	2	155	771	659	226	34
Future Volume (vph)	625	2	155	771	659	226	34
Turn Type	Prot	NA	Free	Prot	NA	NA	Free
Protected Phases	3	8		5	2	6	
Permitted Phases			Free				Free
Detector Phase	3	8		5	2	6	
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	
Total Split (s)	37.5	37.5		48.5	82.5	34.0	
Total Split (%)	31.3%	31.3%		40.4%	68.8%	28.3%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5	
Lead/Lag				Lead		Lag	
Lead-Lag Optimize?				Yes		Yes	
Recall Mode	None	None		None	C-Max	C-Max	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 65
Control Type: Actuated-Coordinated

Splits and Phases: 7: Kendrick Castillo Way & C-470 WB On-Ramp/C-470 WB Off-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	625	2	155	771	659	0	0	226	34
Future Volume (veh/h)	0	0	0	625	2	155	771	659	0	0	226	34
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Lane Width Adj.				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1870	1870	1870	1885	1885	0	0	1870	1870
Adj Flow Rate, veh/h				659	0	0	812	694	0	0	238	0
Peak Hour Factor				0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %				2	2	2	1	1	0	0	2	2
Cap, veh/h				752	0		898	2557	0	0	1488	
Arrive On Green				0.21	0.00	0.00	0.43	1.00	0.00	0.00	0.42	0.00
Sat Flow, veh/h				3563	0	1585	3483	3676	0	0	3647	1585
Grp Volume(v), veh/h				659	0	0	812	694	0	0	238	0
Grp Sat Flow(s),veh/h/ln				1781	0	1585	1742	1791	0	0	1777	1585
Q Serve(g_s), s				21.5	0.0	0.0	26.1	0.0	0.0	0.0	5.0	0.0
Cycle Q Clear(g_c), s				21.5	0.0	0.0	26.1	0.0	0.0	0.0	5.0	0.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				752	0		898	2557	0	0	1488	
V/C Ratio(X)				0.88	0.00		0.90	0.27	0.00	0.00	0.16	
Avail Cap(c_a), veh/h				980	0		1277	2557	0	0	1488	
HCM Platoon Ratio				1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.89	0.89	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh				45.8	0.0	0.0	32.8	0.0	0.0	0.0	21.7	0.0
Incr Delay (d2), s/veh				7.3	0.0	0.0	6.3	0.2	0.0	0.0	0.2	0.0
Initial Q Delay(d3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				15.4	0.0	0.0	14.5	0.1	0.0	0.0	3.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh				53.1	0.0	0.0	39.1	0.2	0.0	0.0	22.0	0.0
LnGrp LOS				D			D	A			C	
Approach Vol, veh/h					659			1506			238	
Approach Delay, s/veh					53.1			21.2			22.0	
Approach LOS					D			C			C	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	90.2		35.4	54.7		29.8						
Change Period (Y+Rc), s	4.5		4.5	4.5		4.5						
Max Green Setting (Gmax), s	78.0		44.0	29.5		33.0						
Max Q Clear Time (g_c+I1), s	2.0		28.1	7.0		23.5						
Green Ext Time (p_c), s	5.2		2.8	1.3		1.8						

Intersection Summary	
HCM 7th Control Delay, s/veh	30.0
HCM 7th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

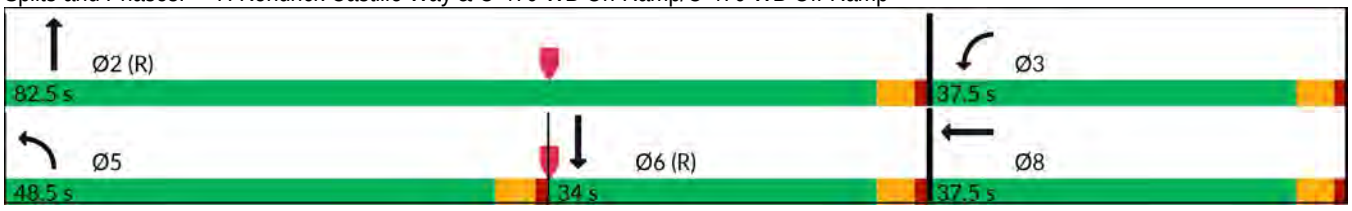
Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

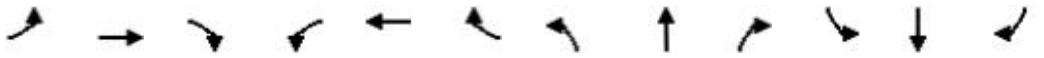
Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	606	1	84	832	448	544	124
Future Volume (vph)	606	1	84	832	448	544	124
Turn Type	Prot	NA	Free	Prot	NA	NA	Free
Protected Phases	3	8		5	2	6	
Permitted Phases			Free				Free
Detector Phase	3	8		5	2	6	
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	
Total Split (s)	37.5	37.5		48.5	82.5	34.0	
Total Split (%)	31.3%	31.3%		40.4%	68.8%	28.3%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5	
Lead/Lag				Lead		Lag	
Lead-Lag Optimize?				Yes		Yes	
Recall Mode	None	None		None	C-Max	C-Max	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 7: Kendrick Castillo Way & C-470 WB On-Ramp/C-470 WB Off-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	606	1	84	832	448	0	0	544	124
Future Volume (veh/h)	0	0	0	606	1	84	832	448	0	0	544	124
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Lane Width Adj.				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1900	1900	1900	1900	1900	0	0	1900	1900
Adj Flow Rate, veh/h				660	0	0	904	487	0	0	591	0
Peak Hour Factor				0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %				0	0	0	0	0	0	0	0	0
Cap, veh/h				755	0		988	2586	0	0	1435	
Arrive On Green				0.21	0.00	0.00	0.47	1.00	0.00	0.00	0.40	0.00
Sat Flow, veh/h				3619	0	1610	3510	3705	0	0	3705	1610
Grp Volume(v), veh/h				660	0	0	904	487	0	0	591	0
Grp Sat Flow(s),veh/h/ln				1810	0	1610	1755	1805	0	0	1805	1610
Q Serve(g_s), s				21.2	0.0	0.0	28.7	0.0	0.0	0.0	14.2	0.0
Cycle Q Clear(g_c), s				21.2	0.0	0.0	28.7	0.0	0.0	0.0	14.2	0.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				755	0		988	2586	0	0	1435	
V/C Ratio(X)				0.87	0.00		0.92	0.19	0.00	0.00	0.41	
Avail Cap(c_a), veh/h				995	0		1287	2586	0	0	1435	
HCM Platoon Ratio				1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.88	0.88	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh				46.0	0.0	0.0	30.5	0.0	0.0	0.0	26.0	0.0
Incr Delay (d2), s/veh				6.9	0.0	0.0	7.7	0.1	0.0	0.0	0.9	0.0
Initial Q Delay(d3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				15.3	0.0	0.0	15.7	0.1	0.0	0.0	10.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh				52.9	0.0	0.0	38.2	0.1	0.0	0.0	26.9	0.0
LnGrp LOS				D			D	A			C	
Approach Vol, veh/h					660			1391			591	
Approach Delay, s/veh					52.9			24.9			26.9	
Approach LOS					D			C			C	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	90.5		38.3	52.2		29.5						
Change Period (Y+Rc), s	4.5		4.5	4.5		4.5						
Max Green Setting (Gmax), s	78.0		44.0	29.5		33.0						
Max Q Clear Time (g_c+I1), s	2.0		30.7	16.2		23.2						
Green Ext Time (p_c), s	3.4		3.0	3.1		1.9						

Intersection Summary	
HCM 7th Control Delay, s/veh	32.3
HCM 7th LOS	C

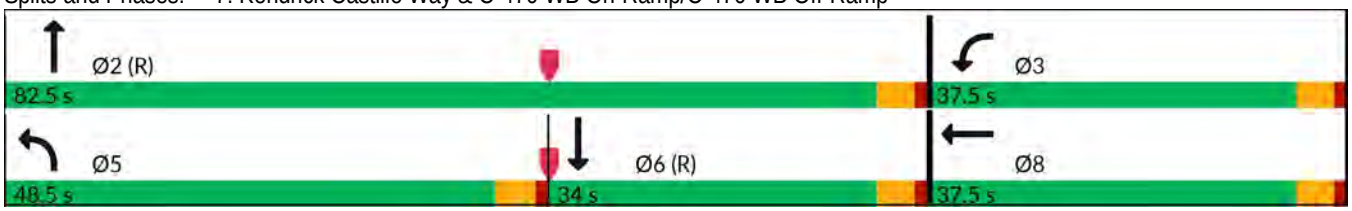
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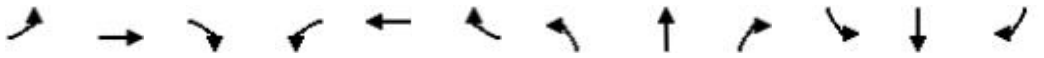
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	734	2	183	894	775	264	40
Future Volume (vph)	734	2	183	894	775	264	40
Turn Type	Prot	NA	Free	Prot	NA	NA	Free
Protected Phases	3	8		5	2	6	
Permitted Phases			Free				Free
Detector Phase	3	8		5	2	6	
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	
Total Split (s)	37.5	37.5		48.5	82.5	34.0	
Total Split (%)	31.3%	31.3%		40.4%	68.8%	28.3%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5	
Lead/Lag				Lead		Lag	
Lead-Lag Optimize?				Yes		Yes	
Recall Mode	None	None		None	C-Max	C-Max	
Act Effct Green (s)	33.0	33.0	120.0	38.2	78.0	35.3	120.0
Actuated g/C Ratio	0.28	0.28	1.00	0.32	0.65	0.29	1.00
v/c Ratio	0.84	0.84	0.12	0.85	0.35	0.27	0.03
Control Delay (s/veh)	58.0	58.4	0.2	76.2	5.3	34.5	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	58.0	58.4	0.2	76.2	5.3	34.5	0.0
LOS	E	E	A	E	A	C	A
Approach Delay (s/veh)		46.6			43.3	29.9	
Approach LOS		D			D	C	

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.85	
Intersection Signal Delay (s/veh): 43.0	Intersection LOS: D
Intersection Capacity Utilization 67.8%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 7: Kendrick Castillo Way & C-470 WB On-Ramp/C-470 WB Off-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	734	2	183	894	775	0	0	264	40
Future Volume (veh/h)	0	0	0	734	2	183	894	775	0	0	264	40
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Lane Width Adj.				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1870	1870	1870	1885	1885	0	0	1870	1870
Adj Flow Rate, veh/h				774	0	0	941	816	0	0	278	0
Peak Hour Factor				0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %				2	2	2	1	1	0	0	2	2
Cap, veh/h				858	0		1021	2450	0	0	1256	
Arrive On Green				0.24	0.00	0.00	0.49	1.00	0.00	0.00	0.35	0.00
Sat Flow, veh/h				3563	0	1585	3483	3676	0	0	3647	1585
Grp Volume(v), veh/h				774	0	0	941	816	0	0	278	0
Grp Sat Flow(s),veh/h/ln				1781	0	1585	1742	1791	0	0	1777	1585
Q Serve(g_s), s				25.3	0.0	0.0	30.2	0.0	0.0	0.0	6.6	0.0
Cycle Q Clear(g_c), s				25.3	0.0	0.0	30.2	0.0	0.0	0.0	6.6	0.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				858	0		1021	2450	0	0	1256	
V/C Ratio(X)				0.90	0.00		0.92	0.33	0.00	0.00	0.22	
Avail Cap(c_a), veh/h				980	0		1277	2450	0	0	1256	
HCM Platoon Ratio				1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.76	0.76	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh				44.2	0.0	0.0	29.3	0.0	0.0	0.0	27.2	0.0
Incr Delay (d2), s/veh				10.4	0.0	0.0	7.6	0.3	0.0	0.0	0.4	0.0
Initial Q Delay(d3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				17.9	0.0	0.0	15.6	0.2	0.0	0.0	5.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh				54.6	0.0	0.0	37.0	0.3	0.0	0.0	27.6	0.0
LnGrp LOS				D			D	A			C	
Approach Vol, veh/h					774			1757			278	
Approach Delay, s/veh					54.6			19.9			27.6	
Approach LOS					D			B			C	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	86.6		39.7	46.9		33.4						
Change Period (Y+Rc), s	4.5		4.5	4.5		4.5						
Max Green Setting (Gmax), s	78.0		44.0	29.5		33.0						
Max Q Clear Time (g_c+I1), s	2.0		32.2	8.6		27.3						
Green Ext Time (p_c), s	6.4		3.0	1.6		1.6						

Intersection Summary	
HCM 7th Control Delay, s/veh	30.2
HCM 7th LOS	C

Notes

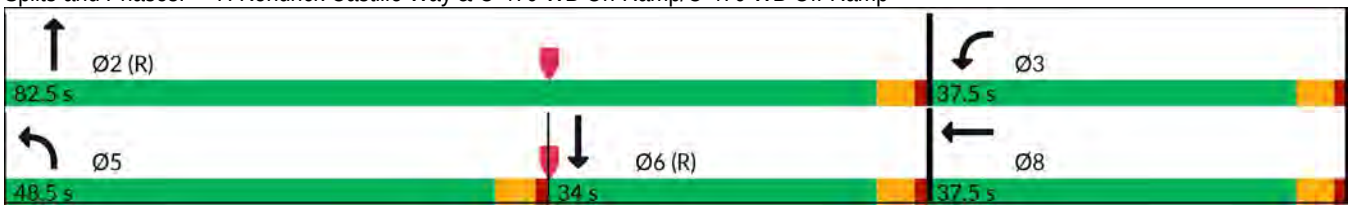
User approved volume balancing among the lanes for turning movement.

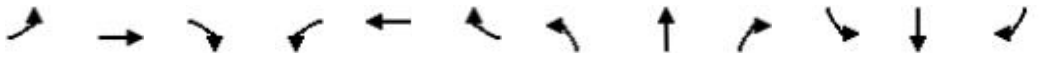
Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	697	1	100	974	527	637	146
Future Volume (vph)	697	1	100	974	527	637	146
Turn Type	Prot	NA	Free	Prot	NA	NA	Free
Protected Phases	3	8		5	2	6	
Permitted Phases			Free				Free
Detector Phase	3	8		5	2	6	
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	
Total Split (s)	37.5	37.5		48.5	82.5	34.0	
Total Split (%)	31.3%	31.3%		40.4%	68.8%	28.3%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5	
Lead/Lag				Lead		Lag	
Lead-Lag Optimize?				Yes		Yes	
Recall Mode	None	None		None	C-Max	C-Max	
Act Effct Green (s)	33.0	33.0	120.0	40.9	78.0	32.6	120.0
Actuated g/C Ratio	0.28	0.28	1.00	0.34	0.65	0.27	1.00
v/c Ratio	0.80	0.80	0.07	0.89	0.24	0.71	0.10
Control Delay (s/veh)	54.9	54.8	0.1	73.0	8.5	44.8	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	54.9	54.8	0.1	73.0	8.5	44.8	0.1
LOS	D	D	A	E	A	D	A
Approach Delay (s/veh)		48.0			50.4	36.4	
Approach LOS		D			D	D	

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.89	
Intersection Signal Delay (s/veh): 46.2	Intersection LOS: D
Intersection Capacity Utilization 77.2%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 7: Kendrick Castillo Way & C-470 WB On-Ramp/C-470 WB Off-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	697	1	100	974	527	0	0	637	146
Future Volume (veh/h)	0	0	0	697	1	100	974	527	0	0	637	146
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Lane Width Adj.				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1900	1900	1900	1900	1900	0	0	1900	1900
Adj Flow Rate, veh/h				759	0	0	1059	573	0	0	692	0
Peak Hour Factor				0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %				0	0	0	0	0	0	0	0	0
Cap, veh/h				848	0		1130	2493	0	0	1196	
Arrive On Green				0.23	0.00	0.00	0.54	1.00	0.00	0.00	0.33	0.00
Sat Flow, veh/h				3619	0	1610	3510	3705	0	0	3705	1610
Grp Volume(v), veh/h				759	0	0	1059	573	0	0	692	0
Grp Sat Flow(s),veh/h/ln				1810	0	1610	1755	1805	0	0	1805	1610
Q Serve(g_s), s				24.4	0.0	0.0	33.7	0.0	0.0	0.0	19.0	0.0
Cycle Q Clear(g_c), s				24.4	0.0	0.0	33.7	0.0	0.0	0.0	19.0	0.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				848	0		1130	2493	0	0	1196	
V/C Ratio(X)				0.89	0.00		0.94	0.23	0.00	0.00	0.58	
Avail Cap(c_a), veh/h				995	0		1287	2493	0	0	1196	
HCM Platoon Ratio				1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.80	0.80	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh				44.5	0.0	0.0	26.6	0.0	0.0	0.0	33.2	0.0
Incr Delay (d2), s/veh				9.4	0.0	0.0	10.1	0.2	0.0	0.0	2.0	0.0
Initial Q Delay(d3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				17.5	0.0	0.0	17.2	0.1	0.0	0.0	13.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh				53.9	0.0	0.0	36.8	0.2	0.0	0.0	35.2	0.0
LnGrp LOS				D			D	A			D	
Approach Vol, veh/h					759			1632			692	
Approach Delay, s/veh					53.9			23.9			35.2	
Approach LOS					D			C			D	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	87.4		43.1	44.3		32.6						
Change Period (Y+Rc), s	4.5		4.5	4.5		4.5						
Max Green Setting (Gmax), s	78.0		44.0	29.5		33.0						
Max Q Clear Time (g_c+I1), s	2.0		35.7	21.0		26.4						
Green Ext Time (p_c), s	4.1		2.9	2.8		1.8						

Intersection Summary	
HCM 7th Control Delay, s/veh	33.8
HCM 7th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

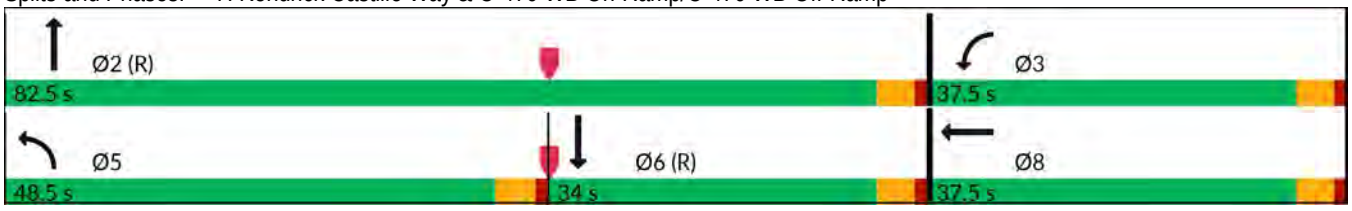
Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

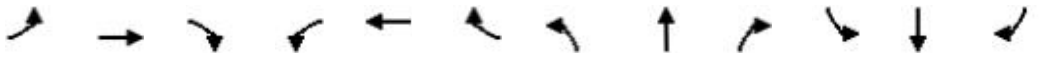
Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	739	2	183	910	780	266	40
Future Volume (vph)	739	2	183	910	780	266	40
Turn Type	Prot	NA	Free	Prot	NA	NA	Free
Protected Phases	3	8		5	2	6	
Permitted Phases			Free				Free
Detector Phase	3	8		5	2	6	
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	
Total Split (s)	37.5	37.5		48.5	82.5	34.0	
Total Split (%)	31.3%	31.3%		40.4%	68.8%	28.3%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5	
Lead/Lag				Lead		Lag	
Lead-Lag Optimize?				Yes		Yes	
Recall Mode	None	None		None	C-Max	C-Max	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated

Splits and Phases: 7: Kendrick Castillo Way & C-470 WB On-Ramp/C-470 WB Off-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	739	2	183	910	780	0	0	266	40
Future Volume (veh/h)	0	0	0	739	2	183	910	780	0	0	266	40
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Lane Width Adj.				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1870	1870	1870	1885	1885	0	0	1870	1870
Adj Flow Rate, veh/h				779	0	0	958	821	0	0	280	0
Peak Hour Factor				0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %				2	2	2	1	1	0	0	2	2
Cap, veh/h				863	0		1037	2446	0	0	1235	
Arrive On Green				0.24	0.00	0.00	0.50	1.00	0.00	0.00	0.35	0.00
Sat Flow, veh/h				3563	0	1585	3483	3676	0	0	3647	1585
Grp Volume(v), veh/h				779	0	0	958	821	0	0	280	0
Grp Sat Flow(s),veh/h/ln				1781	0	1585	1742	1791	0	0	1777	1585
Q Serve(g_s), s				25.4	0.0	0.0	30.7	0.0	0.0	0.0	6.7	0.0
Cycle Q Clear(g_c), s				25.4	0.0	0.0	30.7	0.0	0.0	0.0	6.7	0.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				863	0		1037	2446	0	0	1235	
V/C Ratio(X)				0.90	0.00		0.92	0.34	0.00	0.00	0.23	
Avail Cap(c_a), veh/h				980	0		1277	2446	0	0	1235	
HCM Platoon Ratio				1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.75	0.75	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh				44.1	0.0	0.0	28.9	0.0	0.0	0.0	27.7	0.0
Incr Delay (d2), s/veh				10.6	0.0	0.0	7.8	0.3	0.0	0.0	0.4	0.0
Initial Q Delay(d3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				18.1	0.0	0.0	15.8	0.2	0.0	0.0	5.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh				54.7	0.0	0.0	36.7	0.3	0.0	0.0	28.1	0.0
LnGrp LOS				D			D	A			C	
Approach Vol, veh/h					779			1779			280	
Approach Delay, s/veh					54.7			19.9			28.1	
Approach LOS					D			B			C	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	86.4		40.2	46.2		33.6						
Change Period (Y+Rc), s	4.5		4.5	4.5		4.5						
Max Green Setting (Gmax), s	78.0		44.0	29.5		33.0						
Max Q Clear Time (g_c+I1), s	2.0		32.7	8.7		27.4						
Green Ext Time (p_c), s	6.5		3.0	1.6		1.6						

Intersection Summary	
HCM 7th Control Delay, s/veh	30.3
HCM 7th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

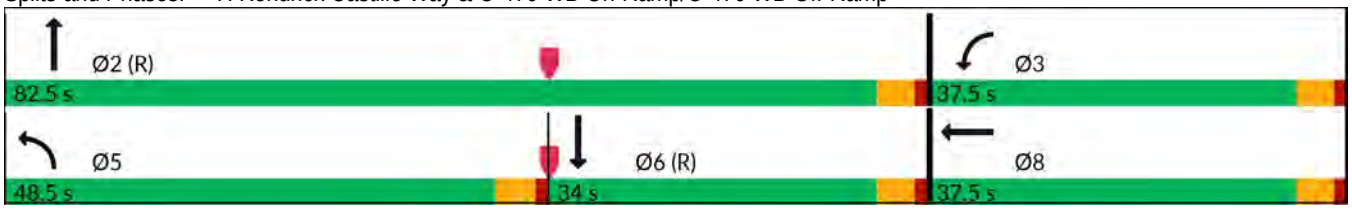
Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

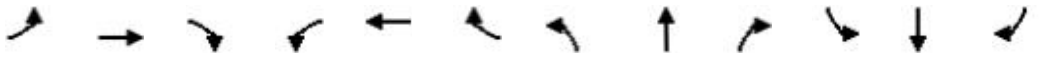
Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	713	1	100	984	530	642	146
Future Volume (vph)	713	1	100	984	530	642	146
Turn Type	Prot	NA	Free	Prot	NA	NA	Free
Protected Phases	3	8		5	2	6	
Permitted Phases			Free				Free
Detector Phase	3	8		5	2	6	
Switch Phase							
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	
Total Split (s)	37.5	37.5		48.5	82.5	34.0	
Total Split (%)	31.3%	31.3%		40.4%	68.8%	28.3%	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5	
Lead/Lag				Lead		Lag	
Lead-Lag Optimize?				Yes		Yes	
Recall Mode	None	None		None	C-Max	C-Max	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated

Splits and Phases: 7: Kendrick Castillo Way & C-470 WB On-Ramp/C-470 WB Off-Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	713	1	100	984	530	0	0	642	146
Future Volume (veh/h)	0	0	0	713	1	100	984	530	0	0	642	146
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Lane Width Adj.				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1900	1900	1900	1900	1900	0	0	1900	1900
Adj Flow Rate, veh/h				776	0	0	1070	576	0	0	698	0
Peak Hour Factor				0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %				0	0	0	0	0	0	0	0	0
Cap, veh/h				864	0		1139	2478	0	0	1171	
Arrive On Green				0.24	0.00	0.00	0.54	1.00	0.00	0.00	0.32	0.00
Sat Flow, veh/h				3619	0	1610	3510	3705	0	0	3705	1610
Grp Volume(v), veh/h				776	0	0	1070	576	0	0	698	0
Grp Sat Flow(s),veh/h/ln				1810	0	1610	1755	1805	0	0	1805	1610
Q Serve(g_s), s				24.9	0.0	0.0	34.1	0.0	0.0	0.0	19.4	0.0
Cycle Q Clear(g_c), s				24.9	0.0	0.0	34.1	0.0	0.0	0.0	19.4	0.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				864	0		1139	2478	0	0	1171	
V/C Ratio(X)				0.90	0.00		0.94	0.23	0.00	0.00	0.60	
Avail Cap(c_a), veh/h				995	0		1287	2478	0	0	1171	
HCM Platoon Ratio				1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.80	0.80	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh				44.3	0.0	0.0	26.4	0.0	0.0	0.0	34.0	0.0
Incr Delay (d2), s/veh				9.9	0.0	0.0	10.4	0.2	0.0	0.0	2.2	0.0
Initial Q Delay(d3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				17.9	0.0	0.0	17.3	0.1	0.0	0.0	13.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh				54.2	0.0	0.0	36.8	0.2	0.0	0.0	36.2	0.0
LnGrp LOS				D			D	A			D	
Approach Vol, veh/h					776			1646			698	
Approach Delay, s/veh					54.2			24.0			36.2	
Approach LOS					D			C			D	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	86.9		43.4	43.4		33.1						
Change Period (Y+Rc), s	4.5		4.5	4.5		4.5						
Max Green Setting (Gmax), s	78.0		44.0	29.5		33.0						
Max Q Clear Time (g_c+I1), s	2.0		36.1	21.4		26.9						
Green Ext Time (p_c), s	4.1		2.8	2.7		1.7						

Intersection Summary	
HCM 7th Control Delay, s/veh	34.2
HCM 7th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	0	14	65	0	4	4	21	12	0	40	1
Future Vol, veh/h	2	0	14	65	0	4	4	21	12	0	40	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	0	-	-
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	2	0	15	71	0	4	4	23	13	0	43	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	76	89	44	82	83	29	45	0	0	36	0	0
Stage 1	44	44	-	38	38	-	-	-	-	-	-	-
Stage 2	32	45	-	43	45	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
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	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	914	802	1026	906	808	1045	1564	-	-	1575	-	-
Stage 1	970	858	-	977	863	-	-	-	-	-	-	-
Stage 2	985	858	-	971	858	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	908	799	1026	890	805	1045	1564	-	-	1575	-	-
Mov Cap-2 Maneuver	908	799	-	890	805	-	-	-	-	-	-	-
Stage 1	970	858	-	974	861	-	-	-	-	-	-	-
Stage 2	978	855	-	956	858	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.63	9.37	0.79	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1564	-	-	1010	898	1575	-	-
HCM Lane V/C Ratio	0.003	-	-	0.017	0.084	-	-	-
HCM Ctrl Dly (s/v)	7.3	-	-	8.6	9.4	0	-	-
HCM Lane LOS	A	-	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.3	0	-	-

Intersection	
Int Delay, s/veh	4.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	9	41	0	3	14	9	36	1	6	2
Future Vol, veh/h	1	0	9	41	0	3	14	9	36	1	6	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	0	-	-
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	0	10	45	0	3	15	10	39	1	7	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	50	89	8	68	71	29	9	0	0	49	0	0
Stage 1	10	10	-	60	60	-	-	-	-	-	-	-
Stage 2	40	79	-	9	11	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
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	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	950	801	1075	924	820	1045	1611	-	-	1558	-	-
Stage 1	1011	887	-	952	845	-	-	-	-	-	-	-
Stage 2	975	829	-	1013	887	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	937	793	1075	906	812	1045	1611	-	-	1558	-	-
Mov Cap-2 Maneuver	937	793	-	906	812	-	-	-	-	-	-	-
Stage 1	1011	887	-	943	837	-	-	-	-	-	-	-
Stage 2	962	821	-	1003	886	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.43	9.15	1.72	0.81
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1611	-	-	1059	915	1558	-	-
HCM Lane V/C Ratio	0.009	-	-	0.01	0.052	0.001	-	-
HCM Ctrl Dly (s/v)	7.3	-	-	8.4	9.2	7.3	-	-
HCM Lane LOS	A	-	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0	-	-

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	0	14	65	0	4	4	23	12	0	48	1
Future Vol, veh/h	2	0	14	65	0	4	4	23	12	0	48	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	0	-	-
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	2	0	15	71	0	4	4	25	13	0	52	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	86	99	53	92	93	32	53	0	0	38	0	0
Stage 1	53	53	-	40	40	-	-	-	-	-	-	-
Stage 2	34	47	-	52	53	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
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	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	899	791	1015	891	797	1042	1552	-	-	1572	-	-
Stage 1	960	851	-	975	861	-	-	-	-	-	-	-
Stage 2	982	856	-	961	850	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	893	788	1015	876	794	1042	1552	-	-	1572	-	-
Mov Cap-2 Maneuver	893	788	-	876	794	-	-	-	-	-	-	-
Stage 1	960	851	-	972	859	-	-	-	-	-	-	-
Stage 2	975	854	-	946	850	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.67	9.45	0.75	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1552	-	-	998	884	1572	-	-
HCM Lane V/C Ratio	0.003	-	-	0.017	0.085	-	-	-
HCM Ctrl Dly (s/v)	7.3	-	-	8.7	9.5	0	-	-
HCM Lane LOS	A	-	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.3	0	-	-

Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	9	41	0	3	14	9	36	1	7	2
Future Vol, veh/h	1	0	9	41	0	3	14	9	36	1	7	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	0	-	-
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	0	10	45	0	3	15	10	39	1	8	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	51	90	9	70	72	29	10	0	0	49	0	0
Stage 1	11	11	-	60	60	-	-	-	-	-	-	-
Stage 2	40	79	-	10	12	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
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	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	948	800	1073	922	819	1045	1610	-	-	1558	-	-
Stage 1	1010	887	-	952	845	-	-	-	-	-	-	-
Stage 2	975	829	-	1011	886	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	936	792	1073	905	810	1045	1610	-	-	1558	-	-
Mov Cap-2 Maneuver	936	792	-	905	810	-	-	-	-	-	-	-
Stage 1	1009	886	-	943	837	-	-	-	-	-	-	-
Stage 2	962	821	-	1001	885	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.44	9.16	1.72	0.73
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1610	-	-	1058	913	1558	-	-
HCM Lane V/C Ratio	0.009	-	-	0.01	0.052	0.001	-	-
HCM Ctrl Dly (s/v)	7.3	-	-	8.4	9.2	7.3	-	-
HCM Lane LOS	A	-	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	11	26	14	0	119
Future Vol, veh/h	0	11	26	14	0	119
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	12	28	15	0	129

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	36	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	1037	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	1037	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.51	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	1037	-
HCM Lane V/C Ratio	-	-	0.012	-
HCM Ctrl Dly (s/v)	-	-	8.5	-
HCM Lane LOS	-	-	A	-
HCM 95th %tile Q(veh)	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	7	52	43	0	54
Future Vol, veh/h	0	7	52	43	0	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	-	-	-	-
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	0	8	57	47	0	59

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	80	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	980	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	980	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.7	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	980	-
HCM Lane V/C Ratio	-	-	0.008	-
HCM Ctrl Dly (s/v)	-	-	8.7	-
HCM Lane LOS	-	-	A	-
HCM 95th %tile Q(veh)	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	11	28	14	0	127
Future Vol, veh/h	0	11	28	14	0	127
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	12	30	15	0	138

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	38	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	1034	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	1034	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.52	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	1034	-
HCM Lane V/C Ratio	-	-	0.012	-
HCM Ctrl Dly (s/v)	-	-	8.5	-
HCM Lane LOS	-	-	A	-
HCM 95th %tile Q(veh)	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	7	52	43	0	55
Future Vol, veh/h	0	7	52	43	0	55
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	8	57	47	0	60

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	80	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	980	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	980	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.7	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	980	-
HCM Lane V/C Ratio	-	-	0.008	-
HCM Ctrl Dly (s/v)	-	-	8.7	-
HCM Lane LOS	-	-	A	-
HCM 95th %tile Q(veh)	-	-	0	-

Appendix F: Queue Analysis Worksheets



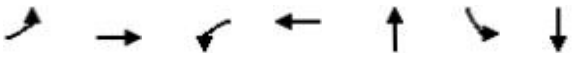
Lane Group	EBL	EBT	WBL	WBT	NBT	SBL	SBT
Lane Group Flow (vph)	27	1027	37	1102	117	166	19
v/c Ratio	0.08	0.43	0.10	0.47	0.33	0.81	0.05
Control Delay (s/veh)	6.6	12.2	9.2	16.1	14.2	74.5	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	6.6	12.2	9.2	16.1	14.2	74.5	0.2
Queue Length 50th (ft)	5	207	8	248	16	125	0
Queue Length 95th (ft)	11	177	19	244	20	114	0
Internal Link Dist (ft)		726		1812	1011		239
Turn Bay Length (ft)	200		150			250	
Base Capacity (vph)	346	2362	378	2358	530	344	575
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.08	0.43	0.10	0.47	0.22	0.48	0.03

Intersection Summary



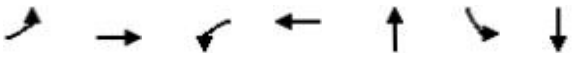
Lane Group	EBL	EBT	WBL	WBT	NBT	SBL	SBT
Lane Group Flow (vph)	33	361	47	377	48	53	9
v/c Ratio	0.04	0.13	0.06	0.14	0.23	0.37	0.01
Control Delay (s/veh)	2.8	5.4	2.8	4.5	5.5	58.7	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	2.8	5.4	2.8	4.5	5.5	58.7	0.0
Queue Length 50th (ft)	4	40	5	38	0	39	0
Queue Length 95th (ft)	11	63	14	60	9	75	0
Internal Link Dist (ft)		726		1812	1011		244
Turn Bay Length (ft)	200		150			250	
Base Capacity (vph)	925	2748	951	2753	538	511	896
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.04	0.13	0.05	0.14	0.09	0.10	0.01

Intersection Summary



Lane Group	EBL	EBT	WBL	WBT	NBT	SBL	SBT
Lane Group Flow (vph)	31	1201	44	1295	139	176	19
v/c Ratio	0.11	0.54	0.15	0.56	0.36	0.84	0.05
Control Delay (s/veh)	7.8	15.6	7.8	15.1	13.4	77.5	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.8	15.6	7.8	15.1	13.4	77.5	0.2
Queue Length 50th (ft)	6	273	9	305	19	133	0
Queue Length 95th (ft)	13	225	17	243	21	119	0
Internal Link Dist (ft)		726		1812	1011		239
Turn Bay Length (ft)	200		150			250	
Base Capacity (vph)	273	2234	300	2305	540	323	556
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.11	0.54	0.15	0.56	0.26	0.54	0.03

Intersection Summary



Lane Group	EBL	EBT	WBL	WBT	NBT	SBL	SBT
Lane Group Flow (vph)	33	423	56	423	57	53	9
v/c Ratio	0.04	0.15	0.07	0.15	0.27	0.40	0.01
Control Delay (s/veh)	2.8	5.5	2.8	4.7	7.9	60.5	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	2.8	5.5	2.8	4.7	7.9	60.5	0.0
Queue Length 50th (ft)	4	48	6	45	0	40	0
Queue Length 95th (ft)	11	74	16	69	18	75	0
Internal Link Dist (ft)		726		1812	1011		244
Turn Bay Length (ft)	200		150			250	
Base Capacity (vph)	893	2740	910	2759	538	470	864
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.04	0.15	0.06	0.15	0.11	0.11	0.01

Intersection Summary



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	380	458	27	152	197	288	1520	520	1481
v/c Ratio	1.04	0.59	0.19	0.48	0.31	0.66	0.75	0.78	0.64
Control Delay (s/veh)	110.9	31.6	58.8	56.3	8.3	57.6	34.5	47.9	35.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	110.9	31.6	58.8	56.3	8.3	57.6	34.5	47.9	35.0
Queue Length 50th (ft)	~164	114	10	61	22	111	375	208	378
Queue Length 95th (ft)	#259	162	26	92	72	152	438	#283	447
Internal Link Dist (ft)		1812		1854			1575		1061
Turn Bay Length (ft)	300		225		300	275		250	
Base Capacity (vph)	364	870	143	530	644	471	2014	666	2319
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.04	0.53	0.19	0.29	0.31	0.61	0.75	0.78	0.64

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	331	348	141	111	408	134	1584	230	1895
v/c Ratio	0.77	0.67	0.56	0.45	0.77	0.50	0.65	0.44	0.68
Control Delay (s/veh)	72.2	39.9	71.3	67.9	41.1	68.3	30.9	55.9	24.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	72.2	39.9	71.3	67.9	41.1	68.3	30.9	55.9	24.9
Queue Length 50th (ft)	151	92	64	52	238	61	404	98	445
Queue Length 95th (ft)	205	144	101	83	335	95	515	134	545
Internal Link Dist (ft)		1812		1854			1575		1061
Turn Bay Length (ft)	300		225		300	275		250	
Base Capacity (vph)	462	721	275	464	562	276	2449	599	2791
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.72	0.48	0.51	0.24	0.73	0.49	0.65	0.38	0.68

Intersection Summary



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	437	530	31	179	233	338	1800	616	1749
v/c Ratio	0.78	0.59	0.19	0.58	0.37	0.77	0.99	0.86	0.79
Control Delay (s/veh)	66.7	37.8	66.2	68.8	16.0	71.7	62.7	65.8	36.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	66.7	37.8	66.2	68.8	16.0	71.7	62.7	65.8	36.9
Queue Length 50th (ft)	199	175	14	85	63	155	~650	279	500
Queue Length 95th (ft)	247	225	32	123	138	#212	#733	#421	593
Internal Link Dist (ft)		1812		1854			1575		1061
Turn Bay Length (ft)	300		225		300	275		250	
Base Capacity (vph)	662	898	318	379	635	455	1822	720	2203
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.66	0.59	0.10	0.47	0.37	0.74	0.99	0.86	0.79

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	384	405	166	129	482	152	1876	273	2233
v/c Ratio	0.85	0.73	0.64	0.45	0.83	0.57	0.84	0.45	0.82
Control Delay (s/veh)	78.0	45.8	74.3	66.1	45.2	70.6	40.5	53.9	31.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	78.0	45.8	74.3	66.1	45.2	70.6	40.5	53.9	31.2
Queue Length 50th (ft)	178	125	76	60	296	69	583	111	602
Queue Length 95th (ft)	#254	177	116	92	440	108	657	162	732
Internal Link Dist (ft)		1812		1854			1575		1061
Turn Bay Length (ft)	300		225		300	275		250	
Base Capacity (vph)	462	714	275	464	591	275	2233	635	2711
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.83	0.57	0.60	0.28	0.82	0.55	0.84	0.43	0.82

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	84	85	1123	1370	690	47	870
v/c Ratio	0.18	0.19	0.70	0.46	0.57	0.19	0.37
Control Delay (s/veh)	30.6	29.5	2.6	16.1	11.7	23.7	25.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	30.6	29.5	2.6	16.1	11.7	23.7	25.7
Queue Length 50th (ft)	48	48	0	322	288	29	286
Queue Length 95th (ft)	89	90	0	m347	m483	m47	336
Internal Link Dist (ft)		1200		1061			645
Turn Bay Length (ft)			100			550	
Base Capacity (vph)	566	453	1599	2955	1202	484	2347
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.15	0.19	0.70	0.46	0.57	0.10	0.37

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	41	41	1009	1332	779	123	1050
v/c Ratio	0.09	0.09	0.62	0.49	0.64	0.43	0.44
Control Delay (s/veh)	28.0	28.1	1.8	22.3	4.5	26.1	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	28.0	28.1	1.8	22.3	4.5	26.1	18.5
Queue Length 50th (ft)	23	23	0	271	3	56	250
Queue Length 95th (ft)	50	50	0	338	86	m111	287
Internal Link Dist (ft)		1200		1061			645
Turn Bay Length (ft)			100			550	
Base Capacity (vph)	571	457	1615	2733	1215	495	2394
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.07	0.09	0.62	0.49	0.64	0.25	0.44

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	100	100	1329	1619	814	56	1029
v/c Ratio	0.18	0.18	0.83	0.64	0.73	0.32	0.50
Control Delay (s/veh)	30.6	30.6	5.2	25.1	8.9	25.6	31.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	30.6	30.6	5.2	25.1	8.9	25.6	31.2
Queue Length 50th (ft)	58	58	0	349	68	35	340
Queue Length 95th (ft)	106	106	0	415	245	m50	392
Internal Link Dist (ft)		1200		1061			645
Turn Bay Length (ft)			100			550	
Base Capacity (vph)	544	544	1599	2511	1120	426	2049
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.18	0.18	0.83	0.64	0.73	0.13	0.50

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	48	49	1189	1574	921	146	1237
v/c Ratio	0.11	0.11	0.74	0.59	0.76	0.59	0.52
Control Delay (s/veh)	29.3	29.4	3.0	25.0	9.9	37.6	19.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	29.3	29.4	3.0	25.0	9.9	37.6	19.5
Queue Length 50th (ft)	27	27	0	347	72	91	294
Queue Length 95th (ft)	57	58	0	435	319	m129	360
Internal Link Dist (ft)		1200		1061			645
Turn Bay Length (ft)			100			550	
Base Capacity (vph)	550	440	1615	2690	1208	456	2394
Starvation Cap Reductn	0	0	0	0	0	0	95
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.11	0.74	0.59	0.76	0.32	0.54

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	329	331	163	812	694	238	36
v/c Ratio	0.71	0.71	0.10	0.82	0.30	0.21	0.02
Control Delay (s/veh)	49.0	49.2	0.1	70.6	3.2	30.9	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	49.0	49.2	0.1	70.6	3.2	30.9	0.0
Queue Length 50th (ft)	246	247	0	351	36	71	0
Queue Length 95th (ft)	362	365	0	416	64	113	0
Internal Link Dist (ft)		1177			645	1677	
Turn Bay Length (ft)			250				500
Base Capacity (vph)	462	463	1583	1271	2323	1159	1583
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.71	0.71	0.10	0.64	0.30	0.21	0.02

Intersection Summary



Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	329	331	91	904	487	591	135
v/c Ratio	0.70	0.70	0.06	0.84	0.21	0.54	0.08
Control Delay (s/veh)	48.2	48.2	0.1	72.0	6.6	38.1	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	48.2	48.2	0.1	72.0	6.6	38.1	0.1
Queue Length 50th (ft)	241	243	0	388	44	201	0
Queue Length 95th (ft)	353	356	0	455	60	282	0
Internal Link Dist (ft)		1177			645	1677	
Turn Bay Length (ft)			250				500
Base Capacity (vph)	471	473	1615	1284	2346	1095	1615
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.70	0.70	0.06	0.70	0.21	0.54	0.08

Intersection Summary



Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	389	391	193	958	821	280	42
v/c Ratio	0.84	0.84	0.12	0.86	0.35	0.27	0.03
Control Delay (s/veh)	58.7	58.9	0.2	74.6	7.8	34.8	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	58.7	58.9	0.2	74.6	7.8	34.8	0.0
Queue Length 50th (ft)	304	306	0	415	88	90	0
Queue Length 95th (ft)	#481	#483	0	481	131	136	0
Internal Link Dist (ft)		1177			645	1677	
Turn Bay Length (ft)			250				500
Base Capacity (vph)	462	463	1583	1271	2323	1027	1583
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.84	0.84	0.12	0.75	0.35	0.27	0.03

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

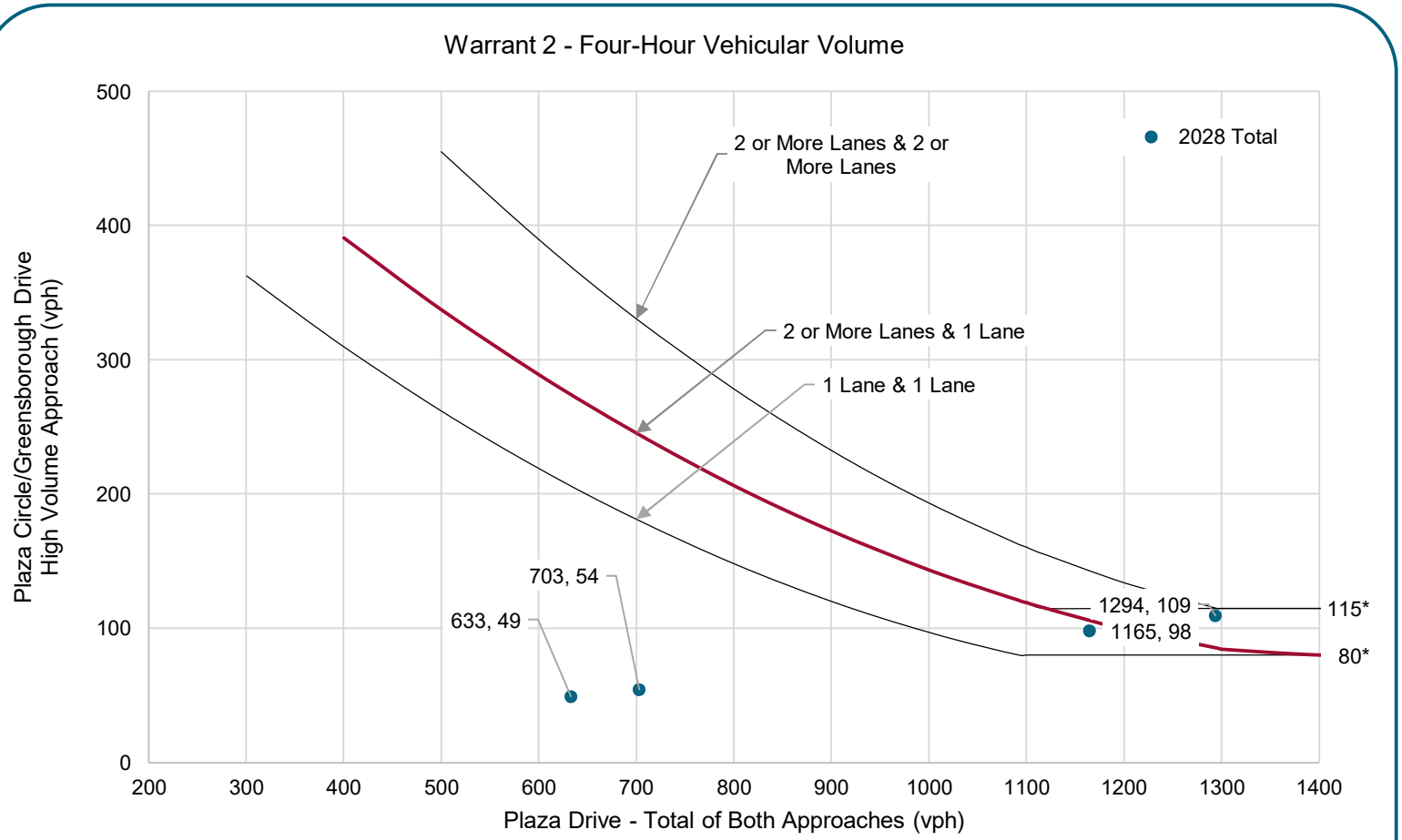


Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	387	389	109	1070	576	698	159
v/c Ratio	0.82	0.82	0.07	0.89	0.25	0.72	0.10
Control Delay (s/veh)	56.4	56.6	0.1	73.1	8.7	45.4	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	56.4	56.6	0.1	73.1	8.7	45.4	0.1
Queue Length 50th (ft)	295	297	0	459	53	264	0
Queue Length 95th (ft)	#462	#464	0	528	120	339	0
Internal Link Dist (ft)		1177			645	1677	
Turn Bay Length (ft)			250				500
Base Capacity (vph)	471	472	1615	1284	2346	971	1615
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.82	0.82	0.07	0.83	0.25	0.72	0.10

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Appendix G: Signal Warrant Analysis Worksheet



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

Plaza Drive & Plaza Circle/Greensborough Drive
Signal Warrant Analysis
Four-Hour Volume Warrant

Source: Manual on Uniform Traffic Control Devices 2023

Intersection #4

Kimley»Horn

April 22, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Re: Water and Sewer for Project ZR2025-001, Highlands Ranch Planned Development, 80th Amendment

To Whom It May Concern:

Pursuant to Section 1805A.01 of the Douglas County Zoning Resolution, Highlands Ranch Water and Sanitation District (the "District") acknowledges its willingness and ability to serve all future proposed developments in its Highlands Ranch service area, including parcels in Filing 157, Lot 3 and 4.

Verification of District Status:

The District hereby verifies that the statements made in the letters and reports submitted by the District for the State Engineer and the County, and in the current materials are true and accurate, with the exception of any updates to the District's available water supply in accordance with the attached information.

Commitment to Serve:

The District is committed to providing service for all future developments within its service area based upon the water supply sources so identified. The connection to and use of such lines, mains and facilities is conditioned upon compliance with all the Rules and Regulations of the Districts, including the payment of the appropriate fees. Any applicant, owner or customer desiring water and/or sewer service from the District shall pay a Tap Fee prior to the installation of a water meter. Such fee shall be paid in addition to all other charges relating to water and/or sewer service as established from time to time by the Board of Directors.

Water Demand:

Based on the demands at buildout of Highlands Ranch, all existing and future developments within our service area will require 19,600 to 22,600 AF/year. At this time, with the existing development at approximately 95% of buildout, demand has not exceeded 17,000 AF/year.

The representative for the developer has stated that the development will include a mix of commercial uses and associated landscaping totaling 234 Single Family Equivalent (SFE) taps for domestic use. Based on Highlands Ranch's standard water demand requirements, this project will therefore require 117 acre-feet (AF) of water per year.

Water Supply:

The District's existing water supply (in accordance with the attached report on sources, storage and decrees) of over 30,000 AF/year is adequate to deliver water to all future development within its service area. Highlands Ranch's water supply includes an amount sufficient to meet the water demands for this property.

Water Quality:

The District is in compliance with the Colorado Department of Public Health and Environment testing and quality requirements and provides a high-quality water supply to all of its customers.

Sanitary Sewer Service:

The District shall provide sanitary sewer service for all water taps requested for this development. Treatment is provided by Highlands Ranch's Marcy Gulch Wastewater Treatment Plant.

Feasibility of Service:

Since its inception, Highlands Ranch has developed and funded an infrastructure plan to provide service to all properties within its service area. It is physically and economically feasible for the District to extend service to the proposed development.

Documentation:

Information describing Highlands Ranch's water supply including decrees is contained in the attached letter from Samuel L. Calkins, General Manager of Highlands Ranch Water and Sanitation District.

Sincerely,

Ryan Edwards
Director of Engineering
Highlands Ranch Water and Sanitation District

Enclosures

April 22, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Re: Statement of Water Availability

This letter serves as a general summary addressing the water supply for customers seeking water service within the Highlands Ranch Water and Sanitation District's (HRWSD) service area through the Northern Douglas County Water and Sanitation District (NDCWSD), the Highlands Ranch Metropolitan District and Mirabelle Metropolitan District.

For planning purposes, the water demand projected for all existing and future customers in the HRWSD service area is estimated to be from 19,600 to 22,600 acre-feet per year (AF/yr.). The actual annual demand for the last few years has averaged about 17,000 AF/yr. and the HRWSD's service area is approximately 95% developed. Approximately 90% of HRWSD's reusable water is recycled for municipal purposes in the HRWSD water service area.

Water demands in the HRWSD service area are met through a robust conjunctive use system that includes both renewable surface water and reusable Denver Basin ground water. Captured surface-water supplies are stored in four reservoirs and in three of the four Denver Basin aquifers through an aquifer storage and recovery (ASR) program. HRWSD's surface-water supplies are from several sources on the South Platte River and its tributaries, which are summarized in Table 1.

Table 1

Surface-Water Sources	Average Year Yield (AF/yr.)
Augmentation / Exchange Plan	3,000
Plum Creek	550
Cline Ranch	400
South Platte River / Reservoir	700
Hock Hocking Mine	100
Tingle Reservoir	100
Englewood Agreements	6,120
Denver Water ("Patti water")	1,000
Bargas Ranch	900
Castle Pines North	50
WISE	1,000
Chatfield Reservoir	2,500
Total Surface Water Supply (current)	**16,420**

HRWSD's decreed annual yield of Denver Basin ground-water rights total 17,717 AF/yr., which are defined in Table 2. Ground water can be pumped from the Denver Basin aquifers through a well field array comprised of more than 50 wells.

Table 2

Bedrock Aquifer	Decree Yield (af/yr.)
Arapahoe	4,915
Denver	5,111
Laramie-Fox Hills	4,500
Laramie-Fox Hills West	340
Dawson	390
Not-Nontributary Denver	1,876
Phipps Arapahoe	585
TOTAL	**17,717**

In an average year, the total volume of water currently available for use by CWSD customers is more than 30,000 AF. In addition to these water rights, HRWSD has the use of 3,885 AF of storage space in McLellan Reservoir, 6,400 AF of storage space in South Platte Reservoir, 205 AF of storage space in James Tingle Reservoir, and 6,922 AF of storage space in the Chatfield Reservoir Reallocation Project. The total storage space is 17,412 AF.

HRWSD operates a successful ASR program that stores treated surface water in three of the four Denver Basin aquifers, and makes that water available for use at any time. The ASR program has been operated for over 20 years. To date, nearly 15,300 AF of treated potable water has been stored in the Denver Basin aquifers beneath Highlands Ranch and is available when needed to supplement the annual decreed quantities defined above.

The attached sheet lists the water right decrees for the various water sources available for service to HRWSD customers.

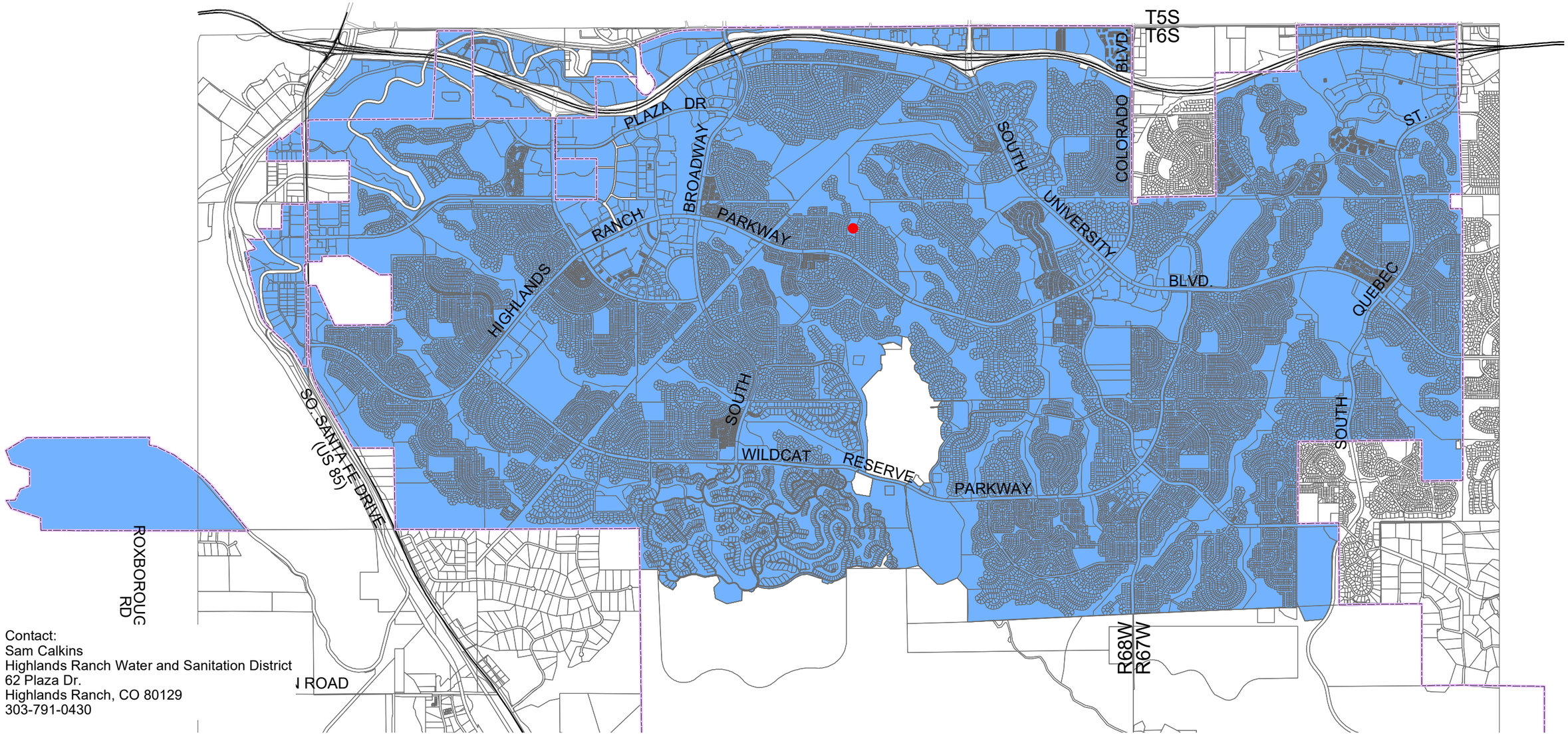
Sincerely,

Samuel L. Calkins
General Manager

Cc: Ryan Edwards

Attachment: Water Right Decree List

Highlands Ranch WSD's Water Court Case Numbers								12/9/24
Water Right	Original	Change Case	Diligence/ Absolute Decrees					When next
Description	Decree	Decree	First	Second	Third	Fourth	Fifth/Sixth	diligence due
Surface Water Rights								
Plum Creek	W - 6072	85CW415	NA					
		93CW177						
Augmentation Plan/	85CW415	93CW178	94CW286	02CW037	11CW244	19CW3140		1/31/2027
Exchange	19CW3257							
So. Platte Direct	88CW222	93CW179	96CW219	04CW033	12CW184	19CW3222		11/30/2026
Chatfield Storage	84CW411	93CW082	93CW081	01CW101	14CW3155	21CW3183		6/30/2028
		83CW184*	95CW111	02CW041	09CW076	17CW3176	24CW3140	TBD
So. Platte Reservoir	95CW239	93CW082	03CW295	12CW199	20CW3078			2/28/2028
Highlands Ranch	79CW316		85CW288	89CW168	96CW124	03CW266	12CW291	
Reservoirs	to 330		to 294				19CW3139	2/28/2026
Highlands Ranch	86CW332	95CW160	95CW159	02CW311	BD-11CW171			Dropped
Gulches	to 336	(Big Dry)	to 164	to 315	DC-11CW024			Dropped
					SPG-11CW129			Dropped
					MG-11CW130			Dropped
Cline	99CW199(A)		08CW20	15CW3133	22CW3180			6/30/2029
Fairview								
Senior	84CW058							
Junior	85CW314		01CW276	12CW119	18CW3222			8/31/2026
Hock Hocking	W-1318		83CW214	87CW161	97CW222	04CW271		Completed
Randall Ditch/ Tingle Res	05CW111		13CW3029	19CW3223				10/31/2026
Junior Application	09CW180		17CW3207	24CW3092				11/30/2030
CD Catholic Schools	07CW62							
United Development		18CW3188						
Groundwater Rights								
Dawson	82CW480							
Denver Trib	85CW415							
Denver Non-Trib	80CW445	97CW145			88CV335			
		(locations)			D-3 Settlemt			
Arapahoe	W-9192-78	84CW483	84CW482	06CW202				
		(locations)	(diligence)	(A-1 reloca.)				
Laramie-Foxhills	W-9192-78	83CW237	83CW237					
		(locations)						
Chatfield LFH	82CW479							
Willows Arap.(PA -5,7)	W-9310-78	90CW109	also	85CW163, 85CW170, 88CW079,				10CW171
				and 99CW163				PA-7
Plum Creek Non-Trib	W-6072							



Contact:
Sam Calkins
Highlands Ranch Water and Sanitation District
62 Plaza Dr.
Highlands Ranch, CO 80129
303-791-0430

Boundary Map
Highlands Ranch Water and Sanitation District
Tax Authority # 4058

LGID 18025 - 39°32'53.23" N, 104°58'26.21" W

Highlands Ranch Water and Sanitation District

N
W E
S

0 1,625 3,250
Feet

January 1, 2025

12600 West Colfax Avenue
Suite A-270
Lakewood, CO, 80215
P: 303.350.4090

May 30, 2025

Douglas County Department of Community Development
100 Third Street
Castle Rock, Colorado 80104

Attn: Mr. Matt Jakubowski, AICP
Chief Planner

Subject: Review of Water Supply and Demand for the Highlands Ranch Filing 157, Lots 3 and 4, File No. ZR2025-001.

Project No. 24822

Dear Matt,

Moore Engineering, Inc, dba Lytle Water Solutions, LLC ("LWS"), has reviewed the pertinent documents related to Lots 3 and 4 in Highlands Ranch Filing No. 157, File No. ZR2025-001. This property is comprised of 4.61 acres ("ac") on Lot 3 and 10.2 ac on Lot 4. This application is a major amendment to the Highlands Ranch Planned Development (PD), 80th Amendment, which seeks to add 400 residential units to Planning Area 85. Water service for this property will be provided by Highlands Ranch Water.

Highlands Ranch Water has provided a will-serve letter for this property, dated April 22, 2025, which commits to serve the proposed development described above. Based on the mix of uses within the parcel, it was estimated that the 400 residential units equates to 234 single family equivalents (“SFEs”). According to Highland Ranch Water's presumptive water demand of 0.50 acre-feet per year ("ac-ft/yr") per SFE, the total water demand for this proposed development is 117 ac-ft/yr.

According to an April 22, 2025 attachment to the will-serve letter, Highlands Ranch Water has 17,717 ac-ft/yr of Denver Basin aquifer water and an additional average-year yield from renewable sources of 12,870 ac-ft/yr. There was 1,000 ac-ft/yr of water from the Water Infrastructure System Efficiency (“WISE”) project and 50 ac-ft/yr from Castle Pines North Metropolitan District included in Table 1 of the April 22 letter as renewable water sources. However, these supplies are not firm in a dry year analysis and, therefore, were excluded in our analysis. We also excluded the estimated yield from Chatfield Reservoir as no data have been provided that this is a firm yield.

Highlands Ranch Water has also stored approximately 14,700 ac-ft of treated water in the Denver Basin aquifers, which can be recovered through its existing Denver Basin wells. This provides additional flexibility in meeting demands during dry years; however, while it is an additional supply, this injected water is not considered a firm water supply as it doesn't provide a reliable, permanent water source.

Highlands Ranch Water also has use of 3,885 ac-ft of water storage in McLellan Reservoir, 6,350 ac-ft of water storage in the South Platte River Reservoir, and 205 ac-ft of water storage in the James Tingle Reservoir. Highlands Ranch Water is also participating in the Chatfield Reservoir re-allocation project, with a storage subscription of 7,000 ac-ft and an estimated future average-year yield of 2,500 ac-ft. This allows Highlands Ranch Water the ability to carryover water in storage from wet to dry years to firm its water supply yields. Given these supplies, Highlands Ranch Water currently has a firm average-year supply in excess of 30,000 ac-ft/yr, with the ability to manage this supply through multiple storage projects.

Highlands Ranch Water estimates that its buildout demand will be in the range of 19,600-22,600 ac-ft/yr. According to its April 22 will-serve letter, Highlands Ranch Water's current water demand has not exceeded 17,000 ac-ft/yr. As such, Highlands Ranch Water currently has over 13,000 ac-ft/yr of excess water supply available, including service to the Highlands Ranch Filing No. 157, Lots 3 and 4, and approximately 8,000 ac-ft of excess supply at buildout.

In summary, it is our opinion that Highlands Ranch Water has sufficient water to serve this proposed development. If you have questions regarding our review of the Highlands Ranch Filing No. 157, Lots 3 and 4 application, please feel free to give us a call.

Yours truly,

Bruce A. Lytle, P.E.
Senior Project Manager

UNITS				TOTALS			
UNIT TYPE	DESCRIPTION	NET SQ. FT.	GROSS SQ. FT.	TOTAL NO. OF UNITS	UNIT %	NET SQ. FT. PER UNIT TYPE	GROSS SQ. FT. PER UNIT TYPE
B	2 BED / 2.5 BATH	1,274	1,734	24	24	30,576	41,616
					28.6%		
C	3 BED / 2.5 BATH	1,475	1,935	48	48	70,800	92,880
					57.1%		
D	4 BED / 2.5 BATH	1,722	2,182	12	12	20,664	26,184
					14.3%		
				TOTAL	84	122,040	160,680
					100%		

AVERAGE UNIT SIZE
1,453

LOT 3 - UNIT MIX

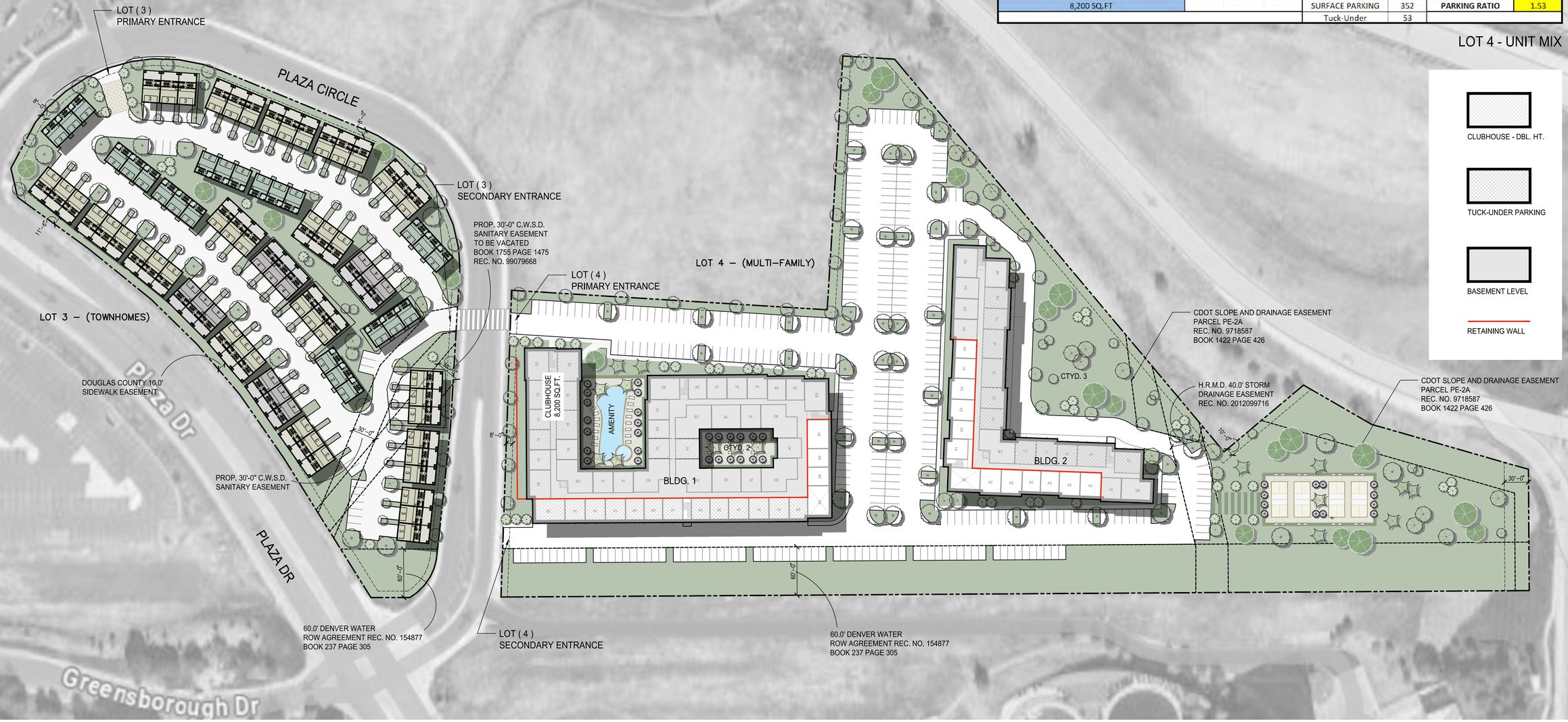
HIGHLANDS RANCH - UNIT MIX

UNITS				BUILDING							
NAME	BEDS	NET	GROSS	SUB	LVL 1	LVL 2	LVL 3	TOTAL	UNIT %	NET SF TOTAL	GROSS SF TOTAL
A0	1 BED	650	675	4	10	15	15	44		28600	29700
A1	1 BED	725	750	12	17	26	26	81	173	58725	60750
A2	1 BED	825	850	3	15	15	15	48		39600	40800
									66%		
B1	2 BED	1060	1105	4	9	12	12	37		39220	40885
B2	2 BED	1175	1225	4	4	9	9	26	91	30550	31850
B3	2 BED + STUDY	1444	1494	7	7	7	7	28		40432	41832
									34%		
TOTAL				34	62	84	84	264	264	237127	245817
									100%		

AVERAGE UNIT SIZE
898
CLUBHOUSE
8,200 SQ.FT

PARKING TOTALS		TOTAL PARKING	405
SURFACE PARKING	352	PARKING RATIO	1.53
Tuck-Under	53		

LOT 4 - UNIT MIX



0 100'

1 SITE PLAN
1"=60'-0"

N

10.30.2025

SITE PLAN - HIGHLANDS RANCH APARTMENTS

HIGHLANDS RANCH, CO - PAGEWEST

MEEKS PARTNERS
16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.558.8787

A-01

JOB NO. 23095

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URBAN USES

RESIDENTIAL DENSITY-LOW 1,5,7,23 & 51

	PA[1]	GRA[2]	DU/GRA[4]	TOTAL DU
	1	165	2.6	433
	2	66	3.2	212
	3	165	3.6	594
	4	51	2.0	102
	5	53	3.8	198
	7	194	2.9	562
	23	64	1.6	104
	51	77	3.2	246
SUB TOTAL		835	2.9	2,451

MEDIUM-LOW 20,24-32,52,57 & 58

	PA[1]	GRA[2]	DU/GRA[4]	TOTAL DU
	6	87	4.9	429
	20	353	4.3	1,518
	24	185	4.0	740
	25	77	4.0	308
	26	234	4.0	936
	27	95	4.0	380
	28	94	4.0	376
	29	108	4.0	432
	30	91	4.0	364
	31	253	4.1	1,032
	32	187	4.0	748
	52	226	4.4	1,004
	57	391	4.4	1,737
	58	336	4.2	1,400
SUB TOTAL		2,717	4.2	11,404

MEDIUM 33,40-50,53-56 & 59

	PA[1]	GRA[2]	DU/GRA[4]	TOTAL DU
	33	65	6.4	419
	40	87	5.3	465
	41	216	5.3	1,134
	42	43	5.9	275
	43	179	5.0	893
	44	186	5.0	957
	45	86	5.0	430
	46	224	5.9	1,330
	47	46	5.0	230
	48	72	5.0	360
	49	98	5.0	490
	50	181	5.0	905
	53	154	5.0	770
	54	47	5.6	265
	55	258	5.8	1,493
	56	101	5.0	505
	59	362	4.8	1,749
SUB TOTAL		2,405	5.3	12,670

For the addition of residential dwelling units to the PD: the following changes are proposed.
-Add new line under High for PA 85 with:
-GRA: --
-DU/GRA: 8.0-25.0
-Total DU: 350
-Update High Sub Total:
- DU/GRA: 8.0 - 25.0
- Total DU: 9,893
-Update Total Residential:
-Total DU: 36,418

HIGH 60-69

	PA[1]	GRA[2]	DU/GRA[4]	TOTAL DU
	60	32	8.0-15.0	284
	61	168	8.0-15.0	1,794
	62	51	8.0-15.0	447
	63	35	8.0-15.0	280
	64	98	8.0-15.0	863
	65	151	8.0-15.0	2,187
	66	229	8.0-15.0	1,832
	67	44	8.0-15.0	456
	68	17	8.0-15.0	255
	69	36	8.0-15.0	725
	84,87	--	--	135
	85-A	--	--	285
SUB TOTAL		861	8.0-15.0	9,543
TOTAL RESIDENTIAL		6,818		36,068

NONRESIDENTIAL

		PA[2]	GNA[3]
70, 89-91	COMMUNITY ACTIVITY CENTER	70	85
		89	11
		90	13
		91	14
71	CIVIC CENTER	71	151
72,73	TOWN CENTER	72	173
		73	286
74	CORRIDOR ACTIVITY CENTER	74	132
T	SHOP-N-RIDE		13
75-88	INDUSTRIAL PARK	75	45
		76	57
		77	107
		78	80
		79	12
		80	61
		81	40
		84	72
		85	69
		86	27
		87	15
		88	8
SUB TOTAL		1,471	

CIRCULATION

2 LANE ARTERIAL HIGHWAYS	
4 LANE ARTERIAL HIGHWAYS	
6 LANE ARTERIAL HIGHWAYS	
TOTAL ARTERIALS	443
INTERCHANGE	

TOTAL NONRESIDENTIAL 1,914

NON-URBAN USES

		GNA[3]
	SCHOOLS	
E	ELEMENTARY SCHOOLS	462
MS	MIDDLE SCHOOL	
HS	HIGH SCHOOL	
L	LIBRARY	3
P	MASS TRANSIT PARKING SITE	7
RP	REGIONAL PARK	300
A	HIGHLANDS RANCH COMMUNITY ASSOCIATION FACILITY SITE	35
CP	COMMUNITY PARK	160
	NONURBAN	
	EASEMENTS	600
	FLOODPLAINS (100 YR.)	741
	REMAINING AREA	2,382

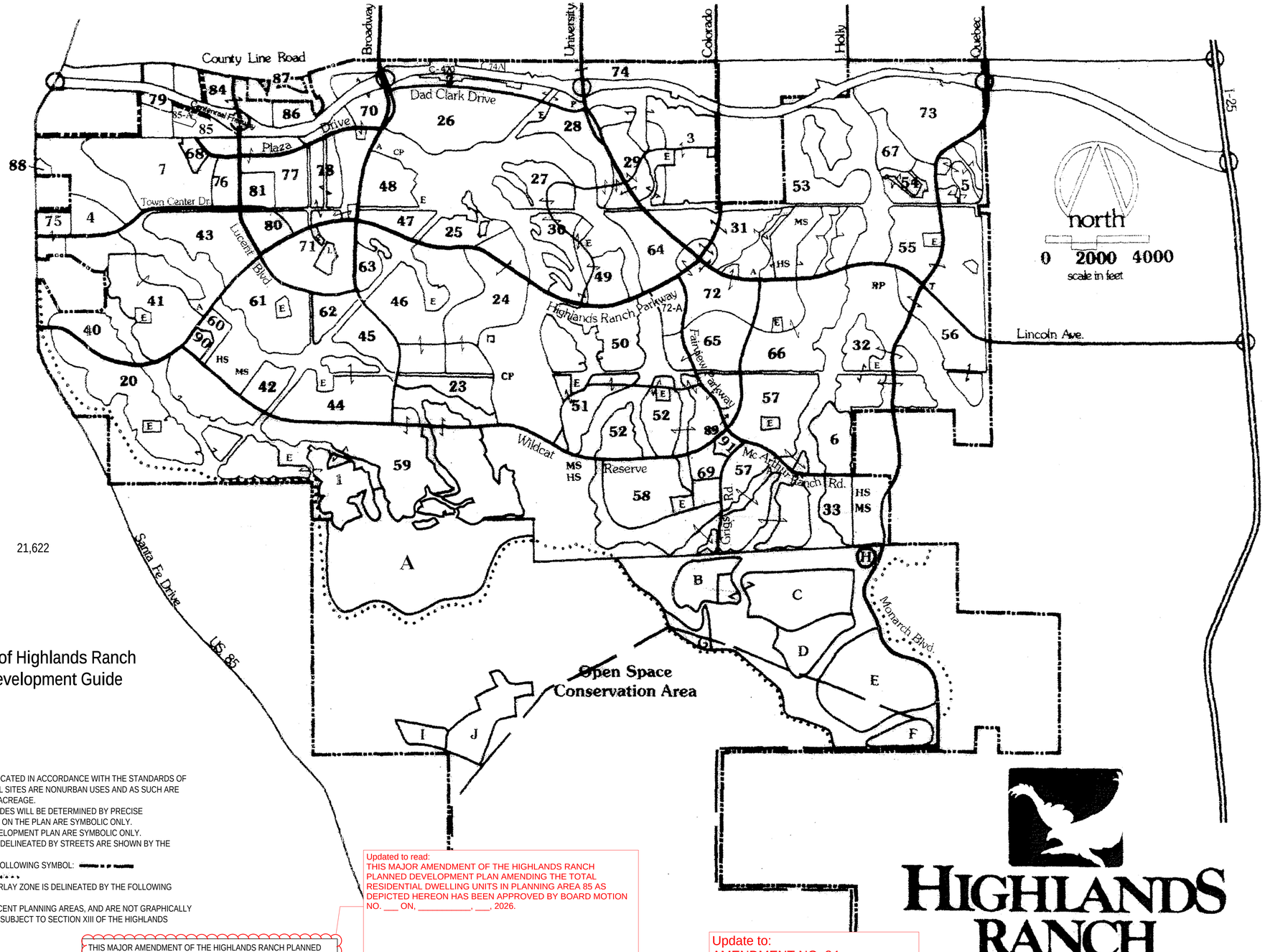
OPEN SPACE CONSERVATION AREA

PA	GNA[3]
A	467
B	87
C	191
D	87
E	272
F	34
G	19
H	10
I	33
SUBTOTAL	1,200
J	125
	6,875
	7,000
TOTAL OPEN SPACE CONSERVATION AREA	8,200

TOTAL NONURBAN 12,890

TOTAL PLANNED COMMUNITY DISTRICT (ACRES) 21,622

Section XVIII of the New Town of Highlands Ranch Planned Community District Development Guide



FOOTNOTES:
[1]PLANNING AREA
[2]GROSS RESIDENTIAL ACRES
[3]GROSS NONRESIDENTIAL ACRES
[4]DWELLING UNITS/GROSS RESIDENTIAL ACRE

GENERAL NOTES:
1: SCHOOL SITES WILL BE PRECISELY SCALED AND LOCATED IN ACCORDANCE WITH THE STANDARDS OF THE DOUGLAS COUNTY SCHOOL DISTRICT. SCHOOL SITES ARE NONURBAN USES AND AS SUCH ARE NOT A PART OF THE RESIDENTIAL PLANNING AREA ACREAGE.
2: THE SPECIFIC LOCATIONS AND SIZES OF SHOP-N-RIDES WILL BE DETERMINED BY PRECISE ENGINEERING STUDIES. THE FACILITIES INDICATED ON THE PLAN ARE SYMBOLIC ONLY.
3: COMMUNITY PARK SITES DESIGNATED ON THE DEVELOPMENT PLAN ARE SYMBOLIC ONLY.
4: PLANNING AREA BOUNDARIES OTHER THAN THOSE DELINEATED BY STREETS ARE SHOWN BY THE FOLLOWING SYMBOL:
5: HIGHLANDS RANCH BOUNDARY IS SHOWN BY THE FOLLOWING SYMBOL:
6: OFF-STREET HIKING AND BIKING TRAIL
7: THE CULTURAL AND HISTORICAL PROTECTION OVERLAY ZONE IS DELINEATED BY THE FOLLOWING SYMBOL:
8: SOME NONURBAN AREAS EXIST INTERIOR TO ADJACENT PLANNING AREAS, AND ARE NOT GRAPHICALLY REPRESENTED. THESE NONURBAN AREAS REMAIN SUBJECT TO SECTION XIII OF THE HIGHLANDS RANCH DEVELOPMENT GUIDE.

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20___, A.D. AT _____ O'CLOCK A.M./P.M., AND WAS RECORDED PER RECEPTION NO. _____.

_____
Douglas County Clerk and Recorder

Removed per staff instruction.

THIS MAJOR AMENDMENT OF THE HIGHLANDS RANCH PLANNED DEVELOPMENT PLAN AMENDING THE TOTAL RESIDENTIAL DWELLING UNITS AND ADJUSTING THE BOUNDARY OF PLANNING AREA 43 AS DEPICTED ON THE HIGHLANDS RANCH DEVELOPMENT PLAN ZONING MAP AS DEPICTED HEREON HAS BEEN APPROVED BY BOARD MOTION NO. _____ ON _____, _____, 20___.

THIS AMENDMENT NO. 77 AFFECTS ONLY PLANNING AREA 43 AS DESCRIBED IN FILE NO. ZR2022-011.

_____ _____ _____
Chair, Board of Douglas County Commissioners Date

_____ _____ _____
Director of Community Development Date

Updated to read:
THIS MAJOR AMENDMENT OF THE HIGHLANDS RANCH PLANNED DEVELOPMENT PLAN AMENDING THE TOTAL RESIDENTIAL DWELLING UNITS IN PLANNING AREA 85 AS DEPICTED HEREON HAS BEEN APPROVED BY BOARD MOTION NO. ___ ON, _____, ___, 2026.

Update to read:
THIS AMENDMENT NO. 84 AFFECTS ONLY PLANNING AREA 85 AS DESCRIBED IN FILE NO. ZR2026-002.

Update to:
AMENDMENT NO. 84
ZR2026-002

(File No. TBD)

HIGHLANDS RANCH

PLANNED COMMUNITY DISTRICT
DEVELOPMENT PLAN
ZONING MAP

AMENDMENT NO. 77
ZR2022-011
PAGE 1 OF 1

NORTH 0 1000 2000 4000 SCALE: 1" = 2000'

URBAN USES

RESIDENTIAL DENSITY-LOW 1,5,7,23 & 51

	PA[1]	GRA[2]	DU/GRA[4]	TOTAL DU
	1	165	2.6	433
	2	66	3.2	212
	3	165	3.6	594
	4	51	2.0	102
	5	53	3.8	198
	7	194	2.9	562
	23	64	1.6	104
	51	77	3.2	246
SUB TOTAL	835	2.9		2,451

MEDIUM-LOW 20,24-32,52,57 & 58

	PA[1]	GRA[2]	DU/GRA[4]	TOTAL DU
	6	87	4.9	429
	20	353	4.3	1,518
	24	185	4.0	740
	25	77	4.0	308
	26	234	4.0	936
	27	95	4.0	380
	28	94	4.0	376
	29	108	4.0	432
	30	91	4.0	364
	31	253	4.1	1,032
	32	187	4.0	748
	52	226	4.4	1,004
	57	391	4.4	1,737
	58	336	4.2	1,400
SUB TOTAL	2,717	4.2		11,404

MEDIUM 33,40-50,53-56 & 59

	PA[1]	GRA[2]	DU/GRA[4]	TOTAL DU
	33	65	6.4	419
	40	87	5.3	465
	41	216	5.3	1,134
	42	43	5.9	275
	43	179	5.0	893
	44	186	5.0	957
	45	86	5.0	430
	46	224	5.9	1,330
	47	46	5.0	230
	48	72	5.0	360
	49	98	5.0	490
	50	181	5.0	905
	53	154	5.0	770
	54	47	5.6	265
	55	258	5.8	1,493
	56	101	5.0	505
	59	362	4.8	1,749
SUB TOTAL	2,405	5.3		12,670

HIGH 60-69

	PA[1]	GRA[2]	DU/GRA[4]	TOTAL DU
	60	32	8.0-15.0	284
	61	168	8.0-15.0	1,794
	62	51	8.0-15.0	447
	63	35	8.0-15.0	280
	64	98	8.0-15.0	863
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	69	36	8.0-15.0	725
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	85	--	8.0-25.0	350
	85-A	--	--	285
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TOTAL RESIDENTIAL	6,818	36,418

NONRESIDENTIAL

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70, 89-91	COMMUNITY ACTIVITY CENTER	70	85
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71	CIVIC CENTER	71	151
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		81	40
		84	72
		85	69
		86	27
		87	15
		88	8
	SUB TOTAL	1,471	

CIRCULATION

- 2 LANE ARTERIAL HIGHWAYS
- 4 LANE ARTERIAL HIGHWAYS
- 6 LANE ARTERIAL HIGHWAYS

TOTAL ARTERIALS 443

INTERCHANGE

TOTAL NONRESIDENTIAL	1,914

NON-URBAN USES

		GNA[3]
SCHOOLS		
E	ELEMENTARY SCHOOLS	462
MS	MIDDLE SCHOOL	
HS	HIGH SCHOOL	
L	LIBRARY	3
P	MASS TRANSIT PARKING SITE	7
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CP	COMMUNITY PARK	160
	NONURBAN	
	EASEMENTS	600
	FLOODPLAINS (100 YR.)	741
	REMAINING AREA	2,382

OPEN SPACE CONSERVATION AREA

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PA	
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B	87
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	6,875
	7,000
TOTAL OPEN SPACE CONSERVATION AREA	8,200

TOTAL NONURBAN	12,890

TOTAL PLANNED COMMUNITY DISTRICT (ACRES)	21,622

Section XVIII of the New Town of Highlands Ranch Planned Community District Development Guide

FOOTNOTES:
[1]PLANNING AREA
[2]GROSS RESIDENTIAL ACRES
[3]GROSS NONRESIDENTIAL ACRES
[4]DWELLING UNITS/GROSS RESIDENTIAL ACRE

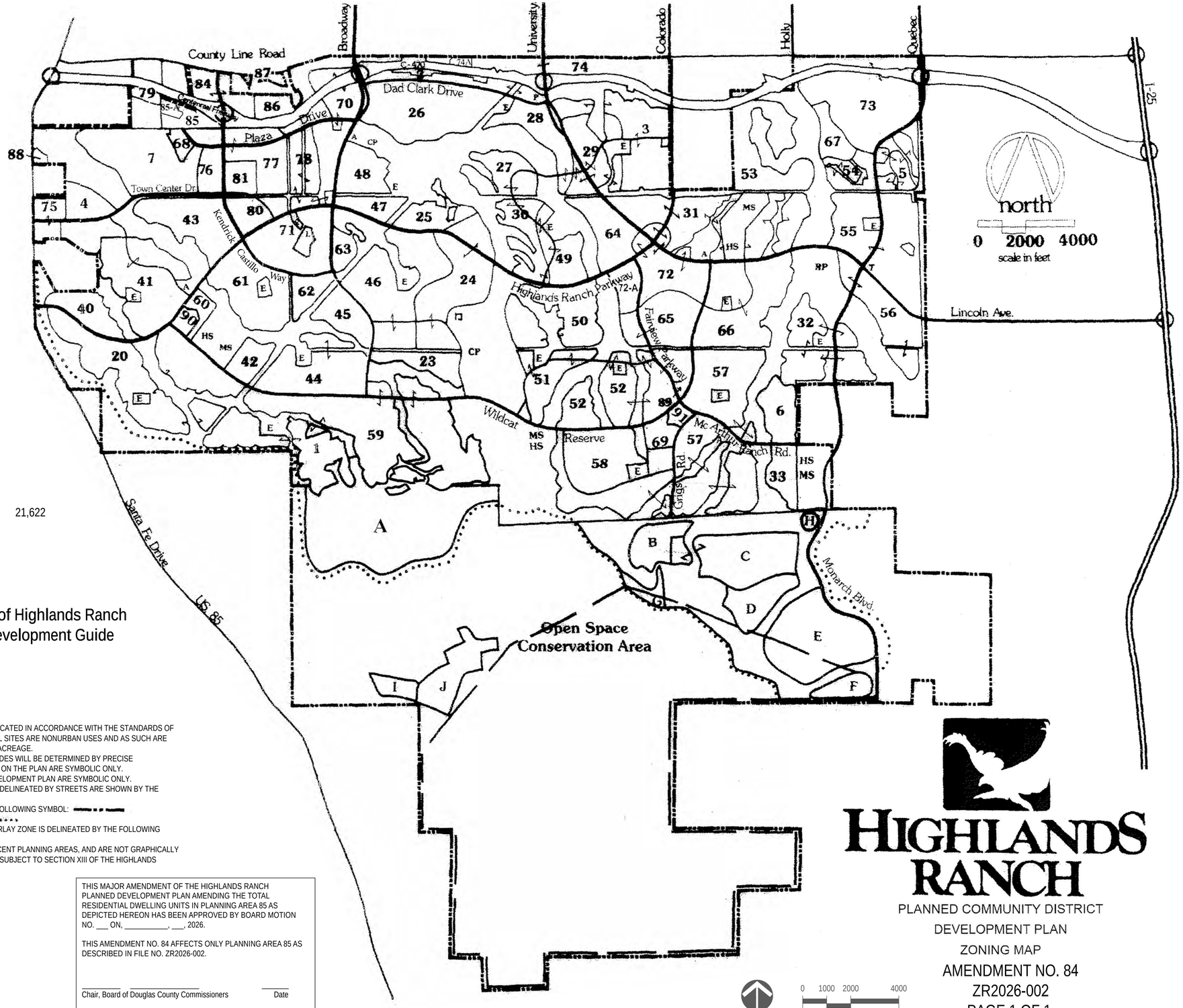
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THIS MAJOR AMENDMENT OF THE HIGHLANDS RANCH PLANNED DEVELOPMENT PLAN AMENDING THE TOTAL RESIDENTIAL DWELLING UNITS IN PLANNING AREA 85 AS DEPICTED HEREON HAS BEEN APPROVED BY BOARD MOTION NO. ___ ON, _____, ___, 2026.

THIS AMENDMENT NO. 84 AFFECTS ONLY PLANNING AREA 85 AS DESCRIBED IN FILE NO. ZR2026-002.

_____ _____ _____
Chair, Board of Douglas County Commissioners Date

_____ _____ _____
Director of Community Development Date



HIGHLANDS RANCH

PLANNED COMMUNITY DISTRICT
DEVELOPMENT PLAN
ZONING MAP
AMENDMENT NO. 84
ZR2026-002
PAGE 1 OF 1

NORTH SCALE: 1" = 2000' (0 1000 2000 4000)

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations - Project File: DR2025-006.

SUMMARY: The request is for approval of proposed changes to Douglas County Zoning Resolution Sections 3, 4, 21, 36, and a new section, Section 22C - Agritourism Certification and Permits.

STAFF ASSESSMENT: After evaluating the proposed amendments, referral comments, staff report and public testimony, the Board may consider approval of the amendment.

REVIEW:

Steven E Koster	Approve	4/30/2026
Jeff Garcia	Approve	5/4/2026
Christie Guthrie	Approve	5/4/2026
Doug DeBord	Approve	5/5/2026
Samantha Hutchison - FYI	Notified - FYI	5/5/2026

ATTACHMENTS:

Cover Page
Staff Report - DR2025-006

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

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REVIEW:

Steven E Koster	Approve	4/30/2026
Jeff Garcia	Approve	5/4/2026
Christie Guthrie	Approve	5/4/2026
Doug DeBord	Approve	5/5/2026

ATTACHMENTS:

Staff Report - DR2025-006

DOUGLAS COUNTY
COLORADO

Zoning Resolution Amendments Staff Report

Date:	April 27, 2026
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Kati Carter, AICP, Director of Community Development
CC:	Brett Thomas, AICP, Chief Planner Lauren Pulver, Planning Manager Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Deputy Director of Community Development
Subject:	**Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations**
Project File:	**DR2025-006**

Planning Commission Hearing:	**April 20, 2026 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**May 12, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of proposed changes to Douglas County Zoning Resolution (DCZR) Sections 3, 4, 21, 36, and a new section, Section 22C – Agritourism Certification and Permits.

The proposed amendments will allow agritourism activities and related uses in the Agricultural One (A-1) and Large Rural Residential (LRR) zone districts. The regulations include a series of new definitions for agritourism. Land use processes are proposed to match the scale and intensity of the proposed agritourism activity, ranging from low intensity activities requiring no or limited County oversight to more significant agritourism operations.

The Planning Commission heard the application at its April 20, 2026, public hearing and voted to recommend approval by a vote of 6 to 0.

II. REQUEST

A. Request

Approval of amendments to DCZR Sections 3, 4, 21, 36, and a new section, Section 22C – Agritourism Certification and Permits.

B. Process

Zoning Resolution amendments are processed pursuant to Section 109 of the DCZR. Per Section 109.05, "The Board shall evaluate the amendment proposal, referral agency comments, staff report, the Planning Commission recommendation, and public testimony, and shall approve, approve with modifications, table for further study, remand to the Planning Commission, or deny the amendment proposal."

C. Project Description

The proposed zoning resolution amendment would allow agritourism activities and related uses in the A-1 and LRR zone districts. If the amendment is approved, updates to the DCZR would include revisions to Section 3 – A-1 Zone District, Section 4 – LRR Zone District, Section 21 – Use by Special Review (USR), and Section 36 – Definitions; and adding a new section, Section 22C – Agritourism Certification and Permits.

Accessory Agritourism Activities with no more than 100 participants per day would have no specialized zoning review required. Minor Agritourism Activities would typically be a one-day event with up to 500 participants or occur over 7 days with up to 300 participants per day. For these activities, Planning staff would provide a certification to allow the activities. Major Agritourism Activities exceed the limits of a Minor Agritourism Activity. A brief referral to other relevant agencies and a courtesy notice to abutting landowners would be required for Major Agritourism Activities. The Board of County Commissioners (Board) would ultimately make the decision on the application at a public land use meeting.

For property owners wishing to establish more permanent agritourism operations, the amendment establishes a new "Agritourism Center" use. Such centers could include a variety of ongoing agricultural and agritourism activities. Centers would be allowed through the Site Improvement Plan process on conforming A-1 zoned parcels and through the Use by Special Review process on conforming LRR zoned parcels.

III. PUBLIC INPUT

Staff sent the proposed amendments to the County-wide contact list and referral agency list, which consists of approximately 500 recipients. All referral agency responses are attached. Most referral agencies responding to the request provided either a no comment or no objection response.

The Douglas County Health Department noted if an agritourism center is to have overnight guests, a use permit must be obtained. Additional comments were provided related to portable toilets and food service.

El Paso County Engineering Division recommended that agricultural activities with less than 100 people per day have a set limit on the number of days or events per year.

The Arapahoe County Public Airport Authority recommended all agritourism uses that involve a residential component be evaluated for compliance with DCZR Section 19 – Centennial Airport Review Area.

Three HOAs and community groups commented with concerns. Cherry Valley Community Action (CVCA) requested the Board put in place strict guidelines for activities to not encroach upon property rights of the surrounding community. CVCA expressed concerns about traffic, noise, light, minimum acreages, and highway infrastructure and recommended changes to the proposed regulations. The Happy Canyon Homeowners' Association (HCHOA) views agritourism as a way to force commercial business into rural residential communities. The HCHOA expressed concerns about valuation taking, public safety, water, and wildlife and requested the proposed amendments be dropped. The Pinery Homeowners' Association indicated its primary concern is the potential for traffic generated by the activities and impacts affecting residents of the Pinery.

A public workshop was held on January 8, 2026. Several members of the public attended representing the Deerfield Community, Franktown, Parker, and Castle Rock. Attendees asked various clarifying questions and expressed concerns with some existing activities on properties in their communities.

Correspondence was received from one resident requesting that the Rural Residential (RR) zone district be considered for inclusion in the regulations. They argue that including RR zoned properties would support small working ranches and landowners who contribute to agricultural preservation while seeking modest supplemental income.

IV. PLANNING COMMISSION

This item was presented to the Planning Commission at a hearing on April 20, 2026. The Planning Commission voted to recommend approval 6 to 0. There were no questions from the Planning Commission, and no public testimony was received.

V. PUBLIC NOTICE

Notice of the hearing before the Planning Commission and the Board was published in the Douglas County News Press on April 2, 2026.

VI. STAFF ASSESSMENT

After evaluating the proposed amendments, referral comments, staff report and public testimony, the Board may consider approval of the amendment.

ATTACHMENTS PAGE

DCZR Resolution..... 5
DCZR Exhibit A..... 6
BCC Red-lined Draft 107

Referral Response Agency Report 209
Referral Response Letters 213
Public Correspondence 230

RESOLUTION NO. R-026-___

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION ADOPTING AMENDMENTS TO DOUGLAS COUNTY ZONING RESOLUTION SECTION 3 – AGRICULTURAL ONE DISTRICT, SECTION 4 – LARGE RURAL RESIDENTIAL DISTRICT, SECTION 21 – USE BY SPECIAL REVIEW, SECTION 22C – AGRITOURISM CERTIFICATION AND PERMITS, AND SECTION 36 – DEFINITIONS ("AMENDMENTS")

WHEREAS, the Department of Community Development has prepared Amendments to the Douglas County Zoning Resolution, which are attached hereto and incorporated herein as Exhibit A (Project No. DR2025-006); and

WHEREAS*,* said Amendments were reviewed and recommended for approval by the Planning Commission on APRIL 20, 2026; and

WHEREAS, the Board of County Commissioners considered said Amendments at a public hearing held on MAY 12, 2026; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Douglas County Zoning Resolution, is hereby amended to read as provided on said Exhibit A; and

FURTHER RESOLVED, that said Amendments shall be effective as of May 12, 2026.

PASSED AND ADOPTED this 12th day of May 2026, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY:_____
George Teal*,* Chair

ATTEST: _____
Clerk to the Board

SECTION 3 A1 AGRICULTURAL ONE DISTRICT

Section Contents

301 Intent 3-2
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310 Water 3-8
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312 Parking Standards 3-9
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318 Administrative Review – Procedure 3-10
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320 Administrative Review – Narrative 3-12
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323 Administrative Permit – Revocation 3-13
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301 Intent (*Amended 8/11/09*)

To provide areas for a wide range of farming, ranching, or tree farming activities and the preservation of such land for its open rural character providing a physical and visual separation between urban centers.

Urban development within this district is strongly discouraged. Agricultural land use can be an efficient means of conserving natural resources, constituting an important physical, environmental, social, aesthetic, and economic asset to both the urban and rural residents of the County. Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The A-1 zone district is characterized by large-acreage farms, ranches, open areas, farm houses, units for agricultural workers and their families, and other uses allowed which enhance and promote the openness and general rural nature characteristic of the County. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

302 Principal Uses

On parcels of 35 acres or greater, the following uses shall be allowed by right: *(Parcels smaller than 35 acres are limited to the principal uses allowed in the residential zone district to which the parcel conforms in size.)* *(Amended 5/14/03)*

302.01 Agricultural recreational activities

302.02 Agriculture *(Amended 1/28/14)*

302.03 Agritourism Center *(Site Improvement Plan required per Section 27)*

302.04 Animals – *(refer to Section 24)*

302.05 Community Uses:

- Church – maximum seating capacity of 350 in main worship area *(Site Improvement Plan required per Section 27)*
- Fire station – no on-site training *(Site Improvement Plan required per Section 27)*
- Library *(Site Improvement Plan required per Section 27)*
- Open Space/trails
- Park/playground

- Recreation facility – private *(Site Improvement Plan required per Section 27)* *(Amended 9/9/08)*
- School – public/private kindergarten thru 12th grade *(Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32)*
- Sheriff substation – no training or detention (*Site Improvement Plan required per Section 27)*
- Temporary Emergency Shelter *(Approval letter required from the Director; the use must comply with applicable regulations)* *(Amended 10/14/02)*

302.06 Construction office – temporary

302.07 Event Center on a parcel of 80 acres or greater *(Site Improvement Plan required per Section 27, unless conducted as an accessory use to an agricultural use on a parcel 160 acres or greater) (refer to Section 324)* *(Amended 4/28/15)*

302.08 Greenhouse – a maximum of 1 acre (43,560 sq. ft.) total area including warehouse and shipping facilities

302.09 Hay sales *(Site Improvement Plan required per Section 27)* *(Amended 4/28/15)*

302.10 Residence *(Amended 4/28/15)*

- Caretaker – one (1) per lot
  - Mobile home, when a principal single-family dwelling exists on the lot
- Principal – one (1) single-family dwelling or one (1) group home per lot *(excluding mobile home) (group homes must be separated by a distance of 750')* *(Amended 9/9/08)*
- Temporary *(refer to Section 22)*

302.11 Residential sales office – temporary *(refer to Section 22)*

302.12 Training of non-owned horses, or riders not related to the landowner or lessee, limited to 14 lessons per week

302.13 Utility service facility (*Site Improvement Plan required per Section 27)*

302.14 Veterinary Clinic or Hospital, Equine and Livestock *(Site Improvement Plan required per Section 27)* *(Amended 2/21/23)*

303 Accessory Uses *(Amended 6/24/25)*

The following uses shall be allowed only when a principal use has been established on the lot. *(Parcels smaller than 35 acres are limited to the accessory uses allowed in the residential zone district to which the parcel conforms in size.)*

303.01 Accessory Dwelling Unit (ADU) – one per lot, except as restricted by a Rural Site Plan, subdivision plat, or other similar land use approval. A second ADU may be allowed subject to Section 325, Second Accessory Dwelling Unit Standards.

303.02 Accessory uses and buildings

303.03 Agritourism Activity (*refer to Section 22C*)

303.04 Day-care home *(Amended 3/10/26)*

303.05 Entertainment Event – *(refer to Section 22B)* *(Amended 1/28/14)*

303.06 Event Center on a parcel of 160 acres or greater with a principal agricultural use *(Amended 4/28/15)*

303.07 Farmers Market – *(refer to Section 22A)* *(Amended 1/28/14)*

303.08 Garage – private:

- For lots less than 1 acre in size – a maximum of one (1) detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size – a maximum of two (2) detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.
  (Amended 3/08/22)

303.09 Home Occupation – Class 1 and Class 2 *(refer to Section 23)*

303.10 In-home elder care *(Amended 3/28/01)*

303.11 Sale of Agricultural Products and Value-added Agricultural Products produced or raised on site *(Amended 1/28/14)*

303.12 Satellite receiving dish accessory to a residence

303.13 Value-added Agricultural Processing – limited to a maximum of 1,500 square feet devoted to this use *(Amended 1/28/14)*

304 Uses Permitted by Special Review *(Amended 1/28/14)*

On parcels of 35 acres or greater, the following uses are permitted, upon the approval of the Board, in accordance with Section 21, Use by Special Review, of this Resolution. *(Parcels smaller than 35 acres are limited to the uses by special review allowed in the residential zone district to which the parcel conforms to in area.)*

304.01 Animals – non domestic, exotic

304.02 Campground

304.03 Cemetery

304.04 Church – greater than 350 seating capacity

304.05 Cultural facility

304.06 Day-care center or preschool *(Amended 3/10/26)*

304.07 Dude Ranch

304.08 Event Center on a parcel of less than 80 acres *(Amended 4/28/15)*

304.09 Feedlot/confinement center

304.10 Firing range

304.11 Golf course legally established as a Use by Special Review prior to June 22, 2005 *(Amended 2/12/19)*

304.12 Greenhouse – greater than 1 acre total area including warehouse and shipping facilities

304.13 Hunting/fishing club

304.14 Home occupation pursuant to Section 2310, herein. *(Amended 8/23/22)*

304.15 Horse boarding or training facility that exceeds the maximum number of horses permitted by right or by administrative review in Section 24. *Exempt from Section 18A: Water Supply Overlay District (Amended 10/14/02)*

304.16 Horse rental stable

304.17 Kennel

304.18 Landfill – public/private

304.19 Landing field – private

304.20 Mining, quarry, sand/gravel operation, or similar extractive land use

304.21 Motorsports Facility, Private *(Amended 4/26/16)*

304.22 Oil or gas drilling operation

304.23 Recreation facility – community

304.24 Religious retreat

304.25 Residence *(Amended 4/28/15)*

- Bed and Breakfast
- Group home for registered sex offenders *(Amended 9/12/00)*
- Group Residential Facility
- Mobile Home – one (1) per lot when a principal single-family residential dwelling does not exist.

304.26 Satellite earth station *(Amended 4/24/02)*

304.27 Septic waste and domestic sludge application

304.28 Telecommunication facility

304.29 Utility – major facility

304.30 Veterinary clinic or hospital

304.31 Wind energy conversion system

305 Uses Permitted by Administrative Review *(Amended 4/24/02)*

Agricultural worker housing (excluding mobile homes) in addition to the housing permitted by-right, may be reviewed and approved administratively provided the applicant meets the threshold criteria contained in this subsection, and can further demonstrate the need in the narrative as required by this Section. The thresholds listed are based on general industry standards.

305.01 Agricultural Worker Unit one (1) dwelling with one (1) to four (4) bedrooms, or one (1) to four (4) attached efficiency units/apartments in one (1) footprint) as follows:

305.01.1 Horse Ranch or Boarding/Training Facility provided the required narrative demonstrates a need based on the general criteria of one (1) worker per 25 horses.

305.01.2 Cattle ranch provided the required narrative demonstrates a need based on the general criteria of one (1) worker per 300 head of cattle.

305.01.3 Farm provided the required narrative demonstrates a need based on the general criteria of one (1) worker per 1200 acres of farmed land.

305.01.4 Combination farm/ranch activities provided the required narrative demonstrates a need based on the general criteria cited for each activity.

305.02 Applications for agricultural worker housing shall be reviewed in accordance with the thresholds contained in subsection 305, and the criteria and process set forth in subsections 316 through 323.

305.03 The Director shall determine threshold criteria for uses, or combinations of uses, not specifically listed.

306 Minimum Lot Area: 35 acres* *(Amended 6/24/25)*

Lots less than 35 acres in area shall be limited to the uses allowed in the agricultural or residential zone district to which the lot conforms in area.

306.01 For lots served by central water, a one-acre minimum lot area is required for a detached accessory dwelling unit (ADU).

306.02 For lots served by individual groundwater well, a two-acre minimum lot area is required for a detached accessory dwelling unit (ADU).

*The minimum lot area may be decreased with a clustered design through the exemption process. *(Amended 4/28/15)*

307 Minimum Setbacks

Parcel Size	Setback from Street	Setback from Side Lot Line	Setback from Rear Lot Line	Setback from 115+ KV Power Line
Less than 2.3 ac.	regional/maj. arterial: 100’ other: 25’	15’*	25’* accessory: 15’	100’
2.3-4.49 ac.	regional/maj. arterial: 100’ other: 25’	25’*	25’*	100’
4.5-8.9 ac.	regional/maj. arterial: 100’ other: 50’	25’*	25’*	100’
9-34.9 ac.	100’	50’	50’ accessory: 25’	100’

35+ ac.	100’	100’ accessory: 50’	100’ accessory: 50’	100’

*Schools and buildings within recreation areas shall be set back 50’

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

308 Encroachments

308.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.

308.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. *(Amended 3/8/22)*

308.03 Foundation anchoring and foundation repair systems may be located within a required setback. *(Amended 3/8/22)*

308.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.

308.05 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet the required setbacks.

309 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses, or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles, and necessary mechanical appurtenances usually carried above the roof level.

309.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition – spire height calculation)*

309.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

310 Water – Refer to Section 18A of this Resolution *(Amended 3/13/02)*

311 Street Standards

Public streets shall be constructed in accordance with the Douglas County Roadway Design and Construction Standards. Private streets shall be constructed either in accordance with Appendix 58 of the International Building Code, as amended and adopted by Douglas County, or the Douglas County Roadway Design and Construction Standards.

Both public and private streets shall be constructed in accordance with the provisions of the Douglas County Storm Drainage Design and Technical Criteria manual and the County's clearing, grading, and land disturbance regulations. *(Amended 6/14/06)*

312 Parking Standards – Refer to Section 28 for non-residential parking standards *(Amended 4/24/02)*

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards.

313 Fencing Standards

313.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.

313.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.

313.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

313.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.

313.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those outside the fence that it is electrically charged. Concertina or razor wire is prohibited.

313.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

314 Sign Standards – Refer to Section 29 of this Resolution

315 Lighting Standards – Refer to Section 30 of this Resolution

316 Administrative Review – Prerequisite *(Amended 4/24/02)*

A landowner/lessee seeking to construct agricultural worker housing shall schedule a pre-submittal meeting with the staff to discuss the application, submittal procedures, and information required.

317 Administrative Review – Approval Criteria *(Amended 4/24/02)*

Administrative review of the application shall be based on the following criteria:

317.01 Whether the proposed use is in harmony and compatible with the character of the surrounding area;

317.02 Whether the proposed use will not result in an over-intensive use of the land;

317.03 Whether the proposed use will not require a level of community facilities and services greater than that which is available;

317.04 Whether the proposed use will not cause undue traffic congestion or traffic hazards;

317.05 Whether the proposed use will not cause significant air, water or noise pollution:

317.06 Whether the proposed use is adequately landscaped, buffered, or screened;

317.07 Whether the proposed use will not be otherwise detrimental to the health, safety or welfare of the neighboring landowners.

318 Administrative Review – Procedure *(Amended 4/24/02)*

318.01 Following the pre-submittal meeting, the applicant shall submit to the Planning Division a copy of the documents required per subsection 321. The submittal shall be reviewed for completeness and the applicant notified of any inadequacies.

318.02 Once determined complete, staff will notify the applicant of the number of copies of the plan and narrative required to be submitted for distribution to referral agencies. Referral packets shall be provided by the applicant in unsealed manila envelopes, addressed to the appropriate referral agency. Staff shall mail the referral packets. Referral agencies shall comment within 21 days.

318.03 Written Notice

318.03.1 At least 10 days prior to the Director's decision, the applicant shall mail a written notice of the request by first-class mail to the address of each abutting landowner as such addresses are shown in the records of the Douglas County Assessor's Office and shall submit a certificate of mailing to Douglas County Planning Seven (7) days prior to the date of the Director's decision. The notice shall indicate:

- the proposed date of the Director's decision;
- the nature of the request;
- the location of the land that is the subject of the request *(distance and direction from nearest major intersection)*;
- the file name and number; and
- a statement that comments and questions should be directed to Douglas County Planning, 100 Third Street, Castle Rock, CO 80104 (303) 660-7460.

318.03.2 The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid, this ___ day of _____, 20__, and addressed as follows:

(list of addresses)

(Signature of person completing the mailing)

318.03.3 In the event the applicant fails to mail a notice to an abutting landowner or otherwise fails to comply with the written notice required in this section, the landowners who did not receive such complying notice may waive such notice by submitting a written waiver to Douglas County Planning Division.

318.04 The staff planner will review the referral comments, discuss the concerns with the applicant, and prepare a staff report and present it to the Director for a decision.

318.05 An appeal of the Director's decision regarding an administrative review request may be submitted to the Board of Adjustment pursuant to Section 26A of this Resolution. *(Amended 4/10/12)*

319 Administrative Review – General Submittal Requirements *(Amended 4/24/02)*

319.01 A completed application form, including a copy of the completed pre-submittal form *(available from the Planning Office)*

319.02 Application fee *(fee schedule available from the Planning Office)*

319.03 Proof of ownership by copy of deed or title insurance commitment no more than 30 days old; or in the case of a lessee, a copy of the lease

319.04 A Narrative *(per Section 320 contained herein)*

319.05 A Plan Exhibit *(per Section 321 contained herein)*

319.06 A notarized letter or authorization from the landowner permitting a lessee or representative to process the application, when applicable

320 Administrative Review – Narrative *(Amended 4/24/02)*

320.01 The type and description of the residential unit proposed

320.02 The maximum number of individuals to be accommodated

320.03 A detailed description of the agricultural activities of the subject site focusing on the intensity of the operations, and on those work elements necessitating on-site agricultural labor including the following:

320.03.1 Number and type of livestock raised

320.03.2 Grazing plan and pasture rotation

320.03.3 Crop types and number of acres farmed

320.03.4 Other income-producing activities occurring on the site

320.04 A description of the sanitary service to be provided and evidence that the system is in accordance with County Health Department regulations

320.05 A description of the water service to be provided and evidence of the ability of the water to be used in the manner proposed

320.06 A description of the increase or reduction in traffic anticipated in trips per day as a result of the housing units

320.07 A description of community services or facilities (libraries, medical facilities, schools, etc.) that may be required or accessed by the occupants of the unit

321 Administrative Review – Plan Exhibit *(Amended 4/24/02)*

A site plan shall be submitted, drawn to scale that includes the following:

321.01 a vicinity map showing the site and the relationship to adjacent properties and major roads;

321.02 the total acreage owned or leased by the applicant;

321.03 the zoning and use of the contiguous parcels owned, and the zoning and use of adjacent land;

321.04 the location of the proposed agricultural worker unit with dimensions to the nearest property lines, and dimensions of the proposed unit;

321.05 a sketch of the floor plan for all units proposed, along with a notation restricting the residential use of the units to agricultural workers as defined and approved;

321.06 the location and dimensions of all property lines, existing and proposed structures, existing and proposed wells, septic systems, and leach fields noting separation distances as necessary;

321.07 access to proposed units – delineate public and private roads, dimensions, and note surface material, and;

321.08 all drainage ways affecting the site and designation of any 100-year floodplain on or adjacent to the site.

322 Administrative Permit – Annual Inspection *(Amended 4/24/02)*

Agricultural housing approved by administrative review shall meet all applicable regulations associated with residential development and shall be subject to an annual compliance inspection. A copy of the landowner/lessee's federal 943 Tax Form indicating that the occupants of the unit are indeed agricultural workers, may be required as part of the annual review and inspection.

323 Administrative Permit – Revocation *(Amended 4/24/02)*

The administrative permit may be revoked by the Director, after written notice, for failure to operate the use in accordance with the approved plan or narrative or other zoning

regulation. A revocation may be appealed to the Board of Adjustment pursuant to Section 26A of this Resolution. (*Amended 4/10/12)*

324 Event Center Standards *(Amended 4/28/15)*

324.01 Where event centers are permitted with approval of a Use by Special review, the standards within Section 21 shall apply.

324.02 Where event centers are permitted with approval of a Site Improvement Plan, the following standards shall apply:

324.02.1 Structures, outdoor assembly areas, and parking lots shall be setback a minimum of 200 feet from all adjacent property lines.

324.02.2 Noise generated by the event center use shall not result in noise levels which exceed 40 dB(A) between 7:00 a.m. and 7:00 p.m., and 35 dB(A) between 7:00 p.m. and 7:00 a.m., measured in accordance with Section 1705A of the Noise Overlay District.

324.02.3 Maximum capacity shall not exceed 350 persons per event. Event centers that exceed this capacity shall be processed in accordance with Section 304.08.

324.03 Where event centers are permitted as accessory uses, the following standards shall apply:

324.03.1 The landowner shall obtain a written Event Center certification prior to commencement of the use.

- The certification request shall be submitted by the landowner in the form of a written request and accompanying exhibit.
- The exhibit shall depict the property, points of access, and the location of the proposed event center to structures and use areas. Structures, outdoor assembly areas, and parking lots shall be setback a minimum of 500 feet from any existing, separately-owned residence on adjacent parcels.
- The written request shall confirm that a principal agricultural use exists on the property and that legal and physical access is provided.
- The Director shall provide a written Event Center certification upon review of the request which confirms that the property meets the minimum size required, that there is a principal agricultural use, and that access is provided. The certification shall include a statement that the event center use is vested, for purposes of setbacks, regardless of subsequent development on adjacent parcels.

324.03.2 Noise generated by the event center use shall comply with the limits established in Section 1703A of the Noise Overlay District.

324.03.3 If a land division reduces the parcel size to below 160 acres, approval of an application under the provisions of Section 302.06 or 304.08, as applicable, shall be required for continued event center use.

325 Second Accessory Dwelling Unit (ADU) *(Amended 6/24/25)*

A second ADU may be allowed on a parcel of 35 acres or more in size where one ADU has previously been approved or constructed, subject to the following review process.

325.01 Review Process

325.01.1 Following a presubmittal meeting with the Planning Services Division, the applicant shall submit the information required in 325.02 to the Planning Services Division. The submittal shall be reviewed for completeness and the applicant notified of any inadequacies. Once the submittal is determined complete, staff will send referral response requests to other agencies for review and comment on the application.

325.01.2 Referral agencies may include but are not limited to Douglas County Engineering and Building Divisions, Douglas County Health Department, Douglas County Sheriff's Office, the affected fire district, utility providers, Colorado Division of Water Resources, and county-registered homeowners associations within a two (2)-mile radius. The applicant will be asked to address all comments received.

325.01.3 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. Staff shall also send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein.

325.01.4 At least 14 days prior to the public meeting before the Board, the applicant shall mail a written notice of the public meeting by first-class mail to the address of each abutting landowner as such address is shown in the records of the Douglas County Assessor's Office. The notice shall read:

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF COUNTY COMMISSIONERS

A public meeting will be held on (date), at (time), in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, to consider approval of a second accessory dwelling unit (ADU) at (address or nearest intersection). For more information call Douglas County Planning at 303-660-7460.

File No. and Name: _____

At least 7 days prior to the public meeting, the applicant shall provide the following to the Planning Services Division:

- Alphabetical list of the landowners.
- A map showing their relationship to the site.
- A copy of the notice sent to the landowners.
- Certificate of mailing.

The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. Mail, first-class, postage prepaid this ____ day of _____, 20___, and addressed as follows

(list of addresses)

_____
(signature of person completing the mailing)

In the event the applicant fails to mail a notice to an abutting landowner, the landowner that did not receive such complying notice may waive such notice by submitting a written waiver to the Planning Services Division prior to the meeting.

325.01.5 The request for a second ADU shall be approved, approved with conditions, continued, tabled for further study, or denied by the Board of County Commissioners at a public meeting. The Board shall evaluate the request, staff report, applicant responses, and public comment and testimony. The Board's action shall be based on the evidence presented and compliance with adopted County standards, regulations, and policies.

325.02 Submittal Requirements

325.02.1 Land use application

325.02.2 Proof of current ownership within 30 days of application submittal such as a title commitment or other instrument acceptable to the County.

325.02.3 Narrative describing the request. Include information on the proposed size and other design features of the proposed ADU. Describe how water and sewer services will be provided to the ADU. Indicate how the ADU will be sited on the property to minimize site disturbance and impacts to adjacent properties.

325.02.4 Copy of existing well permit(s) or septic use permit(s) issued for the property.

325.02.5 Plan exhibit to include the following:

- A vicinity map showing the parcel in relationship to adjacent properties and major roads. An aerial image may be used for this map.
- An overall parcel map labeling existing structures and dwellings.
- A site plan for the second ADU to show the building footprint or envelope. Show topography in two-foot contours within the area to be impacted by ADU construction. A DESC (Drainage, Erosion, and Sediment Control) Plan may be submitted in lieu of the site plan if one has been prepared.

325.02.6 Any other information requested by staff as necessary to evaluate the request. The Director may waive a required submittal requirement if deemed unnecessary to the review of the request.

325.03 Approval Standards

325.03.1 The second ADU is located outside of major drainageways and mapped 100-year floodplains.

325.03.2 The second ADU is capable of being served by water, sewer, and utility services.

325.03.3 The second ADU location minimizes impacts to existing topography and vegetation.

325.03.4 Legal and physical access is available to the second ADU.

325.03.5 The second ADU shall meet setback, height, and parking standards.

325.03.6 The second ADU is in general compliance with the goals, policies, and objectives of the County Comprehensive Master Plan.

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SECTION 4 LRR – LARGE RURAL RESIDENTIAL DISTRICT

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401 Intent *(Amended 8/11/09)*

To provide areas for large-lot residential uses with limited farming, ranching, or tree farming activities and the preservation of such land as open rural area. The density range is from one dwelling per 34.9 acres to one (1) dwelling per 10 acres.

Urban development within this district is strongly discouraged. Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Large residential sites with limited agricultural uses may be appropriate when located outside the highway corridor viewsheds depicted on the Douglas County Open Lands Opportunity Map and when adjacent to residential development of similar or greater density. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The LRR zone district is characterized by residential sites with limited agricultural uses and open areas, which enhance and promote the openness and general rural character of the County. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

402 Principal Uses

On lots of 9 acres or greater in area, the following uses shall be allowed by right: *(Lots smaller than 9 acres are limited to the principal allowed in the residential zone district to which the lot conforms in size.)* *(Amended 5/14/03)*

402.01 Agricultural recreational activities

402.02 Agriculture *(Amended 1/28/14)*

402.03 Animals - *(refer to Section 24)*

402.04 Community Uses:

- Church - maximum seating capacity of 350 in main worship area *(Site Improvement Plan required per Section 27)*
- Fire station - no on-site training *(Site Improvement Plan required per Section 27)*
- Library *(Site Improvement Plan required per Section 27)*
- Open space/trails
- Park/playground
- Recreation facility - private *(Site Improvement Plan required per Section 27)* *(Amended 9/9/08)*

- School - public/private kindergarten thru 12th grade *(Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32)*
- Sheriff substation - no training or detention *(Site Improvement Plan required per Section 27)*
- Temporary Emergency Shelter *(Approval letter required from the Director; the use must comply with applicable regulations)* *(Amended 10/14/02)*

402.05 Construction office - temporary *(refer to Section 22)*

402.06 Greenhouse - a maximum of 1 acre *(43,560 sq. ft.)* total area including warehouse/shipping facilities

402.07 Residence

- Principal - one (1) single-family dwelling or one (1) group home per lot *(excluding mobile home) (group homes must be separated by a distance of 750')* *(Amended 9/9/08)*
- Temporary *(refer to Section 22)*

402.08 Residential sales office - temporary *(refer to Section 22)*

402.09 Training of nonowned horses, or riders not related to the landowner or lessee, limited to 14 lessons per week

402.10 Utility service facility *(Site Improvement Plan required per Section 27)*

402.11 Veterinary Clinic or Hospital, Equine and Livestock *(Site Improvement Plan required per Section 27)* *(Amended 2/21/23)*

403 Accessory Uses *(Amended 6/24/25)*

The following accessory uses shall be allowed only when a principal use has been established on the lot. (*Lots smaller than 9 acres are limited to the accessory uses allowed in the residential zone district to which the lot conforms in size.)*

403.01 Accessory Dwelling Unit (ADU) – one per lot, except as restricted by a Rural Site Plan, subdivision plat, or other similar land use approval.

403.02 Accessory uses and buildings

403.03 Agritourism Activity *(refer to Section 22C)*

403.04 Day-care home *(Amended 3/10/26)*

403.05 Entertainment Event - *(refer to Section 22B)* *(Amended 1/28/14)*

403.06 Farmers Market - *(refer to Section 22A)* *(Amended 1/28/14)*

403.07 Garage - private:

- For lots less than 1 acre in size - a maximum of one (1) detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size - a maximum of two (2) detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.
  (Amended 3/8/22)

403.08 Home occupation - Class 1 and Class 2 *(refer to Section 23)*

403.09 In-home elder care *(Amended 3/28/01)*

403.10 Sale of Agricultural Products and Value-added Agricultural Products produced or raised on site *(Amended 1/28/14)*

403.11 Satellite receiving dish

403.12 Value-added Agricultural Processing - limited to a maximum of 1,500 square feet devoted to this use *(Amended 1/28/14)*

404 Uses Permitted by Special Review *(Amended 6/22/05)*

On lots of 9 acres or greater in area, the following uses are permitted, upon the approval of the Board, in accordance with Section 21, Use by Special Review herein. *(Lots smaller than 9 acres are limited to the uses by special review allowed in the residential zone district to which the lot conforms to in area.)* *(Amended 5/14/03)*

404.01 Agritourism Center

404.02 Animals - nondomestic, exotic

404.03 Church - greater than 350 seating capacity in main worship area

404.04 Cultural facility

404.05 Day-care center or preschool *(Amended 3/10/26)*

404.06 Golf course legally established as a Use by Special Review prior to June 22, 2005

404.07 Home occupation pursuant to Section 2310, herein. *(Amended 8/23/22)*

404.08 Horse boarding or training facility that exceeds the maximum number of horses permitted by right or by administrative review. *Exempt from Section 18A: Water Supply Overlay District (Amended 10/14/02)*

404.09 Horse rental stable

404.10 Kennel

404.11 Recreation facility - community

404.12 Residence *(Amended 4/28/15)*

- Bed and Breakfast
- Caretaker - 1 per lot (may be a mobile home)
- Group Residential Facility

404.13 Septic waste and domestic sludge application

404.14 Utility - major facility

404.15 Veterinary clinic or hospital

404.16 Wind energy conversion system

405 Land Dedication

A portion of the gross site area shall be dedicated to Douglas County for public use or cash-in-lieu of land as required by the Douglas County Subdivision Resolution.

406 Lot Area

To promote a design that is sensitive to the natural environment and adapts to the natural topography, flexibility in lot size is allowed. Lot size may be determined through a site analysis based on compatibility with adjacent land uses, health department requirements, the natural environment, water supply, soil suitability for septic systems, and the Douglas County Master Plan. The ability to keep animals may be affected by the lot size. *(Refer to Section 24)*

406.01 For lots served by an individual well and septic system, the allowable minimum lot area is 2 acres.

406.02 For lots served by a central water system, the allowable minimum lot area is 1 acre.

406.03 For lots served by central water, a one-acre minimum lot area is required for a detached accessory dwelling unit (ADU). *(Amended 6/24/25)*

406.04 For lots served by individual groundwater well, a two-acre minimum lot area is required for a detached accessory dwelling unit (ADU). *(Amended 6/24/25)*

407 Maximum Gross Density

The gross density shall not exceed one (1) dwelling per 10 acres and may be less due to required infrastructure or dedication, or environmental constraints.

408 Minimum Setbacks

Lot Size	SETBACK FROM:			
	Street	Side Lot Line	Rear Lot Line	115+KV Power Line
LESS than 2.3	regional/maj. arterial: 100' other: 25'	15'*	25'* accessory: 15'	100'
2.3-4.49 ac.	regional/maj. arterial: 100' other: 25'	25'*	25'*	100'
4.5-8.9 ac.	regional/maj. arterial: 100' other: 50'	25'*	25'*	100'
9+ ac.	100'	50'	50' accessory: 25'	100'

*Schools and buildings within recreation areas shall be set back 50'

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

409 Encroachments

409.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.

409.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. *(Amended 3/8/22)*

409.03 Foundation anchoring and foundation repair systems may be located within a required setback. *(Amended 3/8/22)*

409.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.

409.05 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet required setbacks.

410 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

410.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*

410.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

411 Water - Refer to Section 18A of this Resolution *(Amended 03/13/02)*

412 Street Standards

Construction of streets in accordance with the Master Plan, Roadway Design and Construction Standards, Storm Drainage Design and Technical Criteria manual, and other applicable County regulations.

413 Parking Standards

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards. *(refer to Section 28 for non-residential parking standards)* *(Amended 4/24/02)*

414 Fencing Standards

414.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.

414.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.

414.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by

the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

414.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.

414.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those outside the fence that it is electrically charged. Concertina or razor wire is prohibited.

414.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

415 Signs Standards - Refer to Section 29 of this Resolution

416 Lighting Standards - Refer to Section 30 of this Resolution

SECTION 21 USE BY SPECIAL REVIEW

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2101 Intent

To provide for uses in specific zone districts that shall require a public notice and hearing and the approval of the Board of County Commissioners subject to such conditions and safeguards as may be imposed by the Board, and to establish procedures for amending an approved use by special review based on the anticipated impact of the change.

2102 Approval Standards

A use by special review shall be approved only if the Board of County Commissioners finds that the proposed use:

2102.01 Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.

2102.02 Complies with the requirements of this Section 21.

2102.03 Complies with the Douglas County Subdivision Resolution.

2102.04 Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

2102.05 Will be consistent with the Douglas County Comprehensive Master Plan, as amended.

2102.06 Will not result in an over-intensive use of land.

2102.07 Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.

2102.08 Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.

2102.09 Will not cause significant air, water, or noise pollution.

2102.10 Will be adequately landscaped, buffered, and screened.

2102.11 Complies with the following standards regarding water supply:

2102.11.1 If it is demonstrated that the use by special review will not generate any ongoing water demand, no proof of water supply shall be required and no other provisions of Section 18A, Water Supply Overlay District, herein, shall be applicable. *(Amended 5/26/2015)*

2102.11.2 If it is demonstrated that the use by special review, when located on a conforming parcel within the A-1 or LRR zone district, will generate a water demand not to exceed three (3) acre-feet per year, and that the demand can be supplied by a groundwater well which has or is capable of receiving a permit from the Colorado Division of Water Resources for such use, this standard shall be met and no other provisions of Section 18A, Water Supply Overlay District, herein, shall be applicable. Water demands shall be estimated in accordance with the Minimum Water Demand Standards defined in Section 18A, Water Supply Overlay District, herein. *(Amended 5/26/2015)*

2102.11.3 For all other use by special review applications, the applicant shall demonstrate conformance with Section 18A, Water Supply Overlay District, herein. *(Amended 5/26/2015)*

2102.12 Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.

2103 Length of Approval

A use by special review shall be permitted for a duration of time specified by the Board or until the land use changes or is terminated, whichever occurs first. The use by special review may transfer with the sale of the land.

2104 Annual Review

Each use by special review is subject to yearly review, or as often as the Board deems appropriate, to ensure compliance with the approval standards and conditions of approval.

2105 Amendment of An Approved Use by Special Review

An amendment to an approved use by special review may be considered in accordance with the procedures identified herein for either a use by special review amendment or an administrative use by special review amendment.

2106 General Provisions

2106.01 The Board may establish lesser setbacks than those required in this Section, and heights greater than those allowed in the underlying zone district, if the Board determines that adequate buffering is or will be provided to mitigate such concerns as noise, visual, dust, or other social or environmental impacts. The burden of proof is on the applicant to demonstrate such adequate mitigation measures.

2106.02 Outdoor storage areas shall be screened by a solid wall or fence of an appropriate height unless otherwise provided for herein. *(Amended 3/26/24)*

2106.03 A use by special review may be permitted on nonconforming parcels when such use is permitted, as a use by special review, in the zone district to which the parcel conforms in size.

2107 Allowed Uses by Special Review *(Amended 8/28/18)*

The Development Plan for a specific Planned Development District shall set forth the permitted uses by special review and any additional requirements therein.

The following uses are listed as uses by special review within the zone districts of this Resolution, and are subject to additional requirements as noted herein:

2107.01 Agritourism Center: LRR zone district

2107.02 Animals – nondomestic, exotic: A-1 and LRR zone districts provided that:

- a security fence surrounds the enclosures to prevent the animals from leaving the premises; and
- the applicant shall contact the Denver Zoo Curator and State Division of Wildlife to determine the enclosure size needed and any special conditions for species on the site. Each enclosure shall have adequate water and drainage.

2107.03 Bar or Lounge: CMTY and MI zone districts

2107.04 Batch plant – concrete, asphalt or mortar: LI and GI zone districts

2107.05 Bed and Breakfast: A-1, LRR, RR, ER, and MI zone districts

2107.06 Campground: A-1 zone district provided that all uses and structures are located at least 100 feet from all property lines

2107.07 Cemetery: A-1 zone district

2107.08 Chemical/hazardous material storage, transfer, or disposal facility: GI zone district, provided such use complies with all State and federal regulations and is located at least 500 feet from all lot lines

2107.09 Church with a seating capacity, in the main worship area, greater than 350: A-1, LRR, RR, ER, SR, MF, and MH zone districts, provided that such uses are located at least 50' from all lot lines or the zone district minimum setback, whichever is greater

2107.10 Club or Country Club: CMTY, D, and MI zone districts

2107.11 College or University extension office: CMTY and D zone districts

2107.12 Cultural facility: A-1 and LRR zone districts

2107.13 Day-care center or preschool: A-1, LRR, RR, ER, SR, MF, and MH zone districts provided that such uses shall be situated on a lot of not less than 10,000 square feet and that a solid fence or wall 6 feet in height shall completely surround the yard used for playground purposes *(Amended 3/10/26)*

2107.14 Dude ranch: A-1 zone district

2107.15 Event Center: CMTY and D zone districts, subject to the following additional requirement:

2107.15.1 A noise study shall be submitted demonstrating compliance with the limits established in Section 1703A of the Noise Overlay District.

A-1 zone district, subject to the following additional requirements:

2107.15.2 Structures used for the event center shall be of a scale and design that is compatible with the surrounding rural environment.

2107.15.3 Structures, outdoor assembly areas, and parking lots used for the event center shall be setback a minimum of 200 feet from all adjacent property lines.

2107.15.4 Noise generated by the event center use shall not result in noise levels which exceed 40 dB(A) between 7:00 a.m. and 7:00 p.m., and 35 dB(A) between 7:00 p.m. and 7:00 a.m., measured in accordance with Section 1705A.

2107.15.5 A noise study shall be submitted demonstrating compliance with the event center noise standard.

2107.15.6 In addition to the management plan components specified in Section 2112, operational limitations for the event center shall address the following:

(1) Maximum number of event patrons.
(2) Frequency of events including times of day and days of week.
(3) The number of outdoor and indoor events.
(4) Specific mitigation measures to limit the impacts of any exterior lighting.

(5) Specific limitations or mitigation measures to ensure compliance with the noise standards consistent with the noise study.

2107.15.7 In addition to the information required for the project narrative specified in Section 2111, the event center narrative shall include a discussion of the following:

(1) The ability of the existing or proposed structures to comply with building and fire code requirements for public assembly uses.
(2) The ability to provide sanitation service for the proposed use by connection to a sanitary sewer or provision of on-site wastewater treatment.
(3) The ability to connect to a central water provider or to obtain a well permit for the proposed use.

2107.16 Feed yard – confinement center: A-1 zone district, provided that such use is located at least 500 feet from all property lines, and that such use is approved by the Douglas County Health Department *(Amended 3/26/24)*

2107.17 Firing range – outdoor: A-1 and GI zone districts provided that the use is located at least 100 feet from all property lines; an indoor range may be permitted as an accessory use to an outdoor range in the A-1 zone district

2107.18 Golf course legally established as a Use by Special Review prior to June 22, 2005: A-1, LRR, RR, ER, and SR zone districts subject to the following:

(1) Such use may be amended in accordance with the provisions established herein.
(2) No amendment shall have the effect of changing the boundary of the area subject to the legally established Use by Special Review as it existed on June 22, 2005. *(Amended 2/12/19)*

2107.19 Greenhouse: A-1 zone district

The following may be restricted based upon compatibility with the surrounding land uses:

- Location, size, height and use of structures
- Number of vehicle trips
- Lighting and hours of operation
- Location and type of materials stored outside
- Retail sale of items
- Parking area setbacks

2107.20 Group Residential Facility: A-1, LRR, MF, MH, B, C, and LI zone districts provided that the Group Residential Facility does not include more than 1 registered sex offender over the age of 18 *(Amended 5/14/03)*

All requests shall be submitted to the Placement Alternative Commission as a referral.

2107.21 Group Home for registered sex offenders: A-1, B, C, and LI zone districts, provided the facility is located a minimum of 1,500 feet from a school, park, playground, child-care facility, and youth camp.

All requests shall be submitted to the Placement Alternative Commission as a referral.

2107.22 Heliport: B, C, LI, and GI zone districts:

- The FAA shall be notified regarding approval of airspace.
- A management plan shall be submitted with the application that addresses the following:
  - type and use of aircraft for which the facility is intended;
  - number of planes to be stationed on the site;
  - frequency of flights and diagram of flight patterns; and
  - hours of operation.

2107.23 Home occupation: A-1, LRR, and RR zone districts pursuant to Section 2310, herein. No outside storage shall be allowed. *(Amended 8/23/22)*

2107.24 Horse boarding or training facility: A-1, LRR, RR, and ER zone districts where the number of boarded horses exceeds the maximum number of horses permitted by right or by administrative review, or the number of lessons for non-owned horses, or riders not related to the landowner or lessee, exceeds 14 per week.

The applicant shall demonstrate a minimum water supply of 20 gallons per horse per day. The applicant must obtain the necessary well permits from the State Division of Water Resources.

On the Plan Exhibit, the applicant shall identify areas of allowable devegetation, pastures proposed for horse grazing, the pasture grazing schedule, manure storage areas, and the method and frequency of manure disposal.

2107.25 Horse rental stable: A-1 and LRR zone districts provided that all uses are located at least 100 feet from all lot lines

2107.26 Hotel: CMTY and D zone districts

2107.27 Hunting or fishing club: A-1 zone district; hunting clubs shall be located on a minimum of 160 acres

2107.28 Jail/correctional facility: GI zone district – Security for the facility may include barb, electric, or concertina wire when located a minimum of 6' 6" in height measured from the ground level outside the fence.

2107.29 Junk, scrap metal, or auto wrecking yard: GI zone district provided all such uses are screened by a solid wall or fence at least 6 feet in height *(Amended 3/26/24)*

2107.30 Kennel: A-1 and LRR zone districts provided that all uses are located at least 100 feet from all lot lines

2107.31 Landfill – public or private: A-1 and GI zone districts provided that such use is approved by the Douglas County Health Department and is located 500 feet from all lot lines or 1,000 feet from any existing residential land use, whichever is greater. *(Amended 3/26/24)*

Prior to applying for a use by special review, the applicant must first receive a recommendation of approval for the certificate of designation from the Colorado Department of Health. Any proposal must be in compliance with the Douglas County Comprehensive Master Plan, as amended.

2107.32 Landing Field, Private: A private, non-commercial landing field or helipad for fixed or rotary wing craft is permitted as an accessory use in the A-1 and GI zone districts provided:

- Minimum lot/parcel area: 35 acres.
- Minimum setback for landing area: 200' from the sides of the landing strip, and 400' from the ends.
- The landing field shall be for the exclusive use of the landowner and guests.
- Any commercial use, flight training, ground school, or sales, are prohibited.
- Aircraft noise may not exceed 78 db(A) for more than 5 minutes in a 1-hour period.
- The FAA shall be notified regarding approval of airspace.
- The landing strip shall be oriented such that aircraft landing and takeoff do not pass directly over dwellings, schools, churches, or other places of public assembly.
- Minimum setback from existing residences (except landowner's): 1/2 mile from either end of the runway.
- A management plan shall be submitted with the application that addresses the following:

- type and use of aircraft for which the facility is intended;
- number of planes to be stationed on the site;
- frequency of flights and diagram of flight patterns; and
- hours of operation.

2107.33 Mining, quarry, sand and gravel operation, or similar extractive land use: A-1 and GI zone districts, subject to the following:

2107.33.1 The use is judged by the twelve criteria for approval of a use by special review, and the goals and policies of the Douglas County Comprehensive Master Plan, as amended and its Mineral Extraction element, and may be approved with conditions derived from the extraction plan submittals listed herein.

2107.33.2 Exemptions from these regulations may be approved by the Director of Community Development in accordance with an approved grading permit, for any one of the following:

(1) Earthwork performed within public rights-of-way
(2) Earthwork performed which is consistent with an approved site plan or an approved and recorded final plat
(3) Earthwork performed as part of construction per an approved building permit
(4) Borrow site

2107.33.3 A narrative that addresses all items listed in Section 2111, herein, and the following:

(1) a discussion of the quantity and quality of the deposit and its relationship to the supply and demand information contained in the Douglas County Master Plan for Mineral Extraction
(2) a discussion of the positive and negative impacts of the operation

2107.33.4 A plan exhibit prepared in accordance with Section 2112, herein, and shows the following:

(1) The relationship of the mine site to other uses/structures in the area
(2) The location of all buildings, equipment, on- and off-site haul roads, ancillary facilities, staging areas, and stockpiles
(3) The limits of the mine site and the extent of areas to be disturbed
(4) The location and dimension of buffers against noise and visual impact to be left in place or created
(5) Identified aquifer recharge areas, wetland areas, lakes, rivers

(6) Wildlife impact areas as designated in the Douglas County Comprehensive Master Plan, as amended, and areas considered significant by the Colorado Division of Wildlife
(7) Areas identified, through independent assessment, as having historic, archaeological, or paleontological resources
(8) All Douglas County Comprehensive Master Plan designations

2107.33.5 An operational plan shall be submitted that at a minimum addresses the following:

(1) Start and end dates and the hours of operation
(2) A program for initial air-quality measurements and an ongoing monitoring program, including dust from equipment and stockpiles
(3) A program for initial water quality and quantity measurements, including well tests in the area, and an ongoing water-quality monitoring program
(4) Sources and quantities of water needed on site
(5) A drainage and erosion control plan in compliance with the Douglas County Storm Drainage Design and Technical Criteria manual
(6) A program for initial noise measurement, an ongoing noise monitoring program, and a noise abatement program
(7) Proposed methods and timing of site restoration and their relationship to visual and air-quality impacts
(8) A phasing plan that:
- designates areas to be disturbed and the proposed timing or extraction for each area;
- illustrates the timing of site restoration for each area including revegetation, contouring, and grading;
- limits the total land area to be disturbed at any one time; and
- links the availability of adequate transportation facilities to the scope of the operation, specifically identifies off-site infrastructural improvements required for the project, and specifies the time frame for construction in relation to phases of on-site operation.

(9) A transportation plan that:
- designates transportation routes *(existing or proposed)* that avoid residential areas and limit the use of local roads;
- gives traffic counts and the projected level of service along haul routes, at bridges and culverts, and at key intersections both at the start and at peak operation;
- specifies the hours when material will be transported off site;
- lists the improvements necessary for the transportation system to accommodate expected traffic;

- addresses the construction of needed transportation improvements; and
- lists the actions to be taken at the staging area to allow only safe, clean, and covered trucks onto the transportation system.

(10) A blasting plan that:

- Identifies noise and vibration-sensitive uses/structures/ activities in the area;
- includes a pre-blast inspection program for identified structures;
- includes a program for initial seismic and noise monitoring during the first blast;
- incorporates a method of reviewing data from the initial blast and provisions for amending the blasting program accordingly; and
- specifies the times and the atmospheric conditions when blasting is permitted.

(11) An end-state, land-use plan that shows:

- areas to be returned to a natural state;
- areas to be restored for wildlife habitat, *if applicable;*
- areas that are appropriate for open space, trails, parks and recreational uses, and are identified on the County's open space and recreational plans;
- the site's final topography;
- proposed post-mining land uses, consistent with the zoning of the land; and
- site restoration phases.

(12) A site evaluation including:

- wildlife impact analysis conducted in conjunction with the Colorado Division of Wildlife;
- independent assessment of the historic, archaeological, or paleontological value of the site;
- drainage studies as required by the Public Works Department, including an erosion and sedimentation control plan, a Phase I drainage report at initial submittal, and a Phase III drainage report prior to each phase;
- a transportation study that identifies transportation routes, number of trips, critical intersections, traffic volumes, and transportation system improvements necessitated by the application;
- a visual analysis that documents the visibility throughout the life of the operation; identifies visually sensitive areas and the expected impact at those locations; and lists visual impact mitigation measures; and

- a copy of all information submitted to the Division of Minerals and Geology, Colorado Department of Natural Resources.

2107.34 Motel: CMTY and D zone districts

2107.35 Motorsports Facility, Private: A-1 zone district *(Amended 4/26/16)*

2107.35.1 All components of the Private Motorsports Facility shall be located a minimum of 200 feet from all property lines. Additional setbacks may be required if necessary to mitigate noise impacts.

2107.35.2 Noise generated by the Private Motorsports Facility use shall comply with the limits established in Section 1703A of the Noise Overlay District ("noise standard").

2107.35.3 A noise study shall be submitted demonstrating that the proposed facility can be designed and operated in such a manner as to ensure ongoing compliance with the noise standard.

2107.35.4 Maximum land area devegetated, including devegetation resulting from the Private Motorsports Facility, shall comply with the limits established in Section 24, Animals.

2107.35.5 In addition to the management plan components specified in Section 2112, operational limitations for the Private Motorsports Facility shall address the following:

(1) Maximum number of concurrent motorsports vehicles in use
(2) Hours and days of use
(3) Specific mitigation measures to limit visual impacts of the Private Motorsports Facility from public roadways and abutting properties; and
(4) Specific limitations or mitigation measures to ensure compliance with the noise standard and recommendations of the noise study.

2107.36 Natural Medicine Business. A Natural Medicine Business shall be located a minimum of 1,500 feet from any: *(Amended 6/24/25)*

- A residential zone district (LRR, RR, ER, SR).
- Dwelling.
- Church, park, or library.
- State-licensed day-care facility.
- School or educational facility, serving persons age 18 or younger.
- Property within an incorporated area.

The distance between any Natural Medicine Business and any dwelling, church, park, library, day-care facility, school, residential zone district, or incorporated area shall be measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as part of the premises where the Natural Medicine Business is conducted to the nearest lot line of the premises of the dwelling, church, park, library, day-care facility, or school or the nearest boundary of a residential zone district or incorporated area.

2107.36.1 Healing Center: B, C, LI, and GI zone districts.

- Additional Requirements:
  - Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
  - Days of Operation: Monday through Friday
  - A Healing Center shall be located no further than 5 miles from a hospital, emergency medical care center, urgent care center, or other such medical treatment facility, unless such services are available at the Healing Center.
  - Within 14 days of the Director's execution of the approval certificate for a new Healing Center, staff shall provide written notice of the approval to the Douglas County Sheriff's Office, Douglas County Health Department, and any facility providing emergency medical care located within 5 miles of the Healing Center.

2107.36.2 Cultivation Facility: LI and GI zone districts.

- Additional Requirements:
  - Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
  - Days of Operation: Monday through Friday.

2107.36.3 Products Manufacturer: LI and GI zone districts.

- Additional Requirements:
  - Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
  - Days of Operation: Monday through Friday.

2107.36.4 Testing Facility: LI and GI zone districts.

- Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
- Days of Operation: Monday through Friday.

2107.36.5 Any other Natural Medicine Business licensed by the State Licensing Authority: LI and GI zone districts.

- Additional Requirements:
  - Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
  - Days of Operation: Monday through Friday.

2701.37 Oil or gas drilling operation: A-1 zone district provided such use is located a minimum of 100 feet from any lot line

2107.38 Propane distribution/storage: GI zone district

2107.39 Recreation facility – community: A-1, LRR, RR, ER, SR, MF, MH, CMTY, and D zone districts, provided all structures within A-1, LRR, RR, ER, SR, and MF zone districts are located at least 50' from all lot lines or the zone district minimum setback, whichever is greater

2107.40 Recreation facility – indoor: CMTY and D zone districts

2107.41 Recreation facility – neighborhood: CMTY and D zone districts

2107.42 Recreation facility – outdoor: CMTY and D zone districts

2107.43 Recreation facility – private: CMTY and D zone districts

2107.44 Recycle/trash transfer facility: LI and GI zone district provided all recycling or trash transfer activities are conducted within an enclosed structure.

2107.45 Residence:

For new residential units in the B, C, LI, GI, or MI zone districts, school and park land dedications shall be provided in accordance with the Douglas County Subdivision Resolution, as amended.

- Caretaker – LRR zone district – 1 per lot
- Mobile home – 1 per parcel/lot in the A-1 zone district when a principal dwelling does not exist on the property
- Multifamily – B, C, and MI zone districts
- Single-family attached or multifamily – LI and MI zone district

2107.46 Religious retreat: A-1 zone district.

2107.47 Satellite earth station: A-1 zone district, and in LI and GI zone districts when the equipment exceeds the height limitation or the minimum health standards.

2107.47.1 In addition to the exhibit requirements contained in this Section and Section 27, a report describing the satellite earth station shall be included with the application. The report shall include the following:

(1) Discussion of proposed number, height, and types of satellite dishes to be accommodated
(2) Description of output frequency, number of channels and power output per channel for each proposed antenna (if applicable)

(3) A letter from the applicant stating that an intermodulation study, if required, has been conducted and concludes that no interference problems are predicted
(4) A five-year plan for the use and estimated life of the proposed telecommunication facility
(5) A narrative from the applicant identifying technologically feasible locations (search ring or rings) for the proposed facility, and justifying the proposed location to the satisfaction of the County
(6) A copy of the FCC license and a commitment statement from the applicant to maintain compliance with all FCC regulations, standards, and requirements regarding both radio frequency interference (RFI) and radio frequency radiation (RFR)
(7) Statement that the proposed facility will be in compliance with all FAA regulations and applicable federal requirements including, but not limited to, those associated with the National Environmental Protection Act (NEPA) as amended, and the National Historic Preservation Act (NHPA) as amended

2107.48 Sawmill – portable: A-1 and LRR zone districts, provided that such use is located at least 100 feet from all lot lines. A portable sawmill is permitted only as accessory to a principal use.

2107.49 Septic waste and domestic sludge application: A-1 and LRR zone districts, with the approval of the Colorado Department of Health, when any of the following apply:

2107.49.1 Liquid dewatered or semi-dewatered sludge, as defined by the Colorado Department of Health Domestic Sewage Sludge regulations, would be applied on the soil surface or would be incorporated into the soil at a depth which does not completely cover the sludge. Dried sludge is not subject to this provision.

2107.49.2 More than 10 delivery vehicles would be transporting sludge to the site in any 24-hour period.

2107.49.3 More than 50,000 gallons of liquid sludge, or 200 cubic yards of any sludge, not defined or transported as a liquid, would be applied to the site in any 24-hour period.

2107.49.4 Permanent structures or facilities for further processing, treating or dewatering sludge would be constructed or associated with the site and the application of sludge material.

2107.50 Telecommunication facility: A-1 zone district; and in LI and GI zone districts when the equipment exceeds the height limitation or the minimum health standards.

2107.50.1 In addition to the exhibit requirements contained in this Section, a report describing the telecommunication facility shall be included with the application. The report shall include the following:

(1) Description of the height, design and elevation of the proposed support tower with a cross section view and description, and a statement as to whether the tower will be structurally designed to accommodate future antennas
(2) Description of height for all potential mounting positions for antennas. If the support tower is designed for collocation, the minimum separation distances should be shown and noted as possible future antenna locations
(3) Discussion of proposed number, height, and types of antennas to be accommodated through this application
(4) A letter from the applicant stating that an intermodulation study, if required, has been conducted and concludes that no interference problems are predicted
(5) A description of the use and estimated life of the proposed telecommunication facility including additional development and coverage anticipated to meet projected service needs
(6) A narrative from the applicant identifying and justifying technologically feasible locations (search ring or rings) for the proposed service, and demonstrating to the satisfaction of the County, that the proposed service cannot be accommodated on an existing or approved support tower located within a five mile radius
(7) The results of the RF drive test, certified as currently in calibration and traceable to National Institute of Standards and Technology, if it was undertaken to verify technologically feasible locations
(8) Copy of the FCC license and a commitment statement from the applicant to maintain compliance with all FCC regulations, standards, and requirements regarding both radio frequency interference (RFI) and radio frequency radiation (RFR)
(9) Statement that the proposed facility will be in compliance with all FAA regulations as demonstrated by the response to the "Notice of Proposed Construction or Alteration" or equivalent, unless certified by a qualified, licensed engineer that FAA review and approval is not required
(10) Statement that the proposed facility will be in compliance with applicable federal requirements including, but not limited to, those associated with the National Environmental Protection

Act (NEPA) as amended, and the National Historic Preservation Act (NHPA) as amended

(11) When required, a letter of intent, in a form approved by the County, committing the support tower owner, its successors or assigns, to allow collocation of the facility under market terms, rates, and conditions

(12) A Visual Impact Assessment (VIA) demonstrating that the proposed location is in compliance with the criteria contained in Subsection 2107.37.3

(13) The County may require that an independent, outside consultant be retained, at the applicant's expense, to perform evaluations pertaining to compliance with regulations, standards and requirements stipulated

(14) The Director may waive or modify one or more of the aforementioned information requirements based on design, size, or overall impact of the proposed facility

2107.50.2 A Visual Impact Assessment (VIA) shall be prepared in accordance with the VIA process contained in Appendix D of this Zoning Resolution.

2107.50.3 In addition to the approval standards stipulated in Subsection 2102, proposed telecommunication facilities shall be located and designed in accordance with the following criteria:

(1) Proposed telecommunication antennas shall be located on existing support towers where feasible and where the visual impacts are minimal.

(2) The facility shall be sited to minimize impact on the environment and wildlife in the region.

(3) The facility shall be sited to fade into the predominant backdrop of the vicinity by complementing other features and forms in the backdrop landscape.

(4) All elements of the facility shall be designed and constructed to result in minimal visual impact. Elements shall be constructed of non-reflective materials that are typical in style and color to area buildings, structures or the backdrop landscape.

(5) All elements of the facility, including but not limited to the accessory equipment, shall be camouflaged or screened from viewer groups as identified in the VIA. Where proposed, fencing shall be designed to minimize visual impacts.

(6) Access to the facility shall be designed to minimize land disturbance, (including cut and fill), and visual impacts.

(7) The height of any tower or structure shall be no greater than the distance to the nearest lot line or lease area, except engineered

structures which shall be in compliance with the zone district setback.

2107.50.4 The property owner shall be responsible for removing all elements of the telecommunication facility including, but not limited to, antennas, buildings, accessory equipment, driveways and fencing if the facility becomes technologically obsolete or ceases to perform its intended function for a period of 180 consecutive days. This removal shall be completed within 90 days of the end of such 180-day period. The site shall be restored to replicate the existing surrounding vegetation.

2107.51 Theater – indoor or outdoor: CMTY and D zone districts

2107.52 Utility – Major Facility: In all zone districts, except GI, provided that the setback requirements of the zone district in which the facility is proposed to be located are met, or such additional setbacks or requirements as the Board determines necessary. Maximum heights and lot area shall be determined through the use by special review process specific to each site.

Final action by the Board must be rendered within 90 days after the submittal date for a Utility Major Facility of a public utility providing electric or natural gas service, unless the provider and the County reach agreement on an amended time period. *[§29-20-108 C.R.S.]*

Wastewater Facility: Site approval is required by the Colorado Department of Public Health and Environment.

Water Storage/Treatment Facility and/or Appurtenance(s), except for Major Reservoirs, located within the following areas are exempt from the requirement for a use by special review application:

- Municipal Planning Areas (MPAs) designated by Douglas County Comprehensive Master Plan;
- Separated Urban Areas (SUAs) designated by the Douglas County Comprehensive Master Plan;
- Primary Urban Area (PUA), designated by the Douglas County Comprehensive Master Plan;
- Potential Town Urban Service Area as depicted in the Castle Rock and Douglas County Intergovernmental Agreement;
- Urban Service Area as depicted in the Town of Parker and Douglas County Intergovernmental Agreement;
- Facilities approved as part of a special district's service plan, which are located and serve property within the boundaries of such special

district described in its service plan and any subsequent inclusion orders.

2107.53 Veterinary clinic or hospital: A-1, LRR, and RR zone districts, provided that such uses are located 100 feet from all lot lines

2107.54 Wind energy conversion systems up to 100 kilowatts: A-1, LRR, and RR zone districts as follows:

2107.54.1 In addition to the plan exhibit required in Section 2112, herein, the plan exhibit shall include the following:

- Location of all above ground utility lines
- Location of trees or other vegetation on site, described by size and type

2107.54.2 The maximum tower height shall be 120 feet. The minimum distance for any portion of the rotor or blades from the ground beneath the system shall be 30 feet.

2107.54.3 The supporting tower shall be set back from all property lines and overhead utility lines at least the height of the tower, except engineered structures which shall be in compliance with the zone district setback.

2107.54.4 Climbing access to the structure shall be limited either by means of a 6 foot high fence around the tower base with a locking gate, or by limiting tower climbing apparatus to no lower than 12 feet above the ground.

2107.55 Zoo: C zone district

2108 Submittal Prerequisite

The applicant shall attend a presubmittal meeting with the Planning Services Division to discuss the request and the submittal process and requirements for a new use by special review or an amendment to an approved use by special review.

A proposed amendment to an approved use by special review may be considered in accordance with the procedures identified herein. An amendment to a use by special review shall be considered through an administrative process when the Director determines that the change does not represent a substantial increase in the intensity of the use or impacts to the neighborhood. This type of amendment shall be referred to as an administrative use by special review amendment.

If the Director determines that the proposed amendment to an approved use by special review does represent a substantial increase in the intensity of the use or impacts to the

neighborhood, the proposed amendment shall be subject to the same submittal and process requirements as required for a new use by special review application. This type of amendment shall be referred to as a use by special review amendment. When making the determination, the Director shall consider the proposed degree of change to the site improvements and management plan as reflected on the approved Plan Exhibit, with specific consideration for potential increased impacts to the surrounding community.

The applicant may appeal the Director's determination on the amendment process for an approved use by special review to the Board of Adjustment in accordance with Section 26A.

2109 Submittal Process

The following shall apply to a use by special review or a use by special review amendment. The application shall be submitted only after the presubmittal meeting(s) has been completed and the applicant has received the written staff comment summary from the presubmittal meeting. For a request for a use by special review or a use by special review amendment, the submittal is processed as follows:

2109.01 The applicant shall submit the required submittal information to the Planning Services Division. The submittal shall be reviewed by staff and a determination of completeness shall be made within 15 working days. The applicant shall be notified in writing if the submittal is incomplete, and any inadequacies shall be specifically identified. An incomplete submittal will not be processed.

2109.02 Once the submittal is determined complete, staff will notify the applicant in writing of the number of copies of the submittal information required for distribution to referral agencies. Staff will identify in the written notice which referral agencies are regulatory referral agencies and which referral agencies are advisory referral agencies. The mailing addresses of the referral agencies shall be provided to the applicant. Electronic distribution is preferred. Otherwise, referral packets shall be provided by the applicant in unsealed manila envelopes, without postage, addressed to the appropriate referral agency, with submittal information properly folded and compiled. Staff shall include a referral response sheet and distribute the referral packets to the referral agencies.

2109.03 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. In Nonurban Areas, staff shall send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not

negatively impact the determination of public notice compliance set forth herein. *(Amended 4/13/2021)*

2109.04 If the referral agencies elect to comment, they shall comment within 21 calendar days from the date the referral packets were mailed or electronically distributed, unless the applicant grants, in writing, an extension of no more than 30 calendar days. After the 21 calendar days, if no extension is granted, any referral agency responses received will be accepted for informational purposes only and provided to the applicant, Planning Commission, and the Board. For projects that are critical to public safety, referral agencies shall comment within 10 days of receiving a referral packet.

All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall be given an opportunity to address the comments of all regulatory referral agencies received within the 21 calendar day referral period, or as extended by the applicant, by identifying in writing the extent to which the project has been revised in response to the comments. The applicant is strongly encouraged to provide staff a written response to timely comments of all advisory referral agencies and any comments received as a result of the courtesy notice.

The applicant is encouraged to meet with the referral agencies and staff to address any concerns. The applicant is required to pay those fees assessed by regulatory referral agencies.

2109.05 Staff will review the referral agency comments, discuss the concerns with the applicant, schedule a public hearing before the Planning Commission, notify the applicant in writing of the hearing date and time, and prepare a staff report for the Planning Commission. The applicant is responsible for public notice of the hearing in accordance with Section 2118 herein.

2109.06 The Planning Commission shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, and public comment and testimony, and make a recommendation to the Board to approve, approve with conditions, continue, table for further study, or deny the use by special review request. The Planning Commission's decision shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.

2109.07 Following the recommendation by the Planning Commission, staff shall schedule a public hearing before the Board, notify the applicant in writing of the hearing date and time, and prepare a staff report for the Board. The hearing shall be scheduled for the earliest available time taking into consideration the 14-day public noticing requirement but no later than 120 days after the final Planning Commission hearing. The applicant is

responsible for public notice of the hearing in accordance with Section 2118 herein.

2109.08 For applications that propose a water supply from a District, at least 21 days prior to the Board hearing, the applicant shall submit evidence of inclusion of the property into the District. An inclusion agreement may be contingent on approval of the use by special review by the Board.

2109.09 The Board shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the use by special review request. The Board's action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.

2109.10 If denied by the Board, a resubmittal of a use by special review request for the same or substantially same request, as determined by the Director, shall not be accepted within 60 days of such denial. The applicant may appeal the decision of the Director, in writing, to the Board of Adjustment pursuant to Section 26A of this Resolution. The submittal of a new application and processing fee shall be required to pursue a proposed use by special review.

2109.11 Following approval by the Board, the applicant shall submit a signed and notarized Plan Exhibit to the Planning Services Division. Staff shall verify that all conditions of approval have been met and all technical corrections have been made to the satisfaction of Douglas County, prior to the Director's execution of the approval certificate on behalf of the Board. The applicant shall submit the final signed Plan Exhibit no later than 90 days from the date of Board approval, unless the Board allows for a longer period of time as part of its approval of the use by special review. The Director may grant a one-time extension of no more than an additional 90 days. Further extensions shall be submitted for the Board's consideration.

2109.12 For applications that propose a water supply from a New Special District that will enter into an intergovernmental agreement with an Established District as described in Section 18A, Water Supply Overlay District, herein, the applicant shall submit evidence of creation of the New Special District, evidence of execution of the intergovernmental agreement by both parties, and evidence of inclusion of the property into the New Special District prior to approval of the Plan Exhibit. *(Amended 5/26/2015)*

2109.13 For applications that propose a water supply from a District or from a New Special District that has entered into an intergovernmental agreement with an Established District as described in Section 18A, Water Supply Overlay

District, herein, the applicant shall submit evidence that the water rights necessary to serve the development have been conveyed to the Established District, and/or that the water credits to serve the development have been purchased from the Established District, prior to approval of the Plan Exhibit. *(Amended 5/26/2015)*

2110 Withdrawal of an Application

A request to withdraw an application shall be submitted, in writing, to the Planning Services Division, staff planner. Withdrawal of the application shall preclude reactivation. The submittal of a new application and processing fee shall be required in order to pursue the proposed use by special review.

2111 Submittal Requirements

The following submittal requirements shall apply to a use by special review and use by special review amendment:

2111.01 Completed land-use application *(available from the Planning Office)*

2111.02 Application fee *(available from the Planning Office)*

2111.03 Proof of ownership that includes an updated or current title insurance policy or title commitment. or other acceptable form of title verification, no more than thirty days old from the date of application

2111.04 A notarized letter of authorization from the landowner permitting a representative to process the application

2111.05 Narrative to describe the following:

(1) General project concepts
(2) Zoning of the land and compliance with the zone district requirements and any additional requirements for the use by special review as defined in Section 2107
(3) Define overall impacts of the proposed use on the adjoining lands
(4) Compliance with the Douglas County Comprehensive Master Plan, as amended
(5) Compliance with appropriate agency regulations and any necessary permits
(6) Proof of water availability
(7) Method of wastewater treatment
(8) Type or method of fire protection
(9) Impacts to existing vegetation and wildlife
(10) Impacts on air and water quality
(11) Impacts on peace and quiet of neighborhood

(12) Provision of buffering, including additional landscaping
(13) A description of the availability and adequacy of public services and facilities.
(14) Other narrative details unique to the specific type of use by special review

2111.06 Plan Exhibit *(per 2112, herein)*

Plan Exhibit reductions (11"X17") may be required for public hearing packets for the Planning Commission and the Board.

2111.07 Development Reports, unless waived by Engineering Services:

- Phase III Drainage Report and Plan
- GESC Report and Plan
- Utility drawings(s)
- Off-site improvement plans, as required
- Engineering construction drawings
- Traffic Impact Study

An improvements agreement may be required to identify and financially secure the public and private improvements and other commitments required as part of the use by special review approval.

2111.08 Detailed technical studies, based upon the scale and impact of the application, as may be necessary to demonstrate compliance with the approval standards.

2111.09 Documentation of a sufficient water supply in accordance with Section 18A, Water Supply Overlay District, herein. *(Amended 3/26/24)*

For properties in the A-1 and LRR zone districts as identified in Section 2102.11.2 a copy of any existing well permits issued for the property may be requested as part of the submittal, along with an estimate of water demands.

2111.10 An analysis of the capacity related to level-of-service for the public facilities and services within the impact area.

2111.10.1 A traffic impact study in accordance with the Douglas County Roadway Design and Construction Standards.

2111.10.2 Documentation of capacity from the fire protection district in accordance with fire district level of service standards.

2111.10.3 For applications proposing additional residential uses, documentation of capacity from the school district in accordance with the school district capacity policy.

2112 Plan Exhibit

For a use by special review or use by special review amendment, a Plan Exhibit shall consist of both a site plan and management plan as required herein.

2112.01 The site plan shall be prepared in accordance with the subsections of Section 27, Site Improvement Plan of this Resolution listed below. All or portions of the required site plan elements may be waived by the Director if it is determined that the use by special review will occupy an existing structure or will not otherwise require significant public or private improvements:

- General Plan Requirements, except that title blocks and approval certificates shall follow Sections 2112.03 and 2112.04 herein.
- Site Plan
- Landscape Plan
- Grading and Drainage
- Building Elevations
- Lighting Plan

For Personal Wireless Communication Facilities, the Design Standards provided in Section 27A shall apply.

2112.02 The management plan shall be provided that addresses all aspects of the day-to-day operation of the use by special review. The degree of detail will depend upon the specific use. The following items shall be included in the plan. The management plan shall be appended to the Plan Exhibit prior to final approval.

2112.02.1 Number of clients/boarders/parishioners/animals

2112.02.2 Hours of operation – whether the use is seasonal and the number of days of the week

2112.02.3 Number of employees

2112.02.4 Required outside storage/parking/loading areas

2112.02.5 Permit requirements from other state, federal or local agencies

2112.02.6 Method of providing fire protection

2112.02.7 Other operational elements necessary to address the potential impacts for the specific special use

2112.03 Plan Exhibit Title

The exhibit title shall include the name and legal description of the proposed development, site acreage, and project file number. The business name shall not appear in the title, rather the title shall reference the legal description when subdivided or the street address as follows:

Subdivided land:

SPRUCE SUMMIT, Filing No. 3, Lot 14
NW¼ Section 11, Township 8 South, Range 67 West
Permit Area – 1 acre Total Area 5 acres
USR Plan Exhibit – US2010-002

Within a PD:

SPRUCE SUMMIT, Filing No. 3, Lot 14
NW¼ Section 11, Township 8 South, Range 67 West
Planning Area 63 – Permit Area – 1 acre Total Area – 5 acres
USR Plan Exhibit – US2010-002

When unplatted:

(STREET ADDRESS – Address available from County Addressing Specialist)
NW¼ Section 11, Township 8 South, Range 67 West
Permit Area – 1 acre Total Area 5 acres
USR Plan Exhibit – US2010-002

For a use by special review amendment:

SPRUCE SUMMIT, Filing No. 3, Lot 14 – **1st Amendment**
NW¼ Section 11, Township 8 South, Range 67 West
Permit Area – 1 acre Total Area – 5 acres
USR Amendment
US2010-002 **(Amendment to US2003-049)**

2112.04 Plan Exhibit Approval Certificate

Provide either a corporate/limited liability corporation (LLC) or individual approval certificate on the first sheet of the plan set, as follows.

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 2 ___.

_____
Director of Community Development

- The use by special review is subject to yearly review, or as otherwise defined by the Board of County Commissioners as part of its approval of the use by special review, to ensure compliance with the approval standards and conditions of approval.
- Construction shall commence pursuant to the use by special review within 3 years from the date of approval, or within the extended effective approval period, or the use by special review shall terminate.
- The use by special review shall terminate when the use of the land changes or when the time period established by the Board of County Commissioners through the approval process expires. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.
- Acceptance of site construction drawings by Douglas County Engineering shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution.

(for Corporate or LLC owner, print corporation or LLC name)

By: _____(signature)_____
Title: _____
Date: _____

ATTEST: (if corp.)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF_____)

Acknowledged before me this ___ day of _____, 20___, by _____ as _____ and _____ as _____ of _____, a _____ corporation/LLC.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

(For Individual Owner)

(signature of owner(s))

Acknowledged before me this _____ day of _____, 20___, by _____.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

An initial block is required on all subsequent Plan Exhibit sheets:

Approval Certificate

Planning	_____ Initials/Date
Owner	_____ Initials/Date
Lessee *(if applicable)*	_____ Initials/Date

2113 Public Notice Requirements

The following requirements shall apply to a use by special review and use by special review amendment. The applicant shall be responsible for public notification. In calculating the time period for public notification the day of publishing, posting, or mailing shall be counted toward the total number of days required. The day of the hearing shall not be counted toward this total.

The degree of accuracy required for the information contained in these public notices shall be that of substantial compliance with the provisions of this section. Substantial compliance for these public notices shall be determined by the Planning Commission or the Board of County Commissioners for their respective public hearings.

2113.01 WRITTEN NOTICE

At least 14 days prior to the Planning Commission hearing and the Board hearing, the applicant shall mail a written notice of the hearing by first-class mail to the address of each abutting landowner as such address is shown in the records of the Douglas County Assessor's Office. The notice shall read substantially the same, as the published notice also required by this section.

At least 7 days prior to the hearing, the applicant shall provide the following to the Planning Services Division:

- alphabetical list of the landowners;
- map showing their relationship to the site;
- copy of the notice sent to the landowners; and
- certificate of mailing.

The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid this ____ day of _____, 20___, and addressed as follows:

(list of addresses)

_____
(signature of person completing the mailing)

In the event the applicant fails to mail a notice to an abutting landowner or otherwise fails to comply with the written notice required in this section, the landowner who did not receive such complying notice may waive such notice by submitting a written waiver to Douglas County Planning prior to the hearing.

2113.02 PUBLISHED NOTICE

At least 14 days prior to the Planning Commission hearing and 14 days prior to the Board hearing, the applicant shall:

- publish a notice in at least 1 publication of a daily or a weekly legal newspaper of general circulation, printed or published in whole or in part in Douglas County; and
- provide a publisher's affidavit of said published notice to the Planning Services Division at least 7 days prior to the hearing. The notice shall read:

NOTICE OF PUBLIC HEARING BEFORE THE
(PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS)

A public hearing will be held on (date), at (time), in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, for approval of a use by special review for a *(name the specific use, i.e., church)* in the _____ zone district. The subject land is located approximately *(distance and direction from nearest major intersection).* For more information call Douglas County Planning, 303-660-7460
File No./Name: _____

2113.03 POSTED NOTICE

At least 14 days prior to the Planning Commission hearing and 14 days prior to the Board hearing, the applicant shall post a notice on the land for which the use is requested. The notice shall consist of at least 1 sign facing each abutting public or private street open for travel, within 10 feet of the property line abutting such street, placed on posts at least 4 feet above ground level. In the event the staff planner determines a sign cannot be placed abutting such street and be visible from such street or that there is no abutting public or private street open for travel, the staff planner may require an alternate location for a sign. Additional signs may be required by the staff planner. Each sign shall measure not less than 3'X4'. Letter size shall be a minimum of three inches high, and a minimum of six inches high for the sentence that reads, "For more information call

Douglas County Planning at 303-660-7460." *(Amended 11/6/2018).* Such notice shall read:

NOTICE OF PUBLIC HEARING BEFORE THE
(PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS)

This land shall be considered for a Use by Special Review for a (insert specific use) in the _____ zone district. The public hearing is (date), in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, at (time). For more information call Douglas County Planning, 303-660-7460.
File No./Name:_____

2113.03.1 An affidavit of sign posting shall be submitted by the applicant for the file in the Planning Services Division at least 7 days prior to the hearings. The sign(s) shall be photographed by the applicant and attached to the affidavit as follows:

(attach photo here)
(sign lettering must be legible in photo)

I, (applicant/representative/person posting sign), attest that the above sign was posted on (date) abutting (name of street).

_____(signature)_____ File No./Name: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ___ day of _____, 20___ by _____ as _____.

My commission expires: _____

Witness my hand and official seal

_____
Notary Public

2113.03.2 The sign shall be removed by the applicant within 2 weeks following the final decision by the Board, withdrawal, or closure of the file by the Community Development Department.

2114 Termination of Use

2114.01 Construction pursuant to approval of a use by special review Plan Exhibit shall be commenced within three years from the date of approval, unless otherwise specified by the Board, or the approval shall terminate. The Director may grant an extension of time, for good cause shown, upon a written request by the applicant.

2114.02 The Director may grant time extensions to the effective period of a Plan Exhibit, not to exceed a total of three years beyond the date of original approval, upon written request by the applicant. As necessary, the Director may include conditions with the time extension in order to ensure that the use by special review remains in compliance with approval standards. Site construction drawings that have expired may require re-approval by Douglas County Engineering.

Further time extensions may be requested by the applicant and considered for approval by the Board at a public meeting.

2114.03 Where a use by special review brings an existing use into compliance with applicable regulations, or is designed to correct a Notice of Violation, all improvements depicted on the use by special review Plan Exhibit shall be completed within six months of approval, unless otherwise approved by the Board.

2114.04 A use by special review shall terminate when the use of the land changes or when the time period established by the Board through the approval process expires, whichever occurs first. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.

2114.05 The termination notice is appealable, in writing, to the Board of Adjustment pursuant to Section 26A of this Resolution.

2115 Inactive Files

Files that become inactive, because the applicant has not responded to staff's request for information or otherwise action in the submittal process, for a period of more than 6 months, shall become void and the resubmittal of a new application and fees shall be required to pursue the special use request. After 5 months of inactivity, staff shall notify the applicant in writing that the application will become void within 30 days. If the applicant fails to submit the required additional information or request a hearing date within 30 days, staff shall notify the applicant in writing that the application is void. This provision shall apply to all applications on file with the County upon the effective date of adoption and any application thereafter. The Director may grant an extension of time, of no more than 6 months, upon a written request by the applicant.

2116 Post Denial Application

If denied by the Board, a resubmittal of the same or substantially same use by special review application shall not be accepted within 60 days from the date of denial by the Board, or in the event of litigation, from the date of the entry of the final judgment.

However, if evidence is presented to the Board showing that there has been a substantial change in physical conditions or circumstances, the Board may reconsider the use by special review. A new application and processing fee shall be required.

2117 Revocation

If noncompliance with the approved Plan Exhibit or conditions of approval is demonstrated, the Board may consider revocation of the use by special review at a public meeting. Written notice shall be provided to the landowner and/or lessee at least 14 days prior to the scheduled Board meeting.

2118 Administrative Use by Special Review Amendment

2118.01 Submittal Prerequisite

Prior to submittal of an administrative amendment, a presubmittal meeting shall be held with the Planning Services Division to discuss the request, to determine if it is eligible for an administrative process, and to provide information on the required submittal items and process steps.

2118.02 Approval Standards

Approval of an administrative use by special review amendment shall be in accordance with the approval standards in Section 2102.

2118.03 Submittal Process

2118.03.1 The applicant shall submit the required submittal information to the Planning Services Division. The submittal shall be reviewed by staff and a determination of completeness shall be made within 15 working days. The applicant shall be notified in writing if the submittal is incomplete, and any inadequacies shall be specifically identified. An incomplete submittal will not be processed.

2118.03.2 Once the submittal is determined complete, staff will notify the applicant in writing of the number of copies of the submittal information required for distribution to referral agencies. Staff will identify in the written notice which referral agencies are regulatory referral agencies and which referral agencies are advisory referral agencies. The mailing addresses of the referral agencies shall be provided to the applicant. Electronic distribution is preferred. Otherwise, referral packets shall be provided by the applicant in unsealed manila envelopes, without postage, addressed to the appropriate referral agency, with submittal information properly folded and compiled. Staff shall include a referral response sheet and distribute the referral packets to the referral agencies.

Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein. *(Amended 4/13/2021)*

If the referral agencies elect to comment, they shall comment within the specified referral period, not to exceed 21 calendar days from the date the referral packets were mailed or electronically distributed.

2118.03.3 All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall address the comments of all regulatory referral agencies in writing the extent to which the project has been revised in response to the comments. The applicant is strongly encouraged to provide staff a written response to comments of all advisory referral agencies and other public comments received.

The applicant is encouraged to meet with the referral agencies and staff to address any concerns. The applicant is required to pay those fees assessed by regulatory referral agencies.

2118.03.4 Following Planning and Engineering's review of the response to referral comments and any resubmitted items, staff will prepare a project assessment report for the Director's review. The Director will make a final determination to approve, approve with conditions, or deny the administrative USR amendment request within five (5) calendar days of the receipt of the assessment report, based upon demonstrated compliance with the approval standards.

2118.03.5 If an improvements agreement is required, it shall be approved by the County Manager prior to the Director's approval of the administrative amendment.

2118.03.6 If the administrative amendment is denied, written findings shall be provided by staff to the applicant within three (3) calendar days of the denial.

2118.04 Submittal Requirements

The applicant shall submit the following information to Planning Services. Incomplete applications shall not be accepted for processing.

- Completed land use application and fee

- Amended Plan Exhibit
- Updated development reports
- Updated technical studies, if applicable
- Current title commitment or other ownership verification as acceptable to staff
- Notarized letter of authorization from the property owner, if applicable
- Stamped addressed envelopes for courtesy notices
- A written narrative explanation of the proposed amendments

2118.05 Title and Approval Certificate

The project title for an administrative use by special review amendment shall be consistent with the original title, as provided in the following example:

SPRUCE SUMMIT, Filing No. 3, Lot 14 – **1st Amendment**
NW¼ Section 11, Township 8 South, Range 67 West
Permit Area – 1 acre Total Area – 5 acres
Administrative USR Amendment
US2010-002 **(Amendment to US2003-049)**

The following approval certificate shall accompany the required Plan Exhibit for an administrative use by special review amendment to an approved use by special review.

Administrative USR Amendment Approval Certificate

US ___-_____ is hereby amended this ___ day of ___, 2___. The use by special review continues to meet all approval criteria and is subject to all original conditions of approval, unless specifically noted hereon.

_____
Director of Community Development

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution.

(for Corporate or LLC owner, print corporation or LLC name)

By: _____(signature)_____
Title: _____
Date: _____

ATTEST: (if corp.)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ___ day of _____, 20___, by _____ as _____ and _____ as _____ of _____, a _____ corporation/LLC.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

(For Individual Owner)

(signature of owner(s))

Acknowledged before me this ___ day of _____, 20___, by _____.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

An initial block is required on all subsequent exhibit sheets:

USR Administrative Amendment Approval Certificate

Planning	_____ Initials/Date
Owner	_____ Initials/Date
Lessee *(if applicable)*	_____ Initials/Date

2118.06 Notice of Final Action

The final status of an administrative use by special review amendment shall be set forth via the Notice of Action – Final Status using the following process:

2118.06.1 The date considered to be the final action on the administrative use by special review amendment shall be the date on the Notice of Action – Final Status.

2118.06.2 Should a discrepancy exist between the dates on the administrative use by special review amendment and Notice of Action – Final Status, the date of the Notice of Action – Final Status shall control.

2118.06.3 The Notice of Action – Final Status shall be mailed to the applicant, the abutting landowners who received courtesy notices, and any homeowner's associations that received courtesy notices, as described herein. The Notice of Action – Final Status shall be mailed via first class mail, within three (3) calendar days of final determination.

2118.06.4 An appeal of the Director's determination regarding A Notice of Action – Final Status for an administrative use by special review amendment may be submitted to the Board of Adjustment pursuant to Section 26A of this Resolution.

2118.06.5 If an administrative use by special review amendment is denied, any new amendment request shall require submittal of a new application and processing fee.

SECTION 22C Agritourism Certification and Permits

Section Contents

2201C Intent 22C-2
2202C Approval Standards 22C-2
2203C General Requirements 22C-2
2204C Certification Procedure – Minor Agritourism Activity 22C-4
2205C Permitting Procedure – Major Agritourism Activity 22C-4

2201C Intent

This section is intended to provide for the orderly control of Agritourism Activities. It establishes permit requirements and regulations for the review of Agritourism Activities.

Agritourism Activities are established herein based upon the scale and duration of the requested activity. Minor Agritourism Activities shall be subject to administrative review and approval. Major Agritourism Activities shall be reviewed and approved by the Board of County Commissioners following a public meeting on the requested activity. Agritourism Activities with a daily attendance of less than 100 persons are accessory and do not require a permit under this section.

An Agritourism Center shall be permitted in the A-1 zoning district on conforming parcels, subject to a site improvement plan. An Agritourism Center shall be permitted in the LRR zoning district on conforming parcels, subject to a use by special review.

2202C Approval Standards

Agritourism Activity certifications and permits shall be approved based upon a finding that:

2202C.01 The proposed use is compatible with the intent of the zone district in which the activity is proposed.

2202C.02 The proposed use will not have a substantial adverse affect on adjacent uses, buildings, structures, or the natural environment.

2202C.03 The proposed use will not have a substantial adverse affect on public services or facilities.

2202C.04 The nature of the proposed use will not be detrimental to the health, safety, or welfare of the community.

2202C.05 The proposed use complies with the general requirements listed in Section 2203C, herein.

2202C.06 The site is suitable for the proposed use, considering flood hazard, drainage, and topography.

2203C General Requirements

2203C.01 Agritourism Activities shall be permitted in the Agricultural One and Large Rural Residential Zone Districts, subject to the processes established herein.

2203C.02 Agritourism Activity permits shall be subject to Section 1703A, Maximum Permissible Noise Levels, of the Douglas County Zoning Resolution unless otherwise specifically modified or excluded from these requirements through approval of an Agritourism Activity permit. Any Agritourism Activity requesting modification or exclusion from Section 1703A shall be processed as a Major Agritourism Activity.

2203C.03 Applicants proposing multiple Agritourism Activities at a single location throughout the year, or for multiple years, may apply for a single permit for all proposed Agritourism Activities. Any request for multiple Agritourism Activities at a single location shall be processed as a Major Agritourism Activity.

If requested by the applicant, the Board may approve multiple-year Major Agritourism Activity permits limited to a maximum of five years, if no significant changes to the scope and duration of the activities are planned to occur over the requested permit duration. Multiple-year permits may be subject to periodic inspections by the County and other agencies. Proof of permits and approvals from applicable agencies and County departments shall also be submitted prior to the start of each year's activity.

2203C.04 The applicant shall provide evidence that adequate provisions have been made for access, on-site parking, and management of sewage, potable water, and refuse.

2203C.05 The applicant shall provide evidence that the Agritourism Activity will not cause undue traffic congestion or accident potential. A traffic control plan may be required.

2203C.06 The applicant shall provide evidence that all other required permits have been obtained. Other permits may include building permits, fire district approval, GESC permits, health department permits, access permits, or a liquor license. The permit holder shall be responsible for all sales tax, state, and federal taxes, licenses, etc., required by other agencies.

2203C.07 A banner sign shall be permitted for a period not to exceed two weeks. Alternatively, one temporary 32 square foot sign is permitted. Sign permits shall be required in accordance with Section 29, Sign Standards, of this Resolution.

2203C.08 Lighting shall comply with Section 30, Lighting Standards.

2203C.09 Agritourism Activity permits shall be valid for the property and permittee identified on the permit and may not be transferred upon sale of the

property, or otherwise assigned to another person or business. The new landowner or lessee shall apply for a new permit.

2204C Certification Procedure – Minor Agritourism Activity

2204C.01 The landowner shall obtain a written Minor Agritourism Activity certification prior to commencement of the use.

(1) The certification request shall be submitted by the landowner in the form of a written request and accompanying exhibit at least 30 days prior to the activity.
(2) The narrative shall describe the activity including the number of days and anticipated number of participants.
(3) The exhibit shall depict the property, points of access, and the location of the proposed activity in relation to existing structures and use areas.
(4) Staff shall provide the landowner with contact information for agencies which may require other type of permits or approvals, such as the fire department, health department, building department, and liquor licensing authority.
(5) The activity shall be operated in accordance with the approved certification.

2205C Permitting Procedure – Major Agritourism Activity

2205C.01 Following a presubmittal meeting with Planning Services, the applicant shall submit the information required in 2205C.02 herein to Planning Services.

2205C.02 The following information shall be submitted to Planning Services, unless waived by the Director:

(1) Completed land-use application form.
(2) Proof of ownership, or written confirmation from the property owner(s) agreeing to the use of their property or right-of-way for the Agritourism Activity, or a copy of the lease agreement.
(3) A notarized letter of authorization from the landowner permitting a representative to process the application.
(4) A written description of the activity, including:
- Description of proposed activities
- Description of the proposed activity's compatibility with the intent of the zone district
- Description of the proposed activity's expected impacts to the subject land and surrounding properties, and how adverse impacts on surrounding properties will be mitigated
- Expected daily and total attendance

- Activity schedule (including setup) and daily hours of operation
- Number of employees
- Description of water requirements, including the source of water
- Description of sanitation requirements, including the number and location of temporary toilets

(5) A site plan depicting:

- Parcel boundary or lease area
- Driveway access
- Zoning and current use of the parcel and adjacent parcels
- Location and dimension of existing and proposed structures
- Setback from the property line
- Location and surface material of proposed off-street parking areas
- Food service and vendor information
- Method of trash disposal and location of bins

2205C.03 The submittal shall be reviewed for completeness and the applicant notified of any inadequacies. Once the submittal is determined complete, Planning staff will send referral response requests to other agencies for review and comment on the application. Such agencies may include but are not limited to Engineering Services, the Douglas County Sheriff's Office, the affected fire district, the health department, and homeowners associations. The applicant will be asked to address all comments received.

2205C.04 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. In Nonurban Areas, staff shall send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The courtesy notice shall include the scheduled public meeting date, time, and place at which the Agritourism Activity Permit will be considered by the Board. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein.

2205C.05 Major Agritourism Activity Permits shall be approved, approved with conditions, continued, tabled for further study, or denied by the Board of County Commissioners at a public meeting. The Board shall evaluate the Agritourism Activity request, staff report, applicant responses, and public comment and testimony. The Board's action shall be based on the evidence presented; compliance with adopted County standards, regulations and policies; and other guidelines.

2205C.06 If the conditions or restrictions imposed by this Section 22C, or by the Agritourism Activity Permit have not been complied with, the Director may take such action as is deemed necessary to remedy the noncompliance, including but not limited to revocation of the permit. The Director's action may be appealed to the Board of Adjustment pursuant to Section 26A of this Resolution.

3601 Rules of Construction

3601.01 The particular controls the general.

3601.02 In case of any difference of meaning or implication between the text of this Resolution and the captions for each section, the text shall control.

3601.03 The word "shall" is always mandatory and not directory. The word "may" is permissive.

3601.04 Words used in the present tense include the future, unless the context clearly indicates the contrary.

3601.05 Words used in the singular number include the plural, and words used in the plural number include the singular, unless the context clearly indicates the contrary.

3601.06 A "building" or "structure" includes any part thereof. A "building or other structure" includes all other structures of every kind, regardless of similarity to buildings.

3601.07 The phrase "used for," includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."

3602 Definitions

As used in this Resolution, the following words shall be interpreted and defined in accordance with the provisions set forth in this Section or by further modification by the Board of County Commissioners.

Abutting: Having a common border with, or separated from such a common border by a right-of-way, alley or easement.

Accessory Dwelling Unit (ADU): An attached or detached unit situated on one (1) lot with an established principal dwelling which shall not be held in ownership by other than the owner of the principal dwelling. The ADU shall be arranged, designed, or intended for occupancy by not more than one (1) family in compliance with the County building code. *(Amended 6/24/25)*

Attached ADU – An ADU that is attached to the principal dwelling unit as either an addition to the dwelling or a conversion of existing space within the dwelling.

Detached ADU – An ADU that is detached from the principal dwelling unit.

Accessory Equipment: An enclosed structure, cabinet, shed or box that houses power boxes, electrical equipment, and other related equipment of a telecommunication or personal wireless communication facility.

Accessory Structure: A subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure.

Accessory Use: A use naturally and normally incidental to, subordinate to and devoted exclusively to the principal use.

Adjacent: Having a common border with, or separated from such a common border by a right-of-way, alley or easement.

Agricultural Recreational Activities: Special activities related to livestock held for educational, instructional, or recreational purposes, including but not limited to horse shows, gymkhanas, training clinics, team ropings, rodeos, polo matches, endurance rides, hunts, or other activities involving livestock.

Agricultural Activities, Youth-Oriented: Special activities oriented toward children and held for educational, instructional or recreational purposes, including but not limited to: 4-H, pony club, and Little Britches. *(Amended 4/28/15)*

Agriculture: Land uses related to grazing or raising livestock or land uses which produce products that originate from the land's productivity, such as farming, ranching, forestry, tree farming, animal husbandry, horticulture, silviculture, and bee keeping. Excluded from this definition is all marijuana prohibited by Douglas County per Resolution No. R-010-108 and Ordinance No. O-012-003. *(Amended 1/28/14)*

Agricultural Producer: A person or entity that raises or produces Agricultural Products on land that the person or entity farms and owns, rents, or leases. *(Amended 1/28/14)*

Agricultural Products: Products that originate from the land's productivity, such as fruits, vegetables, mushrooms, herbs, nuts, shell eggs, honey or other bee products, flowers, nursery stock, livestock products (including meat, milk, cheese and other dairy products), hay, grass, and grains. Excluded from this definition is any marijuana product, the cultivation or other processing of which is prohibited by Douglas County per Resolution No. R-010-108 and Ordinance No. O-012-003. *(Amended 1/28/14)*

Agricultural Worker: An individual employed in the operation of a farm or ranch.

Agritourism: The practice of engaging in activities, events, and services provided for recreational, entertainment, or educational purposes to allow participants to experience, learn about, and participate in various facets of agricultural industry, culinary pursuits, natural resources and environment, heritage, and rural lifestyle.

Agritourism Activity: An agritourism activity for which admission is made available to the general public, held on a one time or occasional basis that provides recreation, entertainment, or education for those in attendance.

Agritourism Activity, Accessory: An Agritourism Activity with a daily attendance of less than 100 persons.

Agritourism Activity, Major: An Agritourism Activity that exceeds the limitations placed on Minor Agritourism Activities.

Agritourism Activity, Minor: An Agritourism Activity that meets one of the following limitations:

- A one-day event with a maximum daily attendance of 500 persons.
- A multi-day event with a daily attendance of at least 100 persons, but no more than 300 persons, and a duration of seven days or less.

Agritourism Center: A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site.

Airport: Any area of land or water designed for the landing and take-off of aircraft for business or commercial purposes, including all necessary facilities for passenger and cargo loading, maintenance and fueling facilities and housing of aircraft.

Alley: A public or private vehicular passageway dedicated or permanently reserved as a means of secondary access to abutting property and designated an alley on a final plat. An alley shall not be considered to be a street.

Ambient Lighting: All available light surrounding a subject sign at any point in time with the subject sign light source extinguished. *(Amended 2/11/14)*

Ambient Noise Level: The average equivalent sound level (LEQ) occurring during a six-minute period as measured with a sound level measuring instrument. The ambient noise level shall be determined with the noise source at issue silent, and in the same location and approximate time as the measurement of the noise level of the source at issue.

Animal, Exotic: An animal introduced from another country not normally kept as a household pet or farm animal. *(See animal - nondomestic.)*

Animal, Household Pet: A small animal customarily permitted to be kept in a dwelling for company or pleasure, including, but not limited to, dogs, cats, pot-bellied pigs, gerbils, hamsters, tropical fish, or common house birds, provided that such animals are not kept to supplement food supplies or for any commercial purpose. A limit of one (1) litter, brood, or offspring is permitted, per household, per year.

Animal, Nondomestic: An animal not normally adapted to live and breed in a tame condition. *(See animal - exotic.)*

Antenna: A system of wires, rods, reflecting discs or similar devices used for the wireless transmission or reception of electromagnetic waves.

Directional (or panel or rectangular): A flat surface antenna used to achieve transmission or reception from a specific direction.

Parabolic: A round, often concave, antenna no greater than 24" in diameter used primarily for point-to-point transmission of radio signals.

Omnidirectional (or whip): A thin, self-supporting rod antenna that beams and receives a signal in all directions.

Satellite Dish: A ground mounted antenna, generally exceeding 24" in diameter, incorporating a solid, open mesh, or bar configured surface used to transmit or receive radio or electromagnetic waves.

Antenna Array: Groups of directional panel antennas designed to send and receive wireless transmissions.

Avigation Easement: An easement that allows the grantee the right to use the airspace. The easement may include restrictions regarding the height of structures, the use of reflective glass, or the interference of radio transmissions by the grantor and an acknowledgment by the grantor that airplanes flying overhead may present a physical danger, increase noise levels or cause pollution.

Base Flood: The flood having a 1% chance of being equaled or exceeded in any given year. *(Refer to Flood - 100 year)*

Batch Plant, Concrete, Mortar, or Asphalt: A site, together with its accessory facilities, where sand, gravel, cement and various petroleum derivatives are compounded to manufacture concrete, mortar or asphalt.

Bed and Breakfast: A dwelling where a maximum of five (5) guest units for overnight or otherwise short-term temporary lodging is provided and may include meals. The operator of the facility shall live on the property. *(This does not include hotels/motels.)*

Berm: Mound of earth used in landscaping for screening, definition of space, noise attenuation, or decoration.

Board or Board of County Commissioners: The Board of County Commissioners of Douglas County; the governing body of Douglas County.

Bordering: Touching at a boundary. *(Amended 3/26/24)*

Borrow Site: A site used for the extraction of earthen materials such as sand, gravel, rock, dirt, etc., where the material is removed from the legally described site and characterized by a short-term operation and a limited quantity of earthen material.

Buffer Area: An area of land established to separate and protect one type of land use from another; to protect from objectionable noise, smoke, or visual impact; or to provide for future public improvements or additional open space. *(Amended 3/26/24)*

Building: Any permanent structure, or portion thereof, built for the shelter or enclosure of human beings, animals, or property of any kind and excluding signs or fences.

Building Envelope: The portion of a lot within applicable setback requirements where building construction will be permitted, or other activities if so limited or described on the plat.

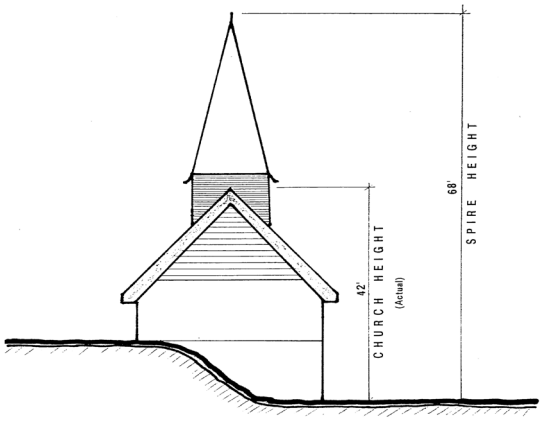
Building Face: The horizontal linear dimension of any side of a building as determined by measuring the exterior wall of any side of said building in a straight line. A side of any building shall contain only one building face. *(Amended 2/11/14)*

Building Height: The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

(1) The elevation of the highest adjoining sidewalk or ground surface within a five (5) foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade.
(2) An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in number one (1) above is more than 10 feet above the lowest grade.
(3) The height of a stepped or terraced building is the maximum height of any segment of the building. *(Amended 12/18/12)*

Spire Height Calculation *(see diagram)*

Spire Height Calculation



Campground: An area or tract of land on which accommodations for temporary occupancy (not to exceed 30 days in any one calendar year) are located including the parking or placement of camping and travel trailers, motor homes, truck campers or tents used for human occupancy.

Canopy: A roof like cover, including an awning that projects from the wall of a building over a door, entrance, or window; or a free-standing or projecting cover over an outdoor service area, such as at a gasoline station. *(Amended 2/11/14)*

Capacity: The maximum demand that can be accommodated by a public facility or service without exceeding the level of service as determined by the service provider. *(Amended 11/18/14)*

Capital Improvements: Large scale physical assets constructed or purchased to provide, improve, or replace a costly public facility. "Capital improvements" shall include physical assets providing additional capacity needed to accommodate the demand for public facilities generated by a development. *(Amended 11/18/14)*

Carrier: A company that provides personal wireless communication services.

Cellular Communication: A type of personal wireless communication service consisting of low-power mobile radio communication that occurs through a network of radio wave transmitting devices.

Centennial Airport Review Area (CARA): An overlay district intended to allow for compatible land-use planning in the vicinity of Centennial Airport. The overlay district includes three components; safety zones, noise zones, and height zones as depicted in Figure 19-1.

Central Water: Water service provided by a special district formed pursuant to the Special District Act, C.R.S. § 32-1-101, et. seq.

Central Sanitation: A centralized wastewater collection and treatment facility approved by Tri-County Health Department and the Colorado Department of Health including at a minimum, secondary wastewater treatment, subject to any waste discharge permits required by the State.

Channel: A natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water. Channel flow is that water which is flowing within the limits of the defined channel.

Church: A building, where people regularly assemble for worship, or other type of religious practice, together with its accessory buildings and uses, maintained and controlled by an organization to sustain public worship. *(Amended 4/28/15)*

Clinic, Dental or Medical: A facility licensed and used for the provision of medical, dental, surgical or mental health care of the sick or injured, but excluding therefrom inpatient and overnight accommodations.

Club (Country Club): Individuals gathered for social, educational or recreational purposes, including buildings or facilities owned/operated by such organization, excluding a golf course unless specifically permitted in that zoning district.

Collocation: The circumstance occurring when one or more carriers install antenna arrays on the same single structure.

Commercial Storage Area: An outdoor area for the storage of items including but not limited to raw materials, supplies, finished or semi-finished products, goods, wares, merchandise, vehicles, or equipment. *(Amended 3/26/24)*

Commitment to serve: (as related to water supply) - A letter stating the water district's "intent to serve" the project, or at the time of final/minor development plat application, a letter stating that the water district "will serve" the area of the final/minor development plat.

Comprehensive Master Plan: The Douglas County Comprehensive Master Plan as adopted by Planning Commission resolution. The Douglas County Comprehensive Master Plan is the long-range plan intended to guide the growth and development of the County, and is inclusive of supplemental plans which may be adopted and incorporated by Planning Commission resolution.

Condominium: A legal form of ownership whereby an owner gains title to an interior air space dwelling unit, together with interest in the common areas and facilities appurtenant to such units.

Confinement Center: An animal feeding operation where livestock are kept and fed in close quarters until they are shipped to market.

Construction: Any and all activity incidental to the erection, demolition, assembling, altering, installing, or equipping of buildings, structures, roads, or appurtenances thereto, including land clearing, grading, excavating, and filling.

Convenience Store: A small retail or service commercial use, which provides limited food products, household items or other goods or services commonly associated with the same, which do not typically offer comparison shopping opportunities.

County: Douglas County, Colorado.

Cultural Facility: A building or area designed and intended for intellectual or artistic activities, including a museum, art gallery, outdoor amphitheater, fairground, sports stadium/arena, performing arts center, or similar facility.

dB(A): A sound level in decibels measured on the "A" scale of sound level having characteristics defined by the American National Standards Institute. *[§25-12-102(2), C.R.S.]*

Day-Care Center or Preschool: A commercial facility where care and training is provided for children or adults for periods of less than 24 consecutive hours.

Day-Care Home: A residence in which care is provided for up to 12 children or adults for periods of less than 24 consecutive hours. *(Amended 3/10/26)*

Day-Care Household Pets: A retail/service facility for the care of dogs or other household pets for periods of less than 24 consecutive hours. Overnight, indoor boarding may be permitted as an accessory use only. Outdoor holding facilities are prohibited in connection with the accessory use.

Decibel: A unit describing the relative amplitude of sound. A decibel is a unit of sound pressure level equal to 20 times the logarithm to the base 10 of the ratio of the sound pressure to the reference pressure of 2x10-5N/m2 (Newton's/meter squared.) *[§25-12-102(3), C.R.S.]*

Density: The number of units per area of measure. For example, the number of dwelling units per acre.

Density, Gross: The total number of units divided by the total land area within the boundary of the project including publicly dedicated streets, open space or other public facilities.

Density, Net: The number of units divided by the land area within the boundary of the project excluding publicly dedicated streets, open space or other public facilities.

Department: The Douglas County Community Development Department.

Designated Elevation: The elevation above sea level determined at each airport in accordance with the approved airport guidelines.

Development: Any change to improved or unimproved real estate, including but not limited to: buildings, structures, mining, dredging, filling, grading, paving, excavation or drilling operations or any alteration to land, buildings or structures which falls under the purview of this Resolution.

Development Plan: A specific set of regulations establishing lot size, land use, density, lot coverage, open space or other standards and a map depicting land uses within a Planned Development District approved by the Board and recorded in the Office of the Clerk and Recorder. The current and future owners and their assigns are required to develop their property in accordance with this plan.

Director: The Director shall be as designated by the County Manager.

Driveway: A private vehicular access abutting a street, for the exclusive use of the owners and occupants of the lot, lots or project and their invitees, not considered to be a street.

Dude Ranch: A functioning ranch that offers guests the opportunity to participate in activities commonly associated with its operation. The recreational component shall be accessory to the principal ranching operation.

Dwelling: A building or portion thereof used exclusively for residential occupancy, including single-family, two-family and multi-family dwellings, but not including mobile homes, boarding houses, hotels, motels, recreational vehicles, or tents. Manufactured homes certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974", 42 U.S.C. 5401 et seq., as amended and Section 30-28-115 of the Colorado Revised Statutes shall be deemed a dwelling unit. *(Amended 5/10/16)*

Dwelling, Multifamily: A dwelling situated on 1 lot and arranged, designed or intended for occupancy by two (2) or more families living independently of each other, including condominiums and duplexes, but excluding therefrom hotels and motels.

Dwelling, Single-Family: A dwelling situated on 1 lot and arranged, designed or intended for occupancy by not more than one (1) family in compliance with the County building code. The dwelling must function as a continuous enclosure without any impassable separation such as a wall or floor. Dwelling spaces joined by a garage or breezeway are considered to be a separate dwelling.

Dwelling, Single-Family, attached: A dwelling with primary ground floor access to the outside, which is attached to another unit by a party wall without openings, and is situated on one (1) lot. The term is intended primarily for such dwelling types as townhouses, cluster units, patio homes.

Easement: An acquired right of use, interest or privilege in land owned by another.

Enhanced Specialized Mobile Radio Service (ESMR): A type of communication technology that is used primarily by fleet-dispatched service providers and closed system mobile radio users.

Entertainment Event: A public presentation for which admission is made available to the general public, held on a one time or occasional basis that provides amusement for, or holds the attention of, those in attendance. *(Amended 4/28/15)*

Entertainment Event, Major: An Entertainment Event that exceeds the limitations placed on Minor Entertainment Events. *(Amended 1/28/14)*

Entertainment Event, Minor: An Entertainment Event that meets one of the following limitations:

- A one-day event, such as a concert, with a maximum daily attendance of 500 persons.
- A multi-day event, such as a festival, carnival, or revival, with a maximum daily attendance of 300 persons and duration of seven days or less. *(Amended 1/28/14)*

Equipment, Small: Vehicles/equipment not exceeding the following gross vehicle weights: Motorized - 18,000 lbs.; nonmotorized - 6,000 lbs.

Event Center: A facility consisting of structures or premises used to accommodate the assembly of persons for private meetings, parties, weddings, wedding receptions, reunions, birthday celebrations, charitable fundraisers, and other social engagement purposes, or similar such uses, in exchange for remuneration of any kind. Such use may include the provision of food, beverages, and entertainment. Event Center shall not include any use component of a sexually oriented business, as defined herein. *(Amended 4/28/15)*

Family: An individual or a group of persons, whether related or not, that habitually reside in a single dwelling unit and form a single residential unit, who share common living areas (e.g. laundry, kitchen, living room, garage, etc.) and expenses, and are at least partially dependent upon each other for care of the residential unit.

A family shall not include more than one (1) registered sex offender over the age of 18, unless related by blood, marriage, or legal adoption to all other occupants. *(Amended 5/10/16)*

Farm and Commercial Garden Building: A building or structure used to shelter or enclose livestock, poultry, feed, flowers, field equipment or similar uses.

Farmers Market: An outdoor market open to the public and operated by a governmental agency, a nonprofit corporation, or one or more Agricultural Producers; where the products offered for sale are Agricultural Products, Value-added Agricultural Products, and incidental sale of other items. *(Amended 1/28/14)*

Feedlot: Any tract of land or structure, pen/corral wherein cattle, horses, sheep, goats, swine, or similar livestock are maintained in close quarters for the purpose of feeding such livestock in order to fatten them prior to final shipment to market.

Fence: Any structure used as a barrier or a boundary. *(Amended 3/26/24)*

Firearm: Any handgun, revolver, pistol, rifle, shotgun, or other instrument or device capable of or intended to discharge bullets, shot, or other projectile by means of gasses released by burning a solid propellant.

Fire Protection Facilities: Fire stations and major pieces of fire fighting apparatus, including, but not limited to pumpers, quick response vehicles, hook and ladder trucks, and similar equipment, owned and operated by county fire districts.

Firing Range: A facility used to provide, in exchange for remuneration of any kind, training in conjunction with, or for practice in, discharging firearms. *(Amended 4/28/15)*

Flag: A piece of fabric, cloth, or sturdy material usually oblong, rectangular, square, or triangular, typically attachable on one edge to a staff, pole, or cord. *(Amended 2/11/14)*

Flood, 100-year: The flood having a 1% chance of being equaled or exceeded in any given year. It is also known as a "base flood".

Floodplain: The area adjoining any river, stream, watercourse, lake or other body of standing water which is subject to inundation by a 100-year flood. Refer to the floodplain overlay district section for more information.

Floor Area, Gross: The sum of the horizontal area, measured in square feet, of all floors of a building measured from the exterior face of the wall including stairwells or elevator shafts and excluding unfinished basements or attics, garage space, or unenclosed porches.

Floor Area, Net: The sum of the horizontal floor area, measured in square feet, of all floors of a building measured from the interior face of the exterior wall excluding therefrom, stairwells, elevator shafts, covered malls, covered walkways, roof patio areas, covered entries, covered parking, covered driveways, covered loading areas, utility rooms and storage areas.

Floor Area Ratio - F.A.R.: Determined by dividing the gross floor area of all buildings on a lot by the total area of that lot.

Frontage: The length of a parcel/lot abutting a right-of-way.

Garage:

Private - A building, or portion thereof, including carports, in which only private or pleasure-type motor vehicles used by the owners or resident tenants of the land are stored or kept.

Public - A building, or portion thereof, other than a private garage, used for the parking of automobiles.

Golf Course: A recreational facility primarily used for the purpose of playing golf, including associated food service, retail sales areas, and staff offices, excluding residential and other non-golf recreational uses.

Grade: The elevation of the finished surface of the ground.

Greenhouse: A structure used for the propagation, cultivation or growing of nursery stock such as flowers, bulbs, plants, trees, shrubs or vines.

Group Home: A residence that provides non-institutional housing for persons living as a single housekeeping unit as follows: *[Per 30-28-115 CRS]*

- A group of no more than 8 persons with developmental disabilities living in a state-licensed group home or community residential home; or
- A group of not more than 8 persons with a mental illness living in a state-licensed group home; or
- A group of not more than 8 persons 60 years of age or older who do not need nursing facilities; or
- Any other type of home allowed under the provisions of the Fair Housing Act, as amended, for any type of protected class, or pursuant to any other applicable law

Group Homes that do not meet the conditions listed shall be considered Group Residential Facilities for purposes of this resolution. *(Amended 5/10/16)*

Group Residential Facility: A residence, not qualifying as a group home, that provides a community living environment for individuals requiring custodial care, medical treatment, or specialized social services. This term includes, but is not limited to: specialized group child care home, facility or center; residential child care facility; residential treatment facility; shelters for the homeless; shelters from domestic violence; residential facilities for those living together as a result of criminal offenses; and homes for individuals that are HIV positive or afflicted with the AIDS virus. *(Amended 5/10/16)*

Guest House: A dwelling attached or unattached to the principal dwelling, used to house guests of the occupants of the principal dwelling, and which shall not be rented or leased, or held in ownership by other than the owner of the principal dwelling. A Guest House is an ADU. *(Amended 6/24/25)*

Hay: Grass or other herbaceous plant that has been cut, dried, and stored for use as animal fodder, particularly for grazing livestock such as cattle, horses, goats, and sheep. *(Amended 4/28/15)*

Hay Sales: The sale of imported hay for animal fodder as a principal commercial use of the property. No other bagged or baled animal feed, imported agricultural products, or other sales are allowed, except as otherwise permitted herein. *(Amended 4/28/15)*

Hedge: A row of shrubs or small trees which, at maturity, forms a barrier that cannot be easily seen through.

Heliport: Any area used by helicopters for commercial or business purposes, including landing and take-off, passenger and cargo loading, maintenance and fueling facilities.

Home Occupation: A business use conducted on the site, which is clearly incidental and secondary to the use of the land for residential or agricultural purposes; that does not change the character of the dwelling, lot, or neighborhood; and that allows the resident to work at home. Such uses as a motor vehicle repair or body shop, bed and breakfast establishment, medical clinic, hospital, kennel, animal clinic/hospital, retail business, warehousing and distribution, or any similar use generating more than occasional or minimal vehicular or pedestrian traffic shall not be allowed as a home occupation.

Homeowners' Association: An association of homeowners within a residential area created to govern the area with powers including but not limited to: the setting and collection of expense assessments from the members of the association, the control and maintenance of common areas, and the enforcement of protective covenants.

Horse, Boarded: A horse, not owned by the landowner or lessee, kept on the landowner or lessee's property for a period of 24 hours or more.

Horse, Nonowned: A horse not solely owned by the owner or lessee of the land. A horse leased for the exclusive use of the lessee shall be considered to be an owned horse.

Horse, Owned: A horse solely owned by the owner or lessee of the land. A horse leased for the exclusive use of the lessee shall be considered to be an owned horse.

Horse Rental Stable: A facility where horses, ponies, or mules are rented to the general public for recreational purposes.

Hospital: An institution providing health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central services facilities and staff offices that are an integral part of the facilities.

Hotel: Any building arranged, designed or intended as a temporary lodging place for human beings, with or without meals, in which there are six (6) or more guest rooms or

suites, and in which only minimal provision may be made for cooking in any individual room or suite.

Hunting/Fishing Club: Individuals gathered for the express purpose of participating in recreational activities directly related to hunting, fishing and similar outdoor sportsman activities that typically take place on club-owned land.

Impact Area: The area within which a proposed development is presumed to create a demand for public facilities and services and which area, therefore, will be evaluated to determine whether the capacity of public facilities and services is adequate to accommodate the demand. The impact areas for specific public facilities and services are as follows:

(1) Fire Protection: the boundaries of the district providing fire protection service to the proposed residential development.
(2) Public Schools: High School Feeder Areas as designated by the Douglas County School District.
(3) Streets: the area as defined in the Douglas County Roadway Design and Construction Standards. *(Amended 11/18/14)*

In-Home Elder Care: Providing 24-hr. in-home care for six (6) or fewer elderly persons *(60+ years old),* not related to the members of the household, who are ambulatory and are not mentally ill or developmentally disabled, who because of impaired capacity for independent living elect protective oversight, but do not require regular 24-hour medical or nursing care. The care provider shall reside at and maintain their primary place of residency in this home, be licensed by the State, and may have 1-2 nonresident helpers. The limitation contained in §30-28-115(2)(f), C.R.S., requiring that a group home for the aged not be located within 750' of another such group home, shall not apply to in-home elder care facilities.

Industrial Park: A tract of land with two or more separate industrial buildings or related uses planned, designed, constructed, or managed on an integrated and coordinated basis with special attention to on-site traffic patterns, parking, utilities, building design and orientation, and open space.

Junk Yard: A building, structure or parcel of land, or portion thereof, used for the collecting, storage or sale of waste paper, rags, scrap metal or discarded material; or, for the collecting, dismantling, storage, salvaging, or demolition of vehicles, machinery or other materials.

Kennel: Any site used to keep more household pets than permitted in Section 24 Animals or used for breeding, boarding, training with boarding or selling of household pets. This definition shall not include a veterinary clinic or hospital or pet shop. *(Amended 5/27/14)*

Landfill: A site used for the disposal of junk, garbage or other waste material including biodegradables imported from off-site. The burying of biodegradable material that

originated on-site shall not be considered a landfill provided all applicable requirements are met and necessary permits obtained.

Landing Field - Private: An area of land or water designed for the landing or take-off of aircraft for the benefit of the landowner/lessee and not to be used for commercial purposes.

Landscape: Improvement to an area of land by the planting of a combination of trees, shrubs and ground covers.

Legal Description: A written metes and bounds description of the boundary of a parcel of real property by a Professional Land Surveyor (PLS), for the purpose of perpetuating location and title. The description must recite all ties and monuments, recorded or physical, which will determine the correct position of the boundary, all references to adjoining lands by name and record, and a full dimensional recital of the boundary courses in succession which shall be mathematically correct. The description must be accompanied by an exhibit or map showing all pertinent information as described in the narrative.

Level of Service (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based upon and related to the operational characteristics of the public facility; or the capacity per unit of demand for each public facility.

Level of Service (LOS), Adopted Roadway: Level of Service C for Nonurban areas and D for Urban areas. *(Amended 11/18/14)*

Level of Service (LOS), Roadway: A performance measure of quality of service measured on an A-F scale, with a LOS A representing the best operating conditions from the traveler's perspective and a LOS F representing the worst. *(Amended 11/18/14)*

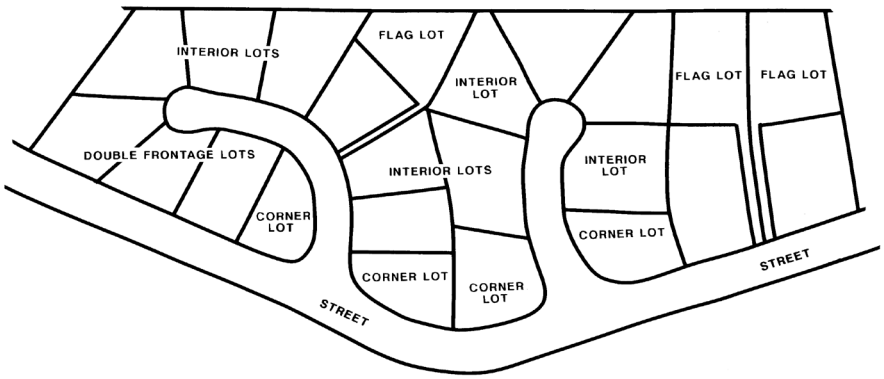
Lot: A parcel of land designated as a lot on a recorded plat or a parcel of land that has been recorded by a deed in the Office of the Douglas County Clerk and Recorder provided such lot was created in compliance with the State land-use laws and Douglas County subdivision and zoning regulations in effect at the time the lot/parcel was created. Also, lot of record. *(A tax parcel is not necessarily a lot of record)*

Corner - A lot abutting two or more adjacent streets which have an angle of intersection of not more than 135 degrees.

Double Frontage - A lot abutting two nonintersecting streets as distinguished from a corner lot.

Flag - A lot having access or an easement to a public or private street by a narrow, private right-of-way

Interior - A lot other than a corner lot.



Lot, Area of: The area of a lot exclusive of streets, County-dedicated land or open space.

Lot, Buildable: A lot of record that complies with all the requirements of the zoning district within which it is located, or a nonconforming lot provided such lot was created in compliance with the State land-use laws and the Douglas County subdivision and zoning regulations in effect at the time the lot was created. *(A tax parcel may or may not be a buildable lot.)*

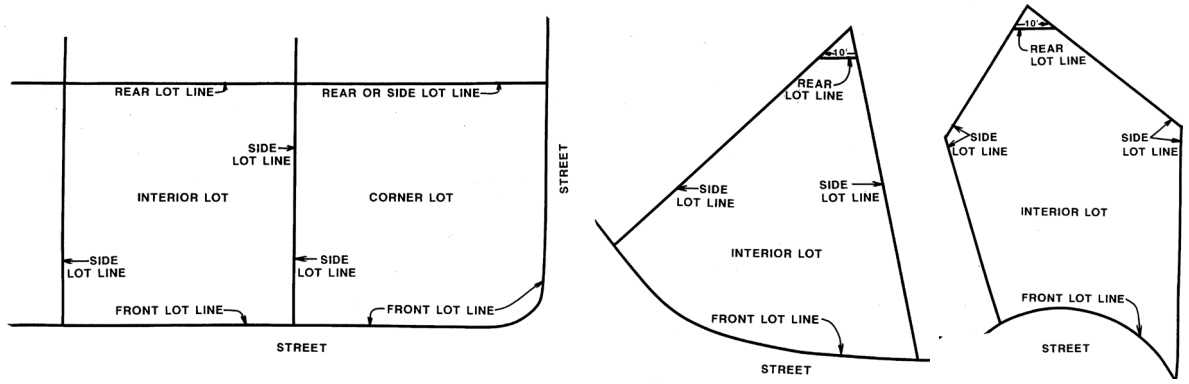
Lot, Nonconforming: A lot that has less than the required minimum area or width as established by the zone in which it is located.

Lot Line: Any boundary of a lot. The classifications of lot lines are:

Front: The lot line separating the lot from a street. On a corner lot or double frontage lot each lot line separating the lot from a street is considered a front lot line. Where a lot is not abutting a street, other than by its driveway, that lot line which faces the principal entrance of the main building is the front lot line.

Rear: The lot line opposite and most distant from the front lot line; however, for corner lots the rear lot line may be any lot line not abutting a street. For triangular, pie-shaped, or irregularly-shaped lots the rear lot line shall be deemed to be a line within the lot having a length of 10 feet, parallel to and most distant from the front lot line for the purpose of determining required setbacks.

Side: Any property boundary line which is neither a front lot line nor rear lot line.



Major Reservoir(s): Any body of water within the State of Colorado having a surface area at high water line in excess of 100 acres excepting livestock water tanks as defined in Article 49 of Title 35, C.R.S. 1973.

Manufactured Housing: A factory-built, single-family structure that is manufactured and certified under the authority of 42 U.S.C. Section 5401, the National Manufactured Home Construction and Safety Standards Act, in compliance with Section 30-28-115 of the Colorado Revised Statutes. Manufactured housing is different than a mobile home.

Message: A complete, static display message on an Electronic Message Sign. *(Amended 2/11/14)*

Message Hold Time: The time interval a static message shall remain on the display before transitioning to another message on an Electronic Message Sign. *(Amended 2/11/14)*

Metes and Bounds: A method of describing or locating real property; metes are measures of length and bounds are boundaries; this description starts with a well-marked point of beginning and follows the boundaries of the land until it returns once more to the point of beginning.

Microwave Dish: A device for receiving or transmitting radio frequency/electromagnetic waves.

Mineral: An inanimate constituent of the earth, in either solid, liquid or gaseous state that, when extracted from the earth, is usable in its natural form or is capable of conversion into usable form as a metal, a metallic compound, a chemical, an energy source, a raw material for manufacturing or construction material.

Mineral Resource Area: An area in which minerals are located in sufficient concentration in veins, deposits, bodies, beds, seams, fields, pools or otherwise, as to be capable of economic recovery. The term includes but is not limited to any area in which there has been significant mining activity in the past, there is significant mining activity in the present, mining development is planned or in progress, or mineral rights are held by mineral patent or valid mining claim with the intention of mining.

Mining: The withdrawal or refinement of materials including but not limited to: minerals (either solid, liquid, or gas which are usable in their natural form or converted to a usable form when extracted from the earth), sand, gravel, quarry aggregate, oil, natural gas, coal, dimension or landscape stone, peat and metals. Mining does not include surface or groundwater found in Douglas County.

Mobile Home: A portable structure used or designed to be used for living or sleeping purposes, transportable on its own wheels and requiring only minor work after arrival on its site to become suitable for occupancy. A mobile home is allowed as a dwelling only in the MH zone district or as specified in the A-1 and LRR zone districts. A mobile home shall also mean any factory built home pre-dating the Housing and Urban Development Department's manufactured housing regulations adopted in 1976. *(Refer to Manufactured Housing and Modular Home)* *(Amended 4/28/15)*

Mobile Home, Converted: A mobile home that has been placed on a permanent foundation and taxed as real estate. Converted mobile homes shall be permitted only in MH zone district, or as a specified within the A-1 and LRR zone districts. A mobile home shall also mean any factory built home pre-dating the 1976 Housing and Urban Development Department's manufactured housing regulations adopted in 1976. *(Amended 4/28/15)*

Mobile Home Park: A parcel of land under single or unified ownership or control within which spaces are rented for occupancy by mobile homes.

Mobile Home Subdivision: An area of land subdivided for occupancy by mobile homes exclusively, and containing lots in divided or separate ownership.

Modular Home: A prefabricated living unit, designed to become a permanent building, which meets the building standards of the Douglas County Building Code.

Motel: A building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having a parking area adjacent to each unit.

Motorcycle: A self-propelled vehicle with not more than three (3) wheels in contact with the ground that is designed primarily for use on the public highways. *[§25-12-102(5.2), C.R.S.]*

Motorsports: The operation of Motorsport Vehicles for practice, education, recreation, or competition, excluding agricultural or property maintenance uses or the occasional, incidental operation of Motorsports Vehicles on private property that does not result in the establishment of a track. *(Amended 8/9/16)*

Motorsports Facility: A track for Motorsports *(Amended 4/26/16)*

Motorsports Facility, Private: A Motorsports Facility for personal use that requires the movement of a cumulative total of 50 cubic yards or more of dirt or other material for such use, when a principal residence has been established on the property. *(Amended 4/26/16)*

Motorsports Vehicle: A self-propelled vehicle including Motor Vehicles, Motorcycles, Off-Highway Vehicles, and Snowmobiles used primarily off road. *(Amended 4/26/16)*

Motor Vehicle: A self-propelled vehicle with at least four (4) wheels in contact with the ground that is designed primarily for use on the public highways. *[§25-12-102(5.4), C.R.S.]*

Nonconforming Building: A building that does not meet the bulk requirements of the zoning district in which it is located, but which complied with applicable regulations at the time the building was constructed.

Nonconforming Use: A use of land that does not comply with the use regulations for its zoning district but which complied with applicable regulations at the time the use was established.

Nonurban Areas: Nonurban Areas as designated on the Douglas County Master Plan Land Use Map and as defined in the Douglas County Master Plan.

Nursing Home: A 24-hour residential care facility, licensed by the state, providing some level of skilled nursing or medical service.

Off-Highway Vehicle: A self-propelled vehicle with wheels or tracks in contact with the ground that is designed primarily for use off the public highways, excluding military vehicles, golf carts, snowmobiles, vehicles designed and used to carry persons with disabilities, and vehicles designed and used specifically for agricultural, logging, firefighting, or mining purposes. *[§25-12-102(5.6), C.R.S.]*

Office, Professional: A place of business for predominantly administrative, professional, or clerical operations, i.e., accountant; architect; attorney; bookkeeper; broker; doctor; dentist, chiropractor; psychologist; drafter; bank; savings and loan; insurance company; credit union; credit-reporting agency; developer; contractor; engineer; surveyor; planner; insurance agency; interior design; landscape architect; pharmacy; notary; stenographer; clerical services.

Open Space: Public or private land and aquatic areas that are regulated or managed to protect the natural environment and significant cultural resources; provide recreation and agricultural opportunities; shape the pattern of urban development, or any combination thereof, including yards and common areas and including a limited number of buildings and accessory uses compatible with intended use. Open space shall be deemed not to include driveways, parking lots, or other surfaces designed or intended for vehicular travel.

Parcel: All contiguous land held under one deed irrespective of the method of legal description used.

Park: A tract of land identified for public use by zoning or subdivision action, or designated by an authorized public entity, for recreational, educational, or cultural purposes.

Parking, Lot: An area other than a street or alley that is permanently reserved and maintained for the parking of motor vehicles on a temporary basis - daily or overnight.

Parking, Off-Street: See Parking Lot. *(Amended 2/11/14)*

Person Aggrieved: An applicant, an abutting property owner, or a person with an interest in real estate located within 1,000 feet of the subject property where such person can show his/her property interest has been damaged by a final administrative decision and such damage is different in kind, not merely in degree, from that experienced by the public generally. *(Amended 8/12/14)*

Personal Communication Service (PCS): A type of wireless communication technology capable of transmitting voice, data and paging that utilizes small geographic areas on a tight grid of interconnected sites.

Personal Use: Exclusively for use in relation to Motorsports, a use for which no remuneration, either direct or indirect, of any kind is provided. *(Amended 4/26/16)*

Personal Wireless Communication Facility: Any unstaffed facility for the transmission and/or reception of voice, data and paging signals consisting of one or more of the following elements: antennas, support towers, or accessory equipment buildings or structures.

Personal Wireless Communication Services: The term used to collectively describe low-powered, unmanned facilities providing wireless telecommunication services including, but not limited to, paging, enhanced specialized mobile radio (ESMR), personal communication service (PCS), commercial mobile radio service (CMRS), cellular telephone and similar technologies, to a small geographic area within a network of interconnected sites. The power density at the property line or lease area shall not exceed the radio frequency emission standards set by the FCC.

Planned Development: A zoning district for an area of land controlled by one or more landowners, which is developed under a single development guide for mixed use.

Planning Area: An area of land within a Planned Development defined by acreage, use, density, etc., and whose boundaries are defined by the alignment of arterials or collectors or as otherwise depicted on the Development Guide.

Planning Commission: The Douglas County Planning Commission.

Planning Office: The Douglas County Planning Office.

Plant Nursery: An area of land used to raise trees, shrubs, vines or other plants, for transplanting or sale.

Plat: A map and supporting materials of certain described land prepared in accordance with the Douglas County Subdivision Resolution as an instrument for recording of real estate interests with the County Clerk and Recorder.

Primary Urban Area (PUA): The Primary Urban Area as designated on the Douglas County Comprehensive Master Plan Land Use Map and as defined in the Douglas County Comprehensive Master Plan. *(Amended 11/18/14)*

Principal Building: A building in which the primary use of the lot/parcel on which the building is located is conducted.

Principal Use: The main use of land or structures, as distinguished from an accessory use.

Public Facilities: Infrastructure and associated improvements including water facilities, wastewater facilities, fire protection facilities, public schools, regional parks and streets. *(Amended 11/18/14)*

Public Schools: Elementary schools, middle schools, or high schools and charter schools, capital equipment provided therein and the land needed for public schools, which are owned and operated by the Douglas County School District.

Recreation Facility, Indoor: An establishment providing recreational activities, completely enclosed by a structure, such as bowling alley, gymnasium, roller skating or ice skating, billiards, pool, theater, swimming pool or related amusements. This does not include adult entertainment establishments.

Recreation Facility, Outdoor: An area used primarily for outdoor recreational activity, i.e., swimming pool, tennis court, basketball court, soccer field, baseball diamond, park, playground or other similar uses not specifically addressed, and may include structures for restrooms, locker rooms, maintenance equipment storage.

Recreation Facility, Community: An indoor/outdoor area or other facility used for social or recreational purposes, generally open to the public, including active play fields, swimming pools, tennis or basketball courts, play apparatus, or picnic areas and generally serves residents within a 5 to 7 mile radius.

Recreation Facility, Neighborhood: An indoor/outdoor area or other facility used for social or recreational purposes, generally open to the public, including active play fields, swimming pools, tennis or basketball courts, play apparatus, or picnic areas and generally serves residents within a 2 mile radius.

Recreation Facility, Private: An indoor/outdoor area or other facility used for social or recreational purposes, owned and operated by a Homeowners' Association or similar entity, for the exclusive use of the residents and their invitees within a residential development. These facilities may include but are not limited to: meeting rooms, game rooms, kitchen/bar, lounge areas, restrooms, and indoor/outdoor recreation facilities.

These facilities may also include ancillary offices for the Homeowners' Association or similar entity. Structures and site amenities should be of similar design, scale, and materials as the residential development it serves.

Recreational Vehicle: A motor home, travel or camping trailer, van or truck camper, with or without self-motive power, boat, jet ski, motorcycle or all-terrain vehicle.

Recreational Vehicle Storage Yard: An area of land and associated structures arranged, designed or intended to accommodate the temporary parking or storage of unoccupied recreational vehicles.

Referral Agency, Advisory: A public or private organization which is interested in providing advisory comments to Douglas County on a land use proposal or proposed legislative action.

Referral Agency, Regulatory: An entity which is responsible for providing referral comments to Douglas County on a land use proposal or proposed legislative action, and which: (1) provides facilities and/or services for the proposed land use; and/or (2) provides regulatory control over some aspect of the subject property or proposed land use; and/or (3) is a referral agency under state or federal law.

Regional Parks: Park land and related facilities thereon which support both passive and active recreational activities for all Douglas County residents, which is owned by Douglas County, or which may be owned by another local governmental entity within unincorporated Douglas County which is at least 50 acres in size.

Registered Sex Offender: Any person who is required to register their place of residence with the Sheriff's Department or other local law enforcement agency in accordance with §18-3-412.5 C.R.S., as amended.

Religious Retreat: A building or site designed and designated for religious teaching, reflection, or contemplative activities, maintained and controlled by a religious organization to sustain worship or other religious practice, and may include overnight guest accommodations. This use is distinct from that of a church, which is separately defined herein. *(Amended 4/28/15)*

Residence, Caretaker: A dwelling or mobile home designed or intended for occupancy by a person(s) owning, employed in or dealing with, and responsible for the security and maintenance of the land on which it is situated. A caretaker's residence shall meet the principal use setbacks.

Residential Rezoning: A rezoning from a zoning district that does not permit residential uses to a zoning district that permits residential uses, unless within a planned development maintaining the dwelling unit cap, or a rezoning from a zoning district that permits residential uses to a zoning district that permits an increased number of dwelling units.

Retail/Service Business: A commercial use characterized by the selling of tangible goods/merchandise or services/intangibles directly to the consumer.

Retirement Home: One or more buildings containing dwellings where the occupancy is restricted to persons at least 55 years of age, or couples where either spouse is at least 55 years old. This may contain special support services, *i.e., convalescent or nursing facilities, and central dining facilities.*

Rezoning: A revision to the County Zone District Map.

Right-of-way: Land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer or other public use.

Runway (Landing Strip): An area of land used for aircraft landing or take-off.

Satellite Dish: (see Antenna)

Satellite Earth Station: A telecommunication facility consisting of multiple satellite dishes for transmitting and receiving signals from orbiting satellites.

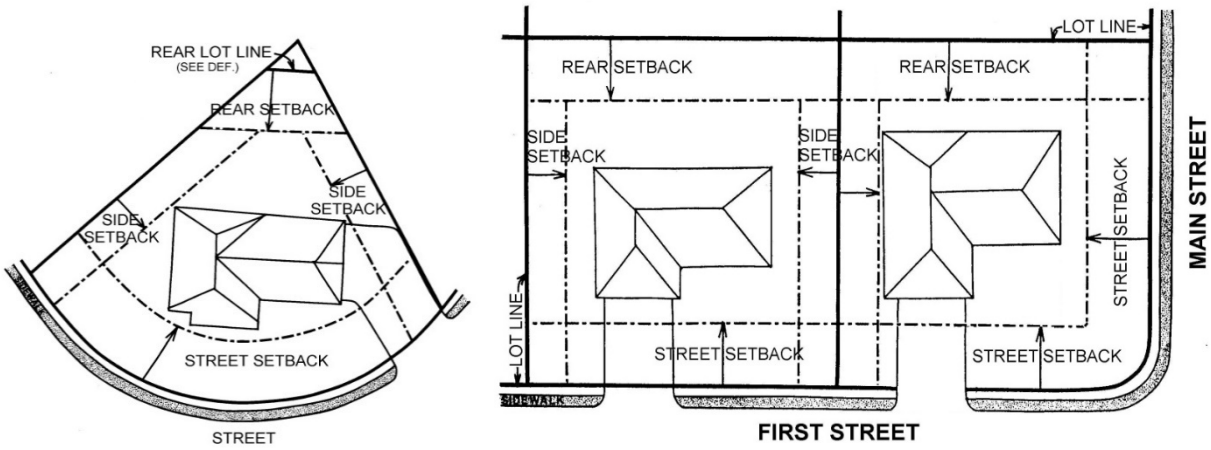
Screen: A barrier that cannot be easily seen through. To obscure the view of something so that it cannot be easily seen. *(Amended 3/26/24)*

Separated Urban Area (SUA): Separated Urban Areas as designated on the Douglas County Master Plan Land Use Map and as defined in the Douglas County Master Plan. *(Amended 11/18/14)*

Setback: The required minimum horizontal distance between the location of structures or uses and the related front, side, or rear lot line measured perpendicular to such lot line.

Front - a setback extending across the full width of the lot measured perpendicular to the front lot line.
Rear - a setback extending across the full width of the lot measured perpendicular to the rear lot line.
Side - a setback extending from the front lot line to the rear setback measured perpendicular to the side lot line.
Street - a setback extending across the full width of the lot measured perpendicular to the front lot line.

(see following setback diagrams)



Sexually Oriented Business: An adult arcade, adult bookstore, adult novelty shop, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, sexual encounter establishment, or nude model studio. The definition of sexually oriented businesses shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

"Specified Anatomical Areas" include any of the following:

(1) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areola; or
(2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

"Specified Sexual Activities" includes any of the following:

(1) The fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts
(2) Sex acts, normal or perverted, actual or simulated, including, but not limited to, intercourse, oral copulation, sodomy, sadomasochism or bestiality;
(3) Masturbation, actual or simulated; or
(4) Human genitals in a state of sexual stimulation, arousal or tumescence:
(5) Excretory functions as part of or in connection with any of the activities set forth in subsections (a) thru (d) of this subsection.

Adult Arcade: An establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines or other image producing machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

Adult Bookstore, Adult Novelty Store or Adult Video Store:

(1) A commercial establishment which:
   (a) devotes a significant or substantial portion of its stock-in-trade or interior floor space to;
   (b) receives a significant or substantial portion of its revenues from; or
   (c) devotes a significant or substantial portion of its advertising expenditures to the promotion of the sale, rental or viewing (for any form of consideration) of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas";

(2) An establishment may have other principal business purposes that do not involve the offering for sale, rental or viewing of materials depicting or describing "specified sexual activities" or "specified anatomical areas", and still be categorized as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishment from being categorized as an adult bookstore, adult novelty store or adult video store so long as the provisions of sub-section (1) are otherwise met.

Adult Cabaret: A nightclub, bar, restaurant or other commercial establishment, which regularly features:

(1) persons who appear nude or in a state of nudity; or
(2) live performances, which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Adult Motel: A motel, hotel or similar commercial establishment which:

(1) offers public accommodations, for any form of consideration, and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by magazines, pamphlets or leaflets, radio or television, or
(2) offers a sleeping room for rent for a period of time less than 10 hours, or
(3) allows a tenant or occupant to sub-rent a sleeping room for a time period of less than 10 hours.

Adult Motion Picture Theater: A theater, concert hall, auditorium or similar commercial establishment which, for any form of consideration, regularly features persons who appear in a state of nudity or live performances which are characterized by exposure of "specified anatomical areas" or by "specified sexual activities."

Nudity or State of Nudity: (1) the appearance of the human bare buttock, anus, male genitals, female genitals, or the areola or nipple of the female breast; or (2) a state of dress which fails to opaquely and fully cover a human buttock, anus, male or female genitals, pubic region or areola or nipple of the female breast.

Nude Model Studio: Any place where a person, who appears in a state of nudity or displays "specified anatomical areas" is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other means. The definition of "nude model studio" does not apply to:

(1) a college, junior college or university supported entirely or partly by taxation;
(2) a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college or university supported entirely or partly by taxation; or
(3) a business located in a structure which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and where, in order to participate in a class a student must enroll at least 3 days in advance of the class; and where no more than one nude model is on the premises at any one time.

Sexual Encounter establishment: A business or commercial establishment, that as one of its primary business purposes offers, for any form of consideration, a place where two or more persons may congregate, associate or consort for the purpose of "specified sexual activities" or the exposure of "specified anatomical areas" or activities when one or more of the persons is in a state of nudity. An adult motel will not be classified as a sexual encounter establishment by virtue of the fact that it offers private rooms to rent.

Shopping Center: A grouping of retail business or service uses on a single site with common parking facilities and open space.

Sign: Any display or object regardless of form or material used to identify or display information about or direct or attract attention to a person, institution, organization, business, product, event, location, idea, or otherwise by any means. *(Amended 2/11/14)*

Sign, Billboard: Any sign, whether standalone or attached to another thing or structure, of more than one square foot, which is displayed in a manner to attract, at least in part, the attention of pedestrian, bicycle, and/or motor vehicle traffic to something which does not pertain to the premises upon which the sign is located. *(Amended 11/19/19)*

Sign, Canopy: Any sign painted, permanently attached to, or constructed underneath a canopy. *(Amended 2/11/14)*

Sign, Directory: Any sign identifying the locations of businesses on the property. *(Amended 11/19/19)*

Sign, Electronic Message: Any sign with a fixed or changing message composed of a series of lights that may be changed through electronic means. *(Amended 2/11/14)*

Sign, Freestanding: Any sign which is permanently affixed in or upon the ground, supported by one (1) or more structural members and not attached to or dependent for support from any building. *(Amended 2/11/14)*

Sign, Temporary: Any sign generally intended and designed for installation in a simple and non-permanent manner and constructed of cloth, canvas, fabric, metal, plywood, or other material and displayed for a purpose of a non-recurring nature. *(Amended 11/19/19)*

Sign, Vehicle: Any sign permanently or temporarily attached to or placed on an operable vehicle actively used for conducting a business operation or service. *(Amended 2/11/14)*

Sign, Wall: Any sign attached to or painted on the wall or surface of a building or structure in such a manner that the wall is the supporting structure for or forms the background surface of the sign. *(Amended 2/11/14)*

Sign, Way-finding: Any sign that directs vehicular or pedestrian traffic onto the property or towards parking or other identified locations on the site in a manner that improves site safety. *(Amended 11/19/19)*

Sign, Window: Any sign posted, painted, placed, or affixed in or on a window exposed to public view. An interior sign that faces a window exposed to public view and located within 3 feet of the window is considered a window sign, but excludes merchandise in a window display. *(Amended 2/11/14)*

Sign Height: The vertical distance from the lowest adjacent grade to the highest point of the sign or sign structure. *(Amended 11/19/19)*

Site Improvement Plan: The plans and supplemental materials, including a grading and drainage plan, a landscape plan and other detailed information, drawn and submitted in accordance with this Resolution.

Snowmobile: A self-propelled vehicle primarily designed or altered for travel on snow or ice when supported in part by skis, belts, or cleats and designed primarily for use off the public highways, excluding machinery used strictly for the grooming of snowmobile trails or ski slopes. *[§25-12-102(9), C.R.S.]*

Staff: Douglas County employees with a role in reviewing or administering the provisions contained herein.

Stealth or Faux Design: A personal wireless communication facility or element thereof, that is disguised, camouflaged, hidden or incorporated into an existing or proposed structure or placed within an existing or proposed structure so as to minimize or eliminate its visibility from off site.

Street: Land intended primarily for vehicular traffic and providing the principal means of access to property, including a roadway, road, lane, drive, avenue, highway, boulevard, or any other thoroughfare other than a driveway.

Regional/Major Arterial - A street or highway significant to the region serving the major centers of activity which carries the major portion of the trips entering and leaving an urban area, as well as, the majority of through movements desiring to bypass towns or neighborhoods.

Minor Arterial - A street, that interconnects with and augments the regional arterial system, which distributes travel to geographic areas smaller than those identified with the regional/major arterial system and provides intracommunity continuity, but ideally should not penetrate identifiable neighborhoods.

Collector - A street which distributes trips from the arterial to the ultimate destination. The collector system provides both land access service and local traffic movement within residential neighborhoods, commercial areas and industrial areas.

Local - A street which provides direct access to abutting land and access to the arterial and collector road network. Service to through traffic movement usually is deliberately discouraged.

NOTE: For identification of these types of roads within the County refer to the Douglas County Transportation Master Plan. *(Amended 11/18/14)*

Street, Private: A privately owned access way generally constructed to County specifications and not maintained by the County.

Street, Public: All public property reserved or dedicated for vehicular traffic constructed in compliance with the Douglas County Roadway Design and Construction Standards and the Douglas County Storm Drainage Design and Technical Criteria manual.

Structure: Anything constructed or erected in, under, over or upon the land, or attached to something in, under, over, or upon the land, but excluding therefrom walks, patios, off-street parking areas, fences and walls, and electrical distribution, natural gas or water and sewer lines.

Permanent - That which is built in such a manner, that it would reasonably be expected to last and remain useful for more than 5 years.

Temporary - A structure that is not a permanent structure, or one that is constructed for a special purpose in contemplation of removal upon accomplishment of such. Temporary shall mean a period of 6 months.

Subject Land: Real property which is the subject of the regulations set forth in this Resolution.

Support Tower: A vertical, ground-mounted structure designed and engineered for the purpose of supporting antennas for the transmission and/or reception of radio signals.

Lattice Tower: A self-supporting tower with multiple legs and cross bracing designed to support antennas.

Monopole: A self-supporting tower consisting of a single support of wood, metal or concrete designed to support antennas.

Guyed Tower: A tower designed to support antennas and requiring guy wires for stability.

Swimming Pool: Any structure intended for swimming or recreational bathing capable of containing water greater than 24 inches in depth. This includes in-ground, above-ground, and on-ground swimming pools, hot tubs, and spas. Any fencing required in association with such structure shall be permanently affixed to the ground. *(Amended 12/18/12)*

Telecommunications Facility: A facility and all elements thereof, including but not limited to support towers, antennas, and accessory equipment buildings, that together facilitate communication by the electronic transmission of telephone, radio, television, internet, wireless, or microwave impulses of an FCC licensed carrier, but excluding those used exclusively for private radio and television reception, private citizen's band, amateur radio communications.

Personal wireless communication facilities that exceed the height requirements provided for by this Zoning Resolution shall be considered telecommunication facilities and therefore subject to all applicable provisions.

Temporary Emergency Shelter: A facility used on a temporary basis for the purpose of housing individuals or families affected by disasters or emergency situations.

Townhome: An individual dwelling unit situated on 1 lot but attached to 1 or more similar dwelling units by a common wall or party wall. Where such a unit is attached to another, the property line shall be the center of the common wall or party wall. The owner of a townhome unit may have an undivided interest in common areas and elements appurtenant to such units.

Training: To coach or instruct an individual in a specific general area of equine expertise, or to physically condition a horse to be ridden, handled, or to perform upon command.

Urban: Urban areas as defined in the Douglas County Comprehensive Master Plan.

Utility - Major Facility:

- Pipelines and storage areas of utilities providing natural gas or petroleum derivatives;
- Appurtenance: A use or structure which is incidental and subordinate to, and devoted to the Utility-Major Facility;

- Power Plant: Any electrical energy generating facility with an energy generation capacity of 50 megawatts or more, and Appurtenance(s);
- Substation: Any facility designed to provide switching, voltage, transformation, or voltage control required for the transmission of electricity exceeding 115 kilovolts (kV);
- Transmission Lines: Any electric transmission line and Appurtenance(s) which emanate from a power plant or a substation and terminate at a substation and which are designed for or capable of, the transmission of electricity exceeding 115 kV;
- Wastewater Treatment Facility: A facility or system for treating, neutralizing, stabilizing, or disposing of domestic wastewater, which facility or system has a designed capacity to receive more than two thousand (2,000) gallons per day of domestic wastewater. The term Wastewater Treatment Facility also includes Appurtenance(s) to such system or facility, such as outfall sewers and equipment related to such Appurtenances;
- Water Storage/Treatment Facility: A facility used for water storage with a designed capacity of 300,000 gallons or more and/or treatment, except wellhead disinfection, of 10,000 gallons per day or more; and/or a Major Reservoir; and/or facilities and/or structures for the export of water outside the County; including, but not limited to, water diversion structures, headgates, forebays; and all associated Appurtenances. Water storage tanks must be buried, unless this requirement is waived by the Director due to geological/topographical conditions that would prevent burial.

Utility Service Facility: Any Neighborhood Substation, Personal Wireless Communication Facility, Water Storage/Treatment Facility:

- Neighborhood Substation: Any facility used for the purpose of reducing voltages to levels of 115 kV, or less, for distribution to individual users;
- Personal Wireless Communication Facility: Any unstaffed facility for the transmission and/or reception of voice, data and paging signals consisting of one or more of the following elements: antennas, support towers, or accessory equipment buildings or structures;
- Water Storage/Treatment Facility: A facility used for water storage with a designed capacity of less than 300,000 gallons and/or treatment of less than 10,000 gallons per day. Water storage tanks must be buried, unless this requirement is waived by the Director due to geological/topographical conditions that would prevent burial.

Value-Added Agricultural Processing: The processing and/or packaging of Agricultural Products, for which the primary ingredient is raised or grown on the site. Value-added Processing may include the sales of Value-Added Agricultural Products produced on the site. Value-added Agricultural Processing does not include processing Agricultural Products into fuels, lubricants, paints, varnishes, or the like. *(Amended 1/28/14)*

Value-Added Agricultural Product: A product processed by an Agricultural Producer from an Agricultural Product, such as baked goods, jams, jellies, and leather or woolen goods. *(Amended 1/28/14)*

Variance: A grant of relief from certain provisions of this Resolution, as provided in and limited by the Variance section of this Resolution.

Veterinary Clinic or Hospital: A structure where animals are brought for medical or surgical treatment and may be held during the time of treatment and recuperation. Overnight, indoor boarding may be permitted as an accessory use only. Outdoor holding facilities are prohibited in connection with the accessory use.

Veterinary Clinic or Hospital, Equine and Livestock: A facility which provides preventative and medical or surgical treatment to horses and livestock. Animals may be held during the time of treatment and recuperation including overnight stays. Outdoor holding facilities are allowed in connection with the clinic or hospital. An Equine and Livestock Veterinary Clinic or Hospital shall not have more than 12 stalls or bays. *(Amended 2/21/23)*

Warehouse: A building, or portion thereof, for storing goods, wares and merchandise for the owner or for others.

Wastewater Facilities: Structures or systems designed for the collection, transmission, treatment or disposal of sewage and includes trunk mains, interceptors, and treatment plants, including package treatment plant and disposal system and on-site septic systems.

Water Facilities: Systems or structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, and storage facilities.

Water and Sewer Facilities - Public: Facilities of a municipality, public utility, nonprofit corporation, sanitation or water or other special district, that are constructed, operated or maintained to provide water or sewer service.

Watercourse: A channel, natural depression, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir or lake in which storm runoff and flood water flows either regularly or intermittently, including major drainageways for carrying urban storm runoff.

Wholesale Business: A business use characterized by the selling of tangible goods/merchandise or intangibles/services directly to the retailer or contractor or the assembly or manufacturing of products.

Wind Energy Conversion System: Any mechanism including blades, rotors or other moving surfaces designed for the purpose of converting wind energy into mechanical or electrical power. Towers, tower bases, guy wires and any other structures necessary for the installation of small wind energy conversion systems are also included. A large-scale system designed for the generation of commercial power shall be considered a major utility facility for purposes of this Resolution.

Yard: In this Resolution the term yard is not used, as such term represents a distance that is established in a like manner as that of a setback.

Zero Lot Line: The location of a structure on a lot in such a manner that one or more of the structure's sides rest directly on a lot line with no easement or setback requirement including two adjoining structures on separate lots sharing a common wall.

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SECTION 3 A1 AGRICULTURAL ONE DISTRICT

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301 Intent (*Amended 8/11/09*)

To provide areas for a wide range of farming, ranching, or tree farming activities and the preservation of such land for its open rural character providing a physical and visual separation between urban centers.

Urban development within this district is strongly discouraged. Agricultural land use can be an efficient means of conserving natural resources, constituting an important physical, environmental, social, aesthetic, and economic asset to both the urban and rural residents of the County. Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The A-1 zone district is characterized by large-acreage farms, ranches, open areas, farm houses, units for agricultural workers and their families, and other uses allowed which enhance and promote the openness and general rural nature characteristic of the County. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

302 Principal Uses

On parcels of 35 acres or greater, the following uses shall be allowed by right: *(Parcels smaller than 35 acres are limited to the principal uses allowed in the residential zone district to which the parcel conforms in size.)* *(Amended 5/14/03)*

302.01 Agricultural recreational activities

302.02 Agriculture *(Amended 1/28/14)*

302.03 Agritourism Center *(Site Improvement Plan required per Section 27)*

302.~~03~~04 Animals – *(refer to Section 24)*

302.~~04~~05 Community Uses:

- Church – maximum seating capacity of 350 in main worship area *(Site Improvement Plan required per Section 27)*
- Fire station – no on-site training *(Site Improvement Plan required per Section 27)*
- Library *(Site Improvement Plan required per Section 27)*
- Open Space/trails
- Park/playground

- Recreation facility – private *(Site Improvement Plan required per Section 27)* *(Amended 9/9/08)*
- School – public/private kindergarten thru 12th grade *(Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32)*
- Sheriff substation – no training or detention (*Site Improvement Plan required per Section 27)*
- Temporary Emergency Shelter *(Approval letter required from the Director; the use must comply with applicable regulations)* *(Amended 10/14/02)*

302.~~05~~06 Construction office – temporary

302.~~06~~07 Event Center on a parcel of 80 acres or greater *(Site Improvement Plan required per Section 27, unless conducted as an accessory use to an agricultural use on a parcel 160 acres or greater) (refer to Section 324)* *(Amended 4/28/15)*

302.~~07~~08 Greenhouse – a maximum of 1 acre (43,560 sq. ft.) total area including warehouse and shipping facilities

302.~~08~~09 Hay sales *(Site Improvement Plan required per Section 27)* *(Amended 4/28/15)*

302.~~09~~10 Residence *(Amended 4/28/15)*

- Caretaker – one (1) per lot
  - Mobile home, when a principal single-family dwelling exists on the lot
- Principal – one (1) single-family dwelling or one (1) group home per lot *(excluding mobile home) (group homes must be separated by a distance of 750')* *(Amended 9/9/08)*
- Temporary *(refer to Section 22)*

302.~~10~~11 Residential sales office – temporary *(refer to Section 22)*

302.~~11~~12 Training of non-owned horses, or riders not related to the landowner or lessee, limited to 14 lessons per week

302.~~12~~13 Utility service facility (*Site Improvement Plan required per Section 27)*

302.~~13~~14 Veterinary Clinic or Hospital, Equine and Livestock *(Site Improvement Plan required per Section 27)* *(Amended 2/21/23)*

303 Accessory Uses *(Amended 6/24/25)*

The following uses shall be allowed only when a principal use has been established on the lot. *(Parcels smaller than 35 acres are limited to the accessory uses allowed in the residential zone district to which the parcel conforms in size.)*

303.01 Accessory Dwelling Unit (ADU) – one per lot, except as restricted by a Rural Site Plan, subdivision plat, or other similar land use approval. A second ADU may be allowed subject to Section 325, Second Accessory Dwelling Unit Standards.

303.02 Accessory uses and buildings

303.03 Agritourism Activity (*refer to Section 22C*)

303.~~03~~04 Day-care home *(Amended 3/10/26)*

303.~~04~~05 Entertainment Event – *(refer to Section 22B)* *(Amended 1/28/14)*

303.~~05~~06 Event Center on a parcel of 160 acres or greater with a principal agricultural use *(Amended 4/28/15)*

303.~~06~~07 Farmers Market – *(refer to Section 22A)* *(Amended 1/28/14)*

303.~~07~~08 Garage – private:

- For lots less than 1 acre in size – a maximum of one (1) detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size – a maximum of two (2) detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.
  (Amended 3/08/22)

303.~~08~~09 Home Occupation – Class 1 and Class 2 *(refer to Section 23)*

303.~~09~~10 In-home elder care *(Amended 3/28/01)*

303.~~10~~11 Sale of Agricultural Products and Value-added Agricultural Products produced or raised on site *(Amended 1/28/14)*

303.~~11~~12 Satellite receiving dish accessory to a residence

303.~~12~~13 Value-added Agricultural Processing – limited to a maximum of 1,500 square feet devoted to this use *(Amended 1/28/14)*

304 Uses Permitted by Special Review *(Amended 1/28/14)*

On parcels of 35 acres or greater, the following uses are permitted, upon the approval of the Board, in accordance with Section 21, Use by Special Review, of this Resolution. *(Parcels smaller than 35 acres are limited to the uses by special review allowed in the residential zone district to which the parcel conforms to in area.)*

304.01 Animals – non domestic, exotic

304.02 Campground

304.03 Cemetery

304.04 Church – greater than 350 seating capacity

304.05 Cultural facility

304.06 Day-care center or preschool *(Amended 3/10/26)*

304.07 Dude Ranch

304.08 Event Center on a parcel of less than 80 acres *(Amended 4/28/15)*

304.09 Feedlot/confinement center

304.10 Firing range

304.11 Golf course legally established as a Use by Special Review prior to June 22, 2005 *(Amended 2/12/19)*

304.12 Greenhouse – greater than 1 acre total area including warehouse and shipping facilities

304.13 Hunting/fishing club

304.14 Home occupation pursuant to Section 2310, herein. *(Amended 8/23/22)*

304.15 Horse boarding or training facility that exceeds the maximum number of horses permitted by right or by administrative review in Section 24. *Exempt from Section 18A: Water Supply Overlay District (Amended 10/14/02)*

304.16 Horse rental stable

304.17 Kennel

304.18 Landfill – public/private

304.19 Landing field – private

304.20 Mining, quarry, sand/gravel operation, or similar extractive land use

304.21 Motorsports Facility, Private *(Amended 4/26/16)*

304.22 Oil or gas drilling operation

304.23 Recreation facility – community

304.24 Religious retreat

304.25 Residence *(Amended 4/28/15)*

- Bed and Breakfast
- Group home for registered sex offenders *(Amended 9/12/00)*
- Group Residential Facility
- Mobile Home – one (1) per lot when a principal single-family residential dwelling does not exist.

304.26 Satellite earth station *(Amended 4/24/02)*

304.27 Septic waste and domestic sludge application

304.28 Telecommunication facility

304.29 Utility – major facility

304.30 Veterinary clinic or hospital

304.31 Wind energy conversion system

305 Uses Permitted by Administrative Review *(Amended 4/24/02)*

Agricultural worker housing (excluding mobile homes) in addition to the housing permitted by-right, may be reviewed and approved administratively provided the applicant meets the threshold criteria contained in this subsection, and can further demonstrate the need in the narrative as required by this Section. The thresholds listed are based on general industry standards.

305.01 Agricultural Worker Unit one (1) dwelling with one (1) to four (4) bedrooms, or one (1) to four (4) attached efficiency units/apartments in one (1) footprint) as follows:

305.01.1 Horse Ranch or Boarding/Training Facility provided the required narrative demonstrates a need based on the general criteria of one (1) worker per 25 horses.

305.01.2 Cattle ranch provided the required narrative demonstrates a need based on the general criteria of one (1) worker per 300 head of cattle.

305.01.3 Farm provided the required narrative demonstrates a need based on the general criteria of one (1) worker per 1200 acres of farmed land.

305.01.4 Combination farm/ranch activities provided the required narrative demonstrates a need based on the general criteria cited for each activity.

305.02 Applications for agricultural worker housing shall be reviewed in accordance with the thresholds contained in subsection 305, and the criteria and process set forth in subsections 316 through 323.

305.03 The Director shall determine threshold criteria for uses, or combinations of uses, not specifically listed.

306 Minimum Lot Area: 35 acres* *(Amended 6/24/25)*

Lots less than 35 acres in area shall be limited to the uses allowed in the agricultural or residential zone district to which the lot conforms in area.

306.01 For lots served by central water, a one-acre minimum lot area is required for a detached accessory dwelling unit (ADU).

306.02 For lots served by individual groundwater well, a two-acre minimum lot area is required for a detached accessory dwelling unit (ADU).

*The minimum lot area may be decreased with a clustered design through the exemption process. *(Amended 4/28/15)*

307 Minimum Setbacks

Parcel Size	Setback from Street	Setback from Side Lot Line	Setback from Rear Lot Line	Setback from 115+ KV Power Line
Less than 2.3 ac.	regional/maj. arterial: 100' other: 25'	15'*	25'* accessory: 15'	100'
2.3-4.49 ac.	regional/maj. arterial: 100' other: 25'	25'*	25'*	100'
4.5-8.9 ac.	regional/maj. arterial: 100' other: 50'	25'*	25'*	100'
9-34.9 ac.	100'	50'	50' accessory: 25'	100'

35+ ac.	100’	100’ accessory: 50’	100’ accessory: 50’	100’

*Schools and buildings within recreation areas shall be set back 50’

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

308 Encroachments

308.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.

308.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. *(Amended 3/8/22)*

308.03 Foundation anchoring and foundation repair systems may be located within a required setback. *(Amended 3/8/22)*

308.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.

308.05 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet the required setbacks.

309 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses, or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles, and necessary mechanical appurtenances usually carried above the roof level.

309.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition – spire height calculation)*

309.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

310 Water – Refer to Section 18A of this Resolution *(Amended 3/13/02)*

311 Street Standards

Public streets shall be constructed in accordance with the Douglas County Roadway Design and Construction Standards. Private streets shall be constructed either in accordance with Appendix 58 of the International Building Code, as amended and adopted by Douglas County, or the Douglas County Roadway Design and Construction Standards.

Both public and private streets shall be constructed in accordance with the provisions of the Douglas County Storm Drainage Design and Technical Criteria manual and the County's clearing, grading, and land disturbance regulations. *(Amended 6/14/06)*

312 Parking Standards – Refer to Section 28 for non-residential parking standards *(Amended 4/24/02)*

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards.

313 Fencing Standards

313.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.

313.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.

313.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

313.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.

313.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those

outside the fence that it is electrically charged. Concertina or razor wire is prohibited.

313.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

314 Sign Standards – Refer to Section 29 of this Resolution

315 Lighting Standards – Refer to Section 30 of this Resolution

316 Administrative Review – Prerequisite *(Amended 4/24/02)*

A landowner/lessee seeking to construct agricultural worker housing shall schedule a pre-submittal meeting with the staff to discuss the application, submittal procedures, and information required.

317 Administrative Review – Approval Criteria *(Amended 4/24/02)*

Administrative review of the application shall be based on the following criteria:

317.01 Whether the proposed use is in harmony and compatible with the character of the surrounding area;

317.02 Whether the proposed use will not result in an over-intensive use of the land;

317.03 Whether the proposed use will not require a level of community facilities and services greater than that which is available;

317.04 Whether the proposed use will not cause undue traffic congestion or traffic hazards;

317.05 Whether the proposed use will not cause significant air, water or noise pollution:

317.06 Whether the proposed use is adequately landscaped, buffered, or screened;

317.07 Whether the proposed use will not be otherwise detrimental to the health, safety or welfare of the neighboring landowners.

318 Administrative Review – Procedure *(Amended 4/24/02)*

318.01 Following the pre-submittal meeting, the applicant shall submit to the Planning Division a copy of the documents required per subsection 321.

The submittal shall be reviewed for completeness and the applicant notified of any inadequacies.

318.02 Once determined complete, staff will notify the applicant of the number of copies of the plan and narrative required to be submitted for distribution to referral agencies. Referral packets shall be provided by the applicant in unsealed manila envelopes, addressed to the appropriate referral agency. Staff shall mail the referral packets. Referral agencies shall comment within 21 days.

318.03 Written Notice

318.03.1 At least 10 days prior to the Director's decision, the applicant shall mail a written notice of the request by first-class mail to the address of each abutting landowner as such addresses are shown in the records of the Douglas County Assessor's Office and shall submit a certificate of mailing to Douglas County Planning Seven (7) days prior to the date of the Director's decision. The notice shall indicate:

- the proposed date of the Director's decision;
- the nature of the request;
- the location of the land that is the subject of the request *(distance and direction from nearest major intersection)*;
- the file name and number; and
- a statement that comments and questions should be directed to Douglas County Planning, 100 Third Street, Castle Rock, CO 80104 (303) 660-7460.

318.03.2 The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid, this ___ day of _____, 20__, and addressed as follows:

(list of addresses)

(Signature of person completing the mailing)

318.03.3 In the event the applicant fails to mail a notice to an abutting landowner or otherwise fails to comply with the written notice required in this section, the landowners who did not receive such complying notice may waive such notice by submitting a written waiver to Douglas County Planning Division.

318.04 The staff planner will review the referral comments, discuss the concerns with the applicant, and prepare a staff report and present it to the Director for a decision.

318.05 An appeal of the Director's decision regarding an administrative review request may be submitted to the Board of Adjustment pursuant to Section 26A of this Resolution. *(Amended 4/10/12)*

319 Administrative Review – General Submittal Requirements *(Amended 4/24/02)*

319.01 A completed application form, including a copy of the completed pre-submittal form *(available from the Planning Office)*

319.02 Application fee *(fee schedule available from the Planning Office)*

319.03 Proof of ownership by copy of deed or title insurance commitment no more than 30 days old; or in the case of a lessee, a copy of the lease

319.04 A Narrative *(per Section 320 contained herein)*

319.05 A Plan Exhibit *(per Section 321 contained herein)*

319.06 A notarized letter or authorization from the landowner permitting a lessee or representative to process the application, when applicable

320 Administrative Review – Narrative *(Amended 4/24/02)*

320.01 The type and description of the residential unit proposed

320.02 The maximum number of individuals to be accommodated

320.03 A detailed description of the agricultural activities of the subject site focusing on the intensity of the operations, and on those work elements necessitating on-site agricultural labor including the following:

320.03.1 Number and type of livestock raised

320.03.2 Grazing plan and pasture rotation

320.03.3 Crop types and number of acres farmed

320.03.4 Other income-producing activities occurring on the site

320.04 A description of the sanitary service to be provided and evidence that the system is in accordance with County Health Department regulations

320.05 A description of the water service to be provided and evidence of the ability of the water to be used in the manner proposed

320.06 A description of the increase or reduction in traffic anticipated in trips per day as a result of the housing units

320.07 A description of community services or facilities (libraries, medical facilities, schools, etc.) that may be required or accessed by the occupants of the unit

321 Administrative Review – Plan Exhibit *(Amended 4/24/02)*

A site plan shall be submitted, drawn to scale that includes the following:

321.01 a vicinity map showing the site and the relationship to adjacent properties and major roads;

321.02 the total acreage owned or leased by the applicant;

321.03 the zoning and use of the contiguous parcels owned, and the zoning and use of adjacent land;

321.04 the location of the proposed agricultural worker unit with dimensions to the nearest property lines, and dimensions of the proposed unit;

321.05 a sketch of the floor plan for all units proposed, along with a notation restricting the residential use of the units to agricultural workers as defined and approved;

321.06 the location and dimensions of all property lines, existing and proposed structures, existing and proposed wells, septic systems, and leach fields noting separation distances as necessary;

321.07 access to proposed units – delineate public and private roads, dimensions, and note surface material, and;

321.08 all drainage ways affecting the site and designation of any 100-year floodplain on or adjacent to the site.

322 Administrative Permit – Annual Inspection *(Amended 4/24/02)*

Agricultural housing approved by administrative review shall meet all applicable regulations associated with residential development and shall be subject to an annual compliance inspection. A copy of the landowner/lessee's federal 943 Tax Form indicating

that the occupants of the unit are indeed agricultural workers, may be required as part of the annual review and inspection.

323 Administrative Permit – Revocation *(Amended 4/24/02)*

The administrative permit may be revoked by the Director, after written notice, for failure to operate the use in accordance with the approved plan or narrative or other zoning regulation. A revocation may be appealed to the Board of Adjustment pursuant to Section 26A of this Resolution. (*Amended 4/10/12)*

324 Event Center Standards *(Amended 4/28/15)*

324.01 Where event centers are permitted with approval of a Use by Special review, the standards within Section 21 shall apply.

324.02 Where event centers are permitted with approval of a Site Improvement Plan, the following standards shall apply:

324.02.1 Structures, outdoor assembly areas, and parking lots shall be setback a minimum of 200 feet from all adjacent property lines.

324.02.2 Noise generated by the event center use shall not result in noise levels which exceed 40 dB(A) between 7:00 a.m. and 7:00 p.m., and 35 dB(A) between 7:00 p.m. and 7:00 a.m., measured in accordance with Section 1705A of the Noise Overlay District.

324.02.3 Maximum capacity shall not exceed 350 persons per event. Event centers that exceed this capacity shall be processed in accordance with Section 304.08.

324.03 Where event centers are permitted as accessory uses, the following standards shall apply:

324.03.1 The landowner shall obtain a written Event Center certification prior to commencement of the use.

- The certification request shall be submitted by the landowner in the form of a written request and accompanying exhibit.
- The exhibit shall depict the property, points of access, and the location of the proposed event center to structures and use areas. Structures, outdoor assembly areas, and parking lots shall be setback a minimum of 500 feet from any existing, separately-owned residence on adjacent parcels.

- The written request shall confirm that a principal agricultural use exists on the property and that legal and physical access is provided.
- The Director shall provide a written Event Center certification upon review of the request which confirms that the property meets the minimum size required, that there is a principal agricultural use, and that access is provided. The certification shall include a statement that the event center use is vested, for purposes of setbacks, regardless of subsequent development on adjacent parcels.

324.03.2 Noise generated by the event center use shall comply with the limits established in Section 1703A of the Noise Overlay District.

324.03.3 If a land division reduces the parcel size to below 160 acres, approval of an application under the provisions of Section 302.06 or 304.08, as applicable, shall be required for continued event center use.

325 Second Accessory Dwelling Unit (ADU) *(Amended 6/24/25)*

A second ADU may be allowed on a parcel of 35 acres or more in size where one ADU has previously been approved or constructed, subject to the following review process.

325.01 Review Process

325.01.1 Following a presubmittal meeting with the Planning Services Division, the applicant shall submit the information required in 325.02 to the Planning Services Division. The submittal shall be reviewed for completeness and the applicant notified of any inadequacies. Once the submittal is determined complete, staff will send referral response requests to other agencies for review and comment on the application.

325.01.2 Referral agencies may include but are not limited to Douglas County Engineering and Building Divisions, Douglas County Health Department, Douglas County Sheriff's Office, the affected fire district, utility providers, Colorado Division of Water Resources, and county-registered homeowners associations within a two (2)-mile radius. The applicant will be asked to address all comments received.

325.01.3 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. Staff shall also send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall

not negatively impact the determination of public notice compliance set forth herein.

325.01.4 At least 14 days prior to the public meeting before the Board, the applicant shall mail a written notice of the public meeting by first-class mail to the address of each abutting landowner as such address is shown in the records of the Douglas County Assessor's Office. The notice shall read:

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF COUNTY COMMISSIONERS

A public meeting will be held on (date), at (time), in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, to consider approval of a second accessory dwelling unit (ADU) at (address or nearest intersection). For more information call Douglas County Planning at 303-660-7460.

File No. and Name: _____

At least 7 days prior to the public meeting, the applicant shall provide the following to the Planning Services Division:

- Alphabetical list of the landowners.
- A map showing their relationship to the site.
- A copy of the notice sent to the landowners.
- Certificate of mailing.

The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. Mail, first-class, postage prepaid this ____ day of _____, 20___, and addressed as follows

(list of addresses)

_____
(signature of person completing the mailing)

In the event the applicant fails to mail a notice to an abutting landowner, the landowner that did not receive such complying notice may waive such notice by submitting a written waiver to the Planning Services Division prior to the meeting.

325.01.5 The request for a second ADU shall be approved, approved with conditions, continued, tabled for further study, or denied by the Board of County Commissioners at a public meeting. The Board shall

evaluate the request, staff report, applicant responses, and public comment and testimony. The Board's action shall be based on the evidence presented and compliance with adopted County standards, regulations, and policies.

325.02 Submittal Requirements

325.02.1 Land use application

325.02.2 Proof of current ownership within 30 days of application submittal such as a title commitment or other instrument acceptable to the County.

325.02.3 Narrative describing the request. Include information on the proposed size and other design features of the proposed ADU. Describe how water and sewer services will be provided to the ADU. Indicate how the ADU will be sited on the property to minimize site disturbance and impacts to adjacent properties.

325.02.4 Copy of existing well permit(s) or septic use permit(s) issued for the property.

325.02.5 Plan exhibit to include the following:

- A vicinity map showing the parcel in relationship to adjacent properties and major roads. An aerial image may be used for this map.
- An overall parcel map labeling existing structures and dwellings.
- A site plan for the second ADU to show the building footprint or envelope. Show topography in two-foot contours within the area to be impacted by ADU construction. A DESC (Drainage, Erosion, and Sediment Control) Plan may be submitted in lieu of the site plan if one has been prepared.

325.02.6 Any other information requested by staff as necessary to evaluate the request. The Director may waive a required submittal requirement if deemed unnecessary to the review of the request.

325.03 Approval Standards

325.03.1 The second ADU is located outside of major drainageways and mapped 100-year floodplains.

325.03.2 The second ADU is capable of being served by water, sewer, and utility services.

325.03.3 The second ADU location minimizes impacts to existing topography and vegetation.

325.03.4 Legal and physical access is available to the second ADU.

325.03.5 The second ADU shall meet setback, height, and parking standards.

325.03.6 The second ADU is in general compliance with the goals, policies, and objectives of the County Comprehensive Master Plan.

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SECTION 4 LRR – LARGE RURAL RESIDENTIAL DISTRICT

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401 Intent *(Amended 8/11/09)*

To provide areas for large-lot residential uses with limited farming, ranching, or tree farming activities and the preservation of such land as open rural area. The density range is from one dwelling per 34.9 acres to one (1) dwelling per 10 acres.

Urban development within this district is strongly discouraged. Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Large residential sites with limited agricultural uses may be appropriate when located outside the highway corridor viewsheds depicted on the Douglas County Open Lands Opportunity Map and when adjacent to residential development of similar or greater density. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The LRR zone district is characterized by residential sites with limited agricultural uses and open areas, which enhance and promote the openness and general rural character of the County. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

402 Principal Uses

On lots of 9 acres or greater in area, the following uses shall be allowed by right: *(Lots smaller than 9 acres are limited to the principal allowed in the residential zone district to which the lot conforms in size.)* *(Amended 5/14/03)*

402.01 Agricultural recreational activities

402.02 Agriculture *(Amended 1/28/14)*

402.03 Animals - *(refer to Section 24)*

402.04 Community Uses:

- Church - maximum seating capacity of 350 in main worship area *(Site Improvement Plan required per Section 27)*
- Fire station - no on-site training *(Site Improvement Plan required per Section 27)*
- Library *(Site Improvement Plan required per Section 27)*
- Open space/trails
- Park/playground
- Recreation facility - private *(Site Improvement Plan required per Section 27)* *(Amended 9/9/08)*

- School - public/private kindergarten thru 12th grade *(Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32)*
- Sheriff substation - no training or detention *(Site Improvement Plan required per Section 27)*
- Temporary Emergency Shelter *(Approval letter required from the Director; the use must comply with applicable regulations)* *(Amended 10/14/02)*

402.05 Construction office - temporary *(refer to Section 22)*

402.06 Greenhouse - a maximum of 1 acre *(43,560 sq. ft.)* total area including warehouse/shipping facilities

402.07 Residence

- Principal - one (1) single-family dwelling or one (1) group home per lot *(excluding mobile home) (group homes must be separated by a distance of 750')* *(Amended 9/9/08)*
- Temporary *(refer to Section 22)*

402.08 Residential sales office - temporary *(refer to Section 22)*

402.09 Training of nonowned horses, or riders not related to the landowner or lessee, limited to 14 lessons per week

402.10 Utility service facility *(Site Improvement Plan required per Section 27)*

402.11 Veterinary Clinic or Hospital, Equine and Livestock *(Site Improvement Plan required per Section 27)* *(Amended 2/21/23)*

403 Accessory Uses *(Amended 6/24/25)*

The following accessory uses shall be allowed only when a principal use has been established on the lot. (*Lots smaller than 9 acres are limited to the accessory uses allowed in the residential zone district to which the lot conforms in size.)*

403.01 Accessory Dwelling Unit (ADU) – one per lot, except as restricted by a Rural Site Plan, subdivision plat, or other similar land use approval.

403.02 Accessory uses and buildings

403.03 Agritourism Activity *(refer to Section 22C)*

403.~~03~~04 Day-care home *(Amended 3/10/26)*

403.~~04~~05 Entertainment Event - *(refer to Section 22B)* *(Amended 1/28/14)*

403.~~05~~06 Farmers Market - *(refer to Section 22A)* *(Amended 1/28/14)*

403.~~06~~07 Garage - private:

- For lots less than 1 acre in size - a maximum of one (1) detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size - a maximum of two (2) detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.
  (Amended 3/8/22)

403.~~07~~08 Home occupation - Class 1 and Class 2 *(refer to Section 23)*

403.~~08~~09 In-home elder care *(Amended 3/28/01)*

403.~~09~~10 Sale of Agricultural Products and Value-added Agricultural Products produced or raised on site *(Amended 1/28/14)*

403.~~10~~11 Satellite receiving dish

403.~~11~~12 Value-added Agricultural Processing - limited to a maximum of 1,500 square feet devoted to this use *(Amended 1/28/14)*

404 Uses Permitted by Special Review *(Amended 6/22/05)*

On lots of 9 acres or greater in area, the following uses are permitted, upon the approval of the Board, in accordance with Section 21, Use by Special Review herein. *(Lots smaller than 9 acres are limited to the uses by special review allowed in the residential zone district to which the lot conforms to in area.)* *(Amended 5/14/03)*

404.01 Agritourism Center

404.~~01~~02 Animals - nondomestic, exotic

404.~~02~~03 Church - greater than 350 seating capacity in main worship area

404.~~03~~04 Cultural facility

404.~~04~~05 Day-care center or preschool *(Amended 3/10/26)*

404.~~04~~06 Golf course legally established as a Use by Special Review prior to June 22, 2005

404.~~05~~07 Home occupation pursuant to Section 2310, herein. *(Amended 8/23/22)*

404.~~06~~08 Horse boarding or training facility that exceeds the maximum number of horses permitted by right or by administrative review. *Exempt from Section 18A: Water Supply Overlay District (Amended 10/14/02)*

404.~~07~~09 Horse rental stable

404.~~08~~10 Kennel

404.~~09~~11 Recreation facility - community

404.~~10~~12 Residence *(Amended 4/28/15)*

- Bed and Breakfast
- Caretaker - 1 per lot (may be a mobile home)
- Group Residential Facility

404.~~11~~13 Septic waste and domestic sludge application

404.~~12~~14 Utility - major facility

404.~~13~~15 Veterinary clinic or hospital

404.~~14~~16 Wind energy conversion system

405 Land Dedication

A portion of the gross site area shall be dedicated to Douglas County for public use or cash-in-lieu of land as required by the Douglas County Subdivision Resolution.

406 Lot Area

To promote a design that is sensitive to the natural environment and adapts to the natural topography, flexibility in lot size is allowed. Lot size may be determined through a site analysis based on compatibility with adjacent land uses, health department requirements, the natural environment, water supply, soil suitability for septic systems, and the Douglas County Master Plan. The ability to keep animals may be affected by the lot size. *(Refer to Section 24)*

406.01 For lots served by an individual well and septic system, the allowable minimum lot area is 2 acres.

406.02 For lots served by a central water system, the allowable minimum lot area is 1 acre.

406.03 For lots served by central water, a one-acre minimum lot area is required for a detached accessory dwelling unit (ADU). *(Amended 6/24/25)*

406.04 For lots served by individual groundwater well, a two-acre minimum lot area is required for a detached accessory dwelling unit (ADU). *(Amended 6/24/25)*

407 Maximum Gross Density

The gross density shall not exceed one (1) dwelling per 10 acres and may be less due to required infrastructure or dedication, or environmental constraints.

408 Minimum Setbacks

Lot Size	SETBACK FROM:			
	Street	Side Lot Line	Rear Lot Line	115+KV Power Line
LESS than 2.3	regional/maj. arterial: 100' other: 25'	15'*	25'* accessory: 15'	100'
2.3-4.49 ac.	regional/maj. arterial: 100' other: 25'	25'*	25'*	100'
4.5-8.9 ac.	regional/maj. arterial: 100' other: 50'	25'*	25'*	100'
9+ ac.	100'	50'	50' accessory: 25'	100'

*Schools and buildings within recreation areas shall be set back 50'

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

409 Encroachments

409.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.

409.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. *(Amended 3/8/22)*

409.03 Foundation anchoring and foundation repair systems may be located within a required setback. *(Amended 3/8/22)*

409.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.

409.05 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet required setbacks.

410 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

410.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*

410.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

411 Water - Refer to Section 18A of this Resolution *(Amended 03/13/02)*

412 Street Standards

Construction of streets in accordance with the Master Plan, Roadway Design and Construction Standards, Storm Drainage Design and Technical Criteria manual, and other applicable County regulations.

413 Parking Standards

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards. *(refer to Section 28 for non-residential parking standards)* *(Amended 4/24/02)*

414 Fencing Standards

414.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.

414.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.

414.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

414.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.

414.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those outside the fence that it is electrically charged. Concertina or razor wire is prohibited.

414.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

415 Signs Standards - Refer to Section 29 of this Resolution

416 Lighting Standards - Refer to Section 30 of this Resolution

SECTION 21 USE BY SPECIAL REVIEW

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2101 Intent

To provide for uses in specific zone districts that shall require a public notice and hearing and the approval of the Board of County Commissioners subject to such conditions and safeguards as may be imposed by the Board, and to establish procedures for amending an approved use by special review based on the anticipated impact of the change.

2102 Approval Standards

A use by special review shall be approved only if the Board of County Commissioners finds that the proposed use:

2102.01 Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.

2102.02 Complies with the requirements of this Section 21.

2102.03 Complies with the Douglas County Subdivision Resolution.

2102.04 Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

2102.05 Will be consistent with the Douglas County Comprehensive Master Plan, as amended.

2102.06 Will not result in an over-intensive use of land.

2102.07 Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.

2102.08 Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.

2102.09 Will not cause significant air, water, or noise pollution.

2102.10 Will be adequately landscaped, buffered, and screened.

2102.11 Complies with the following standards regarding water supply:

2102.11.1 If it is demonstrated that the use by special review will not generate any ongoing water demand, no proof of water supply shall be required and no other provisions of Section 18A, Water Supply Overlay District, herein, shall be applicable. *(Amended 5/26/2015)*

2102.11.2 If it is demonstrated that the use by special review, when located on a conforming parcel within the A-1 or LRR zone district, will generate a water demand not to exceed three (3) acre-feet per year, and that the demand can be supplied by a groundwater well which has or is capable of receiving a permit from the Colorado Division of Water Resources for such use, this standard shall be met and no other provisions of Section 18A, Water Supply Overlay District, herein, shall be applicable. Water demands shall be estimated in accordance with the Minimum Water Demand Standards defined in Section 18A, Water Supply Overlay District, herein. *(Amended 5/26/2015)*

2102.11.3 For all other use by special review applications, the applicant shall demonstrate conformance with Section 18A, Water Supply Overlay District, herein. *(Amended 5/26/2015)*

2102.12 Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.

2103 Length of Approval

A use by special review shall be permitted for a duration of time specified by the Board or until the land use changes or is terminated, whichever occurs first. The use by special review may transfer with the sale of the land.

2104 Annual Review

Each use by special review is subject to yearly review, or as often as the Board deems appropriate, to ensure compliance with the approval standards and conditions of approval.

2105 Amendment of An Approved Use by Special Review

An amendment to an approved use by special review may be considered in accordance with the procedures identified herein for either a use by special review amendment or an administrative use by special review amendment.

2106 General Provisions

2106.01 The Board may establish lesser setbacks than those required in this Section, and heights greater than those allowed in the underlying zone district, if the Board determines that adequate buffering is or will be provided to mitigate such concerns as noise, visual, dust, or other social or environmental impacts. The burden of proof is on the applicant to demonstrate such adequate mitigation measures.

2106.02 Outdoor storage areas shall be screened by a solid wall or fence of an appropriate height unless otherwise provided for herein. *(Amended 3/26/24)*

2106.03 A use by special review may be permitted on nonconforming parcels when such use is permitted, as a use by special review, in the zone district to which the parcel conforms in size.

2107 Allowed Uses by Special Review *(Amended 8/28/18)*

The Development Plan for a specific Planned Development District shall set forth the permitted uses by special review and any additional requirements therein.

The following uses are listed as uses by special review within the zone districts of this Resolution, and are subject to additional requirements as noted herein:

2107.01 Agritourism Center: LRR zone district

2107.021 Animals – nondomestic, exotic: A-1 and LRR zone districts provided that:

- a security fence surrounds the enclosures to prevent the animals from leaving the premises; and
- the applicant shall contact the Denver Zoo Curator and State Division of Wildlife to determine the enclosure size needed and any special conditions for species on the site. Each enclosure shall have adequate water and drainage.

2107.032 Bar or Lounge: CMTY and MI zone districts

2107.043 Batch plant – concrete, asphalt or mortar: LI and GI zone districts

2107.054 Bed and Breakfast: A-1, LRR, RR, ER, and MI zone districts

2107.065 Campground: A-1 zone district provided that all uses and structures are located at least 100 feet from all property lines

2107.076 Cemetery: A-1 zone district

2107.087 Chemical/hazardous material storage, transfer, or disposal facility: GI zone district, provided such use complies with all State and federal regulations and is located at least 500 feet from all lot lines

2107.098 Church with a seating capacity, in the main worship area, greater than 350: A-1, LRR, RR, ER, SR, MF, and MH zone districts, provided that such uses are located at least 50' from all lot lines or the zone district minimum setback, whichever is greater

2107.10~~9~~ Club or Country Club: CMTY, D, and MI zone districts

2107.11~~0~~ College or University extension office: CMTY and D zone districts

2107.12~~1~~ Cultural facility: A-1 and LRR zone districts

2107.13~~2~~ Day-care center or preschool: A-1, LRR, RR, ER, SR, MF, and MH zone districts provided that such uses shall be situated on a lot of not less than 10,000 square feet and that a solid fence or wall 6 feet in height shall completely surround the yard used for playground purposes *(Amended 3/10/26)*

2107.14~~3~~ Dude ranch: A-1 zone district

2107.15~~4~~ Event Center: CMTY and D zone districts, subject to the following additional requirement:

2107.154.1 A noise study shall be submitted demonstrating compliance with the limits established in Section 1703A of the Noise Overlay District.

A-1 zone district, subject to the following additional requirements:

2107.154.2 Structures used for the event center shall be of a scale and design that is compatible with the surrounding rural environment.

2107.154.3 Structures, outdoor assembly areas, and parking lots used for the event center shall be setback a minimum of 200 feet from all adjacent property lines.

2107.154.4 Noise generated by the event center use shall not result in noise levels which exceed 40 dB(A) between 7:00 a.m. and 7:00 p.m., and 35 dB(A) between 7:00 p.m. and 7:00 a.m., measured in accordance with Section 1705A.

2107.154.5 A noise study shall be submitted demonstrating compliance with the event center noise standard.

2107.154.6 In addition to the management plan components specified in Section 2112, operational limitations for the event center shall address the following:

(1) Maximum number of event patrons.
(2) Frequency of events including times of day and days of week.
(3) The number of outdoor and indoor events.
(4) Specific mitigation measures to limit the impacts of any exterior lighting.

(5) Specific limitations or mitigation measures to ensure compliance with the noise standards consistent with the noise study.

2107.154.7 In addition to the information required for the project narrative specified in Section 2111, the event center narrative shall include a discussion of the following:

(1) The ability of the existing or proposed structures to comply with building and fire code requirements for public assembly uses.
(2) The ability to provide sanitation service for the proposed use by connection to a sanitary sewer or provision of on-site wastewater treatment.
(3) The ability to connect to a central water provider or to obtain a well permit for the proposed use.

2107.165 Feed yard – confinement center: A-1 zone district, provided that such use is located at least 500 feet from all property lines, and that such use is approved by the Douglas County Health Department *(Amended 3/26/24)*

2107.176 Firing range – outdoor: A-1 and GI zone districts provided that the use is located at least 100 feet from all property lines; an indoor range may be permitted as an accessory use to an outdoor range in the A-1 zone district

2107.187 Golf course legally established as a Use by Special Review prior to June 22, 2005: A-1, LRR, RR, ER, and SR zone districts subject to the following:

(1) Such use may be amended in accordance with the provisions established herein.
(2) No amendment shall have the effect of changing the boundary of the area subject to the legally established Use by Special Review as it existed on June 22, 2005. *(Amended 2/12/19)*

2107.198 Greenhouse: A-1 zone district

The following may be restricted based upon compatibility with the surrounding land uses:

- Location, size, height and use of structures
- Number of vehicle trips
- Lighting and hours of operation
- Location and type of materials stored outside
- Retail sale of items
- Parking area setbacks

2107.20~~19~~ Group Residential Facility: A-1, LRR, MF, MH, B, C, and LI zone districts provided that the Group Residential Facility does not include more than 1 registered sex offender over the age of 18 *(Amended 5/14/03)*

All requests shall be submitted to the Placement Alternative Commission as a referral.

2107.21~~0~~ Group Home for registered sex offenders: A-1, B, C, and LI zone districts, provided the facility is located a minimum of 1,500 feet from a school, park, playground, child-care facility, and youth camp.

All requests shall be submitted to the Placement Alternative Commission as a referral.

2107.22~~1~~ Heliport: B, C, LI, and GI zone districts:

- The FAA shall be notified regarding approval of airspace.
- A management plan shall be submitted with the application that addresses the following:
  - type and use of aircraft for which the facility is intended;
  - number of planes to be stationed on the site;
  - frequency of flights and diagram of flight patterns; and
  - hours of operation.

2107.23~~2~~ Home occupation: A-1, LRR, and RR zone districts pursuant to Section 2310, herein. No outside storage shall be allowed. *(Amended 8/23/22)*

2107.24~~3~~ Horse boarding or training facility: A-1, LRR, RR, and ER zone districts where the number of boarded horses exceeds the maximum number of horses permitted by right or by administrative review, or the number of lessons for non-owned horses, or riders not related to the landowner or lessee, exceeds 14 per week.

The applicant shall demonstrate a minimum water supply of 20 gallons per horse per day. The applicant must obtain the necessary well permits from the State Division of Water Resources.

On the Plan Exhibit, the applicant shall identify areas of allowable devegetation, pastures proposed for horse grazing, the pasture grazing schedule, manure storage areas, and the method and frequency of manure disposal.

2107.25~~4~~ Horse rental stable: A-1 and LRR zone districts provided that all uses are located at least 100 feet from all lot lines

2107.26~~5~~ Hotel: CMTY and D zone districts

2107.2~~6~~7 Hunting or fishing club: A-1 zone district; hunting clubs shall be located on a minimum of 160 acres

2107.2~~7~~8 Jail/correctional facility: GI zone district – Security for the facility may include barb, electric, or concertina wire when located a minimum of 6' 6" in height measured from the ground level outside the fence.

2107.2~~8~~9 Junk, scrap metal, or auto wrecking yard: GI zone district provided all such uses are screened by a solid wall or fence at least 6 feet in height *(Amended 3/26/24)*

2107.30~~29~~ Kennel: A-1 and LRR zone districts provided that all uses are located at least 100 feet from all lot lines

2107.3~~0~~1 Landfill – public or private: A-1 and GI zone districts provided that such use is approved by the Douglas County Health Department and is located 500 feet from all lot lines or 1,000 feet from any existing residential land use, whichever is greater. *(Amended 3/26/24)*

Prior to applying for a use by special review, the applicant must first receive a recommendation of approval for the certificate of designation from the Colorado Department of Health. Any proposal must be in compliance with the Douglas County Comprehensive Master Plan, as amended.

2107.3~~1~~2 Landing Field, Private: A private, non-commercial landing field or helipad for fixed or rotary wing craft is permitted as an accessory use in the A-1 and GI zone districts provided:

- Minimum lot/parcel area: 35 acres.
- Minimum setback for landing area: 200' from the sides of the landing strip, and 400' from the ends.
- The landing field shall be for the exclusive use of the landowner and guests.
- Any commercial use, flight training, ground school, or sales, are prohibited.
- Aircraft noise may not exceed 78 db(A) for more than 5 minutes in a 1-hour period.
- The FAA shall be notified regarding approval of airspace.
- The landing strip shall be oriented such that aircraft landing and takeoff do not pass directly over dwellings, schools, churches, or other places of public assembly.
- Minimum setback from existing residences (except landowner's): 1/2 mile from either end of the runway.
- A management plan shall be submitted with the application that addresses the following:

- type and use of aircraft for which the facility is intended;
- number of planes to be stationed on the site;
- frequency of flights and diagram of flight patterns; and
- hours of operation.

2107.33~~2~~ Mining, quarry, sand and gravel operation, or similar extractive land use: A-1 and GI zone districts, subject to the following:

2107.33~~2~~.1 The use is judged by the twelve criteria for approval of a use by special review, and the goals and policies of the Douglas County Comprehensive Master Plan, as amended and its Mineral Extraction element, and may be approved with conditions derived from the extraction plan submittals listed herein.

2107.33~~2~~.2 Exemptions from these regulations may be approved by the Director of Community Development in accordance with an approved grading permit, for any one of the following:

(1) Earthwork performed within public rights-of-way
(2) Earthwork performed which is consistent with an approved site plan or an approved and recorded final plat
(3) Earthwork performed as part of construction per an approved building permit
(4) Borrow site

2107.33~~2~~.3 A narrative that addresses all items listed in Section 2111, herein, and the following:

(1) a discussion of the quantity and quality of the deposit and its relationship to the supply and demand information contained in the Douglas County Master Plan for Mineral Extraction
(2) a discussion of the positive and negative impacts of the operation

2107.33~~2~~.4 A plan exhibit prepared in accordance with Section 2112, herein, and shows the following:

(1) The relationship of the mine site to other uses/structures in the area
(2) The location of all buildings, equipment, on- and off-site haul roads, ancillary facilities, staging areas, and stockpiles
(3) The limits of the mine site and the extent of areas to be disturbed
(4) The location and dimension of buffers against noise and visual impact to be left in place or created
(5) Identified aquifer recharge areas, wetland areas, lakes, rivers

(6) Wildlife impact areas as designated in the Douglas County Comprehensive Master Plan, as amended, and areas considered significant by the Colorado Division of Wildlife
(7) Areas identified, through independent assessment, as having historic, archaeological, or paleontological resources
(8) All Douglas County Comprehensive Master Plan designations

2107.3~~2~~3.5 An operational plan shall be submitted that at a minimum addresses the following:

(1) Start and end dates and the hours of operation
(2) A program for initial air-quality measurements and an ongoing monitoring program, including dust from equipment and stockpiles
(3) A program for initial water quality and quantity measurements, including well tests in the area, and an ongoing water-quality monitoring program
(4) Sources and quantities of water needed on site
(5) A drainage and erosion control plan in compliance with the Douglas County Storm Drainage Design and Technical Criteria manual
(6) A program for initial noise measurement, an ongoing noise monitoring program, and a noise abatement program
(7) Proposed methods and timing of site restoration and their relationship to visual and air-quality impacts
(8) A phasing plan that:
- designates areas to be disturbed and the proposed timing or extraction for each area;
- illustrates the timing of site restoration for each area including revegetation, contouring, and grading;
- limits the total land area to be disturbed at any one time; and
- links the availability of adequate transportation facilities to the scope of the operation, specifically identifies off-site infrastructural improvements required for the project, and specifies the time frame for construction in relation to phases of on-site operation.

(9) A transportation plan that:
- designates transportation routes *(existing or proposed)* that avoid residential areas and limit the use of local roads;
- gives traffic counts and the projected level of service along haul routes, at bridges and culverts, and at key intersections both at the start and at peak operation;
- specifies the hours when material will be transported off site;
- lists the improvements necessary for the transportation system to accommodate expected traffic;

- addresses the construction of needed transportation improvements; and
- lists the actions to be taken at the staging area to allow only safe, clean, and covered trucks onto the transportation system.

(10) A blasting plan that:
- Identifies noise and vibration-sensitive uses/structures/ activities in the area;
- includes a pre-blast inspection program for identified structures;
- includes a program for initial seismic and noise monitoring during the first blast;
- incorporates a method of reviewing data from the initial blast and provisions for amending the blasting program accordingly; and
- specifies the times and the atmospheric conditions when blasting is permitted.

(11) An end-state, land-use plan that shows:
- areas to be returned to a natural state;
- areas to be restored for wildlife habitat, *if applicable;*
- areas that are appropriate for open space, trails, parks and recreational uses, and are identified on the County's open space and recreational plans;
- the site's final topography;
- proposed post-mining land uses, consistent with the zoning of the land; and
- site restoration phases.

(12) A site evaluation including:
- wildlife impact analysis conducted in conjunction with the Colorado Division of Wildlife;
- independent assessment of the historic, archaeological, or paleontological value of the site;
- drainage studies as required by the Public Works Department, including an erosion and sedimentation control plan, a Phase I drainage report at initial submittal, and a Phase III drainage report prior to each phase;
- a transportation study that identifies transportation routes, number of trips, critical intersections, traffic volumes, and transportation system improvements necessitated by the application;
- a visual analysis that documents the visibility throughout the life of the operation; identifies visually sensitive areas and the expected impact at those locations; and lists visual impact mitigation measures; and

- a copy of all information submitted to the Division of Minerals and Geology, Colorado Department of Natural Resources.

2107.343 Motel: CMTY and D zone districts

2107.354 Motorsports Facility, Private: A-1 zone district *(Amended 4/26/16)*

2107.354.1 All components of the Private Motorsports Facility shall be located a minimum of 200 feet from all property lines. Additional setbacks may be required if necessary to mitigate noise impacts.

2107.354.2 Noise generated by the Private Motorsports Facility use shall comply with the limits established in Section 1703A of the Noise Overlay District ("noise standard").

2107.354.3 A noise study shall be submitted demonstrating that the proposed facility can be designed and operated in such a manner as to ensure ongoing compliance with the noise standard.

2107.354.4 Maximum land area devegetated, including devegetation resulting from the Private Motorsports Facility, shall comply with the limits established in Section 24, Animals.

2107.354.5 In addition to the management plan components specified in Section 2112, operational limitations for the Private Motorsports Facility shall address the following:

(1) Maximum number of concurrent motorsports vehicles in use
(2) Hours and days of use
(3) Specific mitigation measures to limit visual impacts of the Private Motorsports Facility from public roadways and abutting properties; and
(4) Specific limitations or mitigation measures to ensure compliance with the noise standard and recommendations of the noise study.

2107.365 Natural Medicine Business. A Natural Medicine Business shall be located a minimum of 1,500 feet from any: *(Amended 6/24/25)*

- A residential zone district (LRR, RR, ER, SR).
- Dwelling.
- Church, park, or library.
- State-licensed day-care facility.
- School or educational facility, serving persons age 18 or younger.
- Property within an incorporated area.

The distance between any Natural Medicine Business and any dwelling, church, park, library, day-care facility, school, residential zone district, or incorporated area shall be measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as part of the premises where the Natural Medicine Business is conducted to the nearest lot line of the premises of the dwelling, church, park, library, day-care facility, or school or the nearest boundary of a residential zone district or incorporated area.

2107.3~~6~~5.1 Healing Center: B, C, LI, and GI zone districts.
- Additional Requirements:
  - Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
  - Days of Operation: Monday through Friday
  - A Healing Center shall be located no further than 5 miles from a hospital, emergency medical care center, urgent care center, or other such medical treatment facility, unless such services are available at the Healing Center.
  - Within 14 days of the Director's execution of the approval certificate for a new Healing Center, staff shall provide written notice of the approval to the Douglas County Sheriff's Office, Douglas County Health Department, and any facility providing emergency medical care located within 5 miles of the Healing Center.

2107.3~~6~~5.2 Cultivation Facility: LI and GI zone districts.
- Additional Requirements:
  - Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
  - Days of Operation: Monday through Friday.

2107.3~~6~~5.3 Products Manufacturer: LI and GI zone districts.
- Additional Requirements:
  - Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
  - Days of Operation: Monday through Friday.

2107.3~~6~~5.4 Testing Facility: LI and GI zone districts.
- Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
- Days of Operation: Monday through Friday.

2107.3~~6~~5.5 Any other Natural Medicine Business licensed by the State Licensing Authority: LI and GI zone districts.
- Additional Requirements:
  - Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
  - Days of Operation: Monday through Friday.

2701.3~~6~~7 Oil or gas drilling operation: A-1 zone district provided such use is located a minimum of 100 feet from any lot line

2107.387 Propane distribution/storage: GI zone district

2107.398 Recreation facility – community: A-1, LRR, RR, ER, SR, MF, MH, CMTY, and D zone districts, provided all structures within A-1, LRR, RR, ER, SR, and MF zone districts are located at least 50' from all lot lines or the zone district minimum setback, whichever is greater

2107.4039 Recreation facility – indoor: CMTY and D zone districts

2107.410 Recreation facility – neighborhood: CMTY and D zone districts

2107.421 Recreation facility – outdoor: CMTY and D zone districts

2107.432 Recreation facility – private: CMTY and D zone districts

2107.443 Recycle/trash transfer facility: LI and GI zone district provided all recycling or trash transfer activities are conducted within an enclosed structure.

2107.454 Residence:

For new residential units in the B, C, LI, GI, or MI zone districts, school and park land dedications shall be provided in accordance with the Douglas County Subdivision Resolution, as amended.

- Caretaker – LRR zone district – 1 per lot
- Mobile home – 1 per parcel/lot in the A-1 zone district when a principal dwelling does not exist on the property
- Multifamily – B, C, and MI zone districts
- Single-family attached or multifamily – LI and MI zone district

2107.465 Religious retreat: A-1 zone district.

2107.476 Satellite earth station: A-1 zone district, and in LI and GI zone districts when the equipment exceeds the height limitation or the minimum health standards.

2107.476.1 In addition to the exhibit requirements contained in this Section and Section 27, a report describing the satellite earth station shall be included with the application. The report shall include the following:

(1) Discussion of proposed number, height, and types of satellite dishes to be accommodated
(2) Description of output frequency, number of channels and power output per channel for each proposed antenna (if applicable)

(3) A letter from the applicant stating that an intermodulation study, if required, has been conducted and concludes that no interference problems are predicted
(4) A five-year plan for the use and estimated life of the proposed telecommunication facility
(5) A narrative from the applicant identifying technologically feasible locations (search ring or rings) for the proposed facility, and justifying the proposed location to the satisfaction of the County
(6) A copy of the FCC license and a commitment statement from the applicant to maintain compliance with all FCC regulations, standards, and requirements regarding both radio frequency interference (RFI) and radio frequency radiation (RFR)
(7) Statement that the proposed facility will be in compliance with all FAA regulations and applicable federal requirements including, but not limited to, those associated with the National Environmental Protection Act (NEPA) as amended, and the National Historic Preservation Act (NHPA) as amended

2107.48~~7~~ Sawmill – portable: A-1 and LRR zone districts, provided that such use is located at least 100 feet from all lot lines. A portable sawmill is permitted only as accessory to a principal use.

2107.49~~8~~ Septic waste and domestic sludge application: A-1 and LRR zone districts, with the approval of the Colorado Department of Health, when any of the following apply:

2107.49~~8~~.1 Liquid dewatered or semi-dewatered sludge, as defined by the Colorado Department of Health Domestic Sewage Sludge regulations, would be applied on the soil surface or would be incorporated into the soil at a depth which does not completely cover the sludge. Dried sludge is not subject to this provision.

2107.49~~8~~.2 More than 10 delivery vehicles would be transporting sludge to the site in any 24-hour period.

2107.49~~8~~.3 More than 50,000 gallons of liquid sludge, or 200 cubic yards of any sludge, not defined or transported as a liquid, would be applied to the site in any 24-hour period.

2107.49~~8~~.4 Permanent structures or facilities for further processing, treating or dewatering sludge would be constructed or associated with the site and the application of sludge material.

2107.5049 Telecommunication facility: A-1 zone district; and in LI and GI zone districts when the equipment exceeds the height limitation or the minimum health standards.

2107.5049.1 In addition to the exhibit requirements contained in this Section, a report describing the telecommunication facility shall be included with the application. The report shall include the following:

(1) Description of the height, design and elevation of the proposed support tower with a cross section view and description, and a statement as to whether the tower will be structurally designed to accommodate future antennas
(2) Description of height for all potential mounting positions for antennas. If the support tower is designed for collocation, the minimum separation distances should be shown and noted as possible future antenna locations
(3) Discussion of proposed number, height, and types of antennas to be accommodated through this application
(4) A letter from the applicant stating that an intermodulation study, if required, has been conducted and concludes that no interference problems are predicted
(5) A description of the use and estimated life of the proposed telecommunication facility including additional development and coverage anticipated to meet projected service needs
(6) A narrative from the applicant identifying and justifying technologically feasible locations (search ring or rings) for the proposed service, and demonstrating to the satisfaction of the County, that the proposed service cannot be accommodated on an existing or approved support tower located within a five mile radius
(7) The results of the RF drive test, certified as currently in calibration and traceable to National Institute of Standards and Technology, if it was undertaken to verify technologically feasible locations
(8) Copy of the FCC license and a commitment statement from the applicant to maintain compliance with all FCC regulations, standards, and requirements regarding both radio frequency interference (RFI) and radio frequency radiation (RFR)
(9) Statement that the proposed facility will be in compliance with all FAA regulations as demonstrated by the response to the "Notice of Proposed Construction or Alteration" or equivalent, unless certified by a qualified, licensed engineer that FAA review and approval is not required
(10) Statement that the proposed facility will be in compliance with applicable federal requirements including, but not limited to, those associated with the National Environmental Protection

Act (NEPA) as amended, and the National Historic Preservation Act (NHPA) as amended

(11) When required, a letter of intent, in a form approved by the County, committing the support tower owner, its successors or assigns, to allow collocation of the facility under market terms, rates, and conditions

(12) A Visual Impact Assessment (VIA) demonstrating that the proposed location is in compliance with the criteria contained in Subsection 2107.37.3

(13) The County may require that an independent, outside consultant be retained, at the applicant's expense, to perform evaluations pertaining to compliance with regulations, standards and requirements stipulated

(14) The Director may waive or modify one or more of the aforementioned information requirements based on design, size, or overall impact of the proposed facility

2107.5049.2 A Visual Impact Assessment (VIA) shall be prepared in accordance with the VIA process contained in Appendix D of this Zoning Resolution.

2107.5049.3 In addition to the approval standards stipulated in Subsection 2102, proposed telecommunication facilities shall be located and designed in accordance with the following criteria:

(1) Proposed telecommunication antennas shall be located on existing support towers where feasible and where the visual impacts are minimal.

(2) The facility shall be sited to minimize impact on the environment and wildlife in the region.

(3) The facility shall be sited to fade into the predominant backdrop of the vicinity by complementing other features and forms in the backdrop landscape.

(4) All elements of the facility shall be designed and constructed to result in minimal visual impact. Elements shall be constructed of non-reflective materials that are typical in style and color to area buildings, structures or the backdrop landscape.

(5) All elements of the facility, including but not limited to the accessory equipment, shall be camouflaged or screened from viewer groups as identified in the VIA. Where proposed, fencing shall be designed to minimize visual impacts.

(6) Access to the facility shall be designed to minimize land disturbance, (including cut and fill), and visual impacts.

(7) The height of any tower or structure shall be no greater than the distance to the nearest lot line or lease area, except engineered

structures which shall be in compliance with the zone district setback.

2107.5049.4 The property owner shall be responsible for removing all elements of the telecommunication facility including, but not limited to, antennas, buildings, accessory equipment, driveways and fencing if the facility becomes technologically obsolete or ceases to perform its intended function for a period of 180 consecutive days. This removal shall be completed within 90 days of the end of such 180-day period. The site shall be restored to replicate the existing surrounding vegetation.

2107.510 Theater – indoor or outdoor: CMTY and D zone districts

2107.521 Utility – Major Facility: In all zone districts, except GI, provided that the setback requirements of the zone district in which the facility is proposed to be located are met, or such additional setbacks or requirements as the Board determines necessary. Maximum heights and lot area shall be determined through the use by special review process specific to each site.

Final action by the Board must be rendered within 90 days after the submittal date for a Utility Major Facility of a public utility providing electric or natural gas service, unless the provider and the County reach agreement on an amended time period. *[§29-20-108 C.R.S.]*

Wastewater Facility: Site approval is required by the Colorado Department of Public Health and Environment.

Water Storage/Treatment Facility and/or Appurtenance(s), except for Major Reservoirs, located within the following areas are exempt from the requirement for a use by special review application:

- Municipal Planning Areas (MPAs) designated by Douglas County Comprehensive Master Plan;
- Separated Urban Areas (SUAs) designated by the Douglas County Comprehensive Master Plan;
- Primary Urban Area (PUA), designated by the Douglas County Comprehensive Master Plan;
- Potential Town Urban Service Area as depicted in the Castle Rock and Douglas County Intergovernmental Agreement;
- Urban Service Area as depicted in the Town of Parker and Douglas County Intergovernmental Agreement;
- Facilities approved as part of a special district's service plan, which are located and serve property within the boundaries of such special

district described in its service plan and any subsequent inclusion orders.

2107.5~~3~~2 Veterinary clinic or hospital: A-1, LRR, and RR zone districts, provided that such uses are located 100 feet from all lot lines

2107.5~~4~~3 Wind energy conversion systems up to 100 kilowatts: A-1, LRR, and RR zone districts as follows:

2107.5~~4~~3.1 In addition to the plan exhibit required in Section 2112, herein, the plan exhibit shall include the following:

- Location of all above ground utility lines
- Location of trees or other vegetation on site, described by size and type

2107.5~~4~~3.2 The maximum tower height shall be 120 feet. The minimum distance for any portion of the rotor or blades from the ground beneath the system shall be 30 feet.

2107.5~~4~~3.3 The supporting tower shall be set back from all property lines and overhead utility lines at least the height of the tower, except engineered structures which shall be in compliance with the zone district setback.

2107.5~~4~~3.4 Climbing access to the structure shall be limited either by means of a 6 foot high fence around the tower base with a locking gate, or by limiting tower climbing apparatus to no lower than 12 feet above the ground.

2107.5~~5~~4 Zoo: C zone district

2108 Submittal Prerequisite

The applicant shall attend a presubmittal meeting with the Planning Services Division to discuss the request and the submittal process and requirements for a new use by special review or an amendment to an approved use by special review.

A proposed amendment to an approved use by special review may be considered in accordance with the procedures identified herein. An amendment to a use by special review shall be considered through an administrative process when the Director determines that the change does not represent a substantial increase in the intensity of the use or impacts to the neighborhood. This type of amendment shall be referred to as an administrative use by special review amendment.

If the Director determines that the proposed amendment to an approved use by special review does represent a substantial increase in the intensity of the use or impacts to the

neighborhood, the proposed amendment shall be subject to the same submittal and process requirements as required for a new use by special review application. This type of amendment shall be referred to as a use by special review amendment. When making the determination, the Director shall consider the proposed degree of change to the site improvements and management plan as reflected on the approved Plan Exhibit, with specific consideration for potential increased impacts to the surrounding community.

The applicant may appeal the Director's determination on the amendment process for an approved use by special review to the Board of Adjustment in accordance with Section 26A.

2109 Submittal Process

The following shall apply to a use by special review or a use by special review amendment. The application shall be submitted only after the presubmittal meeting(s) has been completed and the applicant has received the written staff comment summary from the presubmittal meeting. For a request for a use by special review or a use by special review amendment, the submittal is processed as follows:

2109.01 The applicant shall submit the required submittal information to the Planning Services Division. The submittal shall be reviewed by staff and a determination of completeness shall be made within 15 working days. The applicant shall be notified in writing if the submittal is incomplete, and any inadequacies shall be specifically identified. An incomplete submittal will not be processed.

2109.02 Once the submittal is determined complete, staff will notify the applicant in writing of the number of copies of the submittal information required for distribution to referral agencies. Staff will identify in the written notice which referral agencies are regulatory referral agencies and which referral agencies are advisory referral agencies. The mailing addresses of the referral agencies shall be provided to the applicant. Electronic distribution is preferred. Otherwise, referral packets shall be provided by the applicant in unsealed manila envelopes, without postage, addressed to the appropriate referral agency, with submittal information properly folded and compiled. Staff shall include a referral response sheet and distribute the referral packets to the referral agencies.

2109.03 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. In Nonurban Areas, staff shall send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not

negatively impact the determination of public notice compliance set forth herein. *(Amended 4/13/2021)*

2109.04 If the referral agencies elect to comment, they shall comment within 21 calendar days from the date the referral packets were mailed or electronically distributed, unless the applicant grants, in writing, an extension of no more than 30 calendar days. After the 21 calendar days, if no extension is granted, any referral agency responses received will be accepted for informational purposes only and provided to the applicant, Planning Commission, and the Board. For projects that are critical to public safety, referral agencies shall comment within 10 days of receiving a referral packet.

All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall be given an opportunity to address the comments of all regulatory referral agencies received within the 21 calendar day referral period, or as extended by the applicant, by identifying in writing the extent to which the project has been revised in response to the comments. The applicant is strongly encouraged to provide staff a written response to timely comments of all advisory referral agencies and any comments received as a result of the courtesy notice.

The applicant is encouraged to meet with the referral agencies and staff to address any concerns. The applicant is required to pay those fees assessed by regulatory referral agencies.

2109.05 Staff will review the referral agency comments, discuss the concerns with the applicant, schedule a public hearing before the Planning Commission, notify the applicant in writing of the hearing date and time, and prepare a staff report for the Planning Commission. The applicant is responsible for public notice of the hearing in accordance with Section 2118 herein.

2109.06 The Planning Commission shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, and public comment and testimony, and make a recommendation to the Board to approve, approve with conditions, continue, table for further study, or deny the use by special review request. The Planning Commission's decision shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.

2109.07 Following the recommendation by the Planning Commission, staff shall schedule a public hearing before the Board, notify the applicant in writing of the hearing date and time, and prepare a staff report for the Board. The hearing shall be scheduled for the earliest available time taking into consideration the 14-day public noticing requirement but no later than 120 days after the final Planning Commission hearing. The applicant is

responsible for public notice of the hearing in accordance with Section 2118 herein.

2109.08 For applications that propose a water supply from a District, at least 21 days prior to the Board hearing, the applicant shall submit evidence of inclusion of the property into the District. An inclusion agreement may be contingent on approval of the use by special review by the Board.

2109.09 The Board shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the use by special review request. The Board's action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.

2109.10 If denied by the Board, a resubmittal of a use by special review request for the same or substantially same request, as determined by the Director, shall not be accepted within 60 days of such denial. The applicant may appeal the decision of the Director, in writing, to the Board of Adjustment pursuant to Section 26A of this Resolution. The submittal of a new application and processing fee shall be required to pursue a proposed use by special review.

2109.11 Following approval by the Board, the applicant shall submit a signed and notarized Plan Exhibit to the Planning Services Division. Staff shall verify that all conditions of approval have been met and all technical corrections have been made to the satisfaction of Douglas County, prior to the Director's execution of the approval certificate on behalf of the Board. The applicant shall submit the final signed Plan Exhibit no later than 90 days from the date of Board approval, unless the Board allows for a longer period of time as part of its approval of the use by special review. The Director may grant a one-time extension of no more than an additional 90 days. Further extensions shall be submitted for the Board's consideration.

2109.12 For applications that propose a water supply from a New Special District that will enter into an intergovernmental agreement with an Established District as described in Section 18A, Water Supply Overlay District, herein, the applicant shall submit evidence of creation of the New Special District, evidence of execution of the intergovernmental agreement by both parties, and evidence of inclusion of the property into the New Special District prior to approval of the Plan Exhibit. *(Amended 5/26/2015)*

2109.13 For applications that propose a water supply from a District or from a New Special District that has entered into an intergovernmental agreement with an Established District as described in Section 18A, Water Supply Overlay

District, herein, the applicant shall submit evidence that the water rights necessary to serve the development have been conveyed to the Established District, and/or that the water credits to serve the development have been purchased from the Established District, prior to approval of the Plan Exhibit. *(Amended 5/26/2015)*

2110 Withdrawal of an Application

A request to withdraw an application shall be submitted, in writing, to the Planning Services Division, staff planner. Withdrawal of the application shall preclude reactivation. The submittal of a new application and processing fee shall be required in order to pursue the proposed use by special review.

2111 Submittal Requirements

The following submittal requirements shall apply to a use by special review and use by special review amendment:

2111.01 Completed land-use application *(available from the Planning Office)*

2111.02 Application fee *(available from the Planning Office)*

2111.03 Proof of ownership that includes an updated or current title insurance policy or title commitment. or other acceptable form of title verification, no more than thirty days old from the date of application

2111.04 A notarized letter of authorization from the landowner permitting a representative to process the application

2111.05 Narrative to describe the following:

(1) General project concepts
(2) Zoning of the land and compliance with the zone district requirements and any additional requirements for the use by special review as defined in Section 2107
(3) Define overall impacts of the proposed use on the adjoining lands
(4) Compliance with the Douglas County Comprehensive Master Plan, as amended
(5) Compliance with appropriate agency regulations and any necessary permits
(6) Proof of water availability
(7) Method of wastewater treatment
(8) Type or method of fire protection
(9) Impacts to existing vegetation and wildlife
(10) Impacts on air and water quality
(11) Impacts on peace and quiet of neighborhood

(12) Provision of buffering, including additional landscaping
(13) A description of the availability and adequacy of public services and facilities.
(14) Other narrative details unique to the specific type of use by special review

2111.06 Plan Exhibit *(per 2112, herein)*

Plan Exhibit reductions (11"X17") may be required for public hearing packets for the Planning Commission and the Board.

2111.07 Development Reports, unless waived by Engineering Services:

- Phase III Drainage Report and Plan
- GESC Report and Plan
- Utility drawings(s)
- Off-site improvement plans, as required
- Engineering construction drawings
- Traffic Impact Study

An improvements agreement may be required to identify and financially secure the public and private improvements and other commitments required as part of the use by special review approval.

2111.08 Detailed technical studies, based upon the scale and impact of the application, as may be necessary to demonstrate compliance with the approval standards.

2111.09 Documentation of a sufficient water supply in accordance with Section 18A, Water Supply Overlay District, herein. *(Amended 3/26/24)*

For properties in the A-1 and LRR zone districts as identified in Section 2102.11.2 a copy of any existing well permits issued for the property may be requested as part of the submittal, along with an estimate of water demands.

2111.10 An analysis of the capacity related to level-of-service for the public facilities and services within the impact area.

2111.10.1 A traffic impact study in accordance with the Douglas County Roadway Design and Construction Standards.

2111.10.2 Documentation of capacity from the fire protection district in accordance with fire district level of service standards.

2111.10.3 For applications proposing additional residential uses, documentation of capacity from the school district in accordance with the school district capacity policy.

2112 Plan Exhibit

For a use by special review or use by special review amendment, a Plan Exhibit shall consist of both a site plan and management plan as required herein.

2112.01 The site plan shall be prepared in accordance with the subsections of Section 27, Site Improvement Plan of this Resolution listed below. All or portions of the required site plan elements may be waived by the Director if it is determined that the use by special review will occupy an existing structure or will not otherwise require significant public or private improvements:

- General Plan Requirements, except that title blocks and approval certificates shall follow Sections 2112.03 and 2112.04 herein.
- Site Plan
- Landscape Plan
- Grading and Drainage
- Building Elevations
- Lighting Plan

For Personal Wireless Communication Facilities, the Design Standards provided in Section 27A shall apply.

2112.02 The management plan shall be provided that addresses all aspects of the day-to-day operation of the use by special review. The degree of detail will depend upon the specific use. The following items shall be included in the plan. The management plan shall be appended to the Plan Exhibit prior to final approval.

2112.02.1 Number of clients/boarders/parishioners/animals

2112.02.2 Hours of operation – whether the use is seasonal and the number of days of the week

2112.02.3 Number of employees

2112.02.4 Required outside storage/parking/loading areas

2112.02.5 Permit requirements from other state, federal or local agencies

2112.02.6 Method of providing fire protection

2112.02.7 Other operational elements necessary to address the potential impacts for the specific special use

2112.03 Plan Exhibit Title

The exhibit title shall include the name and legal description of the proposed development, site acreage, and project file number. The business name shall not appear in the title, rather the title shall reference the legal description when subdivided or the street address as follows:

Subdivided land:

SPRUCE SUMMIT, Filing No. 3, Lot 14
NW¼ Section 11, Township 8 South, Range 67 West
Permit Area – 1 acre Total Area 5 acres
USR Plan Exhibit – US2010-002

Within a PD:

SPRUCE SUMMIT, Filing No. 3, Lot 14
NW¼ Section 11, Township 8 South, Range 67 West
Planning Area 63 – Permit Area – 1 acre Total Area – 5 acres
USR Plan Exhibit – US2010-002

When unplatted:

(STREET ADDRESS – Address available from County Addressing Specialist)
NW¼ Section 11, Township 8 South, Range 67 West
Permit Area – 1 acre Total Area 5 acres
USR Plan Exhibit – US2010-002

For a use by special review amendment:

SPRUCE SUMMIT, Filing No. 3, Lot 14 – **1st Amendment**
NW¼ Section 11, Township 8 South, Range 67 West
Permit Area – 1 acre Total Area – 5 acres
USR Amendment
US2010-002 **(Amendment to US2003-049)**

2112.04 Plan Exhibit Approval Certificate

Provide either a corporate/limited liability corporation (LLC) or individual approval certificate on the first sheet of the plan set, as follows.

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 2 ___.

_____
Director of Community Development

- The use by special review is subject to yearly review, or as otherwise defined by the Board of County Commissioners as part of its approval of the use by special review, to ensure compliance with the approval standards and conditions of approval.
- Construction shall commence pursuant to the use by special review within 3 years from the date of approval, or within the extended effective approval period, or the use by special review shall terminate.
- The use by special review shall terminate when the use of the land changes or when the time period established by the Board of County Commissioners through the approval process expires. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.
- Acceptance of site construction drawings by Douglas County Engineering shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution.

(for Corporate or LLC owner, print corporation or LLC name)

By: _____(signature)_____
Title: _____
Date: _____

ATTEST: (if corp.)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF_____)

Acknowledged before me this ___ day of _____, 20___, by _____ as _____ and _____ as _____ of _____, a _____ corporation/LLC.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

(For Individual Owner)

(signature of owner(s))

Acknowledged before me this _____ day of _____, 20___, by _____.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

An initial block is required on all subsequent Plan Exhibit sheets:

Approval Certificate

Planning	_____ Initials/Date
Owner	_____ Initials/Date
Lessee *(if applicable)*	_____ Initials/Date

2113 Public Notice Requirements

The following requirements shall apply to a use by special review and use by special review amendment. The applicant shall be responsible for public notification. In calculating the time period for public notification the day of publishing, posting, or mailing shall be counted toward the total number of days required. The day of the hearing shall not be counted toward this total.

The degree of accuracy required for the information contained in these public notices shall be that of substantial compliance with the provisions of this section. Substantial compliance for these public notices shall be determined by the Planning Commission or the Board of County Commissioners for their respective public hearings.

2113.01 WRITTEN NOTICE

At least 14 days prior to the Planning Commission hearing and the Board hearing, the applicant shall mail a written notice of the hearing by first-class mail to the address of each abutting landowner as such address is shown in the records of the Douglas County Assessor's Office. The notice shall read substantially the same, as the published notice also required by this section.

At least 7 days prior to the hearing, the applicant shall provide the following to the Planning Services Division:

- alphabetical list of the landowners;
- map showing their relationship to the site;
- copy of the notice sent to the landowners; and
- certificate of mailing.

The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid this ____ day of _____, 20___, and addressed as follows:

(list of addresses)

_____
(signature of person completing the mailing)

In the event the applicant fails to mail a notice to an abutting landowner or otherwise fails to comply with the written notice required in this section, the landowner who did not receive such complying notice may waive such notice by submitting a written waiver to Douglas County Planning prior to the hearing.

2113.02 PUBLISHED NOTICE

At least 14 days prior to the Planning Commission hearing and 14 days prior to the Board hearing, the applicant shall:

- publish a notice in at least 1 publication of a daily or a weekly legal newspaper of general circulation, printed or published in whole or in part in Douglas County; and
- provide a publisher's affidavit of said published notice to the Planning Services Division at least 7 days prior to the hearing. The notice shall read:

NOTICE OF PUBLIC HEARING BEFORE THE
(PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS)

A public hearing will be held on (date), at (time), in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, for approval of a use by special review for a *(name the specific use, i.e., church)* in the _____ zone district. The subject land is located approximately *(distance and direction from nearest major intersection).* For more information call Douglas County Planning, 303-660-7460
File No./Name: _____

2113.03 POSTED NOTICE

At least 14 days prior to the Planning Commission hearing and 14 days prior to the Board hearing, the applicant shall post a notice on the land for which the use is requested. The notice shall consist of at least 1 sign facing each abutting public or private street open for travel, within 10 feet of the property line abutting such street, placed on posts at least 4 feet above ground level. In the event the staff planner determines a sign cannot be placed abutting such street and be visible from such street or that there is no abutting public or private street open for travel, the staff planner may require an alternate location for a sign. Additional signs may be required by the staff planner. Each sign shall measure not less than

3'X4'. Letter size shall be a minimum of three inches high, and a minimum of six inches high for the sentence that reads, “For more information call Douglas County Planning at 303-660-7460.” *(Amended 11/6/2018).* Such notice shall read:

NOTICE OF PUBLIC HEARING BEFORE THE
(PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS)

This land shall be considered for a Use by Special Review for a (insert specific use) in the _____ zone district. The public hearing is (date), in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, at (time). For more information call Douglas County Planning, 303-660-7460.
File No./Name:_____

2113.03.1 An affidavit of sign posting shall be submitted by the applicant for the file in the Planning Services Division at least 7 days prior to the hearings. The sign(s) shall be photographed by the applicant and attached to the affidavit as follows:

(attach photo here)
(sign lettering must be legible in photo)

I, (applicant/representative/person posting sign), attest that the above sign was posted on (date) abutting (name of street).

_____(signature)_____ File No./Name: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ___ day of _____, 20___ by _____ as _____.

My commission expires: _____

Witness my hand and official seal

_____
Notary Public

2113.03.2 The sign shall be removed by the applicant within 2 weeks following the final decision by the Board, withdrawal, or closure of the file by the Community Development Department.

2114 Termination of Use

2114.01 Construction pursuant to approval of a use by special review Plan Exhibit shall be commenced within three years from the date of approval, unless otherwise specified by the Board, or the approval shall terminate. The

Director may grant an extension of time, for good cause shown, upon a written request by the applicant.

2114.02 The Director may grant time extensions to the effective period of a Plan Exhibit, not to exceed a total of three years beyond the date of original approval, upon written request by the applicant. As necessary, the Director may include conditions with the time extension in order to ensure that the use by special review remains in compliance with approval standards. Site construction drawings that have expired may require re-approval by Douglas County Engineering.

Further time extensions may be requested by the applicant and considered for approval by the Board at a public meeting.

2114.03 Where a use by special review brings an existing use into compliance with applicable regulations, or is designed to correct a Notice of Violation, all improvements depicted on the use by special review Plan Exhibit shall be completed within six months of approval, unless otherwise approved by the Board.

2114.04 A use by special review shall terminate when the use of the land changes or when the time period established by the Board through the approval process expires, whichever occurs first. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.

2114.05 The termination notice is appealable, in writing, to the Board of Adjustment pursuant to Section 26A of this Resolution.

2115 Inactive Files

Files that become inactive, because the applicant has not responded to staff's request for information or otherwise action in the submittal process, for a period of more than 6 months, shall become void and the resubmittal of a new application and fees shall be required to pursue the special use request. After 5 months of inactivity, staff shall notify the applicant in writing that the application will become void within 30 days. If the applicant fails to submit the required additional information or request a hearing date within 30 days, staff shall notify the applicant in writing that the application is void. This provision shall apply to all applications on file with the County upon the effective date of adoption and any application thereafter. The Director may grant an extension of time, of no more than 6 months, upon a written request by the applicant.

2116 Post Denial Application

If denied by the Board, a resubmittal of the same or substantially same use by special review application shall not be accepted within 60 days from the date of denial by the Board, or in the event of litigation, from the date of the entry of the final judgment. However, if evidence is presented to the Board showing that there has been a substantial change in physical conditions or circumstances, the Board may reconsider the use by special review. A new application and processing fee shall be required.

2117 Revocation

If noncompliance with the approved Plan Exhibit or conditions of approval is demonstrated, the Board may consider revocation of the use by special review at a public meeting. Written notice shall be provided to the landowner and/or lessee at least 14 days prior to the scheduled Board meeting.

2118 Administrative Use by Special Review Amendment

2118.01 Submittal Prerequisite

Prior to submittal of an administrative amendment, a presubmittal meeting shall be held with the Planning Services Division to discuss the request, to determine if it is eligible for an administrative process, and to provide information on the required submittal items and process steps.

2118.02 Approval Standards

Approval of an administrative use by special review amendment shall be in accordance with the approval standards in Section 2102.

2118.03 Submittal Process

2118.03.1 The applicant shall submit the required submittal information to the Planning Services Division. The submittal shall be reviewed by staff and a determination of completeness shall be made within 15 working days. The applicant shall be notified in writing if the submittal is incomplete, and any inadequacies shall be specifically identified. An incomplete submittal will not be processed.

2118.03.2 Once the submittal is determined complete, staff will notify the applicant in writing of the number of copies of the submittal information required for distribution to referral agencies. Staff will identify in the written notice which referral agencies are regulatory referral agencies and which referral agencies are advisory referral agencies. The mailing addresses of the referral agencies shall be provided to the applicant. Electronic distribution is preferred.

Otherwise, referral packets shall be provided by the applicant in unsealed manila envelopes, without postage, addressed to the appropriate referral agency, with submittal information properly folded and compiled. Staff shall include a referral response sheet and distribute the referral packets to the referral agencies.

Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein. *(Amended 4/13/2021)*

If the referral agencies elect to comment, they shall comment within the specified referral period, not to exceed 21 calendar days from the date the referral packets were mailed or electronically distributed.

2118.03.3 All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall address the comments of all regulatory referral agencies in writing the extent to which the project has been revised in response to the comments. The applicant is strongly encouraged to provide staff a written response to comments of all advisory referral agencies and other public comments received.

The applicant is encouraged to meet with the referral agencies and staff to address any concerns. The applicant is required to pay those fees assessed by regulatory referral agencies.

2118.03.4 Following Planning and Engineering's review of the response to referral comments and any resubmitted items, staff will prepare a project assessment report for the Director's review. The Director will make a final determination to approve, approve with conditions, or deny the administrative USR amendment request within five (5) calendar days of the receipt of the assessment report, based upon demonstrated compliance with the approval standards.

2118.03.5 If an improvements agreement is required, it shall be approved by the County Manager prior to the Director's approval of the administrative amendment.

2118.03.6 If the administrative amendment is denied, written findings shall be provided by staff to the applicant within three (3) calendar days of the denial.

2118.04 Submittal Requirements

The applicant shall submit the following information to Planning Services. Incomplete applications shall not be accepted for processing.

- Completed land use application and fee
- Amended Plan Exhibit
- Updated development reports
- Updated technical studies, if applicable
- Current title commitment or other ownership verification as acceptable to staff
- Notarized letter of authorization from the property owner, if applicable
- Stamped addressed envelopes for courtesy notices
- A written narrative explanation of the proposed amendments

2118.05 Title and Approval Certificate

The project title for an administrative use by special review amendment shall be consistent with the original title, as provided in the following example:

SPRUCE SUMMIT, Filing No. 3, Lot 14 – **1st Amendment**
NW¼ Section 11, Township 8 South, Range 67 West
Permit Area – 1 acre Total Area – 5 acres
Administrative USR Amendment
US2010-002 **(Amendment to US2003-049)**

The following approval certificate shall accompany the required Plan Exhibit for an administrative use by special review amendment to an approved use by special review.

Administrative USR Amendment Approval Certificate

US ___-_____ is hereby amended this ___ day of ___, 2___. The use by special review continues to meet all approval criteria and is subject to all original conditions of approval, unless specifically noted hereon.

_____
Director of Community Development

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution.

(for Corporate or LLC owner, print corporation or LLC name)

By: _____(signature)_____
Title: _____
Date: _____

ATTEST: (if corp.)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ___ day of _____, 20___, by _____ as _____ and _____ as _____ of _____, a _____ corporation/LLC.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

(For Individual Owner)

(signature of owner(s))

Acknowledged before me this ___ day of _____, 20___, by _____.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

An initial block is required on all subsequent exhibit sheets:

USR Administrative Amendment Approval Certificate

Planning	_____ Initials/Date
Owner	_____ Initials/Date
Lessee *(if applicable)*	_____ Initials/Date

2118.06 Notice of Final Action

The final status of an administrative use by special review amendment shall be set forth via the Notice of Action – Final Status using the following process:

2118.06.1 The date considered to be the final action on the administrative use by special review amendment shall be the date on the Notice of Action – Final Status.

2118.06.2 Should a discrepancy exist between the dates on the administrative use by special review amendment and Notice of Action – Final Status, the date of the Notice of Action – Final Status shall control.

2118.06.3 The Notice of Action – Final Status shall be mailed to the applicant, the abutting landowners who received courtesy notices, and any homeowner's associations that received courtesy notices, as described herein. The Notice of Action – Final Status shall be mailed via first class mail, within three (3) calendar days of final determination.

2118.06.4 An appeal of the Director's determination regarding A Notice of Action – Final Status for an administrative use by special review amendment may be submitted to the Board of Adjustment pursuant to Section 26A of this Resolution.

2118.06.5 If an administrative use by special review amendment is denied, any new amendment request shall require submittal of a new application and processing fee.

SECTION 22C Agritourism Certification and Permits

Section Contents

2201C Intent 22C-2
2202C Approval Standards 22C-2
2203C General Requirements 22C-2
2204C Certification Procedure – Minor Agritourism Activity 22C-4
2205C Permitting Procedure – Major Agritourism Activity 22C-4

2201C Intent

This section is intended to provide for the orderly control of Agritourism Activities. It establishes permit requirements and regulations for the review of Agritourism Activities.

Agritourism Activities are established herein based upon the scale and duration of the requested activity. Minor Agritourism Activities shall be subject to administrative review and approval. Major Agritourism Activities shall be reviewed and approved by the Board of County Commissioners following a public meeting on the requested activity. Agritourism Activities with a daily attendance of less than 100 persons are accessory and do not require a permit under this section.

An Agritourism Center shall be permitted in the A-1 zoning district on conforming parcels, subject to a site improvement plan. An Agritourism Center shall be permitted in the LRR zoning district on conforming parcels, subject to a use by special review.

2202C Approval Standards

Agritourism Activity certifications and permits shall be approved based upon a finding that:

2202C.01 The proposed use is compatible with the intent of the zone district in which the activity is proposed.

2202C.02 The proposed use will not have a substantial adverse affect on adjacent uses, buildings, structures, or the natural environment.

2202C.03 The proposed use will not have a substantial adverse affect on public services or facilities.

2202C.04 The nature of the proposed use will not be detrimental to the health, safety, or welfare of the community.

2202C.05 The proposed use complies with the general requirements listed in Section 2203C, herein.

2202C.06 The site is suitable for the proposed use, considering flood hazard, drainage, and topography.

2203C General Requirements

2203C.01 Agritourism Activities shall be permitted in the Agricultural One and Large Rural Residential Zone Districts, subject to the processes established herein.

2203C.02 Agritourism Activity permits shall be subject to Section 1703A, Maximum Permissible Noise Levels, of the Douglas County Zoning Resolution unless otherwise specifically modified or excluded from these requirements through approval of an Agritourism Activity permit. Any Agritourism Activity requesting modification or exclusion from Section 1703A shall be processed as a Major Agritourism Activity.

2203C.03 Applicants proposing multiple Agritourism Activities at a single location throughout the year, or for multiple years, may apply for a single permit for all proposed Agritourism Activities. Any request for multiple Agritourism Activities at a single location shall be processed as a Major Agritourism Activity.

If requested by the applicant, the Board may approve multiple-year Major Agritourism Activity permits limited to a maximum of five years, if no significant changes to the scope and duration of the activities are planned to occur over the requested permit duration. Multiple-year permits may be subject to periodic inspections by the County and other agencies. Proof of permits and approvals from applicable agencies and County departments shall also be submitted prior to the start of each year's activity.

2203C.04 The applicant shall provide evidence that adequate provisions have been made for access, on-site parking, and management of sewage, potable water, and refuse.

2203C.05 The applicant shall provide evidence that the Agritourism Activity will not cause undue traffic congestion or accident potential. A traffic control plan may be required.

2203C.06 The applicant shall provide evidence that all other required permits have been obtained. Other permits may include building permits, fire district approval, GESC permits, health department permits, access permits, or a liquor license. The permit holder shall be responsible for all sales tax, state, and federal taxes, licenses, etc., required by other agencies.

2203C.07 A banner sign shall be permitted for a period not to exceed two weeks. Alternatively, one temporary 32 square foot sign is permitted. Sign permits shall be required in accordance with Section 29, Sign Standards, of this Resolution.

2203C.08 Lighting shall comply with Section 30, Lighting Standards.

2203C.09 Agritourism Activity permits shall be valid for the property and permittee identified on the permit and may not be transferred upon sale of the

property, or otherwise assigned to another person or business. The new landowner or lessee shall apply for a new permit.

2204C Certification Procedure – Minor Agritourism Activity

2204C.01 The landowner shall obtain a written Minor Agritourism Activity certification prior to commencement of the use.

(1) The certification request shall be submitted by the landowner in the form of a written request and accompanying exhibit at least 30 days prior to the activity.
(2) The narrative shall describe the activity including the number of days and anticipated number of participants.
(3) The exhibit shall depict the property, points of access, and the location of the proposed activity in relation to existing structures and use areas.
(4) Staff shall provide the landowner with contact information for agencies which may require other type of permits or approvals, such as the fire department, health department, building department, and liquor licensing authority.
(5) The activity shall be operated in accordance with the approved certification.

2205C Permitting Procedure – Major Agritourism Activity

2205C.01 Following a presubmittal meeting with Planning Services, the applicant shall submit the information required in 2205C.02 herein to Planning Services.

2205C.02 The following information shall be submitted to Planning Services, unless waived by the Director:

(1) Completed land-use application form.
(2) Proof of ownership, or written confirmation from the property owner(s) agreeing to the use of their property or right-of-way for the Agritourism Activity, or a copy of the lease agreement.
(3) A notarized letter of authorization from the landowner permitting a representative to process the application.
(4) A written description of the activity, including:
- Description of proposed activities
- Description of the proposed activity's compatibility with the intent of the zone district
- Description of the proposed activity's expected impacts to the subject land and surrounding properties, and how adverse impacts on surrounding properties will be mitigated
- Expected daily and total attendance

- Activity schedule (including setup) and daily hours of operation
- Number of employees
- Description of water requirements, including the source of water
- Description of sanitation requirements, including the number and location of temporary toilets

(5) A site plan depicting:

- Parcel boundary or lease area
- Driveway access
- Zoning and current use of the parcel and adjacent parcels
- Location and dimension of existing and proposed structures
- Setback from the property line
- Location and surface material of proposed off-street parking areas
- Food service and vendor information
- Method of trash disposal and location of bins

2205C.03 The submittal shall be reviewed for completeness and the applicant notified of any inadequacies. Once the submittal is determined complete, Planning staff will send referral response requests to other agencies for review and comment on the application. Such agencies may include but are not limited to Engineering Services, the Douglas County Sheriff's Office, the affected fire district, the health department, and homeowners associations. The applicant will be asked to address all comments received.

2205C.04 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. In Nonurban Areas, staff shall send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The courtesy notice shall include the scheduled public meeting date, time, and place at which the Agritourism Activity Permit will be considered by the Board. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein.

2205C.05 Major Agritourism Activity Permits shall be approved, approved with conditions, continued, tabled for further study, or denied by the Board of County Commissioners at a public meeting. The Board shall evaluate the Agritourism Activity request, staff report, applicant responses, and public comment and testimony. The Board's action shall be based on the evidence presented; compliance with adopted County standards, regulations and policies; and other guidelines.

2205C.06 If the conditions or restrictions imposed by this Section 22C, or by the Agritourism Activity Permit have not been complied with, the Director may take such action as is deemed necessary to remedy the noncompliance, including but not limited to revocation of the permit. The Director's action may be appealed to the Board of Adjustment pursuant to Section 26A of this Resolution.

3601 Rules of Construction

3601.01 The particular controls the general.

3601.02 In case of any difference of meaning or implication between the text of this Resolution and the captions for each section, the text shall control.

3601.03 The word "shall" is always mandatory and not directory. The word "may" is permissive.

3601.04 Words used in the present tense include the future, unless the context clearly indicates the contrary.

3601.05 Words used in the singular number include the plural, and words used in the plural number include the singular, unless the context clearly indicates the contrary.

3601.06 A "building" or "structure" includes any part thereof. A "building or other structure" includes all other structures of every kind, regardless of similarity to buildings.

3601.07 The phrase "used for," includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."

3602 Definitions

As used in this Resolution, the following words shall be interpreted and defined in accordance with the provisions set forth in this Section or by further modification by the Board of County Commissioners.

Abutting: Having a common border with, or separated from such a common border by a right-of-way, alley or easement.

Accessory Dwelling Unit (ADU): An attached or detached unit situated on one (1) lot with an established principal dwelling which shall not be held in ownership by other than the owner of the principal dwelling. The ADU shall be arranged, designed, or intended for occupancy by not more than one (1) family in compliance with the County building code. *(Amended 6/24/25)*

Attached ADU – An ADU that is attached to the principal dwelling unit as either an addition to the dwelling or a conversion of existing space within the dwelling.

Detached ADU – An ADU that is detached from the principal dwelling unit.

Accessory Equipment: An enclosed structure, cabinet, shed or box that houses power boxes, electrical equipment, and other related equipment of a telecommunication or personal wireless communication facility.

Accessory Structure: A subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure.

Accessory Use: A use naturally and normally incidental to, subordinate to and devoted exclusively to the principal use.

Adjacent: Having a common border with, or separated from such a common border by a right-of-way, alley or easement.

Agricultural Recreational Activities: Special activities related to livestock held for educational, instructional, or recreational purposes, including but not limited to horse shows, gymkhanas, training clinics, team ropings, rodeos, polo matches, endurance rides, hunts, or other activities involving livestock.

Agricultural Activities, Youth-Oriented: Special activities oriented toward children and held for educational, instructional or recreational purposes, including but not limited to: 4-H, pony club, and Little Britches. *(Amended 4/28/15)*

Agriculture: Land uses related to grazing or raising livestock or land uses which produce products that originate from the land's productivity, such as farming, ranching, forestry, tree farming, animal husbandry, ~~and~~ horticulture, silviculture, and bee keeping. Excluded from this definition is all marijuana prohibited by Douglas County per Resolution No. R-010-108 and Ordinance No. O-012-003. *(Amended 1/28/14)*

Agricultural Producer: A person or entity that raises or produces Agricultural Products on land that the person or entity farms and owns, rents, or leases. *(Amended 1/28/14)*

Agricultural Products: Products that originate from the land's productivity, such as fruits, vegetables, mushrooms, herbs, nuts, shell eggs, honey or other bee products, flowers, nursery stock, livestock products (including meat, milk, cheese and other dairy products), hay, grass, and grains. Excluded from this definition is any marijuana product, the cultivation or other processing of which is prohibited by Douglas County per Resolution No. R-010-108 and Ordinance No. O-012-003. *(Amended 1/28/14)*

Agricultural Worker: An individual employed in the operation of a farm or ranch.

Agritourism: The practice of engaging in activities, events, and services provided for recreational, entertainment, or educational purposes to allow participants to experience, learn about, and participate in various facets of agricultural industry, culinary pursuits, natural resources and environment, heritage, and rural lifestyle.

Agritourism Activity: An agritourism activity for which admission is made available to the general public, held on a one time or occasional basis that provides recreation, entertainment, or education for those in attendance.

Agritourism Activity, Accessory: An Agritourism Activity with a daily attendance of less than 100 persons.

Agritourism Activity, Major: An Agritourism Activity that exceeds the limitations placed on Minor Agritourism Activities.

Agritourism Activity, Minor: An Agritourism Activity that meets one of the following limitations:

- A one-day event with a maximum daily attendance of 500 persons.
- A multi-day event with a daily attendance of at least 100 persons, but no more than 300 persons, and a duration of seven days or less.

Agritourism Center: A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site.

Airport: Any area of land or water designed for the landing and take-off of aircraft for business or commercial purposes, including all necessary facilities for passenger and cargo loading, maintenance and fueling facilities and housing of aircraft.

Alley: A public or private vehicular passageway dedicated or permanently reserved as a means of secondary access to abutting property and designated an alley on a final plat. An alley shall not be considered to be a street.

Ambient Lighting: All available light surrounding a subject sign at any point in time with the subject sign light source extinguished. *(Amended 2/11/14)*

Ambient Noise Level: The average equivalent sound level (LEQ) occurring during a six-minute period as measured with a sound level measuring instrument. The ambient noise level shall be determined with the noise source at issue silent, and in the same location and approximate time as the measurement of the noise level of the source at issue.

Animal, Exotic: An animal introduced from another country not normally kept as a household pet or farm animal. *(See animal - nondomestic.)*

Animal, Household Pet: A small animal customarily permitted to be kept in a dwelling for company or pleasure, including, but not limited to, dogs, cats, pot-bellied pigs, gerbils, hamsters, tropical fish, or common house birds, provided that such animals are not kept to supplement food supplies or for any commercial purpose. A limit of one (1) litter, brood, or offspring is permitted, per household, per year.

Animal, Nondomestic: An animal not normally adapted to live and breed in a tame condition. *(See animal - exotic.)*

Antenna: A system of wires, rods, reflecting discs or similar devices used for the wireless transmission or reception of electromagnetic waves.

Directional (or panel or rectangular): A flat surface antenna used to achieve transmission or reception from a specific direction.

Parabolic: A round, often concave, antenna no greater than 24" in diameter used primarily for point-to-point transmission of radio signals.

Omnidirectional (or whip): A thin, self-supporting rod antenna that beams and receives a signal in all directions.

Satellite Dish: A ground mounted antenna, generally exceeding 24" in diameter, incorporating a solid, open mesh, or bar configured surface used to transmit or receive radio or electromagnetic waves.

Antenna Array: Groups of directional panel antennas designed to send and receive wireless transmissions.

Avigation Easement: An easement that allows the grantee the right to use the airspace. The easement may include restrictions regarding the height of structures, the use of reflective glass, or the interference of radio transmissions by the grantor and an acknowledgment by the grantor that airplanes flying overhead may present a physical danger, increase noise levels or cause pollution.

Base Flood: The flood having a 1% chance of being equaled or exceeded in any given year. *(Refer to Flood - 100 year)*

Batch Plant, Concrete, Mortar, or Asphalt: A site, together with its accessory facilities, where sand, gravel, cement and various petroleum derivatives are compounded to manufacture concrete, mortar or asphalt.

Bed and Breakfast: A dwelling where a maximum of five (5) guest units for overnight or otherwise short-term temporary lodging is provided and may include meals. The operator of the facility shall live on the property. *(This does not include hotels/motels.)*

Berm: Mound of earth used in landscaping for screening, definition of space, noise attenuation, or decoration.

Board or Board of County Commissioners: The Board of County Commissioners of Douglas County; the governing body of Douglas County.

Bordering: Touching at a boundary. *(Amended 3/26/24)*

Borrow Site: A site used for the extraction of earthen materials such as sand, gravel, rock, dirt, etc., where the material is removed from the legally described site and characterized by a short-term operation and a limited quantity of earthen material.

Buffer Area: An area of land established to separate and protect one type of land use from another; to protect from objectionable noise, smoke, or visual impact; or to provide for future public improvements or additional open space. *(Amended 3/26/24)*

Building: Any permanent structure, or portion thereof, built for the shelter or enclosure of human beings, animals, or property of any kind and excluding signs or fences.

Building Envelope: The portion of a lot within applicable setback requirements where building construction will be permitted, or other activities if so limited or described on the plat.

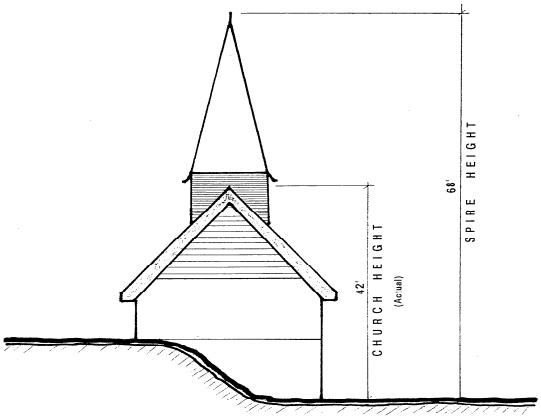
Building Face: The horizontal linear dimension of any side of a building as determined by measuring the exterior wall of any side of said building in a straight line. A side of any building shall contain only one building face. *(Amended 2/11/14)*

Building Height: The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

(1) The elevation of the highest adjoining sidewalk or ground surface within a five (5) foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade.
(2) An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in number one (1) above is more than 10 feet above the lowest grade.
(3) The height of a stepped or terraced building is the maximum height of any segment of the building. *(Amended 12/18/12)*

Spire Height Calculation *(see diagram)*

Spire Height Calculation



Campground: An area or tract of land on which accommodations for temporary occupancy (not to exceed 30 days in any one calendar year) are located including the parking or placement of camping and travel trailers, motor homes, truck campers or tents used for human occupancy.

Canopy: A roof like cover, including an awning that projects from the wall of a building over a door, entrance, or window; or a free-standing or projecting cover over an outdoor service area, such as at a gasoline station. *(Amended 2/11/14)*

Capacity: The maximum demand that can be accommodated by a public facility or service without exceeding the level of service as determined by the service provider. *(Amended 11/18/14)*

Capital Improvements: Large scale physical assets constructed or purchased to provide, improve, or replace a costly public facility. "Capital improvements" shall include physical assets providing additional capacity needed to accommodate the demand for public facilities generated by a development. *(Amended 11/18/14)*

Carrier: A company that provides personal wireless communication services.

Cellular Communication: A type of personal wireless communication service consisting of low-power mobile radio communication that occurs through a network of radio wave transmitting devices.

Centennial Airport Review Area (CARA): An overlay district intended to allow for compatible land-use planning in the vicinity of Centennial Airport. The overlay district includes three components; safety zones, noise zones, and height zones as depicted in Figure 19-1.

Central Water: Water service provided by a special district formed pursuant to the Special District Act, C.R.S. § 32-1-101, et. seq.

Central Sanitation: A centralized wastewater collection and treatment facility approved by Tri-County Health Department and the Colorado Department of Health including at a minimum, secondary wastewater treatment, subject to any waste discharge permits required by the State.

Channel: A natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water. Channel flow is that water which is flowing within the limits of the defined channel.

Church: A building, where people regularly assemble for worship, or other type of religious practice, together with its accessory buildings and uses, maintained and controlled by an organization to sustain public worship. *(Amended 4/28/15)*

Clinic, Dental or Medical: A facility licensed and used for the provision of medical, dental, surgical or mental health care of the sick or injured, but excluding therefrom inpatient and overnight accommodations.

Club (Country Club): Individuals gathered for social, educational or recreational purposes, including buildings or facilities owned/operated by such organization, excluding a golf course unless specifically permitted in that zoning district.

Collocation: The circumstance occurring when one or more carriers install antenna arrays on the same single structure.

Commercial Storage Area: An outdoor area for the storage of items including but not limited to raw materials, supplies, finished or semi-finished products, goods, wares, merchandise, vehicles, or equipment. *(Amended 3/26/24)*

Commitment to serve: (as related to water supply) - A letter stating the water district's "intent to serve" the project, or at the time of final/minor development plat application, a letter stating that the water district "will serve" the area of the final/minor development plat.

Comprehensive Master Plan: The Douglas County Comprehensive Master Plan as adopted by Planning Commission resolution. The Douglas County Comprehensive Master Plan is the long-range plan intended to guide the growth and development of the County, and is inclusive of supplemental plans which may be adopted and incorporated by Planning Commission resolution.

Condominium: A legal form of ownership whereby an owner gains title to an interior air space dwelling unit, together with interest in the common areas and facilities appurtenant to such units.

Confinement Center: An animal feeding operation where livestock are kept and fed in close quarters until they are shipped to market.

Construction: Any and all activity incidental to the erection, demolition, assembling, altering, installing, or equipping of buildings, structures, roads, or appurtenances thereto, including land clearing, grading, excavating, and filling.

Convenience Store: A small retail or service commercial use, which provides limited food products, household items or other goods or services commonly associated with the same, which do not typically offer comparison shopping opportunities.

County: Douglas County, Colorado.

Cultural Facility: A building or area designed and intended for intellectual or artistic activities, including a museum, art gallery, outdoor amphitheater, fairground, sports stadium/arena, performing arts center, or similar facility.

dB(A): A sound level in decibels measured on the "A" scale of sound level having characteristics defined by the American National Standards Institute. *[§25-12-102(2), C.R.S.]*

Day-Care Center or Preschool: A commercial facility where care and training is provided for children or adults for periods of less than 24 consecutive hours.

Day-Care Home: A residence in which care is provided for up to 12 children or adults for periods of less than 24 consecutive hours. *(Amended 3/10/26)*

Day-Care Household Pets: A retail/service facility for the care of dogs or other household pets for periods of less than 24 consecutive hours. Overnight, indoor boarding may be permitted as an accessory use only. Outdoor holding facilities are prohibited in connection with the accessory use.

Decibel: A unit describing the relative amplitude of sound. A decibel is a unit of sound pressure level equal to 20 times the logarithm to the base 10 of the ratio of the sound pressure to the reference pressure of 2x10-5N/m2 (Newton's/meter squared.) *[§25-12-102(3), C.R.S.]*

Density: The number of units per area of measure. For example, the number of dwelling units per acre.

Density, Gross: The total number of units divided by the total land area within the boundary of the project including publicly dedicated streets, open space or other public facilities.

Density, Net: The number of units divided by the land area within the boundary of the project excluding publicly dedicated streets, open space or other public facilities.

Department: The Douglas County Community Development Department.

Designated Elevation: The elevation above sea level determined at each airport in accordance with the approved airport guidelines.

Development: Any change to improved or unimproved real estate, including but not limited to: buildings, structures, mining, dredging, filling, grading, paving, excavation or drilling operations or any alteration to land, buildings or structures which falls under the purview of this Resolution.

Development Plan: A specific set of regulations establishing lot size, land use, density, lot coverage, open space or other standards and a map depicting land uses within a Planned Development District approved by the Board and recorded in the Office of the Clerk and Recorder. The current and future owners and their assigns are required to develop their property in accordance with this plan.

Director: The Director shall be as designated by the County Manager.

Driveway: A private vehicular access abutting a street, for the exclusive use of the owners and occupants of the lot, lots or project and their invitees, not considered to be a street.

Dude Ranch: A functioning ranch that offers guests the opportunity to participate in activities commonly associated with its operation. The recreational component shall be accessory to the principal ranching operation.

Dwelling: A building or portion thereof used exclusively for residential occupancy, including single-family, two-family and multi-family dwellings, but not including mobile homes, boarding houses, hotels, motels, recreational vehicles, or tents. Manufactured homes certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974", 42 U.S.C. 5401 et seq., as amended and Section 30-28-115 of the Colorado Revised Statutes shall be deemed a dwelling unit. *(Amended 5/10/16)*

Dwelling, Multifamily: A dwelling situated on 1 lot and arranged, designed or intended for occupancy by two (2) or more families living independently of each other, including condominiums and duplexes, but excluding therefrom hotels and motels.

Dwelling, Single-Family: A dwelling situated on 1 lot and arranged, designed or intended for occupancy by not more than one (1) family in compliance with the County building code. The dwelling must function as a continuous enclosure without any impassable separation such as a wall or floor. Dwelling spaces joined by a garage or breezeway are considered to be a separate dwelling.

Dwelling, Single-Family, attached: A dwelling with primary ground floor access to the outside, which is attached to another unit by a party wall without openings, and is situated on one (1) lot. The term is intended primarily for such dwelling types as townhouses, cluster units, patio homes.

Easement: An acquired right of use, interest or privilege in land owned by another.

Enhanced Specialized Mobile Radio Service (ESMR): A type of communication technology that is used primarily by fleet-dispatched service providers and closed system mobile radio users.

Entertainment Event: A public presentation for which admission is made available to the general public, held on a one time or occasional basis that provides amusement for, or holds the attention of, those in attendance. *(Amended 4/28/15)*

Entertainment Event, Major: An Entertainment Event that exceeds the limitations placed on Minor Entertainment Events. *(Amended 1/28/14)*

Entertainment Event, Minor: An Entertainment Event that meets one of the following limitations:

- A one-day event, such as a concert, with a maximum daily attendance of 500 persons.
- A multi-day event, such as a festival, carnival, or revival, with a maximum daily attendance of 300 persons and duration of seven days or less. *(Amended 1/28/14)*

Equipment, Small: Vehicles/equipment not exceeding the following gross vehicle weights: Motorized - 18,000 lbs.; nonmotorized - 6,000 lbs.

Event Center: A facility consisting of structures or premises used to accommodate the assembly of persons for private meetings, parties, weddings, wedding receptions, reunions, birthday celebrations, charitable fundraisers, and other social engagement purposes, or similar such uses, in exchange for remuneration of any kind. Such use may include the provision of food, beverages, and entertainment. Event Center shall not include any use component of a sexually oriented business, as defined herein. *(Amended 4/28/15)*

Family: An individual or a group of persons, whether related or not, that habitually reside in a single dwelling unit and form a single residential unit, who share common living areas (e.g. laundry, kitchen, living room, garage, etc.) and expenses, and are at least partially dependent upon each other for care of the residential unit.

A family shall not include more than one (1) registered sex offender over the age of 18, unless related by blood, marriage, or legal adoption to all other occupants. *(Amended 5/10/16)*

Farm and Commercial Garden Building: A building or structure used to shelter or enclose livestock, poultry, feed, flowers, field equipment or similar uses.

Farmers Market: An outdoor market open to the public and operated by a governmental agency, a nonprofit corporation, or one or more Agricultural Producers; where the products offered for sale are Agricultural Products, Value-added Agricultural Products, and incidental sale of other items. *(Amended 1/28/14)*

Feedlot: Any tract of land or structure, pen/corral wherein cattle, horses, sheep, goats, swine, or similar livestock are maintained in close quarters for the purpose of feeding such livestock in order to fatten them prior to final shipment to market.

Fence: Any structure used as a barrier or a boundary. *(Amended 3/26/24)*

Firearm: Any handgun, revolver, pistol, rifle, shotgun, or other instrument or device capable of or intended to discharge bullets, shot, or other projectile by means of gasses released by burning a solid propellant.

Fire Protection Facilities: Fire stations and major pieces of fire fighting apparatus, including, but not limited to pumpers, quick response vehicles, hook and ladder trucks, and similar equipment, owned and operated by county fire districts.

Firing Range: A facility used to provide, in exchange for remuneration of any kind, training in conjunction with, or for practice in, discharging firearms. *(Amended 4/28/15)*

Flag: A piece of fabric, cloth, or sturdy material usually oblong, rectangular, square, or triangular, typically attachable on one edge to a staff, pole, or cord. *(Amended 2/11/14)*

Flood, 100-year: The flood having a 1% chance of being equaled or exceeded in any given year. It is also known as a "base flood".

Floodplain: The area adjoining any river, stream, watercourse, lake or other body of standing water which is subject to inundation by a 100-year flood. Refer to the floodplain overlay district section for more information.

Floor Area, Gross: The sum of the horizontal area, measured in square feet, of all floors of a building measured from the exterior face of the wall including stairwells or elevator shafts and excluding unfinished basements or attics, garage space, or unenclosed porches.

Floor Area, Net: The sum of the horizontal floor area, measured in square feet, of all floors of a building measured from the interior face of the exterior wall excluding therefrom, stairwells, elevator shafts, covered malls, covered walkways, roof patio areas, covered entries, covered parking, covered driveways, covered loading areas, utility rooms and storage areas.

Floor Area Ratio - F.A.R.: Determined by dividing the gross floor area of all buildings on a lot by the total area of that lot.

Frontage: The length of a parcel/lot abutting a right-of-way.

Garage:

Private - A building, or portion thereof, including carports, in which only private or pleasure-type motor vehicles used by the owners or resident tenants of the land are stored or kept.

Public - A building, or portion thereof, other than a private garage, used for the parking of automobiles.

Golf Course: A recreational facility primarily used for the purpose of playing golf, including associated food service, retail sales areas, and staff offices, excluding residential and other non-golf recreational uses.

Grade: The elevation of the finished surface of the ground.

Greenhouse: A structure used for the propagation, cultivation or growing of nursery stock such as flowers, bulbs, plants, trees, shrubs or vines.

Group Home: A residence that provides non-institutional housing for persons living as a single housekeeping unit as follows: *[Per 30-28-115 CRS]*

- A group of no more than 8 persons with developmental disabilities living in a state-licensed group home or community residential home; or
- A group of not more than 8 persons with a mental illness living in a state-licensed group home; or
- A group of not more than 8 persons 60 years of age or older who do not need nursing facilities; or
- Any other type of home allowed under the provisions of the Fair Housing Act, as amended, for any type of protected class, or pursuant to any other applicable law

Group Homes that do not meet the conditions listed shall be considered Group Residential Facilities for purposes of this resolution. *(Amended 5/10/16)*

Group Residential Facility: A residence, not qualifying as a group home, that provides a community living environment for individuals requiring custodial care, medical treatment, or specialized social services. This term includes, but is not limited to: specialized group child care home, facility or center; residential child care facility; residential treatment facility; shelters for the homeless; shelters from domestic violence; residential facilities for those living together as a result of criminal offenses; and homes for individuals that are HIV positive or afflicted with the AIDS virus. *(Amended 5/10/16)*

Guest House: A dwelling attached or unattached to the principal dwelling, used to house guests of the occupants of the principal dwelling, and which shall not be rented or leased, or held in ownership by other than the owner of the principal dwelling. A Guest House is an ADU. *(Amended 6/24/25)*

Hay: Grass or other herbaceous plant that has been cut, dried, and stored for use as animal fodder, particularly for grazing livestock such as cattle, horses, goats, and sheep. *(Amended 4/28/15)*

Hay Sales: The sale of imported hay for animal fodder as a principal commercial use of the property. No other bagged or baled animal feed, imported agricultural products, or other sales are allowed, except as otherwise permitted herein. *(Amended 4/28/15)*

Hedge: A row of shrubs or small trees which, at maturity, forms a barrier that cannot be easily seen through.

Heliport: Any area used by helicopters for commercial or business purposes, including landing and take-off, passenger and cargo loading, maintenance and fueling facilities.

Home Occupation: A business use conducted on the site, which is clearly incidental and secondary to the use of the land for residential or agricultural purposes; that does not change the character of the dwelling, lot, or neighborhood; and that allows the resident to work at home. Such uses as a motor vehicle repair or body shop, bed and breakfast establishment, medical clinic, hospital, kennel, animal clinic/hospital, retail business, warehousing and distribution, or any similar use generating more than occasional or minimal vehicular or pedestrian traffic shall not be allowed as a home occupation.

Homeowners' Association: An association of homeowners within a residential area created to govern the area with powers including but not limited to: the setting and collection of expense assessments from the members of the association, the control and maintenance of common areas, and the enforcement of protective covenants.

Horse, Boarded: A horse, not owned by the landowner or lessee, kept on the landowner or lessee's property for a period of 24 hours or more.

Horse, Nonowned: A horse not solely owned by the owner or lessee of the land. A horse leased for the exclusive use of the lessee shall be considered to be an owned horse.

Horse, Owned: A horse solely owned by the owner or lessee of the land. A horse leased for the exclusive use of the lessee shall be considered to be an owned horse.

Horse Rental Stable: A facility where horses, ponies, or mules are rented to the general public for recreational purposes.

Hospital: An institution providing health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central services facilities and staff offices that are an integral part of the facilities.

Hotel: Any building arranged, designed or intended as a temporary lodging place for human beings, with or without meals, in which there are six (6) or more guest rooms or suites, and in which only minimal provision may be made for cooking in any individual room or suite.

Hunting/Fishing Club: Individuals gathered for the express purpose of participating in recreational activities directly related to hunting, fishing and similar outdoor sportsman activities that typically take place on club-owned land.

Impact Area: The area within which a proposed development is presumed to create a demand for public facilities and services and which area, therefore, will be evaluated to determine whether the capacity of public facilities and services is adequate to accommodate the demand. The impact areas for specific public facilities and services are as follows:

(1) Fire Protection: the boundaries of the district providing fire protection service to the proposed residential development.
(2) Public Schools: High School Feeder Areas as designated by the Douglas County School District.
(3) Streets: the area as defined in the Douglas County Roadway Design and Construction Standards. *(Amended 11/18/14)*

In-Home Elder Care: Providing 24-hr. in-home care for six (6) or fewer elderly persons *(60+ years old),* not related to the members of the household, who are ambulatory and are not mentally ill or developmentally disabled, who because of impaired capacity for independent living elect protective oversight, but do not require regular 24-hour medical or nursing care. The care provider shall reside at and maintain their primary place of residency in this home, be licensed by the State, and may have 1-2 nonresident helpers. The limitation contained in §30-28-115(2)(f), C.R.S., requiring that a group home for the aged not be located within 750' of another such group home, shall not apply to in-home elder care facilities.

Industrial Park: A tract of land with two or more separate industrial buildings or related uses planned, designed, constructed, or managed on an integrated and coordinated basis with special attention to on-site traffic patterns, parking, utilities, building design and orientation, and open space.

Junk Yard: A building, structure or parcel of land, or portion thereof, used for the collecting, storage or sale of waste paper, rags, scrap metal or discarded material; or, for the collecting, dismantling, storage, salvaging, or demolition of vehicles, machinery or other materials.

Kennel: Any site used to keep more household pets than permitted in Section 24 Animals or used for breeding, boarding, training with boarding or selling of household pets. This definition shall not include a veterinary clinic or hospital or pet shop. *(Amended 5/27/14)*

Landfill: A site used for the disposal of junk, garbage or other waste material including biodegradables imported from off-site. The burying of biodegradable material that originated on-site shall not be considered a landfill provided all applicable requirements are met and necessary permits obtained.

Landing Field - Private: An area of land or water designed for the landing or take-off of aircraft for the benefit of the landowner/lessee and not to be used for commercial purposes.

Landscape: Improvement to an area of land by the planting of a combination of trees, shrubs and ground covers.

Legal Description: A written metes and bounds description of the boundary of a parcel of real property by a Professional Land Surveyor (PLS), for the purpose of perpetuating location and title. The description must recite all ties and monuments, recorded or physical, which will determine the correct position of the boundary, all references to adjoining lands by name and record, and a full dimensional recital of the boundary courses in succession which shall be mathematically correct. The description must be accompanied by an exhibit or map showing all pertinent information as described in the narrative.

Level of Service (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based upon and related to the operational characteristics of the public facility; or the capacity per unit of demand for each public facility.

Level of Service (LOS), Adopted Roadway: Level of Service C for Nonurban areas and D for Urban areas. *(Amended 11/18/14)*

Level of Service (LOS), Roadway: A performance measure of quality of service measured on an A-F scale, with a LOS A representing the best operating conditions from the traveler's perspective and a LOS F representing the worst. *(Amended 11/18/14)*

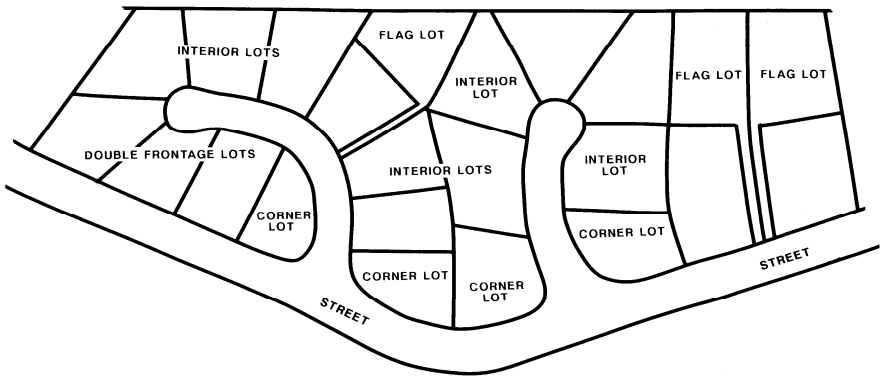
Lot: A parcel of land designated as a lot on a recorded plat or a parcel of land that has been recorded by a deed in the Office of the Douglas County Clerk and Recorder provided such lot was created in compliance with the State land-use laws and Douglas County subdivision and zoning regulations in effect at the time the lot/parcel was created. Also, lot of record. *(A tax parcel is not necessarily a lot of record)*

Corner - A lot abutting two or more adjacent streets which have an angle of intersection of not more than 135 degrees.

Double Frontage - A lot abutting two nonintersecting streets as distinguished from a corner lot.

Flag - A lot having access or an easement to a public or private street by a narrow, private right-of-way

Interior - A lot other than a corner lot.



Lot, Area of: The area of a lot exclusive of streets, County-dedicated land or open space.

Lot, Buildable: A lot of record that complies with all the requirements of the zoning district within which it is located, or a nonconforming lot provided such lot was created in compliance with the State land-use laws and the Douglas County subdivision and zoning regulations in effect at the time the lot was created. *(A tax parcel may or may not be a buildable lot.)*

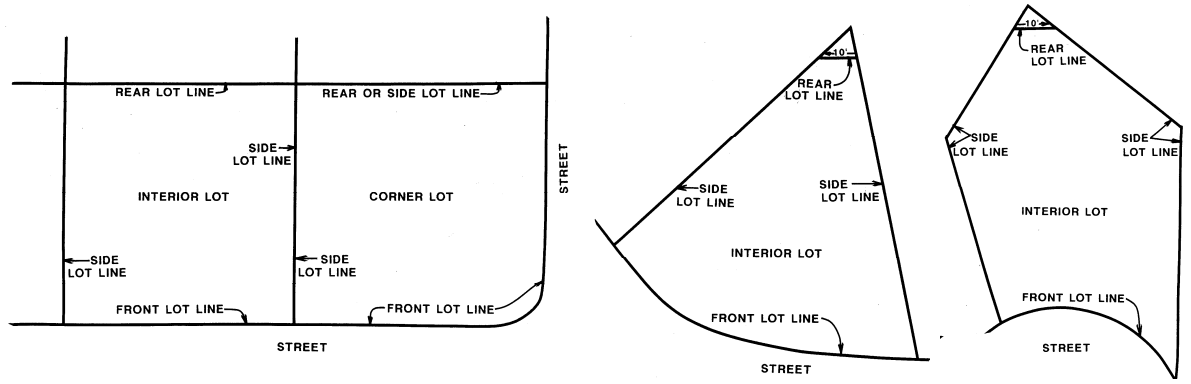
Lot, Nonconforming: A lot that has less than the required minimum area or width as established by the zone in which it is located.

Lot Line: Any boundary of a lot. The classifications of lot lines are:

Front: The lot line separating the lot from a street. On a corner lot or double frontage lot each lot line separating the lot from a street is considered a front lot line. Where a lot is not abutting a street, other than by its driveway, that lot line which faces the principal entrance of the main building is the front lot line.

Rear: The lot line opposite and most distant from the front lot line; however, for corner lots the rear lot line may be any lot line not abutting a street. For triangular, pie-shaped, or irregularly-shaped lots the rear lot line shall be deemed to be a line within the lot having a length of 10 feet, parallel to and most distant from the front lot line for the purpose of determining required setbacks.

Side: Any property boundary line which is neither a front lot line nor rear lot line.



Major Reservoir(s): Any body of water within the State of Colorado having a surface area at high water line in excess of 100 acres excepting livestock water tanks as defined in Article 49 of Title 35, C.R.S. 1973.

Manufactured Housing: A factory-built, single-family structure that is manufactured and certified under the authority of 42 U.S.C. Section 5401, the National Manufactured Home Construction and Safety Standards Act, in compliance with Section 30-28-115 of the Colorado Revised Statutes. Manufactured housing is different than a mobile home.

Message: A complete, static display message on an Electronic Message Sign. *(Amended 2/11/14)*

Message Hold Time: The time interval a static message shall remain on the display before transitioning to another message on an Electronic Message Sign. *(Amended 2/11/14)*

Metes and Bounds: A method of describing or locating real property; metes are measures of length and bounds are boundaries; this description starts with a well-marked point of beginning and follows the boundaries of the land until it returns once more to the point of beginning.

Microwave Dish: A device for receiving or transmitting radio frequency/electromagnetic waves.

Mineral: An inanimate constituent of the earth, in either solid, liquid or gaseous state that, when extracted from the earth, is usable in its natural form or is capable of conversion into usable form as a metal, a metallic compound, a chemical, an energy source, a raw material for manufacturing or construction material.

Mineral Resource Area: An area in which minerals are located in sufficient concentration in veins, deposits, bodies, beds, seams, fields, pools or otherwise, as to be capable of economic recovery. The term includes but is not limited to any area in which there has been significant mining activity in the past, there is significant mining activity in the present, mining development is planned or in progress, or mineral rights are held by mineral patent or valid mining claim with the intention of mining.

Mining: The withdrawal or refinement of materials including but not limited to: minerals (either solid, liquid, or gas which are usable in their natural form or converted to a usable form when extracted from the earth), sand, gravel, quarry aggregate, oil, natural gas, coal, dimension or landscape stone, peat and metals. Mining does not include surface or groundwater found in Douglas County.

Mobile Home: A portable structure used or designed to be used for living or sleeping purposes, transportable on its own wheels and requiring only minor work after arrival on its site to become suitable for occupancy. A mobile home is allowed as a dwelling only in the MH zone district or as specified in the A-1 and LRR zone districts. A mobile home shall also mean any factory built home pre-dating the Housing and Urban Development Department's manufactured housing regulations adopted in 1976. *(Refer to Manufactured Housing and Modular Home)* *(Amended 4/28/15)*

Mobile Home, Converted: A mobile home that has been placed on a permanent foundation and taxed as real estate. Converted mobile homes shall be permitted only in MH zone district, or as a specified within the A-1 and LRR zone districts. A mobile home shall also mean any factory built home pre-dating the 1976 Housing and Urban Development Department's manufactured housing regulations adopted in 1976. *(Amended 4/28/15)*

Mobile Home Park: A parcel of land under single or unified ownership or control within which spaces are rented for occupancy by mobile homes.

Mobile Home Subdivision: An area of land subdivided for occupancy by mobile homes exclusively, and containing lots in divided or separate ownership.

Modular Home: A prefabricated living unit, designed to become a permanent building, which meets the building standards of the Douglas County Building Code.

Motel: A building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having a parking area adjacent to each unit.

Motorcycle: A self-propelled vehicle with not more than three (3) wheels in contact with the ground that is designed primarily for use on the public highways. *[§25-12-102(5.2), C.R.S.]*

Motorsports: The operation of Motorsport Vehicles for practice, education, recreation, or competition, excluding agricultural or property maintenance uses or the occasional, incidental operation of Motorsports Vehicles on private property that does not result in the establishment of a track. *(Amended 8/9/16)*

Motorsports Facility: A track for Motorsports *(Amended 4/26/16)*

Motorsports Facility, Private: A Motorsports Facility for personal use that requires the movement of a cumulative total of 50 cubic yards or more of dirt or other material for such use, when a principal residence has been established on the property. *(Amended 4/26/16)*

Motorsports Vehicle: A self-propelled vehicle including Motor Vehicles, Motorcycles, Off-Highway Vehicles, and Snowmobiles used primarily off road. *(Amended 4/26/16)*

Motor Vehicle: A self-propelled vehicle with at least four (4) wheels in contact with the ground that is designed primarily for use on the public highways. *[§25-12-102(5.4), C.R.S.]*

Nonconforming Building: A building that does not meet the bulk requirements of the zoning district in which it is located, but which complied with applicable regulations at the time the building was constructed.

Nonconforming Use: A use of land that does not comply with the use regulations for its zoning district but which complied with applicable regulations at the time the use was established.

Nonurban Areas: Nonurban Areas as designated on the Douglas County Master Plan Land Use Map and as defined in the Douglas County Master Plan.

Nursing Home: A 24-hour residential care facility, licensed by the state, providing some level of skilled nursing or medical service.

Off-Highway Vehicle: A self-propelled vehicle with wheels or tracks in contact with the ground that is designed primarily for use off the public highways, excluding military vehicles, golf carts, snowmobiles, vehicles designed and used to carry persons with disabilities, and vehicles designed and used specifically for agricultural, logging, firefighting, or mining purposes. *[§25-12-102(5.6), C.R.S.]*

Office, Professional: A place of business for predominantly administrative, professional, or clerical operations, i.e., accountant; architect; attorney; bookkeeper; broker; doctor; dentist, chiropractor; psychologist; drafter; bank; savings and loan; insurance company; credit union; credit-reporting agency; developer; contractor; engineer; surveyor; planner; insurance agency; interior design; landscape architect; pharmacy; notary; stenographer; clerical services.

Open Space: Public or private land and aquatic areas that are regulated or managed to protect the natural environment and significant cultural resources; provide recreation and agricultural opportunities; shape the pattern of urban development, or any combination thereof, including yards and common areas and including a limited number of buildings and accessory uses compatible with intended use. Open space shall be deemed not to include driveways, parking lots, or other surfaces designed or intended for vehicular travel.

Parcel: All contiguous land held under one deed irrespective of the method of legal description used.

Park: A tract of land identified for public use by zoning or subdivision action, or designated by an authorized public entity, for recreational, educational, or cultural purposes.

Parking, Lot: An area other than a street or alley that is permanently reserved and maintained for the parking of motor vehicles on a temporary basis - daily or overnight.

Parking, Off-Street: See Parking Lot. *(Amended 2/11/14)*

Person Aggrieved: An applicant, an abutting property owner, or a person with an interest in real estate located within 1,000 feet of the subject property where such person can show his/her property interest has been damaged by a final administrative decision and such damage is different in kind, not merely in degree, from that experienced by the public generally. *(Amended 8/12/14)*

Personal Communication Service (PCS): A type of wireless communication technology capable of transmitting voice, data and paging that utilizes small geographic areas on a tight grid of interconnected sites.

Personal Use: Exclusively for use in relation to Motorsports, a use for which no remuneration, either direct or indirect, of any kind is provided. *(Amended 4/26/16)*

Personal Wireless Communication Facility: Any unstaffed facility for the transmission and/or reception of voice, data and paging signals consisting of one or more of the following elements: antennas, support towers, or accessory equipment buildings or structures.

Personal Wireless Communication Services: The term used to collectively describe low-powered, unmanned facilities providing wireless telecommunication services including, but not limited to, paging, enhanced specialized mobile radio (ESMR), personal communication service (PCS), commercial mobile radio service (CMRS), cellular telephone and similar technologies, to a small geographic area within a network of interconnected sites. The power density at the property line or lease area shall not exceed the radio frequency emission standards set by the FCC.

Planned Development: A zoning district for an area of land controlled by one or more landowners, which is developed under a single development guide for mixed use.

Planning Area: An area of land within a Planned Development defined by acreage, use, density, etc., and whose boundaries are defined by the alignment of arterials or collectors or as otherwise depicted on the Development Guide.

Planning Commission: The Douglas County Planning Commission.

Planning Office: The Douglas County Planning Office.

Plant Nursery: An area of land used to raise trees, shrubs, vines or other plants, for transplanting or sale.

Plat: A map and supporting materials of certain described land prepared in accordance with the Douglas County Subdivision Resolution as an instrument for recording of real estate interests with the County Clerk and Recorder.

Primary Urban Area (PUA): The Primary Urban Area as designated on the Douglas County Comprehensive Master Plan Land Use Map and as defined in the Douglas County Comprehensive Master Plan. *(Amended 11/18/14)*

Principal Building: A building in which the primary use of the lot/parcel on which the building is located is conducted.

Principal Use: The main use of land or structures, as distinguished from an accessory use.

Public Facilities: Infrastructure and associated improvements including water facilities, wastewater facilities, fire protection facilities, public schools, regional parks and streets. *(Amended 11/18/14)*

Public Schools: Elementary schools, middle schools, or high schools and charter schools, capital equipment provided therein and the land needed for public schools, which are owned and operated by the Douglas County School District.

Recreation Facility, Indoor: An establishment providing recreational activities, completely enclosed by a structure, such as bowling alley, gymnasium, roller skating or ice skating, billiards, pool, theater, swimming pool or related amusements. This does not include adult entertainment establishments.

Recreation Facility, Outdoor: An area used primarily for outdoor recreational activity, i.e., swimming pool, tennis court, basketball court, soccer field, baseball diamond, park, playground or other similar uses not specifically addressed, and may include structures for restrooms, locker rooms, maintenance equipment storage.

Recreation Facility, Community: An indoor/outdoor area or other facility used for social or recreational purposes, generally open to the public, including active play fields, swimming pools, tennis or basketball courts, play apparatus, or picnic areas and generally serves residents within a 5 to 7 mile radius.

Recreation Facility, Neighborhood: An indoor/outdoor area or other facility used for social or recreational purposes, generally open to the public, including active play fields, swimming pools, tennis or basketball courts, play apparatus, or picnic areas and generally serves residents within a 2 mile radius.

Recreation Facility, Private: An indoor/outdoor area or other facility used for social or recreational purposes, owned and operated by a Homeowners' Association or similar entity, for the exclusive use of the residents and their invitees within a residential development. These facilities may include but are not limited to: meeting rooms, game rooms, kitchen/bar, lounge areas, restrooms, and indoor/outdoor recreation facilities.

These facilities may also include ancillary offices for the Homeowners' Association or similar entity. Structures and site amenities should be of similar design, scale, and materials as the residential development it serves.

Recreational Vehicle: A motor home, travel or camping trailer, van or truck camper, with or without self-motive power, boat, jet ski, motorcycle or all-terrain vehicle.

Recreational Vehicle Storage Yard: An area of land and associated structures arranged, designed or intended to accommodate the temporary parking or storage of unoccupied recreational vehicles.

Referral Agency, Advisory: A public or private organization which is interested in providing advisory comments to Douglas County on a land use proposal or proposed legislative action.

Referral Agency, Regulatory: An entity which is responsible for providing referral comments to Douglas County on a land use proposal or proposed legislative action, and which: (1) provides facilities and/or services for the proposed land use; and/or (2) provides regulatory control over some aspect of the subject property or proposed land use; and/or (3) is a referral agency under state or federal law.

Regional Parks: Park land and related facilities thereon which support both passive and active recreational activities for all Douglas County residents, which is owned by Douglas County, or which may be owned by another local governmental entity within unincorporated Douglas County which is at least 50 acres in size.

Registered Sex Offender: Any person who is required to register their place of residence with the Sheriff's Department or other local law enforcement agency in accordance with §18-3-412.5 C.R.S., as amended.

Religious Retreat: A building or site designed and designated for religious teaching, reflection, or contemplative activities, maintained and controlled by a religious organization to sustain worship or other religious practice, and may include overnight guest accommodations. This use is distinct from that of a church, which is separately defined herein. *(Amended 4/28/15)*

Residence, Caretaker: A dwelling or mobile home designed or intended for occupancy by a person(s) owning, employed in or dealing with, and responsible for the security and maintenance of the land on which it is situated. A caretaker's residence shall meet the principal use setbacks.

Residential Rezoning: A rezoning from a zoning district that does not permit residential uses to a zoning district that permits residential uses, unless within a planned development maintaining the dwelling unit cap, or a rezoning from a zoning district that permits an increased number of dwelling units.

Retail/Service Business: A commercial use characterized by the selling of tangible goods/merchandise or services/intangibles directly to the consumer.

Retirement Home: One or more buildings containing dwellings where the occupancy is restricted to persons at least 55 years of age, or couples where either spouse is at least 55 years old. This may contain special support services, *i.e., convalescent or nursing facilities, and central dining facilities.*

Rezoning: A revision to the County Zone District Map.

Right-of-way: Land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer or other public use.

Runway (Landing Strip): An area of land used for aircraft landing or take-off.

Satellite Dish: (see Antenna)

Satellite Earth Station: A telecommunication facility consisting of multiple satellite dishes for transmitting and receiving signals from orbiting satellites.

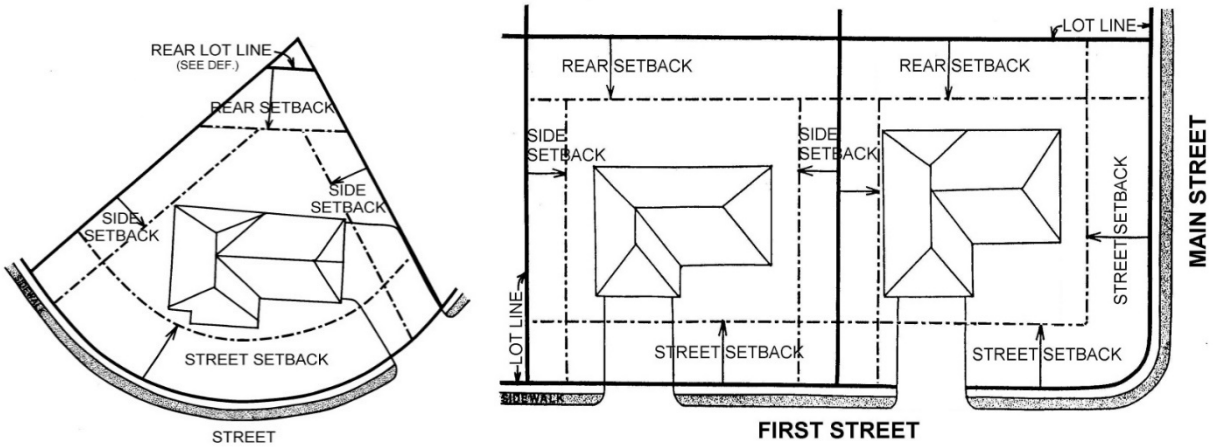
Screen: A barrier that cannot be easily seen through. To obscure the view of something so that it cannot be easily seen. *(Amended 3/26/24)*

Separated Urban Area (SUA): Separated Urban Areas as designated on the Douglas County Master Plan Land Use Map and as defined in the Douglas County Master Plan. *(Amended 11/18/14)*

Setback: The required minimum horizontal distance between the location of structures or uses and the related front, side, or rear lot line measured perpendicular to such lot line.

Front - a setback extending across the full width of the lot measured perpendicular to the front lot line.
Rear - a setback extending across the full width of the lot measured perpendicular to the rear lot line.
Side - a setback extending from the front lot line to the rear setback measured perpendicular to the side lot line.
Street - a setback extending across the full width of the lot measured perpendicular to the front lot line.

(see following setback diagrams)



Sexually Oriented Business: An adult arcade, adult bookstore, adult novelty shop, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, sexual encounter establishment, or nude model studio. The definition of sexually oriented businesses shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

"Specified Anatomical Areas" include any of the following:

(1) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areola; or
(2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

"Specified Sexual Activities" includes any of the following:

(1) The fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts
(2) Sex acts, normal or perverted, actual or simulated, including, but not limited to, intercourse, oral copulation, sodomy, sadomasochism or bestiality;
(3) Masturbation, actual or simulated; or
(4) Human genitals in a state of sexual stimulation, arousal or tumescence:
(5) Excretory functions as part of or in connection with any of the activities set forth in subsections (a) thru (d) of this subsection.

Adult Arcade: An establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines or other image producing machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

Adult Bookstore, Adult Novelty Store or Adult Video Store:

(1) A commercial establishment which:
   (a) devotes a significant or substantial portion of its stock-in-trade or interior floor space to;
   (b) receives a significant or substantial portion of its revenues from; or
   (c) devotes a significant or substantial portion of its advertising expenditures to the promotion of the sale, rental or viewing (for any form of consideration) of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas";

(2) An establishment may have other principal business purposes that do not involve the offering for sale, rental or viewing of materials depicting or describing "specified sexual activities" or "specified anatomical areas", and still be categorized as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishment from being categorized as an adult bookstore, adult novelty store or adult video store so long as the provisions of sub-section (1) are otherwise met.

Adult Cabaret: A nightclub, bar, restaurant or other commercial establishment, which regularly features:

(1) persons who appear nude or in a state of nudity; or
(2) live performances, which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Adult Motel: A motel, hotel or similar commercial establishment which:

(1) offers public accommodations, for any form of consideration, and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by magazines, pamphlets or leaflets, radio or television, or
(2) offers a sleeping room for rent for a period of time less than 10 hours, or
(3) allows a tenant or occupant to sub-rent a sleeping room for a time period of less than 10 hours.

Adult Motion Picture Theater: A theater, concert hall, auditorium or similar commercial establishment which, for any form of consideration, regularly features persons who appear in a state of nudity or live performances which are characterized by exposure of "specified anatomical areas" or by "specified sexual activities."

Nudity or State of Nudity: (1) the appearance of the human bare buttock, anus, male genitals, female genitals, or the areola or nipple of the female breast; or (2) a state of dress which fails to opaquely and fully cover a human buttock, anus, male or female genitals, pubic region or areola or nipple of the female breast.

Nude Model Studio: Any place where a person, who appears in a state of nudity or displays "specified anatomical areas" is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other means. The definition of "nude model studio" does not apply to:

(1) a college, junior college or university supported entirely or partly by taxation;
(2) a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college or university supported entirely or partly by taxation; or
(3) a business located in a structure which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and where, in order to participate in a class a student must enroll at least 3 days in advance of the class; and where no more than one nude model is on the premises at any one time.

Sexual Encounter establishment: A business or commercial establishment, that as one of its primary business purposes offers, for any form of consideration, a place where two or more persons may congregate, associate or consort for the purpose of "specified sexual activities" or the exposure of "specified anatomical areas" or activities when one or more of the persons is in a state of nudity. An adult motel will not be classified as a sexual encounter establishment by virtue of the fact that it offers private rooms to rent.

Shopping Center: A grouping of retail business or service uses on a single site with common parking facilities and open space.

Sign: Any display or object regardless of form or material used to identify or display information about or direct or attract attention to a person, institution, organization, business, product, event, location, idea, or otherwise by any means. *(Amended 2/11/14)*

Sign, Billboard: Any sign, whether standalone or attached to another thing or structure, of more than one square foot, which is displayed in a manner to attract, at least in part, the attention of pedestrian, bicycle, and/or motor vehicle traffic to something which does not pertain to the premises upon which the sign is located. *(Amended 11/19/19)*

Sign, Canopy: Any sign painted, permanently attached to, or constructed underneath a canopy. *(Amended 2/11/14)*

Sign, Directory: Any sign identifying the locations of businesses on the property. *(Amended 11/19/19)*

Sign, Electronic Message: Any sign with a fixed or changing message composed of a series of lights that may be changed through electronic means. *(Amended 2/11/14)*

Sign, Freestanding: Any sign which is permanently affixed in or upon the ground, supported by one (1) or more structural members and not attached to or dependent for support from any building. *(Amended 2/11/14)*

Sign, Temporary: Any sign generally intended and designed for installation in a simple and non-permanent manner and constructed of cloth, canvas, fabric, metal, plywood, or other material and displayed for a purpose of a non-recurring nature. *(Amended 11/19/19)*

Sign, Vehicle: Any sign permanently or temporarily attached to or placed on an operable vehicle actively used for conducting a business operation or service. *(Amended 2/11/14)*

Sign, Wall: Any sign attached to or painted on the wall or surface of a building or structure in such a manner that the wall is the supporting structure for or forms the background surface of the sign. *(Amended 2/11/14)*

Sign, Way-finding: Any sign that directs vehicular or pedestrian traffic onto the property or towards parking or other identified locations on the site in a manner that improves site safety. *(Amended 11/19/19)*

Sign, Window: Any sign posted, painted, placed, or affixed in or on a window exposed to public view. An interior sign that faces a window exposed to public view and located within 3 feet of the window is considered a window sign, but excludes merchandise in a window display. *(Amended 2/11/14)*

Sign Height: The vertical distance from the lowest adjacent grade to the highest point of the sign or sign structure. *(Amended 11/19/19)*

Site Improvement Plan: The plans and supplemental materials, including a grading and drainage plan, a landscape plan and other detailed information, drawn and submitted in accordance with this Resolution.

Snowmobile: A self-propelled vehicle primarily designed or altered for travel on snow or ice when supported in part by skis, belts, or cleats and designed primarily for use off the public highways, excluding machinery used strictly for the grooming of snowmobile trails or ski slopes. *[§25-12-102(9), C.R.S.]*

Staff: Douglas County employees with a role in reviewing or administering the provisions contained herein.

Stealth or Faux Design: A personal wireless communication facility or element thereof, that is disguised, camouflaged, hidden or incorporated into an existing or proposed structure or placed within an existing or proposed structure so as to minimize or eliminate its visibility from off site.

Street: Land intended primarily for vehicular traffic and providing the principal means of access to property, including a roadway, road, lane, drive, avenue, highway, boulevard, or any other thoroughfare other than a driveway.

Regional/Major Arterial - A street or highway significant to the region serving the major centers of activity which carries the major portion of the trips entering and leaving an urban area, as well as, the majority of through movements desiring to bypass towns or neighborhoods.

Minor Arterial - A street, that interconnects with and augments the regional arterial system, which distributes travel to geographic areas smaller than those identified with the regional/major arterial system and provides intracommunity continuity, but ideally should not penetrate identifiable neighborhoods.

Collector - A street which distributes trips from the arterial to the ultimate destination. The collector system provides both land access service and local traffic movement within residential neighborhoods, commercial areas and industrial areas.

Local - A street which provides direct access to abutting land and access to the arterial and collector road network. Service to through traffic movement usually is deliberately discouraged.

NOTE: For identification of these types of roads within the County refer to the Douglas County Transportation Master Plan. *(Amended 11/18/14)*

Street, Private: A privately owned access way generally constructed to County specifications and not maintained by the County.

Street, Public: All public property reserved or dedicated for vehicular traffic constructed in compliance with the Douglas County Roadway Design and Construction Standards and the Douglas County Storm Drainage Design and Technical Criteria manual.

Structure: Anything constructed or erected in, under, over or upon the land, or attached to something in, under, over, or upon the land, but excluding therefrom walks, patios, off-street parking areas, fences and walls, and electrical distribution, natural gas or water and sewer lines.

Permanent - That which is built in such a manner, that it would reasonably be expected to last and remain useful for more than 5 years.

Temporary - A structure that is not a permanent structure, or one that is constructed for a special purpose in contemplation of removal upon accomplishment of such. Temporary shall mean a period of 6 months.

Subject Land: Real property which is the subject of the regulations set forth in this Resolution.

Support Tower: A vertical, ground-mounted structure designed and engineered for the purpose of supporting antennas for the transmission and/or reception of radio signals.

Lattice Tower: A self-supporting tower with multiple legs and cross bracing designed to support antennas.

Monopole: A self-supporting tower consisting of a single support of wood, metal or concrete designed to support antennas.

Guyed Tower: A tower designed to support antennas and requiring guy wires for stability.

Swimming Pool: Any structure intended for swimming or recreational bathing capable of containing water greater than 24 inches in depth. This includes in-ground, above-ground, and on-ground swimming pools, hot tubs, and spas. Any fencing required in association with such structure shall be permanently affixed to the ground. *(Amended 12/18/12)*

Telecommunications Facility: A facility and all elements thereof, including but not limited to support towers, antennas, and accessory equipment buildings, that together facilitate communication by the electronic transmission of telephone, radio, television, internet, wireless, or microwave impulses of an FCC licensed carrier, but excluding those used exclusively for private radio and television reception, private citizen's band, amateur radio communications.

Personal wireless communication facilities that exceed the height requirements provided for by this Zoning Resolution shall be considered telecommunication facilities and therefore subject to all applicable provisions.

Temporary Emergency Shelter: A facility used on a temporary basis for the purpose of housing individuals or families affected by disasters or emergency situations.

Townhome: An individual dwelling unit situated on 1 lot but attached to 1 or more similar dwelling units by a common wall or party wall. Where such a unit is attached to another, the property line shall be the center of the common wall or party wall. The owner of a townhome unit may have an undivided interest in common areas and elements appurtenant to such units.

Training: To coach or instruct an individual in a specific general area of equine expertise, or to physically condition a horse to be ridden, handled, or to perform upon command.

Urban: Urban areas as defined in the Douglas County Comprehensive Master Plan.

Utility - Major Facility:

- Pipelines and storage areas of utilities providing natural gas or petroleum derivatives;

- Appurtenance: A use or structure which is incidental and subordinate to, and devoted to the Utility-Major Facility;
- Power Plant: Any electrical energy generating facility with an energy generation capacity of 50 megawatts or more, and Appurtenance(s);
- Substation: Any facility designed to provide switching, voltage, transformation, or voltage control required for the transmission of electricity exceeding 115 kilovolts (kV);
- Transmission Lines: Any electric transmission line and Appurtenance(s) which emanate from a power plant or a substation and terminate at a substation and which are designed for or capable of, the transmission of electricity exceeding 115 kV;
- Wastewater Treatment Facility: A facility or system for treating, neutralizing, stabilizing, or disposing of domestic wastewater, which facility or system has a designed capacity to receive more than two thousand (2,000) gallons per day of domestic wastewater. The term Wastewater Treatment Facility also includes Appurtenance(s) to such system or facility, such as outfall sewers and equipment related to such Appurtenances;
- Water Storage/Treatment Facility: A facility used for water storage with a designed capacity of 300,000 gallons or more and/or treatment, except wellhead disinfection, of 10,000 gallons per day or more; and/or a Major Reservoir; and/or facilities and/or structures for the export of water outside the County; including, but not limited to, water diversion structures, headgates, forebays; and all associated Appurtenances. Water storage tanks must be buried, unless this requirement is waived by the Director due to geological/topographical conditions that would prevent burial.

Utility Service Facility: Any Neighborhood Substation, Personal Wireless Communication Facility, Water Storage/Treatment Facility:

- Neighborhood Substation: Any facility used for the purpose of reducing voltages to levels of 115 kV, or less, for distribution to individual users;
- Personal Wireless Communication Facility: Any unstaffed facility for the transmission and/or reception of voice, data and paging signals consisting of one or more of the following elements: antennas, support towers, or accessory equipment buildings or structures;
- Water Storage/Treatment Facility: A facility used for water storage with a designed capacity of less than 300,000 gallons and/or treatment of less than 10,000 gallons per day. Water storage tanks must be buried, unless this requirement is waived by the Director due to geological/topographical conditions that would prevent burial.

Value-Added Agricultural Processing: The processing and/or packaging of Agricultural Products, for which the primary ingredient is raised or grown on the site. Value-added Processing may include the sales of Value-Added Agricultural Products produced on the site. Value-added Agricultural Processing does not include processing Agricultural Products into fuels, lubricants, paints, varnishes, or the like. *(Amended 1/28/14)*

Value-Added Agricultural Product: A product processed by an Agricultural Producer from an Agricultural Product, such as baked goods, jams, jellies, and leather or woolen goods. *(Amended 1/28/14)*

Variance: A grant of relief from certain provisions of this Resolution, as provided in and limited by the Variance section of this Resolution.

Veterinary Clinic or Hospital: A structure where animals are brought for medical or surgical treatment and may be held during the time of treatment and recuperation. Overnight, indoor boarding may be permitted as an accessory use only. Outdoor holding facilities are prohibited in connection with the accessory use.

Veterinary Clinic or Hospital, Equine and Livestock: A facility which provides preventative and medical or surgical treatment to horses and livestock. Animals may be held during the time of treatment and recuperation including overnight stays. Outdoor holding facilities are allowed in connection with the clinic or hospital. An Equine and Livestock Veterinary Clinic or Hospital shall not have more than 12 stalls or bays. *(Amended 2/21/23)*

Warehouse: A building, or portion thereof, for storing goods, wares and merchandise for the owner or for others.

Wastewater Facilities: Structures or systems designed for the collection, transmission, treatment or disposal of sewage and includes trunk mains, interceptors, and treatment plants, including package treatment plant and disposal system and on-site septic systems.

Water Facilities: Systems or structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, and storage facilities.

Water and Sewer Facilities - Public: Facilities of a municipality, public utility, nonprofit corporation, sanitation or water or other special district, that are constructed, operated or maintained to provide water or sewer service.

Watercourse: A channel, natural depression, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir or lake in which storm runoff and flood water flows either regularly or intermittently, including major drainageways for carrying urban storm runoff.

Wholesale Business: A business use characterized by the selling of tangible goods/merchandise or intangibles/services directly to the retailer or contractor or the assembly or manufacturing of products.

Wind Energy Conversion System: Any mechanism including blades, rotors or other moving surfaces designed for the purpose of converting wind energy into mechanical or electrical power. Towers, tower bases, guy wires and any other structures necessary for the installation of small wind energy conversion systems are also included. A large-scale

system designed for the generation of commercial power shall be considered a major utility facility for purposes of this Resolution.

Yard: In this Resolution the term yard is not used, as such term represents a distance that is established in a like manner as that of a setback.

Zero Lot Line: The location of a structure on a lot in such a manner that one or more of the structure's sides rest directly on a lot line with no easement or setback requirement including two adjoining structures on separate lots sharing a common wall.

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Project Name: DCZR Amendment to Establish Agritourism Regulations - Sections 3, 4, 21, 22C, and 36
Project File #: DR2025-006
Date Sent: 12/12/2025 **Date Due:** 01/16/2026

Agency	Date Received	Agency Response	Response Resolution
Arapahoe County Public Airport Authority-Centennial	12/17/2025	**Summary of attached response letter:** Agritourism uses that involve a residential component should be evaluated for compliance with DCZR Section 19.	Uses within the Centennial Airport Review Area are evaluated in accordance with DCZR Section 19.
Castlewood Canyon State Park	12/18/2025	Received: No comment (verbatim).	No response required.
Cherry Creek Basin Water Quality Authority	12/16/2025	**Verbatim response:** The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for DR2025-006, Zoning Resolution Amendment - Agritourism Activities have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	No response required.
Cherry Valley Community Action	01/11/2026	**Summary of attached response letter:** Provided concerns related to traffic, noise, light, buffering of impacts, and minimum acreages. The CVCA provided specific recommendations to revise the regulations.	These comments are attached for the Board to review.
City of Centennial	12/23/2025	**Verbatim response:** When possible, City Staff would like to be notified of any agritourism events occurring within 200 feet of any property within the City of Centennial.	No response required.
City of Lone Tree	12/15/2025	**Summary of attached response letter:** No comment.	No response required.

Project Name: DCZR Amendment to Establish Agritourism Regulations - Sections 3, 4, 21, 22C, and 36
Project File #: DR2025-006
Date Sent: 12/12/2025 **Date Due:** 01/16/2026

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	12/24/2025	**Summary of attached response letter:** No comment.	No response required.
Colorado Geological Survey	01/07/2026	Received: No comment (verbatim).	No response required.
Colorado State Forest Service	12/15/2025	Received: No comment (verbatim).	No response required.
CORE Electric Cooperative	12/15/2025	Received: No comment (verbatim).	No response required.
Douglas County Addressing Analyst	12/12/2025	Received: No comment (verbatim).	No response required.
Douglas County Assessor	01/15/2026	Received: No comment (verbatim).	No response required.
Douglas County Building Services	12/22/2025	Received: No comment (verbatim).	No response required.
Douglas County Community Services	12/12/2025	**Summary of attached response letter:** No comment.	No response required.
Douglas County Engineering Services	01/20/2026	**Summary of attached response letter:** No comment.	No response required.
Douglas County Health Department	01/16/2026	**Summary of attached response letter:** DCHD noted overnight guests would require a Use Permit be obtained. DCHD provided information on portable toilets and food service.	The DCHD is one of the agencies identified through the proposed certification and permit processes for landowners to coordinate with.
Douglas County Historic Preservation	12/23/2025	Received: No comment (verbatim).	No response required.
Douglas County Office of Emergency Management	12/18/2025	Received: No comment (verbatim).	No response required.
Douglas County Parks and Trails	12/24/2025	**Verbatim response:** Parks has no concerns.	No response required.
Douglas County Public Works Operations	12/16/2025	Received: No comment (verbatim).	No response required.
E-470 Public Highway Authority	12/12/2025	**Summary of attached response letter:** No comment.	No response required.
El Paso County Planning and Community Development Department	12/29/2025	**Summary of attached response letter:** Recommended that activities with less than 100 people per day have a set limit on the number of days or events per year.	These comments are attached for the Board to review.
Happy Canyon HOA	01/13/2026	**Summary of attached response letter:** Provided concerns related to valuation taking, public safety, water, and wildlife and requested the Board drop the amendments and cease further amendments.	These comments are attached for the Board to review.

Project Name: DCZR Amendment to Establish Agritourism Regulations - Sections 3, 4, 21, 22C, and 36
Project File #: DR2025-006
Date Sent: 12/12/2025 **Date Due:** 01/16/2026

Agency	Date Received	Agency Response	Response Resolution
Highlands Ranch Community Association	01/15/2026	**Verbatim response:** The Highlands Ranch Community Association (HRCA) appreciates the opportunity review and opine on this D&R Application. We take NO EXCEPTIONS to the proposed agritourism amendments to the Douglas County Zoning Resolution. The proposed amendments do not conflict with the HRPDG, including permitted agricultural uses within Backcountry, and do not affect HRCA's authority to regulate Backcountry lands, facilities, or programs through existing Planned Development approvals and private covenants.	No response required.
Littleton	01/14/2026	**Summary of attached response letter:** No comment or concern.	No response required.
Louviers Conservation Partnership	01/15/2026	**Verbatim response:** Louviers Conservation Partnership (LCP) has reviewed the documents for the Agritourism Opportunities, Douglas County Zoning Resolution Amendment, Sections 3, 4, 22B, and 36 Proposed amendments for Agritourism Opportunities and has no comments. Randy Johnson Director Louviers Conservation Partnership	No response required.
Mountain View Electric Association	12/18/2025	**Verbatim response:** MVEA has no comment.	No response required.
Parker Water & Sanitation District	12/15/2025	Received: No comment (verbatim).	No response required.
Plum Creek Water Reclamation Authority	12/12/2025	Received: No comment (verbatim).	No response required.
RTD - Planning & Development Dept	01/07/2026	**Summary of attached response letter:** No exceptions.	No response required.
Sedalia Water & Sanitation District	12/15/2025	**Verbatim response:** No comment. Should any activities require water from SWSD, we will address at that time.	No response required.

Project Name: DCZR Amendment to Establish Agritourism Regulations - Sections 3, 4, 21, 22C, and 36
Project File #: DR2025-006
Date Sent: 12/12/2025 **Date Due:** 01/16/2026

Agency	Date Received	Agency Response	Response Resolution
South Metro Fire Rescue	12/30/2025	**Summary of attached response letter:** South Metro Fire Rescue has reviewed the provided documents and has no objection to the proposed Zoning Resolution Amendment. Applicants or property owners within SMFR's service area intending to provide an Agritourism Center or Agritourism Event, regardless of size or scope, shall contact SMFR regarding the Fire Code and permit requirements which may be applicable to the property and activities taking place. Fire permits and approval may be required for activities regulated by the Fire Code, even if county permits are determined not to be required.	No response required.
Southgate Water and Sanitation Districts	12/15/2025	Received: No comment (verbatim).	No response required.
Teller County Community Development Services	01/02/2026	**Summary of attached response letter:** No comment.	No response required.
The Pinery HOA	01/15/2026	**Summary of attached response letter:** Primary concern relates to the potential traffic generated by the activities described and how these impacts may affect residents.	These comments are attached for the Board to review.
Town of Castle Rock	01/13/2026	**Verbatim response:** The Town of Castle Rock has no comments.	No response required.
Town of Larkspur	01/15/2026	Received: No comment (verbatim).	No response required.
Town of Parker Public Works	12/15/2025	Received: No comment (verbatim).	No response required.
West Metro Fire Protection District	01/08/2026	Received: No comment (verbatim).	No response required.
Xcel Energy-Right of Way & Permits	01/09/2026	**Summary of attached response letter:** No conflict.	No response required.

CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

December 17, 2025

Brett Thomas
Douglas County Community Development Department
100 E. Third St.
Castle Rock, CO 80104

Re: DR2025-006 - Douglas County Zoning Resolution Amendment – Agritourism Activities

Dear Mr. Thomas,

Thank you for the opportunity to review the DCZR amendment.. The Arapahoe County Public Airport Authority has reviewed the documents and has the following comments to make on the amendment:

- Agritourism uses permitted within this zoning district may include, or evolve to include, a residential component, such as overnight accommodations, dwelling units, accessory dwelling units, caretaker residences, or similar lodging or housing associated with the agritourism operation. Residential uses are considered noise- and safety-sensitive land uses in proximity to airport operations. Therefore, it is recommended that all agritourism uses that involve any residential component, whether allowed by right, administrative review, or special review, be evaluated for compliance with Section 19 of the Douglas County Zoning Resolution - Centennial Airport Review Area.

Please feel free to call me if you have any questions.

Sincerely,

Zachary Gabehart

Zachary Gabehart
Planning Specialist - Noise & Environmental

Brett Thomas

From: jwagester@wagester.net <jwagester@wagester.net>
Sent: Sunday, January 11, 2026 12:45 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Re: UPDATED PUBLIC WORKSHOP TIME- January 8, 2026 at 5:30 P.M.

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Brett,

Thank you for taking the time to discuss proposed changes to the DCZR to allow for agritourism activities. Comments from Cherry Valley Community Action regarding the proposed changes are as follows. Please feel free to contact me if you have any comments or questions.

Sincerely,

Jennifer Wagester, PhD.
Cherry Valley Community Action, Secretary

Date: 1/11/2026

To: Brett Thomas, AICP, Douglas County Planning Services

From: Cherry Valley Community Action

Re: Response to Redlines AgriTourism DCZR

The proposed changes to the DCZR to allow agritourism-related uses will significantly impact our neighborhood, the Cherry Valley Subarea, which is in the A1 zone district. Our neighborhood is characterized by rural residential/rural estates, ranches, and open spaces that are primarily accessed via dirt roads or paved two-lane highways. These roadways are in poor repair and not designed for the increase in use that agritourism activities would require. Allowing intense hospitality/entertainment-related uses with an agriculture theme that bring traffic, noise, and light to the A1 district will change the character of our neighborhood. As such our community does not support the implementation of the proposed changes.

If the BOCC is adamant that agritourism must be allowed in rural areas, then they must be committed to improving the highway infrastructure that services our neighborhood (including State Highways 83 and 86) to support such use and put in place strict guidelines for the provision of such activities as to not encroach upon the property rights of owners to use their properties as refuges from increasing development. There also must be clear and enforceable laws as to when agritourism activities become classified as commercial enterprises that are not permitted in the A1 zone district.

Property owners fully support their neighbors in the occasional use of their properties for agritourism. Activities such as a horse show, farm-to-table supper, day at the ranch, boy scout retreat, livestock judging competition, or pumpkin patch are acceptable property uses when conducted for a limited duration on a limited size/scale. When these types of activities become commercial enterprises that span for more than a 7-day consecutive period annually, 14 total days annually, or 3 weekends (held Fri, Sat, or Sun) annually, or allow for more than 100 guests or overnight accommodations, they become burdensome to the neighborhood and are considered commercial activities.

Buffer is an essential requirement for agritourism use as such use creates traffic, noise, and light. Parcels in the A1 zone district must be 35 acres or more to exist. Parcels of less than 80 acres are required to go through the Use by Special Review process to host an event center.

It is recommended that the acreage threshold for an agritourism center be the same as for an event center. As such, the following changes to the redline document are requested:

From "302.03 Agritourism Center"

To "302.03 Agritourism Center on a parcel of 80 acres or greater (Site Improvement Plan required per Section 27, unless conducted as an accessory use to an agricultural use on a parcel 160 acres or greater) (refer to Section 324) (Amended 4/28/15)"

It is the request of the community that agritourism and event centers not be permitted via any means on parcels of less than 80 acres due to their substantial infrastructure requirements and the significant disturbance that they cause.

Agritourism is a hospitality/commercial use. Agritourism does not produce an agricultural product, it involves gathering large numbers of people to one location for profit or philanthropic purpose. As defined by The National Agricultural Law Center, agritourism is "a form of commercial, recreational, or educational enterprises that link agricultural production and/or processing with tourism to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors while generating income for the farm, ranch, or business owner."

As such, the following changes are requested to the Agritourism definition in Section 36:

From "Agritourism: The practice of engaging in activities, events, and services provided for recreational, entertainment, or educational purposes to allow participants to experience, learn about, and participate in various facets of agricultural industry, culinary pursuits, natural resources and environment, heritage, and rural lifestyle."

To "Agritourism: The practice of an agricultural business owner engaging in activities, events, and services provided for recreational, entertainment, or educational purposes to allow participants to experience, learn about, and participate in various facets of the agricultural industry limited to the production of livestock, crops, or food products; culinary pursuits; natural resources and environmental management; heritage or cultural practices; and the rural lifestyle for profit or philanthropic purpose. Excluded from this definition is all marijuana prohibited by Douglas County per Resolution No. R-010-108 and Ordinance No. O-012-003 and hunting preserves."

Per previous discussion regarding the negative impact of intense agritourism use, the following changes are requested to the agritourism-related definitions in Section 36:

From "Agritourism Activity: An agritourism activity for which admission is made available to the general public, held on a one time or occasional basis that provides recreation, entertainment, or education for those in attendance."

To "Agritourism Activity: An agritourism activity for which admission is made available to the general public; duration is less than 7 consecutive days, 14 total days, and 3 weekends (Fri, Sat, or Sun) per year; and purpose is to provide recreation, entertainment, or education for those in attendance."

From "Agritourism Activity, Accessory: An Agritourism Activity with a daily attendance of less than 100 persons."

To "Agritourism Activity, Accessory: An Agritourism Activity with a daily attendance of less than 100 persons and no overnight accommodations."

No changes: Agritourism Activity, Major: An Agritourism Activity that exceeds the limitations placed on Minor Agritourism Activities.

From: "Agritourism Activity, Minor: A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site."

To "Agritourism Activity, Minor: A center, buildings, and/or other improvements related to agriculture use that support provision of one or more Agritourism Activities throughout the year. Such use may include limited overnight accommodations for no more than 40 patrons who will participate in the agritourism activities offered on site."

From “Agritourism Center: A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site.”

To “Agritourism Center: A center, buildings, and/or other improvements related to agriculture use that offer one or more Agritourism Activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site.”

In regards to Section 22C, it is requested that the notification area be extended to one quarter mile (1,320 feet) as 300 feet in the A1 zone district is typically only part of a parcel boundary due to the typical parcel size of 35+ acres. The change would be as follows:

2205C.04 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 1,320 feet or less …

To ensure the safety of all participants, it is requested that the country require proof of liability insurance on all certification forms for agritourism activities.

Thank you for taking the requests of Cherry Valley Subarea residents into consideration.

Brett Thomas

From: Maureen Welsh <Maureen.Welsh@cityoflonetree.com>
Sent: Monday, December 15, 2025 3:17 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: RE: Douglas County eReferral (DR2025-006) Is Ready For Review

Hi Brett,

The City of Lone Tree has no comment or concern currently regarding Project No. DR2025-006. Thank you for allowing us the opportunity to review and provide comment.

Best,

Maureen Welsh, AICP
(She/Her)
Senior Planner
9220 Kimmer Drive
Lone Tree, CO 80124
720-509-1275

Brett Thomas

From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
Sent: Wednesday, December 24, 2025 8:00 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Fwd: Douglas County eReferral (DR2025-006) Is Ready For Review

Good Morning,

We have received your December 12, 2025 referral for Douglas County proposed regulations for agritourism activities and related uses. We have no comments on proposed regulations for agritourism activities and related uses. However, it is recommended that all water supplies for agritourism uses comply with the conditions of Section 18 of the Douglas County Zoning Resolution.

Thank you for the opportunity to review.

Best Regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

Brett Thomas

From: Jennifer Eby <JEby@douglas.co.us>
Sent: Friday, December 12, 2025 12:10 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: RE: Douglas County eReferral (DR2025-006) Is Ready For Review

No comment, thanks.

Jennifer Eby, AICP | Director of Community Services Douglas County Department of Community Services Address | 100 Third St., Castle Rock, CO 80104 Direct | 303-814-4355 Cell | 720-648-2110 Email | jeby@douglas.co.us

Brett Thomas

From: Bradley Jackson <bjackson@douglas.co.us>
Sent: Tuesday, January 20, 2026 8:00 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: DR2025-006 DC Zoning Regs - Agritourism Activities

Brett,

I couldn't find the referral response form but Douglas County Public Works Engineering does not have any comments on this application.

Thanks,

Brad Jackson, P.E. | Development Review Supervisor

Douglas County Department of Public Works

Engineering Services

Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490 **Cell** | 303-916-7675

Email | bjackson@douglas.co.us

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

January 16, 2026

Brett Thomas
100 Third St.
Castle Rock, CO 80104

RE: DR2025-006

Thank you for the opportunity to review and comment on the proposed amendments for Agritourism Opportunities. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comments.

On-Site Wastewater Treatment System (OWTS) – Use Permit
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment.

If an Agritourism Center is to have overnight guests, DCHD would require that a Use Permit is obtained. Any increased usage of the OWTS would need to be addressed to ensure the OWTS can properly function. Douglas County Health Department Regulation Number 22-01, Section 4.2 lists events that require a Use Permit to be obtained.

More information is available at https://www.douglas.co.us/health-department/environmental-health/ under the Use Permit section.

Portable Toilets
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. The proposed number of portable toilets should be adequate to serve the anticipated number of attendees. Portable toilets should be placed so that they are accessible to attendees, but away from the food vendor area. Arrangements shall be made for the contractor to empty/replace these during the event. Generally, one (1) portable toilet is sufficient for 50 people during a 4-hour event. Consider increasing the number of portable toilets & hand washing units if attendance exceeds this ratio.

Food Service
Illness-causing organisms are spread easily to the public through food and beverages. The applicant indicates the possibility of allowing food vendors onto the site to provide food to the attendees. Food vendors must have a valid retail food establishment license from the Colorado Department of Public Health and Environment (CDPHE) in order to sell food in Douglas County. *The applicant should provide a list of licensed vendors to DCHD (EH@douglas.co.us) at least 2 weeks prior to the event.*

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

Please contact me at 720-907-4888 or bfreyer@douglas.co.us if you have any questions about our comments.

Sincerely,



Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

Brett Thomas

From: Chuck Weiss <cweiss@e-470.com>
Sent: Friday, December 12, 2025 6:26 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: RE: [EXTERNAL]:Douglas County eReferral (DR2025-006) Is Ready For Review

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hello,

E-470 has no comments.

Chuck Weiss, P.E., CFM
Director of Engineering
E-470 Public Highway Authority
(O) 303.537.3420
(M) 303.242.1408
cweiss@e-470.com

December 29, 2025

County File: OAR2535 – Douglas County Code Amendment (Agritourism Activities); DR2025-006

To: Brett Thomas, Douglas County;

bthomas@douglas.co.us

Engineering Division

Engineering Review Ver 1. Recommend that the following use below have a set limit on the number of days or events per year. The following use does not have a County Planning Dept review per proposed code. The code states that there is no limit on the number of events per week, month or year. If a property were having 100 people per day to an A-35 or RR-5 property that appears to certainly exceeds an accessory use type.

Accessory Entertainment Event: An Entertainment Event with a daily attendance of less than 100 persons No limit on how many may occur.

Reviewed by:
Edward Schoenheit, Engineer
Office: 719.520.6813
Cell: 719.502.9659
edwardschoenheit@elpasoco.com

Stormwater Division

EPC DPW Stormwater has no comments.

Reviewed by:

Christina Prete, P.E.

Stormwater Manager

719.520.6877

ChristinaPrete@elpasoco.com

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

Planning Division

EPC Planning has no comments.

Reviewed by:

Maria Lancto, AICP, Senior Planner

El Paso County Planning and Community Development

2880 International Circle, Colorado Springs, CO, 80910

(719) 520-6447



HAPPY CANYON HOMEOWNERS' ASSOCIATION
558 Castle Pines Pkwy., B #4, Box 159 - Castle Pines, CO 80108
www.happycanyon.org
happycanyonhoa@gmail.com

January 13, 2026

Brett Thomas, AICP, Chief Planner
Planning Services
100 Third Street, Castle Rock, CO 80104

RE: Douglas County eReferral (DR2025-006) – Agritourism Zoning Amendment

Hello Brett,

Thank you for requesting comment from the Happy Canyon Homeowners' Association (HCHOA) for the above-referenced proposed zoning amendment – Agritourism. In reviewing the County's Agritourism documents Planning Pro - Document and Regulation - Document and Regulation (DR2025-006), we find these proposed red-lined definitions in the Douglas County Zoning Resolution (DCZR), pages 36-2 and 36-3 download.aspx:

Agritourism: The practice of engaging in activities, events, and services provided for recreational, entertainment, or educational purposes to allow participants to experience, learn about, and participate in various facets of agricultural industry, culinary pursuits, natural resources and environment, heritage, and rural lifestyle.

Agritourism Activity: An agritourism activity for which admission is made available to the general public, held on a one-time or occasional basis that provides recreation, entertainment, or education for those in attendance.

Agritourism Activity, Accessory: An Agritourism Activity with a daily attendance of less than 100 persons.

Agritourism Activity, Major: An Agritourism Activity that exceeds the limitations placed on Minor Agritourism Activities.

Agritourism Activity, Minor: A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site.

Agritourism Center: A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site.

The HCHOA regards Agritourism as way to force commercial business into rural residential communities. We have the following comments/concerns:

1. **Valuation Taking:** For context, Happy Canyon Estates was developed in 1963 and is one Douglas Counties original developments. We have approximately 200+ properties ranging in size from mostly 2-acre lots to a few larger lots. Happy Canyon Ranches is a neighboring, adjacent community of approximately 25 properties that are AG-zoned 35-acre parcels. All residents share the same desire for quiet, rural, and private lifestyles. Residents invested in their properties years ago with the expectation that Douglas County's Master Plan and Zoning Resolution would respect and protect our right to our special quality of life.

   Unfortunately, Douglas County continues to amend and, in our opinion, ruin its Master Plan's/Zoning Resolution's original design, intent, and commitment to rural communities by approving Expanded Business, Short-term Rentals, and now Agritourism. ***We believe these amendments are incompatible with existing residential communities.*** These changes have resulted in numerous assaults on rural residents' quality of life with little or no enforcement from the County. Living next to some of these "amended properties" can be very difficult and can make one's property undesirable when it comes to resale. This, in our opinion, is a ***Valuation Taking***.

2. **Public Safety:** We note in the Agritourism documents a list of "Approved Entertainment Permits," which list Agritourism events and number of attendees. Event visitors range from the hundreds to thousands. Thankfully, Happy Canyon Estates has only had a few Agritourism events – one is a Happy Canyon Ranch property owner who holds an annual weekend horse competition with only a handful of participants; the other is the annual Happy Canyon Mini-Derby fundraiser, noted on the Approved Entertainment Permit list.

   However, in August 2025, a County-approved Short-Term Rental licensee held an illegal late-night party that drew more than 300 cars and put our community's public safety in serious jeopardy – law enforcement had to be called. This incident is on record with Douglas County Sheriff's Office and Michael Cairy/Douglas County.

Happy Canyon Estates/Happy Canyon Ranches share the same rural roads that were designed/built in the early 1960s; there are no sidewalks, we have back-out driveways, and blind curves. Residents walk, ride horses, bike, and conduct other activities on the roads/right-of-way. Our roads are designed for local traffic only and cannot handle what could amount to hundreds or thousands of outside visitors – ***especially in the event of a wildfire and/or other emergency event requiring evacuation. This is a major public safety issue for our residents.***

3. **Water:** Is anyone with Douglas County factoring water into these proposed amendments? Each rural property owner has been issued a permit with specific defined usage by the Colorado Division of Water Resources. By amending the Zoning Resolution to allow what is essentially commercial business use in rural communities, ***the County could be encouraging the violation of the terms of the permit and putting reckless pressure on our limited water resources.***

4. **Wildlife:** Because of massive surrounding overdevelopment, Happy Canyon Estates/Happy Canyon Ranches has become a wildlife refuge and corridor for antelope, elk, deer, mountain lions, bears, bobcats, foxes, coyotes, bald eagles, and many other species – they are simply running out of places to live. ***We believe that forcing Agritourism into our community will put wildlife at greater risk of injury.***

Because of our stated concerns above, the HCHOA asks that the Agritourism amendments be dropped and further asks that Douglas County cease further amendments that are destroying our decades-old rural community lifestyle.

Sincerely,

Richard West, President
Happy Canyon Homeowners' Association

Cc: Board of County Commissioners
Doug DeBord
HCHOA Board Members

January 14, 2026

Brett Thomas
303-660-7460
email: bthomas@douglas.co.us

RE: Douglas County Zoning Resolution Amendment – Agritourism Activities, DR2025-006

Brett,

This letter comes in response to your request for a review for:

Douglas County Zoning Resolution Amendment – Agritourism Activities, DR2025-006

City of Littleton planning staff have reviewed the above referral request for the new section to the Zoning Resolution, Section 22C – Agritourism Activities, and related modifications to sections 3, 4, 21, 22C, and 36, and have **no comments**.

Thank you,

Rachel Vigil

Community Development

Planner I

rvigil@littletonco.gov

303.795.3721

Brett Thomas

From: Engineering <engineering@RTD-Denver.com>
Sent: Wednesday, January 7, 2026 10:16 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: RE: Douglas County Zoning Resolution Amendment - Agritourism Activities DR2025-006

Brett,

RTD staff have reviewed the submittal and have the following comments:

- Bus Operations - No exceptions
- Bus Stop Program - No exceptions
- Commuter Rail - No exceptions
- Construction Management - No exceptions
- Engineering - No exceptions
- Light Rail - No exceptions
- Real Property - No exceptions
- Service Development - No exceptions
- Transit Oriented Development - No exceptions
- Utilities - No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Thanks,

Steve Smith
Engineer III
Capital Programs, Engineering Design
he | him | his
steven.smith@rtd-denver.com
rtd-denver.com

Regional Transportation District
1660 Blake Street, BLK-21
Denver, CO 80202

We make lives better through connections.

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Douglas County Zoning Resolution Amendment – Agritourism Activities
Project File #:	**DR2025-006**
S Metro Review #	REFOTH25-00309
Review date:	December 30, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Douglas County is proposing regulations for agritourism activities and related uses. The regulations propose a new section to the Zoning Resolution, Section 22C – Agritourism Activities. The regulations include a series of new definitions for agritourism. Land use processes are proposed to match the scale and intensity of proposed agritourism activity, ranging from low intensity activities requiring no or limited County oversight to more significant agritourism operations.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Zoning Resolution Amendment.

Applicants or property owners within SMFR's service area intending to provide an Agritourism Center or Agritourism Event, regardless of size or scope, shall contact SMFR regarding the Fire Code and permit requirements which may be applicable to the property and activities taking place. Fire permits and approval may be required for activities regulated by the Fire Code, even if county permits are determined not to be required.

Brett Thomas

From: Colton Berck <BerckC@tellercounty.gov>
Sent: Friday, January 2, 2026 11:24 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: DR2025-006 Referral

Hi Brett,

Teller County doesn't have any comments for DR2025-006. We appreciate the referral request.

Best,
Colton

Colton Berck
Planning Director
Teller County Government
800 Research Drive
Woodland Park, Colorado
berckc@tellercounty.gov
(719) 686-5405

Homeowners Association, Inc.
A COLORADO NON-PROFIT CORPORATION
8170 Hillcrest Way
Parker, CO 80134
303-841-8572

January 15, 2025

Brett Thomas, AICP
Planning Services

RE: DR2025-006

The Pinery Homeowners' Association appreciates the opportunity to provide comments on the proposed amendments regarding Agritourism Opportunities in the Comprehensive Master Plan.

Our primary concern relates to the potential traffic generated by the events and activities described in the amendments, and how these impacts may affect residents of The Pinery. Lone Creek Farms is a recent example, where increased and potentially hazardous traffic developed along N State Highway 83 in the fall of 2025. We trust that traffic impacts are being thoroughly evaluated to ensure they do not escalate into larger challenges as agritourism opportunities expand. Beyond this issue, we have no additional concerns regarding this referral.

Respectfully,

Sonia Eyre
Board President
The Pinery Homeowners' Association

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

January 9, 2026

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Brett Thomas

Re: Agritourism Activities, Case # DR2025-006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned **Resolution Amendment** and currently has **no apparent conflict**.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Brett Thomas

From: Carissa Plumery <carissa.plumery@gmail.com>
Sent: Saturday, February 21, 2026 12:50 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Request for Inclusion in Agritourism Zoning Consideration – Rural Residential

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Brett,

I had spoken with you a few weeks ago regarding the County's ongoing discussions surrounding agritourism zoning updates. I am writing to provide additional context to our conversation and hopefully request that the Rural Residential (RR) zoning classification be included in the County's consideration as agritourism regulations are refined and modernized.

Our property, located at 579 S Mountain View Rd, Castle Rock, CO 80104, operates as a small working ranch (KB Ranch, LLC). While currently zoned Rural Residential, our use and intent align directly with the County's proposed agritourism definitions — particularly activities that allow the public to experience agriculture, and animal husbandry in a controlled, educational setting.

The types of small-scale agritourism activities we hope to host include:

- Farm visits and guided ranch tours
- Educational animal experiences (meet the herd, bottle feeding demonstrations)
- Agricultural workshops (ceramic cow painting, build-a-highland crafts, farm-to-table education)
- Brunch (food truck or licensed caterer would be present) & Paint events
- Seasonal agricultural events (s'mores nights, movies under the stars, pasture photography sessions)
- Youth agricultural learning sessions and hands-on animal interaction experiences

All activities would be intentionally limited in scope, generally capped at fewer than 30 participants at a time, with structured scheduling, parking control, and adherence to fire and life safety procedures. These are not large-scale commercial events, but rather curated, low-impact agricultural experiences consistent with the spirit of agritourism.

We believe Rural Residential properties that are actively engaged in agriculture should have a clear and defined pathway to host limited agritourism activities, similar in intent to those being discussed for A-1 and LRR districts. Including RR in the conversation would support small working ranches and landowners who are contributing to agricultural preservation while seeking modest supplemental income opportunities.

We respectfully ask that Rural Residential zoning be evaluated as part of the agritourism update discussions and that our property be included in future communications or review processes related to this topic.

Please let us know if there are additional materials, operational details, or formal applications we should provide. We appreciate the County's efforts to thoughtfully support working farms and rural landowners, and we would welcome the opportunity to participate in the process.

Thank you for your time and consideration.

Sincerely,
Carissa and Conor Parker

303-598-4696
KB Ranch, LLC

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Kim Hirsch, Assistant Budget Director

DESCRIPTION: Resolution supplementing the 2026 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of $54,260,127.

SUMMARY: This resolution, through this 2nd supplemental budget, amends fiscal year 2026 Adopted Budget by increasing appropriations for new revenues via grants and reimbursements not anticipated in the 2026 Adopted Budget, and appropriated restricted, committed, assigned and unassigned fund balance for new 2026 initiatives. The breakdown by fund is as follows:

$20,401,612	General Fund
$2,269,213	Road and Bridge Fund
$316,833	School Safety and Security Fund
$41,063	Infrastructure Fund
$10,386,954	Road Sales & Use Tax Fund
$4,106,333	Transportation Fund
$3,000,000	Justice Center Sales & Use Tax Fund
$83,380	Rueter-Hess Recreation Fund
$10,045,020	Parks & Open Space Sales & Use Tax Fund
$70,000	Conservation Trust Fund
$1,319,017	Solid Waste Disposal Fund
$2,220,702	Rocky Mountain High Intensity Drug Traffic Area Fund
$54,260,127	Total

The total request for the second supplemental is for $54,260,127. The new amended budget for Douglas County will be $747,958,499 or a 14.9% increase to the 2026 adopted budget.

The total supplemental requests to date are $97,184,032 / Adopted Budget $650,774,467 = 14.9%

Within the BOCC packet, all funding requests have been identified, along with funding sources and description / nature of expenditure. Additionally, fund summaries documenting the ability to absorb individual appropriations have been provided as well.

RECOMMENDED ACTION: Approve Attached Resolution

REVIEW:

Martha Marshall	Approve	5/5/2026
Jeff Garcia	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026
Doug DeBord	Approve	5/8/2026

ATTACHMENTS:

Cover Page
Supplemental 5.12.26

(ID # 4641)

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

Resolution supplementing the 2026 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of $54,260,127.

WHEREAS, the Board of County Commissioners adopted the 2026 annual County budget in accordance with Colorado law; and

WHEREAS, pursuant to section 29-1-109(1)(b), C.R.S., the Board of County Commissioners may authorize the expenditure of unanticipated revenues or revenues not assured at the time of the adoption of the budget by enacting a supplementary budget and appropriation; and

WHEREAS, notice of this supplemental appropriation has been published as provided by law and considered at a public meeting of the Board of County Commissioners held on Tuesday, May 12, 2026 at 100 Third Street, Castle Rock, Colorado, beginning at 2:30 PM or as soon thereafter as possible.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, Colorado that the 2026 appropriations and budgets be supplemented as follows:

$20,401,612	General Fund
$2,269,213	Road and Bridge Fund
$316,833	School Safety and Security Fund
$41,063	Infrastructure Fund
$10,386,954	Road Sales & Use Tax Fund
$4,106,333	Transportation Fund
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$70,000	Conservation Trust Fund
$1,319,017	Solid Waste Disposal Fund
$2,220,702	Rocky Mountain High Intensity Drug Traffic Area Fund
$54,260,127	Total

PASSED AND ADOPTED this 12 day of May 2026, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY:

_____

GEORGE TEAL, Chair

ATTEST:

_____

HAYLEY HALL, Clerk to the Board

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Kim Hirsch, Assistant Budget Director

DESCRIPTION: Resolution supplementing the 2026 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of $54,260,127.

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Within the BOCC packet, all funding requests have been identified, along with funding sources and description / nature of expenditure. Additionally, fund summaries documenting the ability to absorb individual appropriations have been provided as well.

RECOMMENDED ACTION: Approve Attached Resolution

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Martha Marshall	Approve	5/5/2026
Jeff Garcia	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026
Doug DeBord	Approve	5/8/2026

ATTACHMENTS:

Supplemental 5.12.26

(ID # 4641)

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

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$1,319,017	Solid Waste Disposal Fund
$2,220,702	Rocky Mountain High Intensity Drug Traffic Area Fund
$54,260,127	Total

PASSED AND ADOPTED this 12 day of May 2026, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY:

_____

GEORGE TEAL, Chair

ATTEST:

_____

HAYLEY HALL, Clerk to the Board

Supplemental Appropriation - 2026 Budget Amendment

Resolution No. #02-26

For Adoption on May 12, 2026

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance		Description / Nature of Expenditure
GENERAL FUND - 100							
Community Services (Homelessness Initiatives - 16600)	Assigned Fund Balance		$539,393	$0	$539,393	C	**$539,393** - Assigned fund balance is requested to be carried forward into 2026 to continue supporting homelessness initiatives. These funds will provide ongoing program stability and allow the department to advance homelessness response efforts without interruption.
Community Development (DOJ - Byrne Discretionary - 802037)	Restricted Fund Balance	09/24/24	$434,129	$0	$434,129	B	**$434,129** - Restricted fund balance is requested to be carried forward into 2026 to support continued operations of the Homeless Engagement Assistance and Resource Team (HEART). This grant-funded program, covering September 1, 2024 through December 31, 2026, provides critical outreach and engagement services to individuals experiencing homelessness.
Community Development (Strong Communities Grant - 802036)	Assigned Fund Balance	08/27/24	$1,006,984	$1,037,815	($30,831)	B	**$1,006,984** - $1,037,815 new revenues received from the Colorado Department of Local Affairs. The grant supports infrastructure expenses related to the Tall Tales Ranch (TTR) affordable housing project. TTR will provide 28 affordable units in Lone Tree for individuals with intellectual and developmental disabilities who earn less than 60% of the area median income. $30,831 is being returned to the fund balance to replenish the amount the County advanced for the project prior to receiving the reimbursement revenues.
Water Initiative - (890020)	Unassigned Fund Balance	02/23/25	$220,988	$0	$220,988	D	**$220,988** - Unassigned fund balance is being requested to fulfill a Water Alternatives Program Fund request on behalf of the Consolidated Bell Mountain Metropolitan District (BMR). Funding will cover a portion of the engineering costs associated with water service connections.
Information Technology - (Software Maintenance - 18900)	Assigned Fund Balance		$980,777	$0	$980,777	C	**$980,777** - Assigned fund balance is requested for carryforward into 2026 to fund software maintenance costs essential to maintaining stable and secure IT operations across County departments.
Information Technology - (Technology Fund - 800900)	Assigned Fund Balance		$5,752,154	$0	$5,752,154	C	**$2,502,154** - Assigned fund balance is requested for carryforward into 2026 to support ongoing expenditures associated with countywide technology needs. **$3,250,000** - Assigned fund balance is being appropriated as new funding for the Technology Fund for fiscal year 2026 **The total appropriation as requested is - $5,752,154.**
Information Technology - (Technology Fund - 800900)	Assigned Fund Balance		$1,500,000	$0	$1,500,000	D	**$1,500,000** - Assigned fund balances is needed for the Microsoft Dynamics implementation. Project is expected to be implemented and go live in July 2026.
Information Technology - (IT Infrastructure - 802009)	Assigned Fund Balance		$172,356	$0	$172,356	C	**$172,356 -** Assigned fund balance is being requested to be carried forward into 2026 for IT Infrastructure projects that span multiple years.
Facilities (County Emergency Preparedness - 19275)	Unassigned Fund Balance	03/03/26	$40,000	$0	$40,000	D	**$40,000** - Unassigned fund balance is requested to purchase wildfire vulnerability assessment software. This tool identifies fire pathways in wildland areas and potential entry points into developed communities, supporting proactive mitigation and emergency preparedness.
Facilities (County Fair - 55250)	New Revenues / Unassigned Fund Balance	03/03/26	$566,000	$526,000	$40,000	D	**$526,000** - New revenues from additional 2026 fair concert and rodeo events, along with $40,000 of unassigned fund balance, total $566,000 is being appropriated to support expanded fair activities.
Administration - (Energy Efficiency & Conservation Block Grant - 802035)	Assigned Fund Balance / New Revenues	02/24/24	$63,383	$241,260	($177,877)	A/B	**$63,383** - Assigned fund balance, and $241,260 in new revenues (net of General Fund reimbursement needs) supports the County's Energy Efficiency and Conservation Equipment Rebate (EECBG) award. Funds will be used to purchase electric equipment and LED lighting upgrades at eight County facilities. The grant requires full project completion before reimbursement and runs through August 21, 2026.
Community Justice Services (Community Corrections Allocation - 861061)	New Revenues		$94,181	$94,181	$0	A	**$94,181** - New revenues to be received will fund the County's allocation for offenders placed in community corrections programs statewide. Funds will cover housing, supervision, rehabilitation, and related costs as authorized by the 23rd Judicial District Community Corrections Board.

Supplemental Appropriation - 2026 Budget Amendment

Resolution No. #02-26

For Adoption on May 12, 2026

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance		Description / Nature of Expenditure
Community Services (Senior Council - 41300)	Assigned Fund Balance		$12,472	$0	$12,472	C	**$12,472** - Assigned fund balance is requested for carryforward into 2026 to support the operating expenditures of the Seniors' Council, including supplies, printing, advertising, meeting participation, and membership fees.
Community Services- (State Senior Services Grant -861001)	New Revenues	06/10/25	$378,578	$359,298	$19,280	A/B	**$378,578** - New revenues of $359,298 are requested to continue providing community-based services to adults aged 60 and older through DRCOG's Area Agency on Aging. These services help older adults remain independent in their homes. Small fund balance adjustments support required County match. The performance period runs July 1, 2025 through June 30, 2026.
Community Services- (State Senior Services Grant -861001)	New Revenues	06/10/25	$27,819	$26,669	$1,150	A/B	**$27,819 -** New revenues of $26,669 via the Denver Regional Council of Governments (DRCOG) Amendment 2. The Area Agency on Aging (AAA) grant, is to provide services to adults age sixty and older that are identified as having the greatest social and economic needs. The funding is community based services that help older adults remain independent and continue to live in their homes rather than a more expensive institutional facility. $1,150 is requested from fund balance for the County's cash match. Performance period of July 1, 2025 through June 30, 2026**.**
Community Services- (CDOT MMOF - Multi-Modal Option - 802039)	New Revenues	09/24/24	$53,861	$53,861	$0	A	**$53,861** - New revenues from CDOT will support mobility services for older adults, individuals with disabilities, and other vulnerable residents.
Community Services- (Homeless Resolution Prog 2024 - 802042)	Assigned Fund Balance	03/25/25	$1,960	$1,960	$0	A	**$1,960** - Assigned fund balance is requested to carry forward new revenues from the Homeless Resolution Program.
Parks - (Parks Maintenance - 51100)	Assigned Fund Balance	04/14/25	$586,769	$0	$586,769	C	**$250,000** - Assigned fund balance is requested to reinstall two ballfields at Highland Heritage Regional Park. The BOCC approved this expenditure in early 2025, but construction will not happen until Summer 2026. An additional **$336,769** of assigned fund balance is requested to be carried forward for the County's contribution toward constructing field lights at Castle View High School, approved by the BOCC on September 23, 2025. Total appropriation $586,769.
Parks- (Park Maintenance - Cash-in-Lieu - 51125)	New Revenues/ Assigned Fund Balance		$4,620,029	$2,860,933	$1,759,096	C	**$4,620,029** - Assigned fund balance is being requested to be carried forward into 2026 for annual park maintenance. $1,676,009 of cash-in-Lieu was transferred into the General Fund in November 2025, and $599,405 of additional revenues received rolled into fund balance by year-end 2025. New revenues of $2,860,933 have been received since budget adoption in 2026, and need spending authority prior to being spent.
Veterans Services - (Veterans Assistance Grant - 861018)	New Revenues	07/22/25	$1,911	$2,938	($1,027)	A/B	**$1,911** - New revenues of $2,938 for FY25-26 support emergency financial assistance to veterans and their families. $1,027 is being returned to fund balance due to the timing of expenditures and reimbursement schedules. The grant period is July 1, 2025 through June 30, 2026.
Sheriff - (Jail Based Behavior Incentives - 861051)	Assigned Fund Balance	06/14/22	$31,647	$0	$31,647	B	**$31,647** - Unassigned fund balance is requested to carry forward funds supporting inmate re-entry services, including mental health and substance use counseling.
Sheriff - (Sheriff Administration - 21100)	Assigned Fund Balance		$175,000	$0	$175,000	C	**$175,000** - Assigned fund balance is requested for the County's 50% cost-share to replace Search & Rescue's command post vehicle. The contribution was requested in the 2025 adopted budget.
Sheriff - (Emergency Management - 21700)	Unassigned Fund Balance	03/03/26	$132,800	$0	$132,800	D	**$132,800** - Unassigned fund balance is requested to support wildfire planning, mitigation, and response software.
Sheriff - (Emergency Services Unit - 21750)	Unassigned Fund Balance		$27,719	$0	$27,719	D	**$27,719** - Unassigned fund balance is requested to appropriate administrative reimbursements received from the Colorado Department of Fire Prevention and Control.

Supplemental Appropriation - 2026 Budget Amendment

Resolution No. #02-26

For Adoption on May 12, 2026

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance		Description / Nature of Expenditure
Sheriff - (Major Crimes - 23150)	Unassigned Fund Balance		$700	$0	$700	A	**$700** – Revenues from the sale of unclaimed property is being requested to help offset the cost of additional training within the Major Crimes department. Due to budget limitations, there has not been the ability to send detectives to many training sessions, all of which would greatly benefit the agency. In addition, training opportunities are very expensive, and the additional revenues will enable more staff to receive additional classroom hours. Received new revenues of $700 12/31/2025.
Sheriff - (Major Crimes - 23150)	Unassigned Fund Balance	04/14/26	$150,000	$0	$150,000	D	**$150,000 -** Unassigned fund balance is requested to purchase Tranquility AI TimePilot. This software is an advanced analytical platform designed to enhance investigative capabilities by streamlining data analysis and improving decision-making efficiency.
Sheriff - (Animal Control - 55500)	Unassigned Fund Balance		$15,900	$0	$15,900	D	**$15,900** - Unassigned fund balance supports the 3% CPI adjustment to the Humane Society contract.
Sheriff - (SORT Team - 824100)	Unassigned Fund Balance		$11,500	$0	$11,500	C	**$11,500 -** Unassigned fund balance is requested for additional out of state training for the SORT team.
Sheriff - (State Criminal Alien Assistance Program - SCAAP - 803072)	Assigned Fund Balance	03/12/24	$325,745	$0	$325,745	C	**$325,745** - Assigned fund balance is requested to carry forward federal funds to offset personnel costs for housing illegal aliens at the Detention Facility. The BOCC approved this grant award at the March 12, 2024 business meeting.
Sheriff - (Prison SSA - 803068)	Restricted Fund Balance		$52,400	$0	$52,400	A/C	**$52,400** - Restricted fund balance is requested to support jail-related equipment purchases in 2026.
Sheriff - (CO Strategic Wildfire Program - 890105)	New Revenues / Assigned Fund Balance	10/22/24	$1,313,616	$1,000,000	$313,616	C	**$1,313,616 -** $1,000,000 in new revenues will be received from the State of Colorado Forest Service. The program aims to perform wildfire mitigation with the scope of work includes DC Open Space - Schmidt Forest Restoration covering an estimated 120 acres and Jackson Creek Road Landowner collaboration covering an estimated 150 acres. $313,616 from fund balance is requested.
Sheriff - (Forest To Faucets 3 Denver Water - 890106)	New Revenues	01/14/25	$389,004	$500,000	($110,996)	A/B	**$389,004 -** $500,000 in revenues will be received from Denver Water. The project provides funding to offset the treatment costs for private landowners in the Jackson & Garber Creek Forest Restoration and Watershed Protection Project. This project consists of an estimated 270 acres of treatment in dense mixed conifer forest which includes 120 acres on the Schmidt Open Space and 150 acres across private landowner parcels. $110,996 is being returned to fund balance due to timing of reimbursements. The grant period runs from December 13, 2025 through May 31, 2029.
Sheriff (HB24-1430 Forest Restoration - 890107)	New Revenues	04/22/25	$244,481	$350,000	($105,519)	A/B	**$244,481 -** New revenues of $350,000 will be received from the State of Colorado. Funds will be utilized to implement a wildfire cost share program focusing on mitigation on private lands in and across communities and other strategic lands. $105,519 is being returned to fund balance, due to timing of reimbursements. The grant period runs from March 31, 2025 through March 31, 2029.
Sheriff - (Violent Crimes Enterprise Task Force - 23395)	New Revenues		$21,021	$21,021	$0	A	**$21,021 -** New revenues will be used to offset the overtime incurred while coordinating with local, state, and federal resources to conduct long-term, complex investigations of violent, gang related drug trafficking organizations. The grant period for this overtime is October 1, 2025 through September 30, 2026.
Sheriff - (First Task Force - 23175)	New Revenues		$22,322	$22,322	$0	A	**$22,322 -** New revenues will be used to offset the overtime incurred while coordinating with the United States Secret Service. The grant period for this overtime is October 1, 2025 through September 30, 2026.
Sheriff (FBI Joint Terrorism Task Force - 23360)	New Revenues		$22,322	$22,322	$0	A	**$22,322 -** New revenue will be used for overtime reimbursement to ensure that there is a robust capacity to deter, defeat, and respond vigorously to terrorism in the U.S. or against any U.S. interest. The cost reimbursement is for the period of October 1, 2025 through September 30, 2026.

Supplemental Appropriation - 2026 Budget Amendment

Resolution No. #02-26

For Adoption on May 12, 2026

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance		Description / Nature of Expenditure
Sheriff - (FBI Child Exploitation and Human Trafficking Task Force - 23361)	New Revenues		$22,322	$22,322	$0	A	**$22,322 -** New revenues will be used for overtime reimbursement as it relates to Denver Child Exploitation and Human Trafficking Task Force. The CEHTTF mission is to provide a rapid, proactive, and intelligence-driven investigative response to the sexual victimization of children, other crimes against children, and human trafficking within the FBI's jurisdiction; to identify and rescue victims of child exploitation and human trafficking; to reduce vulnerability of children and adults to sexual exploitation and abuse; to reduce the negative impact of domestic and international parental rights disputes; and to strengthen the capabilities of the FBI and federal, state, local, and international law enforcement through training, intelligence-sharing, technical support, and investigative assistance. The grant period for this overtime is October 1, 2025 through September 30, 2026.
Sheriff - (Front Range Drug Task Force - 23365)	New Revenues		$19,475	$19,475	$0	A	**$19,475 -** New revenues will be used to offset the overtime incurred while attempting to control mid to high-level drug trafficking organizations at the regional, state, and national level. The overtime period is from October 1, 2025 through September 30, 2026**.**
Sheriff - (RAVEN Task Force - 23367)	New Revenues		$20,737	$20,737	$0	A	**$20,737 -** New revenues will be used to offset the overtime incurred while coordinating with local, state, and federal resources to conduct long-term, complex investigations of violent, gang related drug trafficking organizations. Funding is based on a Federal fiscal year basis. The overtime period is from October 1, 2025 through September 30, 2026**.**
Sheriff - (Rocky Mountain Regional Computer Forensic Laboratory - RMRCFL - 23370)	New Revenues		$19,233	$19,233	$0	A	**$19,233 -** New revenues will be used for overtime reimbursements as it relates to performing digital forensic examinations of digital devices (computers, smart phones, and other connected tools. The overtime period is from October 1, 2025 through September 30, 2026.
Sheriff (Drug Enforcement Authority - DEA - 23380)	New Revenue		$22,078	$22,078	$0	A	**$22,078 -** New revenues will be used for overtime reimbursement as it relates to the Drug Enforcement Administration (DEA) program. The DEA program incurred expenses as a result of its related activities as defined in the agreement between DEA and the Sheriff's Office. The DEA program is charged with the enforcement of the Controlled Substances Act as well as investigation of the highest level of domestic and international narcotics trafficking. The fiscal year for this overtime is October 1, 2025 through September 30, 2026.
Sheriff (FBI Safe Streets Fugitive Task Force - 23390)	New Revenues		$16,917	$16,917	$0	A	**$16,917 -** New revenue will be used for overtime reimbursement to address street gang and drug-related violence through the establishment of FBI-sponsored, long-term, proactive task forces focusing on violent gangs, crimes of violence, and the apprehension of violent fugitives. The cost reimbursement is for the period is October 1, 2025 through September 30, 2026**.**
Sheriff - (DOLA Backcountry Search & Rescue 2025 - 803085)	New Revenues		$52,039	$52,039	$0	A	**$52,039 -** New revenues received from the State of Colorado for the grant period ending June 30, 2027. Funds were approved to purchase backcountry search and rescue related equipment, training and services.
Sheriff - (Correctional Treatment 25-26 - 802046)	New Revenues	06/10/25	$16,917	$18,064	($1,147)	A/B	**$16,917 -** $18,064 new revenues have been awarded by the Correction Treatment Board (CTB) for the grant period of July 1, 2025 through June 30, 2026. These funds will be used to provide transportation, backpacks, recovery support items, housing, and educational materials for reintegration clients. $1,147 of fund balance is being replenished.
Sheriff - (Gray & Black Marijuana Enforcement - 861062)	New Revenues	03/25/25	$37,915	$37,915	$0	A	**$37,915 -** New revenues to be spent on the costs associated with the investigation and prosecution (including large-scale operations, organized crimes, and operations that divert marijuana outside of Colorado) of unlicensed marijuana cultivation or distribution operations conducted in violation of state law. Grant period expires May 31, 2026.
Sheriff - (Jail Based Behavioral Health Program 25-26 - 802045)	New Revenues	06/10/25	$118,383	$387,689	($269,306)	A/B	**$118,383 -** $387,689 new revenues to be received from the Office of Behavioral Health. This amendment #6 was approved and accepted by the BOCC on June 10, 2025. The program budget is allocated to provide mental health counseling, substance abuse counseling, competency enhancement, and re-entry services for qualifying inmates released from the Douglas County Detention Facility. The funding for this award is from July 2025, through June 2026. $269,306 of fund balance is being replenished due to timing of reimbursements.
Sheriff - (CSV Vin Verification - 800592)	Assigned Fund Balance		$65,675	$0	$65,675	C	**$65,675 -** Assigned fund balance is requested to be carried forward into 2026 for VIN inspection fees collected in 2025.

Supplemental Appropriation - 2026 Budget Amendment

Resolution No. #02-26

For Adoption on May 12, 2026

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance		Description / Nature of Expenditure
TOTAL GENERAL FUND			***$20,401,612***	***$7,737,049***	***$12,664,563***		
					$7,737,049	***A***	***New Revenues***
					($210,497)	***B***	***Prior Year Fund Balance - Grant Related***
					$10,746,953	***C***	***Prior Year Fund Balance - Rollover of Unencumbered Funds***
					$2,127,407	***D***	***Prior Year Fund Balance - New Initiatives***
					$20,400,912		

**** The new amended budget for the General Fund is $253,034,144***

ROAD AND BRIDGE FUND - 200

Public Works (Snow and Ice Removal - 31500)	New Revenues	$222,822	$222,822	$0	**$222,822** - New Revenues reflects payments received from the City of Lone Tree under the existing Intergovernmental Agreement (IGA) for snow removal services. The contracted service period runs from September 1, 2025 through May 31, 2026, and this amount represents the associated new revenue recognized for those services.
CIP - (Stormwater Priority Projects - 800506)	Committed Fund Balance	$946,391	$0	$946,391	**$946,391** - During preparation of the 2026 annual budget, outstanding capital improvement projects were analyzed to estimate anticipated unspent funds for the final quarter of 2025 (October–December). Those projected unspent amounts were built into the adopted 2026 budget. However, several projects progressed more slowly than expected in 2025, resulting in less actual spending than assumed, meaning too little budget was carried forward into 2026. This supplemental request moves $946,391 into the 2026 Road & Bridge Fund appropriations and reduces fund balance accordingly; ensuring adequate budget is available to complete the projects.
Public Works (Fund Administration - 31000)	Unassigned Fund Balance	$1,100,000	$0	$1,100,000	**$1,100,000** - Unassigned fund balance is being transferred to Solid Waste Disposal Fund 275 to support development of the new Biochar and Green Waste Facility. The transfer ensures sufficient resources are in place for project initiation and early-phase expenditures.
TOTAL ROAD & BRIDGE FUND		***$2,269,213***	***$222,822***	***$2,046,391***	

**** The new amended budget for the Road & Bridge Fund is $90,672,585.***

Supplemental Appropriation - 2026 Budget Amendment

Resolution No. #02-26

For Adoption on May 12, 2026

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance	Description / Nature of Expenditure
SCHOOL SAFETY AND SECURITY FUND - 221						
Safety and Mental Health -803021	Assigned Fund Balance	05/13/19	$316,833	$0	$316,833	**$316,833** - Assigned fund balance is being requested to be carried forward into fiscal 2026. This amount is the unspent portion of the $10M that was allocated by the BOCC for school safety and mental health initiatives throughout the Douglas County School District.
TOTAL SCHOOL SAFETY AND SECURITY FUND			***$316,833***	***$0***	***$316,833***	
**** The new amended budget for the School Safety and Security Fund is $9,872,228.***						
INFRASTRUCTURE FUND - 225						
CIP - (Relocate W I25 Frontage Road - 801203)	Committed Fund Balance		$41,063	$0	$41,063	**$41,063** - During preparation of the 2026 annual budget, outstanding capital improvement projects were analyzed to estimate anticipated unspent funds for the final quarter of 2025 (October–December). Those projected unspent amounts were built into the adopted 2026 budget. However, the project listed progressed more slowly than expected in 2025, resulting in less actual spending than assumed, - meaning too little budget was carried forward into 2026. This supplemental request moves $41,063 into the 2026 Infrastructure Fund appropriations and reduces fund balance accordingly; ensuring adequate budget is available to complete the project.
TOTAL INFRASTRUCTURE FUND - 225			***$41,063***	***$0***	***$41,063***	
**** The new amended budget for the Infrastructure Fund is $483,865.***						
ROAD SALES & USE TAX FUND - 230						
CIP - (Waterton Road -800267)	New Revenues		$991,508	$991,508	$0	**$991,508** - New revenues received from developer construction advances contributing toward the Waterton Road project. These funds will be applied directly to Waterton Road Improvements.
CIP - (US 85 Plum Creek PD -800455)	New Revenues		$220,734	$220,734	$0	**$220,734** - New revenues reflects new construction developer advance revenues that must be recognized to continue supporting current and future phases of the US 85 Improvement Capital Improvement Project (CIP). The US 85 improvement effort began in 2022 and is a multi-year transportation project expected to require construction funding through approximately 2035.
CIP - (Contracted Maintenance -800117)	Committed Fund Balance		$208,946	$0	$208,946	**$8,877,460** - During preparation of the 2026 annual budget, outstanding capital improvement projects were analyzed to estimate anticipated unspent funds for the final quarter of 2025 (October–December). Those projected unspent amounts were built into the adopted 2026 budget. However, several projects progressed more slowly than expected in 2025, resulting in less actual spending than assumed, meaning too little budget was carried forward into 2026. This supplemental request moves $946,391 into the 2026 Road Sales & Use Tax Fund appropriations and reduces fund balance accordingly; ensuring adequate budget is available to complete the projects.
CIP - (Hilltop Road Reata-Singing Hill -800156)	Committed Fund Balance		$1,880,527	$0	$1,880,527	
CIP - (County Line / CO to Phillips -800461)	Committed Fund Balance		$6,787,987	$0	$6,787,987	
CIP - (County Line / CO to Phillips -800461)	New Revenues	07/08/25	$297,252	$297,252	$0	**$297,252** - New revenues received from CDOT for reimbursement the County Line Road widening project.
TOTAL ROAD SALES & USE TAX FUND			***$10,386,954***	***$1,509,494***	***$8,877,460***	
**** The new amended budget for the Road Sales & Use Tax Fund is $104,835,625.***						

Supplemental Appropriation - 2026 Budget Amendment

Resolution No. #02-26

For Adoption on May 12, 2026

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance	Description / Nature of Expenditure
TRANSPORTATION FUND - 235						
CIP - (C-470 Trail over University - 801507)	Assigned Fund Balance		$170,409	$0	$170,409	**$3,256,495** - During preparation of the 2026 annual budget, outstanding capital improvement projects were analyzed to estimate anticipated unspent funds for the final quarter of 2025 (October–December). Those projected unspent amounts were built into the adopted 2026 budget. However, several projects progressed more slowly than expected in 2025, resulting in less actual spending than assumed, meaning too little budget was carried forward into 2026.
CIP - (Hilltop/Singing Hills - 801514)	Assigned Fund Balance		$3,086,086	$0	$3,086,086	
CIP - (C-470 Trail over University - 801507)	New Revenues	12/10/24	$849,838	$849,838	$0	**$849,838** - New revenues received from CDOT for reimbursement the C-470 Trail over University pedestrian bridge.
TOTAL TRANSPORTATION FUND			***$4,106,333***	***$849,838***	***$3,256,495***	
**** The new amended budget for the Transportation Fund is $51,542,732.***						
JUSTICE CENTER SALES & USE TAX FUND - 240						
JC - (EVOC Facility - 870055)	Restricted Fund Balance	10/27/25	$3,000,000	$0	$3,000,000	**$3,000,000** - Restricted fund balance is being appropriated to design and construct a new facility that will support year-round Aerial Fire Suppression Operations. This facility will serve as the permanent home for the County's Helitack Program. In addition to addressing the current vulnerabilities of the existing helibase property, this investment represents the first phase in developing the Regional Joint Public Safety Training Complex.
TOTAL JUSTICE CENTER SALES & USE TAX FUND			***$3,000,000***	***$0***	***$3,000,000***	
**** The new amended budget for the Justice Center Sales & Use Tax Fund is $37,979,741.***						
RUETER-HESS RECREATION AREA FUND - 245						
Trailhead Plan & Construction - 850902	Restricted Fund Balance		$33,380	$0	$33,380	**$33,380** - Restricted fund balance is requested to be carried forward into 2026 to support trailhead planning and construction activities at the Rueter-Hess Recreation Area.
Entrance Improvements - 850903	Restricted Fund Balance		$50,000	$0	$50,000	**$50,000** - Restricted fund balance is requested to recognize revenues received in 2025 from Parker Water & Sanitation for planned entrance improvements at the Rueter-Hess Recreation Area.
TOTAL RUETER-HESS RECREATION AREA FUND			***$83,380***	***$0***	***$83,380***	
**** The amended budget for the Rueter-Hess Recreation Area Fund is $1,358,443***						

Supplemental Appropriation - 2026 Budget Amendment

Resolution No. #02-26

For Adoption on May 12, 2026

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance	Description / Nature of Expenditure
OPEN SPACE SALES & USE TAX FUND- 250						
Historic Resources - (Spring Valley - 807018)	Restricted Fund Balance	09/10/24	$119,992	$0	$119,992	**$119,992** - Restricted fund balance is being requested for the contract with Deep Roots Craftsmen to stabilize the Spring Valley Schoolhouse. This contingency amount rolled into the fund balance at year-end 2025. BOCC approved contract on 9/10/24.
Historic Resources - (Miksch-Helmer Cabin - 807016)	Restricted Fund Balance	09/10/24	$23,386	$0	$23,386	**$23,386** - Restricted fund balance is being requested for the contract with Empire Carpentry LLC to rehabilitate the Miksch-Helmer Cabin. The contingency amount rolled into the fund balance at year-end 2025. BOCC approved contract on 9/10/24.
Historic Resources - (Greenland Post Office - 807023)	Restricted Fund Balance	07/22/25	$224,009	$168,006	$56,003	**$168,006** - Revenues from the History Colorado State Historical Fund are being used to support restoration work on the Greenland Post Office. A total of $56,003 in fund balance is requested to provide the County's required cash-match contribution. BOCC approved contract on 7/22/25.
Historic Resources - (Rockshelter - 807015)	Restricted Fund Balance	09/10/24	$10,010	$0	$10,010	**$10,010** - Restricted fund balance is being requested for data analysis, final reporting and trial consultation for the Rockshelter site. The budget rolled into the fund balance at year-end 2025. BOCC approved contract on 9/10/24.
Historic Resources - (Bayou Gulch Historic Preservation - 807022)	New Revenues	01/27/26	$312,494	$249,994	$62,500	**$312,494** - New revenue totaling $249,994 from the History Colorado State Historical Fund, supported by a $62,500 cash match from Douglas County. The project will fund archaeological excavation, stabilization efforts, and site stewardship activities at site 5DA.265.
Parks (High Line Canal Trail - 850813)	Restricted Fund Balance	01/13/26	$450,000	$0	$450,000	**$450,000** - Restricted fund balance is being appropriated for the construction of the High Line Canal Origins Trailhead.
Parks (High Line Canal Trail - 850813)	Restricted Fund Balance		$10,000	$0	$10,000	**$10,000** - Restricted fund balance is being appropriated for the County's annual contribution to the High Line Canal Conservancy.
Parks (Zebulon Park Project - 850844)	Restricted Fund Balance	10/14/25	$4,891,129	$0	$4,891,129	**$4,891,129** - Restricted fund balance is being requested to continue the design and construction of the Zebulon project phase I.
Open Space (FRWRM Program SB23-214 - 861063)	Restricted Fund Balance	04/23/24	$354,000	$177,000	$177,000	**$354,000** - New revenues of $177,000 with a like amount in a Douglas County cash match will be received for two projects totaling 150 acres at the Sandstone Ranch Open Space (SROS). This funding allows Douglas County to increase the scope and scale of forest management activities, protecting values at risk from the number one identified natural hazard in Douglas County. Grant period is April 1, 2024 through April 1, 2028.
Open Space (CO Strategic Wildfire Match - 861066)	Restricted Fund Balance	08/12/25	$150,000	$0	$150,000	**$150,000** - Restricted fund balance is being requested for the on-going matching contribution to the Colorado Strategic Wildfire Program to preform wildfire mitigation.
Open Space Acquisitions (Wildcat Regional Park - 850805)	Restricted Fund Balance	10/14/25	$3,500,000	$0	$3,500,000	**$3,500,000** - Restricted fund balance from Open Space Trails and Acquisitions is being appropriated for the construction of a trail at the Wildcat Regional Park and Highlands Ranch Open Space Conservation Area.
TOTAL OPEN SPACE SALES & USE TAX FUND			***$10,045,020***	***$595,000***	***$9,450,020***	

**** The new amended budget for the Parks and Open Space Sales & Use Tax Fund is $34,334,011***

CONSERVATION TRUST FUND - 260						
Parks (Highland Heritage Regional Park - 800600)	Restricted Fund Balance		$70,000	$0	$70,000	**$70,000** - Restricted fund balance is requested to be carried forward into 2026 to support planned playground and restroom improvements at Highlands Heritage Park.
TOTAL CONSERVATION TRUST FUND			***$70,000***	***$0***	***$70,000***	

**** The new amended budget for the Conservation Trust Fund is $8,143,251***

Supplemental Appropriation - 2026 Budget Amendment

Resolution No. #02-26

For Adoption on May 12, 2026

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance	Description / Nature of Expenditure
SOLID WASTE DISPOSAL FUND - 275						
Public Works (Solid Wast Disposal - 32500)	Transfer-In from General Fund		$171,600	$171,600	$0	**$171,600 -** Is being transferred from the General Fund for the ongoing costs associated with solid waste disposal.
Public Works (Biochar - 870079)	Assigned Fund Balance		$47,417	$0	$47,417	**$47,417** - Assigned fund balance in the amount of $47,417 is requested to be carried forward into 2026 to support ongoing Biochar development activities.
Public Works (Biochar - 32600)	Transfer-In from Road & Bridge		$1,100,000	$1,100,000	$0	**$1,100,000** - New revenues via a transfer from the Road & Bridge Fund is requested to support costs associated with the new Biochar and Green Waste facility.
TOTAL SOLID WASTE DISPOSAL FUND			***$1,319,017***	***$1,271,600***	***$47,417***	

**** The new amended budget for the Solid Waste Disposal Fund is $2,823,142.***

RM HIGH INTENSITY DRUG TRAFFIC AREA FUND - 295							
RMHIDTA (Management and Coordination - 861300)	New Revenue		$665,597	$665,597	$0	A	**$665,597** - New revenues via the roll forward of unspent program dollars from fiscal year 2024 and 2025.
RMHIDTA (Intelligence Support - 861305)	New Revenue		$954,512	$954,512	$0	A	**$954,512** - New revenues via the roll forward of unspent program dollars from fiscal year 2024 and 2025.
RMHIDTA (Front Range Task Force - 861320)	New Revenue		$28,175	$28,175	$0	A	**$28,175** - New revenues via the roll forward of unspent program dollars from fiscal year 2024 and 2025.
RMHIDTA (Training - 861350)	New Revenue		$572,418	$572,418	$0	A	**$572,418** - New revenues via the roll forward of unspent program dollars from fiscal year 2024 and 2025.
TOTAL RM HIGH INTENSITY DRUG TRAFFIC FUND			***$2,220,702***	***$2,220,702***	***$0***		

**** The new amended budget for the Rocky Mountain High Intensity Drug Traffic Area Fund is $3,465,573.***

TOTAL ALL FUNDS - 2025 SUPPLEMENTAL	***$54,260,127***	***$14,406,505***	***$39,853,622***

Douglas County Government
2026 Amended Budget Rollforward

Funds	2026 Adopted Budget	#26-01 Amended (3/24/26)	#26-02 Amended (4/28/26)	#26-03 Amended	#26-04 Amended	#26-05 Amended	Total Amended Budget	% Change Adopted Budget
Revenues								
100 General	193,473,464		7,737,049				201,210,513	4.0%
200 Road & Bridge	68,004,400		222,822				68,227,222	0.3%
210 Human Services	62,579,929						62,579,929	0.0%
215 Developmental Disabilities	10,398,500						10,398,500	0.0%
217 DC Health Department	992,315						992,315	100.0%
220 Law Enforcement Authority	30,851,400						30,851,400	0.0%
221 Safety and Mental Health	7,912,049						7,912,049	100.0%
223 District Attorney JD23	2,087,533						2,087,533	
225 Infrastructure Fund	0						0	
230 Road Sales & Use Tax	49,495,080		1,509,494				51,004,574	3.0%
235 Transportation Infrastructure Sales & Use Tax	21,897,800		849,838				22,747,638	3.9%
240 Justice Center Sales & Use Tax	28,946,925						28,946,925	0.0%
245 Rueter-Hess Recreation	716,000						716,000	100.0%
250 Parks and Open Space Sales & Use Tax	20,042,909		595,000				20,637,909	3.0%
260 Conservation Trust	1,700,000						1,700,000	0.0%
265 Lincoln Station Sales Tax Improvement	50,000						50,000	0.0%
275 Waste Disposal	200,000		1,271,600				1,471,600	635.8%
280 Woodmoor Mountain	41,590						41,590	0.0%
295 Rocky Mountain HIDTA	1,244,871		2,220,702				3,465,573	178.4%
296 American Rescue Plan Act (ARPA)	0	18,931,662					18,931,662	100.0%
297 Property Tax Relief	0						0	
330 Capital Expenditures	1,559,800						1,559,800	0.0%
350 LID Capital Construction	85,200						85,200	0.0%
390 Capital Replacement	0						0	0.0%
410 Debt Service	0						0	0.0%
620 Employee Benefits Self-Insurance	2,757,400						2,757,400	0.0%
630 Liability and Property Self-Insurance	4,663,700						4,663,700	0.0%
640 Medical Insurance Self-Insurance	35,536,083						35,536,083	0.0%
Total All Funds	**545,236,948**	**18,931,662**	**14,406,505**	**0**	**0**	**0**	**578,575,115**	**6.1%**

	2026 Adopted Budget	#26-01 Amended (3/24/26)	#26-02 Amended	#26-03 Amended	#26-04 Amended	#26-05 Amended	Adjustments	Total Amended Budget	% Change
Expenditures									
100 General	195,744,400	5,846,668	20,401,612					221,992,680	13.4%
200 Road & Bridge	84,034,627	3,526,920	2,269,213					89,830,760	6.9%
210 Human Services	66,594,132							66,594,132	0.0%
215 Developmental Disabilities	10,398,500							10,398,500	0.0%
217 DC Health Department	3,458,767							3,458,767	100.0%
220 Law Enforcement Authority	39,468,025	428,786						39,896,811	1.1%
221 Safety and Mental Health	9,555,395		316,833					9,872,228	3.3%
223 District Attorney JD23	16,928,303	30,000						16,958,303	0.2%
225 Infrastruce Fund	442,802		41,063					483,865	9.3%
230 Road Sales & Use Tax	93,698,671		10,386,954					104,085,625	11.1%
235 Transportation Infrastructure Sales & Use Tax	46,936,399		4,106,333					51,042,732	8.7%
240 Justice Center Sales & Use Tax	3,547,497	2,187,669	3,000,000					8,735,166	146.2%
245 Rueter-Hess Recreation	1,245,526	29,537	83,380					1,358,443	100.0%
250 Parks and Open Space Sales & Use Tax	23,285,711	1,003,280	10,045,020					34,334,011	47.4%
260 Conservation Trust	8,073,251		70,000					8,143,251	0.0%
265 Lincoln Station Sales Tax Improvement	50,000							50,000	0.0%
275 Waste Disposal	860,000	644,125	1,319,017					2,823,142	228.3%
280 Woodmoor Mountain	48,310							48,310	0.0%
295 Rocky Mountain HIDTA	1,219,971		2,220,702					3,440,673	182.0%
296 American Rescue Plan Act (ARPA)	0	28,371,217						28,371,217	100.0%
297 Property Tax Relief	0							0	
330 Capital Expenditures	1,224,497	249,101						1,473,598	20.3%
350 LID Capital Construction	2,500	596,446						598,946	23857.8%
390 Capital Replacement	0							0	0.0%
410 Debt Service	0							0	0.0%
620 Employee Benefits Self-Insurance	2,757,400							2,757,400	0.0%
630 Liability and Property Self-Insurance	4,663,700	10,156						4,673,856	0.2%
640 Medical Insurance Self-Insurance	36,536,083							36,536,083	0.0%
Total All Funds	**650,774,467**	**42,923,905**	**54,260,127**	**0**	**0**	**0**		**747,958,499**	**14.9%**

Detailed explanations for each supplemental budget can be found at http://www.douglas.co.us/finance/ under the section titled "Budget Division".

General Fund (Fund 100)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1	**Beginning Fund Balance**	**$ 51,413,343**	**$ 33,288,064**	**$ 61,630,742**	**$ 61,630,742**	**$ 36,546,502**	**$ 69,373,353**
	Revenues						
2	*Taxes*	$ 113,769,987	$ 139,056,500	$ 139,056,500	$ 137,989,761	$ 145,662,100	$ 145,662,100
3	*Licenses and Permits*	8,972,885	8,481,700	8,481,700	7,186,404	7,104,000	7,104,000
4	*Intergovernmental*	7,429,909	1,986,750	13,454,208	7,517,819	492,750	492,750
5	*Charges for Services*	29,242,934	26,294,425	26,791,825	30,652,888	30,466,964	30,466,964
6	*Fines and Forfeits*	181,520	156,200	180,111	212,827	197,800	197,800
7	*Earnings on Investments*	15,929,449	6,500,000	6,500,000	7,459,640	6,500,000	6,500,000
8	*Donations and Contributions*	506,245	260,000	260,000	321,604	260,000	260,000
9	*Other Revenues*	7,793,601	2,396,300	2,570,825	9,574,939	2,789,850	2,789,850
	Transfers In:						
10	*Capital Replacement Fund*	990,000	603,000	603,000	603,000	399,922	399,922
11	*Road & Bridge Fund*	107,000	440,821	440,821	440,821	466,825	466,825
12	*Transportation Fund*	500,000	500,000	500,000	500,000	500,000	500,000
13	*Justice Center Sales Tax Fund*	26,663,462	27,729,150	28,046,100	28,229,072	29,244,575	29,244,575
14	*Parks and Open Space Sales & Use Tax Fund*			1,679,009	1,676,009	0	0
15	*Road Sales Tax Fund-Engineering Svc*	750,000	750,000	750,000	750,000	750,000	750,000
16	*RMHIDTA*	24,900	24,900	24,900	24,900	24,900	24,900
17	*American Recovery Plan Act Fund*	0	0	830,000	830,000	0	0
18	*Property Tax Relief Fund*	0	0	48,609	48,609	0	0
19	*LID Capital Construction Fund*	894,000	85,000	85,000	85,000	85,000	85,000
20	*Medical Self-Insurance Fund*	0	2,000,000	2,000,000	2,000,000	0	0
21	*Total Transfers In*	*29,929,362*	*32,132,871*	*35,007,439*	*35,187,411*	*31,471,222*	*31,471,222*
22	*Supplemental Appropriation - #2 (5-12-26)*						*7,737,049*
23	**Total Revenues and Transfers In**	**$ 213,755,893**	**$ 217,264,746**	**$ 232,302,608**	**$ 236,103,292**	**$ 224,944,686**	**$ 232,681,735**
	Expenditures by Function						
24	*Personnel*	$ 125,326,367	$ 133,829,689	$ 137,713,110	$ 132,555,782	$ 135,842,837	$ 135,842,837
25	*Supplies*	7,887,968	7,638,134	8,041,893	7,430,860	7,602,096	7,602,096
26	*Controllable Assets*	407,675	1,180,378	717,963	583,244	1,182,578	1,182,578
27	*Purchased Services*	45,380,472	34,880,662	57,281,854	36,851,298	43,890,754	43,890,754
28	*Building Materials*	346	0	0	0	0	0
29	*Fixed Charges*	9,736,914	12,186,225	13,421,247	10,917,996	13,369,495	13,369,495
30	*Debt Service*	5,725,972	0	0	5,507,804	0	0
31	*Grants and Contributions*	2,355,684	986,470	1,592,784	907,251	786,656	786,656
32	*Intergovernmental Support*	592,929	603,548	606,668	556,844	603,548	603,548
33	*Interdepartmental Charges*	(11,547,502)	(11,494,167)	(11,494,167)	(11,601,809)	(11,203,564)	(11,203,564)
34	*Capital Outlay*	4,646,776	5,134,950	2,052,423	9,047,983	0	0
35	*Computer Equipment*	1,136,629	2,086,000	2,891,286	1,149,008	2,000,000	2,000,000
36	*Vehicle Replacements*	1,396,843	1,485,000	1,506,898	1,204,719	670,000	670,000
37	*Contingency*	0	2,000,000	610,148	0	1,000,000	1,000,000
	Transfers Out						
38	*To Law Enforcement Authority Fund*	2,923,400	7,774,019	7,774,019	7,774,019	8,380,417	8,380,417
39	*To Security and Mental Health Fund*	625,000	200,000	200,000	200,000	780,000	780,000
40	*To District Attorney Fund*	0	12,580,171	12,849,375	12,849,375	14,840,770	14,840,770
41	*To Capital Expenditures Fund*	88,000	0	3,435,000	3,435,000	0	0
42	*To Solid Waste Disposal Fund*	275,950	0	3,000,000	3,000,000	0	0
43	*To LID Capital Construction Fund*	0	0	0	0	0	0
44	*To Human Services Fund*	3,858,140	4,195,916	4,195,916	3,884,871	3,573,825	3,573,825
45	*To Medical Self-Insurance Fund*	2,500,000	0	0	0	1,000,000	1,000,000
46	*To Health Fund*	2,123,247	2,106,435	2,106,435	2,106,435	2,466,452	2,466,452
47	*Total Transfers Out*	*12,393,737*	*26,856,541*	*33,560,745*	*33,249,700*	*31,041,464*	*31,041,464*
48	*Encumbrances Re-appropriated (Supplemental #01-26)*						*5,846,668*
49	*Supplemental Appropriation - #2 (5-12-26)*						*20,401,612*
50	**Total Expenditures and Transfers Out**	**$ 205,440,810**	**$ 217,373,430**	**$ 248,502,852**	**$ 228,360,681**	**$ 226,785,864**	**$ 253,034,144**
51	*Change In Fund Balance*	8,315,083	(108,684)	(16,200,244)	7,742,611	(1,841,178)	(20,352,409)
52	**Ending Fund Balance**	**$ 59,728,426**	**$ 33,179,380**	**$ 45,430,498**	**$ 69,373,353**	**$ 34,705,324**	**$ 49,020,944**
	Fund Balance Detail						
53	*Non-spendable Fund Balance*	*$ 3,108,325*	*$ 4,281,147*	*$ 3,108,325*	*$ 4,714,674*	*$ 3,108,325*	*$ 4,714,674*
54	*Restricted Fund Balance*	*19,686,825*	*11,379,319*	*13,387,222*	*13,680,949*	*13,375,462*	*13,288,883*
55	*Committed Fund Balance*	*3,724,698*	*5,000,000*	*5,000,000*	*12,915,795*	*5,000,000*	*2,612,613*
56	*Assigned Fund Balance - Required Per Policy*	*7,696,913*	*8,425,722*	*6,689,054*	*8,924,366*	*6,689,054*	*7,083,188*
57	*Assigned Fund Balance - Carry Forward*	*4,723,045*	*0*	*0*	*9,091,890*	*0*	*100,000*
58	*Assigned Fund Balance - Initiatives*	*20,625,000*	*6,500,000*	*12,125,000*	*16,771,095*	*6,350,000*	*20,600,000*
59	*Unassigned Fund Balance Available*	*2,099,837*	*15,706*	*5,120,897*	*3,274,584*	*182,483*	*621,586*
60	*Unrealized Gains & Losses Adjustment*	*(1,936,216)*	*(2,422,514)*	*0*	*0*	*0*	*0*
61	**Ending Fund Balance**	**$ 59,728,426**	**$ 33,179,380**	**$ 45,430,498**	**$ 69,373,353**	**$ 34,705,324**	**$ 49,020,944**

Douglas County Government
Road and Bridge Fund (Fund 200)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1	**Beginning Fund Balance**	**$ 36,970,336**	**$ 26,188,606**	**$ 35,278,428**	**$ 35,278,428**	**$ 29,971,144**	**$ 37,152,508**
	Revenues						
2	*Taxes*	$ 54,040,895	$ 53,977,000	$ 53,977,000	$ 54,169,684	$ 53,946,800	$ 53,946,800
3	*Licenses and Permits*	1,165,802	899,500	899,500	1,386,858	1,105,100	1,105,100
4	*Intergovernmental*	13,342,578	12,260,000	12,335,477	13,368,523	12,600,000	12,600,000
5	*Charges for Services*	3,500	1,500	1,500	2,000	1,500	1,500
6	*Earnings on Investments*	0	0	0	0	0	0
7	*Donations and Contributions*	0	0	0	0	0	0
8	*Other Revenues*	288,110	130,000	731,017	1,001,705	351,000	351,000
9	*Supplemental Appropriation - #2 (5-12-26)*						*222,822*
10	**Total Revenues and Transfers In**	**$ 68,840,885**	**$ 67,268,000**	**$ 67,944,494**	**$ 69,928,770**	**$ 68,004,400**	**$ 68,227,222**
	Expenditures by Function						
11	*Personnel*	$ 14,115,966	$ 15,090,384	$ 14,962,644	$ 14,790,856	$ 15,336,721	$ 15,336,721
12	*Supplies*	944,899	2,405,686	2,143,580	1,064,012	2,551,186	2,551,186
13	*Controllable Assets*	66,014	77,600	82,822	66,223	27,600	27,600
14	*Purchased Services*	3,128,939	1,608,180	3,941,635	3,512,096	2,209,078	2,209,078
15	*Building Materials*	6,101,677	6,207,331	5,941,792	5,745,030	6,207,331	6,207,331
16	*Fixed Charges*	4,395,974	7,236,707	4,541,582	4,303,518	5,060,581	5,060,581
17	*Grants and Contributions*	682,265	100,000	100,500	659,787	100,000	100,000
18	*Intergovernmental Support*	8,812,046	9,429,516	9,995,262	9,575,762	9,215,726	9,215,726
19	*Equipment Replacements/New*	3,969,260	1,275,000	1,615,956	483,446	1,645,000	1,645,000
20	*Pavement Management*	22,246,636	22,140,730	20,864,170	16,912,258	25,596,402	25,596,402
21	*Engineering Storm Drainage*	0	6,186,264	7,491,816	0	0	0
22	*Capital Projects/Re-appropriation*	5,962,116	7,730,301	13,726,169	8,606,442	15,585,002	15,585,002
23	*Contingency*	0	500,000	500,000	0	500,000	500,000
24	*Transfers Out:*						
25	*To General Fund*	107,000	440,821	440,821	440,821	466,825	466,825
26	*To Local Improvement (LID) Fund*	0	0	1,461,565	1,461,565	0	0
27	*To Solid Waste Disposal Fund*	0	0	432,875	432,875	375,000	375,000
28	*Total Transfers Out*	*107,000*	*440,821*	*2,335,261*	*2,335,261*	*841,825*	*841,825*
29	*Encumbrances Re-appropriated (Supplemental #01-26)*						*3,526,920*
30	*Supplemental Appropriation - #2 (5-12-26)*						*2,269,213*
31	**Total Expenditures and Transfers Out**	**$ 70,532,792**	**$ 80,428,520**	**$ 88,243,190**	**$ 68,054,690**	**$ 84,876,452**	**$ 90,672,585**
32	*Change In Fund Balance*	*(1,691,907)*	*(13,160,520)*	*(20,298,696)*	*1,874,080*	*(16,872,052)*	*(22,445,363)*
33	**Ending Fund Balance**	**$ 35,278,428**	**$ 13,028,086**	**$ 14,979,733**	**$ 37,152,508**	**$ 13,099,092**	**$ 14,707,145**
	Fund Balance Detail						
34	*Non-spendable Fund Balance*	*$ 2,738,970*	*$ 3,172,732*	*$ 2,738,970*	*$ 2,074,506*	*$ 2,738,970*	*$ 2,074,506*
35	*Restricted Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
36	*Committed Fund Balance*	*8,955,981*	*0*	*0*	*4,228,273*	*0*	*750,000*
37	*Committed Fund Balance - Required per Policy*	*9,127,776*	*8,661,629*	*9,127,776*	*9,442,037*	*9,127,776*	*9,442,037*
38	*Committed fund Balance - Initiatives*	*1,000,000*	*1,000,000*	*1,000,000*	*2,000,000*	*1,000,000*	*1,000,000*
39	*Committed Fund Balance - Available*	*13,455,701*	*193,725*	*2,112,987*	*19,407,692*	*232,346*	*1,440,602*
40	**Ending Fund Balance**	**$ 35,278,428**	**$ 13,028,086**	**$ 14,979,733**	**$ 37,152,508**	**$ 13,099,092**	**$ 14,707,145**

Douglas County Government
School Safety Fund (Fund 221)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1	***Beginning Fund Balance***	**$ 2,166,929**	**$ 1,357,900**	**$ 2,575,144**	**$ 2,575,144**	**$ 2,316,394**	**$ 2,768,596**
	Revenues						
2	*Taxes*	$ 4,240,348	$ 4,368,200	$ 4,368,200	$ 4,335,777	$ 4,325,800	$ 4,325,800
3	*Licenses and Permits*	0	0	0	0	0	0
4	*Intergovernmental*	3,925,188	3,455,400	3,455,400	3,533,457	3,586,249	3,586,249
5	*Charges for Services*	0	0	0	0	0	0
6	*Fines and Forfeits*	0	0	0	0	0	0
7	*Earnings on Investments*	0	0	0	0	0	0
8	*Other Revenues*	5,100	0	0	0	0	0
9	*Other Financing Sources*	0	0	0	0	0	0
10	*Transfer In - General Fund*	625,000	200,000	200,000	200,000	780,000	780,000
11	*Recommended New Requests - Ongoing*						*0*
12	***Total Revenues and Transfers In***	**$ 8,795,636**	**$ 8,023,600**	**$ 8,023,600**	**$ 8,069,234**	**$ 8,692,049**	**$ 8,692,049**
	Expenditures by Function						
13	*Personnel*	$ 6,453,784	$ 7,273,689	$ 7,257,689	$ 7,074,743	$ 7,641,568	$ 7,641,568
14	*Supplies*	97,274	134,700	148,365	98,308	175,400	175,400
15	*Controllable Assets*	79,682	4,400	4,400	3,700	4,400	4,400
16	*Purchased Services*	185,336	340,000	340,000	304,326	348,370	348,370
17	*Fixed Charges*	113,687	127,855	165,719	165,008	135,657	135,657
18	*Debt Service*	120,759	0	0	0	0	0
19	*Grants, Contributions*	0	0	0	0	0	0
20	*Intergovernmental Support*	242,374	0	507,454	190,622	830,000	830,000
21	*Capital Outlay*	1,094,524	0	53,538	39,076	370,000	370,000
22	*Contingency*	0	50,000	0	0	50,000	50,000
23	*Supplemental Appropriation - #2 (5-12-26)*						*316,833*
24	***Total Expenditures and Transfers Out***	**$ 8,387,421**	**$ 7,930,644**	**$ 8,477,165**	**$ 7,875,781**	**$ 9,555,395**	**$ 9,872,228**
25	*Change In Fund Balance*	408,215	92,956	(453,565)	193,452	(863,346)	(1,180,179)
26	***Ending Fund Balance***	**$ 2,575,144**	**$ 1,450,856**	**$ 2,121,579**	**$ 2,768,596**	**$ 1,453,048**	**$ 1,588,417**
	Fund Balance Detail						
27	*Non-spendable Fund Balance*	$ 0	$ 18,500	$ 18,500	$ 24,200	$ 0	$ 24,200
28	*Committed Fund Balance - Required Per Policy*	838,252	888,064	942,363	1,747,017	1,301,022	1,332,705
29	*Committed Fund Balance - Available*	1,736,892	544,292	1,160,716	997,379	152,026	231,512
30	***Ending Fund Balance***	**$ 2,575,144**	**$ 1,450,856**	**$ 2,121,579**	**$ 2,768,596**	**$ 1,453,048**	**$ 1,588,417**

Douglas County Government
Infrastructure Fund (Fund 225)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1	***Beginning Fund Balance***	**$ 13,956,609**	**$ 416,637**	**$ 3,762,959**	**$ 3,762,959**	**$ 442,802**	**$ 483,865**
	Revenues						
2	*Taxes*	$ 0	$ 0	$ 0	$ (2)	$ 0	$ 0
3	*Licenses and Permits*	0	0	0	0	0	0
4	*Intergovernmental*	3,450,000	0	0	0	0	0
5	*Charges for Services*	0	0	0	0	0	0
6	*Fines and Forfeits*	0	0	0	0	0	0
7	*Earnings on Investments*	0	0	0	0	0	0
8	*Donations and Contributions*	0	0	0	0	0	0
9	*Other Revenues*	0	0	0	0	0	0
10	*Transfers In*	0	0	0	0	0	0
11	***Total Revenues and Transfers In***	**$ 3,450,000**	**$ 0**	**$ 0**	**$ (2)**	**$ 0**	**$ 0**
	Expenditures by Function						
12	*Personnel*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
13	*Supplies*	0	0	0	0	0	0
14	*Purchased Services*	1,141	2,551	26,309	0	0	0
15	*Fixed Charges*	0	0	0	0	0	0
16	*Grants and Contributions*	0	0	0	0	0	0
17	*Intergovernmental Support Svcs.*	144,743	220,000	3,670,000	3,279,092	0	0
18	*Interdepartmental Charges*	0	0	0	0	0	0
19	*Capital Projects/Re-Appropriation*	135,499	194,086	66,650	0	442,802	442,802
20	*Contingency*	0	0	0	0	0	0
21	*Transfers Out - Infrastructure Fund*	13,362,267	0	0	0	0	0
22	*Supplemental Appropriation #2-26 (5-12-26)*						*41,063*
23	***Total Expenditures and Transfers Out***	**$ 13,643,650**	**$ 416,637**	**$ 3,762,959**	**$ 3,279,092**	**$ 442,802**	**$ 483,865**
24	*Change In Fund Balance*	*(10,193,650)*	*(416,637)*	*(3,762,959)*	*(3,279,094)*	*(442,802)*	*(483,865)*
25	***Ending Fund Balance***	**$ 3,762,959**	**$ 0**	**$ 0**	**$ 483,865**	**$ 0**	**$ 0**
	Fund Balance Detail						
26	*Nonspendable Fund Balance*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*
27	*Restricted Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
28	*Committed Fund Balance*	*3,762,959*	*0*	*0*	*483,865*	*0*	*0*
29	*Assigned Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
30	***Ending Fund Balance***	**$ 3,762,959**	**$ 0**	**$ 0**	**$ 483,865**	**$ 0**	**$ 0**

Douglas County Government
Road Sales and Use Tax Fund (Fund 230)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1	***Beginning Fund Balance***	**$ 105,668,807**	**$ 96,605,934**	**$ 102,253,053**	**$ 102,253,053**	**$ 99,442,672**	**$ 110,560,995**
	Revenues						
2	*Taxes*	$ 42,681,098	$ 44,045,200	$ 44,367,700	$ 45,185,315	$ 45,995,080	$ 45,995,080
3	*Intergovernmental*	682,112	0	0	6,933,093	0	0
4	*Earnings on Investments*	3,679,814	2,200,000	2,200,000	4,049,871	3,500,000	3,500,000
5	*Other Revenues*	3,476,726	0	2,893,943	2,894,203	0	0
6	*Transfers In*	0	0	0	0	0	0
7	*Supplemental Appropriation - #2 (5-12-26)*						*1,509,494*
8	***Total Revenues and Transfers In***	**$ 50,519,750**	**$ 46,245,200**	**$ 49,461,643**	**$ 59,062,482**	**$ 49,495,080**	**$ 51,004,574**
	Expenditures by Function						
9	*Purchased Services*	2,660,058	2,820,000	8,229,380	4,992,612	4,260,562	4,260,562
10	*Intergovernmental Support*	30,702,928	27,515,732	27,514,892	21,642,966	21,243,117	21,243,117
11	*Interdepartmental Charges*	0	0	0	0	0	0
12	*Capital Projects/Re-Appropriation*	10,972,115	68,091,203	69,668,465	23,368,962	68,194,992	68,194,992
13	*Transfers Out:*						
14	To General Fund	750,000	750,000	750,000	750,000	750,000	750,000
15	To Infrastrure Fund	8,850,402	0	0	0	0	0
16	*Total Transfers Out*	*9,600,402*	*750,000*	*750,000*	*750,000*	*750,000*	*750,000*
17	*Supplemental Appropriation - #2 (5-12-26)*						*10,386,954*
18	***Total Expenditures and Transfers Out***	**$ 53,935,503**	**$ 99,176,935**	**$ 106,162,737**	**$ 50,754,541**	**$ 94,448,671**	**$ 104,835,625**
19	*Change In Fund Balance*	(3,415,754)	(52,931,735)	(56,701,094)	8,307,941	(44,953,591)	(53,831,051)
20	***Ending Fund Balance***	**$ 102,253,053**	**$ 43,674,199**	**$ 45,551,959**	**$ 110,560,995**	**$ 54,489,081**	**$ 56,729,944**
	Fund Balance Detail						
21	*Non-spendable Fund Balance*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
22	*Restricted Fund Balance - Required Per Policy*	*64,084,610*	*4,824,520*	*5,146,164*	*6,106,248*	*5,149,508*	*5,149,508*
23	*Restricted Fund Balance - Available*	*38,168,444*	*38,849,679*	*40,405,795*	*104,454,746*	*49,339,573*	*51,580,436*
24	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
25	*Assigned Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
26	***Ending Fund Balance***	**$ 102,253,053**	**$ 43,674,199**	**$ 45,551,959**	**$ 110,560,995**	**$ 54,489,081**	**$ 56,729,944**

Douglas County Government
Transportation Infrastructure Sales and Use Tax Fund (Fund 235)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1	***Beginning Fund Balance***	**$ 37,294,937**	**$ 34,561,751**	**$ 40,055,910**	**$ 40,055,910**	**$ 35,325,738**	**$ 37,676,958**
	Revenues						
2	*Taxes*	$ 19,206,494	$ 19,820,400	$ 19,820,400	$ 20,333,397	$ 20,697,800	$ 20,697,800
3	*Intergovernmental*	4,256,425	0	4,290,400	2,945,062	0	0
4	*Earnings on Investments*	1,621,882	600,000	600,000	1,358,714	1,200,000	1,200,000
5	*Other Revenues*	0	0	0	5,058	0	0
6	*Transfers In*	22,212,669	0	0	0	0	0
7	*Supplemental Appropriation - #2 (5-12-26)*						*849,838*
8	***Total Revenues and Transfers In***	**$ 47,297,470**	**$ 20,420,400**	**$ 24,710,800**	**$ 24,642,232**	**$ 21,897,800**	**$ 22,747,638**
	Expenditures by Function						
9	*Personnel*	$0	$0	$0	$0	$0	$0
10	*Supplies*	0	0	0	0	0	0
11	*Controllable Assets*	0	0	0	0	0	0
12	*Purchased Services*	443,353	1,000,000	1,221,894	381,313	779,237	779,237
13	*Building Materials*	0	0	0	0	0	0
14	*Fixed Charges*	0	0	0	0	0	0
15	*Debt Issuance*	0	0	0	0	0	0
16	*Grants, Contributions, Indemnities*	0	0	0	0	0	0
17	*Intergovernmental Support*	43,593,144	3,200,000	25,568,399	21,552,395	20,898,270	20,898,270
18	*Interdepartmental Charges*	0	0	0	0	0	0
19	*Capital Projects / Re-Appropriation*	0	40,828,159	27,919,524	4,587,475	25,258,892	25,258,892
20	*Contingency*	0	0	0	0	0	0
21	*Transfer Out - General Fund*	500,000	500,000	500,000	500,000	500,000	500,000
22	*Supplemental Appropriation - #2 (5-12-26)*						*4,106,333*
23	***Total Expenditures and Transfers Out***	**$ 44,536,497**	**$ 45,528,159**	**$ 55,209,817**	**$ 27,021,184**	**$ 47,436,399**	**$ 51,542,732**
24	*Change In Fund Balance*	2,760,973	(25,107,759)	(30,499,017)	(2,378,952)	(25,538,599)	(28,795,094)
25	***Ending Fund Balance***	**$ 40,055,910**	**$ 9,453,992**	**$ 9,556,893**	**$ 37,676,958**	**$ 9,787,139**	**$ 8,881,864**
	Fund Balance Detail						
26	*Non-spendable Fund Balance*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
27	*Restricted Fund Balance - Required Per Policy*	*279,600*	*200,000*	*279,600*	*25,738,599*	*200,000*	*279,600*
28	*Restricted Fund Balance - Available*	*39,776,310*	*9,253,992*	*9,277,293*	*11,938,359*	*9,587,139*	*8,602,264*
29	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
30	*Assigned Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
31	***Ending Fund Balance***	**$ 40,055,910**	**$ 9,453,992**	**$ 9,556,893**	**$ 37,676,958**	**$ 9,787,139**	**$ 8,881,864**

Douglas County Government
Justice Center Sales and Use Tax Fund (Fund 240)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1	***Beginning Fund Balance***	**$ 21,602,586**	**$ 7,856,607**	**$ 16,514,220**	**$ 16,514,220**	**$ 9,561,392**	**$ 12,538,004**
	Revenues						
2	*Taxes*	$ 26,675,687	$ 27,528,250	$ 27,845,200	$ 28,240,822	$ 28,746,925	$ 28,746,925
3	*Intergovernmental*	0	0	0	0	0	0
4	*Charges for Services*	66,325	0	0	147,100	0	0
5	*Earnings on Investments*	561,262	300,000	300,000	384,320	200,000	200,000
6	*Other Revenues*	0	0	1,057,911	1,038,148	0	0
7	***Total Revenues and Transfers In***	**$ 27,303,274**	**$ 27,828,250**	**$ 29,203,111**	**$ 29,810,390**	**$ 28,946,925**	**$ 28,946,925**
	Expenditures by Function						
8	*Supplies*	$ 47,787	$ 0	$ 38,964	$ 54,471	$ 340,000	$ 340,000
9	*Controllable Assets*	39,393	1,071,200	64,778	16,978	843,700	843,700
10	*Purchased Services*	59,816	0	68,013	59,033	28,000	28,000
11	*Fixed Charges*	493,175	547,747	553,747	552,441	586,797	586,797
12	*Grants, Contributions, Indemnities*	0	0	0	0	0	0
13	*Debt Service (Lease Payment)*	0	0	0	0	0	0
14	*Intergovernmental Support*	5,788	12,000	9,742	5,918	10,000	10,000
15	*Interdepartmental Charges*	0	0	0	0	0	0
16	*Capital Outlay*	5,082,220	1,693,600	7,374,585	4,868,694	1,639,000	1,639,000
17	*Contingency*	0	100,000	10	0	100,000	100,000
18	*Transfers Out:*						
19	To General Fund	26,663,462	27,729,150	28,046,100	28,229,072	29,244,575	29,244,575
20	*Total Transfers Out*	*26,663,462*	*27,729,150*	*28,046,100*	*28,229,072*	*29,244,575*	*29,244,575*
21	*Encumbrances Re-appropriated (Supplemental #01-26)*						*2,187,669*
22	*Supplemental Appropriation #2-26 - (5-12-26)*						*3,000,000*
23	***Total Expenditures and Transfers Out***	**$ 32,391,640**	**$ 31,153,697**	**$ 36,155,939**	**$ 33,786,607**	**$ 32,792,072**	**$ 37,979,741**
24	*Change In Fund Balance*	(5,088,366)	(3,325,447)	(6,952,828)	(3,976,216)	(3,845,147)	(9,032,816)
25	***Ending Fund Balance***	**$ 16,514,220**	**$ 4,531,160**	**$ 9,561,392**	**$ 12,538,004**	**$ 5,716,245**	**$ 3,505,188**
	Fund Balance Detail						
26	*Non-spendable Fund Balance*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
27	*Restricted Fund Balance - Required Per Policy*	*4,690,611*	*3,277,312*	*3,277,312*	*2,597,317*	*2,352,284*	*3,277,312*
28	*Restricted Fund Balance - Initiatives*	*0*	*0*	*3,000,000*	*3,000,000*	*3,000,000*	*0*
29	*Restricted Fund Balance - Available*	*11,823,609*	*1,253,848*	*3,284,080*	*6,940,687*	*363,961*	*227,876*
30	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
31	*Assigned Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
32	***Ending Fund Balance***	***$ 16,514,220***	***$ 4,531,160***	***$ 9,561,392***	***$ 12,538,004***	***$ 5,716,245***	***$ 3,505,188***

Douglas County Government
Rueter-Hess Recreation Area Fund (Fund 245)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1	***Beginning Fund Balance***	**$ 2,313,518**	**$ 1,932,545**	**$ 2,567,163**	**$ 2,567,163**	**$ 2,113,993**	**$ 2,671,238**
	Revenues						
2	*Intergovernmental*	$ 620,000	$ 620,000	$ 620,000	$ 846,539	$ 620,000	$ 620,000
3	*Charges for Services*	52,687	32,000	32,000	58,087	46,000	46,000
4	*Earnings on Investments*	96,843	50,000	50,000	108,700	50,000	50,000
5	*Other Revenues*	0	0	0	0	0	0
6	Transfer-In Parks & Open Space Fund	250,000	250,000	250,000	250,000	250,000	250,000
7	***Total Revenues and Transfers In***	**$ 1,019,530**	**$ 952,000**	**$ 952,000**	**$ 1,263,326**	**$ 966,000**	**$ 966,000**
	Expenditures by Function						
8	*Personnel*	$ 623,985	$ 656,315	$ 621,315	$ 544,068	$ 601,911	$ 601,911
9	*Supplies*	35,575	5,600	20,600	17,646	33,100	33,100
10	*Controllable Assets*	3,762	0	5,000	6,797	4,000	4,000
11	*Purchased Services*	46,546	60,000	317,719	27,513	28,000	28,000
12	*Building Materials*	0	0	0	0	1,000	1,000
13	*Fixed Charges*	37,217	44,020	44,020	27,743	19,515	19,515
14	*Intergovernmental Support*	0	0	0	0	0	0
15	*Capital*	18,800	368,000	635,281	535,484	508,000	508,000
16	*Contingency*	0	50,000	50,000	0	50,000	50,000
17	*Encumbrances Re-appropriated (Supplemental #01-26)*						*29,537*
18	*Supplemental Appropriation - #2 (5-12-26)*						*83,380*
19	***Total Expenditures and Transfers Out***	**$ 765,885**	**$ 1,183,935**	**$ 1,693,935**	**$ 1,159,251**	**$ 1,245,526**	**$ 1,358,443**
20	*Change In Fund Balance*	253,645	(231,935)	(741,935)	104,075	(279,526)	(392,443)
21	***Ending Fund Balance***	**$ 2,567,163**	**$ 1,700,610**	**$ 1,825,228**	**$ 2,671,238**	**$ 1,834,467**	**$ 2,278,795**
	Fund Balance Detail						
22	*Non-spendable Fund Balance*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
23	*Restricted Fund Balance - Required Per Policy*	*81,000*	*81,000*	*81,000*	*92,327*	*81,000*	*81,000*
24	*Restricted Fund Balance - Available*	*2,486,163*	*1,619,610*	*1,744,228*	*2,578,911*	*1,753,467*	*2,197,795*
25	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
26	*Assigned Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
27	***Ending Fund Balance***	**$ 2,567,163**	**$ 1,700,610**	**$ 1,825,228**	**$ 2,671,238**	**$ 1,834,467**	**$ 2,278,795**

Douglas County Government
Parks and Open Space Sales and Use Tax Fund (Fund 250)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1	***Beginning Fund Balance***	**$ 49,512,339**	**$ 45,258,195**	**$ 55,751,331**	**$ 55,751,331**	**$ 52,558,168**	**$ 57,884,244**
	Revenues						
2	*Taxes*	$ 18,139,467	$ 18,719,209	$ 18,794,209	$ 19,203,759	$ 19,547,909	$ 19,547,909
3	*Intergovernmental*	6,434	0	896,633	293,538	0	0
4	*Charges for Services*	0	25,000	25,000	0	0	0
5	*Earnings on Investments*	3,003,252	400,000	2,900,000	3,154,251	400,000	400,000
6	*Other Revenues*	618,909	85,000	85,000	150,006	95,000	95,000
7	*Transfer In*	0	0	0	0	0	0
8	*Supplemental Appropriation - #2 (5-12-26)*						*595,000*
9	***Total Revenues and Transfers In***	**$ 21,768,061**	**$ 19,229,209**	**$ 22,700,842**	**$ 22,824,458**	**$ 20,042,909**	**$ 20,637,909**
	Expenditures by Function						
10	*Personnel*	$ 1,942,358	$ 2,380,738	$ 2,422,920	$ 2,210,982	$ 2,355,416	$ 2,355,416
11	*Supplies*	164,221	423,330	265,680	167,260	423,330	423,330
12	*Controllable Assets*	36,168	0	0	4,339	0	0
13	*Purchased Services*	1,359,883	934,500	2,374,201	1,300,641	934,500	934,500
14	*Fixed Charges*	286,385	267,084	267,084	326,504	247,883	247,883
15	*Grants, Contributions, Indemnities*	5,500,000	0	9,050,000	8,478,072	10,250,000	10,250,000
16	*Intergovernmental Support*	4,332,072	3,748,842	3,833,842	4,607,152	3,914,582	3,914,582
17	*Capital Outlay*	1,483,296	0	7,211,446	1,546,447	4,695,000	4,695,000
18	*Vehicle Replacements*	174,687	0	123,081	124,140	365,000	365,000
19	*Contingency*	0	100,000	90,000	0	100,000	100,000
20	*Transfers Out:*						
21	*General Fund*	0	0	1,676,009	1,676,009	0	0
22	*Rueter Hess Recreation Area*	250,000	250,000	250,000	250,000	250,000	250,000
23	*Total Transfers Out*	*250,000*	*250,000*	*1,926,009*	*1,926,009*	*250,000*	*250,000*
24	*Encumbrances Re-appropriated (Supplemental #01-26)*						*1,003,280*
25	*Supplemental Appropriation - #2 (5-12-26)*						*10,045,020*
26	***Total Expenditures and Transfers Out***	**$ 15,529,069**	**$ 8,104,494**	**$ 27,564,263**	**$ 20,691,546**	**$ 23,535,711**	**$ 34,584,011**
27	*Change In Fund Balance*	6,238,992	11,124,715	(4,863,421)	2,132,913	(3,492,802)	(13,946,102)
28	***Ending Fund Balance***	**$ 55,751,331**	**$ 56,382,910**	**$ 50,887,910**	**$ 57,884,244**	**$ 49,065,366**	**$ 43,938,142**
	Fund Balance Detail						
29	*Non-spendable Fund Balance*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
30	*Restricted Fund Balance - Required Per Policy*	*2,416,228*	*875,449*	*1,016,373*	*4,454,490*	*887,571*	*987,899*
31	*Restricted Fund Balance - Available*	*53,335,103*	*55,507,461*	*49,871,537*	*53,429,754*	*48,177,795*	*42,950,243*
32	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
33	*Assigned Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
34	***Ending Fund Balance***	**$ 55,751,331**	**$ 56,382,910**	**$ 50,887,910**	**$ 57,884,244**	**$ 49,065,366**	**$ 43,938,142**

Douglas County Government
Conservation Trust Fund (Fund 260)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1	***Beginning Fund Balance***	**$ 4,640,716**	**$ 3,250,391**	**$ 6,448,755**	**$ 6,448,755**	**$ 6,773,251**	**$ 6,885,282**
	Revenues						
2	*Intergovernmental*	$ 1,644,156	$ 1,600,000	$ 1,600,000	$ 1,606,870	$ 1,600,000	$ 1,600,000
3	*Earnings on Investments*	208,626	100,000	100,000	245,162	100,000	100,000
4	*Other Revenues*	0	0	0	0	0	0
5	***Total Revenues and Transfers In***	**$ 1,852,782**	**$ 1,700,000**	**$ 1,700,000**	**$ 1,852,032**	**$ 1,700,000**	**$ 1,700,000**
	Expenditures by Function						
6	*Personnel*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
7	*Supplies*	0	0	0	0	0	0
8	*Controllable Assets*	0	0	0	0	60,000	60,000
9	*Purchased Services*	721	0	0	0	750,000	750,000
10	*Fixed Charges*	0	0	0	0	0	0
11	*Grants,Contributions,Indemnities*	0	0	0	0	0	0
12	*Intergovernmental Support*	0	0	0	0	0	0
	Capital Outlay:						
13	*Highlands Heritage Regional Park*	0	2,750,000	1,735,800	0	5,963,251	5,963,251
14	*Bluffs Regional Park*	44,022	0	410,504	410,504	0	0
15	*Challenger Regional Park*	0	0	1,005,000	1,005,000	0	0
16	*East-West Regional Trail*	0	0	0	0	1,100,000	1,100,000
17	*Parks Local - Multi-Purpose*	0	0	0	0	100,000	100,000
18	*Springer Park*	0	0	0	0	100,000	100,000
19	*Major Maintenance & Repairs*	0	0	0	0	0	0
20	*Contingency*	0	0	0	0	0	0
21	*Supplemental Appropriation - #2 (5-12-26)*						*70,000*
22	***Total Expenditures and Transfers Out***	**$ 44,742**	**$ 2,750,000**	**$ 3,151,304**	**$ 1,415,504**	**$ 8,073,251**	**$ 8,143,251**
23	*Change In Fund Balance*	1,808,039	(1,050,000)	(1,451,304)	436,528	(6,373,251)	(6,443,251)
24	***Ending Fund Balance***	**$ 6,448,755**	**$ 2,200,391**	**$ 4,997,451**	**$ 6,885,282**	**$ 400,000**	**$ 442,031**
	Fund Balance Detail						
25	*Non-spendable Fund Balance*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
26	*Restricted Fund Balance - Required Per Policy*	*1,285,278*	*220,000*	*220,000*	*235,203*	*220,000*	*220,000*
27	*Restricted Fund Balance - Available*	*5,163,476*	*1,980,391*	*4,777,451*	*6,650,079*	*180,000*	*222,031*
28	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
29	*Assigned Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
30	***Ending Fund Balance***	**$ 6,448,755**	**$ 2,200,391**	**$ 4,997,451**	**$ 6,885,282**	**$ 400,000**	**$ 442,031**

Douglas County Government
Solid Waste Disposal Fund (Fund 275)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1	***Beginning Fund Balance***	**$ 6,417**	**$ 157,095**	**$ 430,842**	**$ 430,842**	**$ 507,796**	**$ 1,252,823**
	Revenues						
2	*Taxes*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
3	*Intergovernmental*	0	0	0	100,000	0	0
4	*Charges for Services*	76,932	65,000	189,580	160,196	125,000	125,000
5	*Intergovernmental*	0	0	0	0	0	0
6	*Earnings on Investments*	0	0	0	0	0	0
7	*Other Revenues*	203,466	20,000	20,000	173,932	75,000	75,000
8	*Transfers In*						
9	Transfer In - General Fund	275,950	0	3,000,000	3,000,000	0	0
10	Transfer In - Road & Bridge	0	0	432,875	432,875	375,000	375,000
11	*Total Transfers In*	275,950	0	3,432,875	3,432,875	375,000	375,000
12	*Supplemental Appropriation - #2 (5-12-26)*						*1,271,600*
13	***Total Revenues and Transfers In***	**$ 556,348**	**$ 85,000**	**$ 3,642,455**	**$ 3,867,003**	**$ 575,000**	**$ 1,846,600**
	Expenditures by Function						
14	*Personnel*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
15	*Supplies*	0	0	0	0	0	0
16	*Purchased Services*	21,376	0	0	68,120	300,000	300,000
17	*Fixed Charges*	110,547	110,000	234,580	401,920	560,000	560,000
18	*Intergovernmental Support*	0	0	0	0	0	0
19	*Interdepartmental Charges*	0	0	0	0	0	0
20	*Capital Outlay*	0	0	3,432,875	2,574,983	0	0
21	*Contingency*	0	0	0	0	0	0
22	*Transfers Out - General Fund*	0	0	0	0	0	0
23	*Encumbrances Re-appropriated (Supplemental #01-26)*						*644,125*
24	*Supplemental Appropriation - #2 (5-12-26)*						*1,319,017*
25	***Total Expenditures and Transfers Out***	**$ 131,923**	**$ 110,000**	**$ 3,667,455**	**$ 3,045,022**	**$ 860,000**	**$ 2,823,142**
26	*Change In Fund Balance*	424,425	(25,000)	(25,000)	821,981	(285,000)	(976,542)
27	***Ending Fund Balance***	**$ 430,842**	**$ 132,095**	**$ 405,842**	**$ 1,252,823**	**$ 222,796**	**$ 276,281**
	Fund Balance Detail						
28	*Non-spendable Fund Balance*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
29	*Restricted Fund Balance*	0	0	0	0	0	0
30	*Committed Fund Balance*	0	0	0	0	0	0
31	*Assigned Fund Balance*	*430,842*	*132,095*	*405,842*	*1,252,823*	*222,796*	*276,281*
32	***Ending Fund Balance***	***$ 430,842***	***$ 132,095***	***$ 405,842***	***$ 1,252,823***	***$ 222,796***	***$ 276,281***

Douglas County Government
Rocky Mountain High Intensity Drug Trafficking Area Fund (Fund 295)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1	***Beginning Fund Balance***	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
	Revenues						
2	*Taxes*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
3	*Intergovernmental*	2,361,433	1,104,204	4,389,583	2,202,603	1,244,871	1,244,871
4	*Charges for Services*	0	0	0	0	0	0
5	*Earnings on Investments*	0	0	0	0	0	0
6	*Miscellaneous Revenues*	11	0	0	0	0	0
7	*Other Financing Sources*	0	0	0	0	0	0
8	*Transfers In*	0	0	0	0	0	0
9	*Supplemental Appropriation - #2 (5-12-26)*						*2,220,702*
10	***Total Revenues and Transfers In***	**$ 2,361,444**	**$ 1,104,204**	**$ 4,389,583**	**$ 2,202,603**	**$ 1,244,871**	**$ 3,465,573**
11	***Expenditures by Function***						
12	*Personnel*	$ 1,227,160	$ 1,048,294	$ 1,760,837	$ 1,174,861	$ 1,191,793	$ 1,191,793.00
13	*Supplies*	6,361	3,000	49,500	27,800	250	250
14	*Controllable Assets*	0	0	0	0	0	0
15	*Purchased Services*	850,988	24,260	881,910	730,346	27,428	27,428
16	*Fixed Charges*	50,702	2,250	164,250	49,286	400	400
17	*Debt Service*	141,079	0	0	146,999	0	0
18	*Grants and Contributions*	60,254	0	140,000	48,411	0	0
19	*Capital Outlay*	0	0	0	0	0	0
20	*Contingency*	0	1,500	1,368,186	0	100	100
21							
22	*Transfers Out - General Fund*	24,900	24,900	24,900	24,900	24,900	24,900
23	*Supplemental Appropriation - #2 (5-12-26)*						*2,220,702*
24	***Total Expenditures and Transfers Out***	**$ 2,361,444**	**$ 1,104,204**	**$ 4,389,583**	**$ 2,202,603**	**$ 1,244,871**	**$ 3,465,573**
25	*Change In Fund Balance*	0	0	0	0	0	$ 0
26	***Ending Fund Balance***	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
27	***Fund Balance Detail***						
28	*Non-spendable Fund Balance*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
29	*Restricted Fund Balance*	0	0	0	0	0	0
30	*Committed Fund Balance*	0	0	0	0	0	0
31	*Assigned Fund Balance*	0	0	0	0	0	0
32	***Ending Fund Balance***	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**

This fund is used to account for the federal grant monies received and disbursements issued as approved and directed by the Rocky Mountain High Intensity Drug Trafficking Area Executive Board