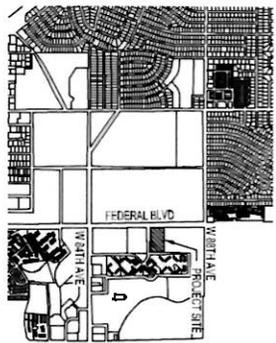


# OFFICIAL DEVELOPMENT PLAN UPLANDS - FILING NO.3 - BLOCK 4

IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 17

### NEIGHBOR MAP



**PROPERTY/OWNER**  
VDR EIRLANDS, LLC  
CHAD EIRLAND  
1480 HARBORLOT STREET  
DENVER, CO 80218  
303-505-1010  
CHAD@PENGDEVGRP.COM

**CONSULTANTS**  
EUSTUDIO LLC  
5331 W. 48TH AVE #300  
DENVER, CO 80212  
303-670-7242  
BRYAN.WELCH@EVSSTUDIO.COM

### ZONING & LAND USE

| ZONING | LAND USE    | COMP. PLAN DESIGNATION |
|--------|-------------|------------------------|
| PUD    | EDUCATION   | COMMERCIAL/MIXED-USE   |
| PUD    | UNDEVELOPED | COMMERCIAL/MIXED-USE   |
| C-1    | EDUCATION   | PUBLIC/QUASI PUBLIC    |
| PUD    | APARTMENTS  | SUBURBAN MULTIFAMILY   |
| PUD    | UNDEVELOPED | MIXED-USE              |

### LOTS AND COVERAGE

|                              |          |
|------------------------------|----------|
| TOTAL SITE AREA:             | 4,022 AC |
| NUMBER OF LOTS               | 1        |
| BUILDING COVERAGE (SF & %):  | 17.2     |
| PARKING AND DRIVES (SF & %): | 37.3     |
| LANDSCAPE AREA (SF & %):     | 45.4     |
| MINIMUM LOT SIZE             | N/A      |

### PROJECT/SITE DATA

|                                  |           |
|----------------------------------|-----------|
| ODP BOUNDARY AREA (SFI/ACRES):   | 4,022 AC  |
| GFA (SF)                         | 25,799.65 |
| FARDU PER ACRE (#):              | 0.13      |
| MAXIMUM BUILDING HEIGHT(S) (FT): | 24'-0"    |

| FROM RIGHT-OF-WAY (FT): | BUILDING | PARKING | LANDSCAPING |
|-------------------------|----------|---------|-------------|
| 100'-0"                 | N/A      | N/A     | N/A         |
| 50'-0"                  | 15'-0"   | N/A     | N/A         |
| N/A                     | 24'-0"   | N/A     | N/A         |
| 25'-0"                  | N/A      | N/A     | N/A         |

### SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PROPERTY BOUNDARY.

DATE: \_\_\_\_\_ REGISTERED LAND SURVEYOR & NO. \_\_\_\_\_

PERMITTED USES  
SCHOOL

**PROHIBITED USES**  
ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALLS INTO THE DEFINITION OF A LISTED PERMITTED USE.

**PROJECT SCOPE**  
THE PROJECT SCOPE IS TO DEVELOP APPROXIMATELY 4 ACRES OF LAND AND A SINGLE-STORY BUILDING OF APPROXIMATELY 25,200 SQUARE FEET IN AREA. THE BUILDING SHALL INCLUDE APPROXIMATELY 12 CLASSROOMS, A SPECIAL EDUCATION CLASSROOM, AN ART/MUSIC FLEX SPACE, A LIBRARY/MEDIA/RESOURCE CENTER, A CARETAKER/ACTIVITY ROOM, THREE OFFICES, A CONFERENCE ROOM AND ADMINISTRATIVE SPACE.

**DEVELOPMENT TIMING & PHASING**  
IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S ODP OR LATEST ODP AMENDMENT IS MORE THAN THREE (3) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE ODP OR AMENDED ODP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE.

UPON RECEIPT OF ALL APPROVALS AND BUILDING PERMITS, THE ANTICIPATED CONSTRUCTION SCHEDULE WILL BE FROM JUNE 2025 TO JULY 2028.

THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.

### SHEET LIST TABLE

| SHEET NUMBER | SHEET TITLE              |
|--------------|--------------------------|
| 1            | COVER                    |
| 2            | NOTES                    |
| 3            | OVERALL SITE PLAN        |
| 4            | SITE PLAN                |
| 5            | GRADING PLAN             |
| 6            | UTILITY PLAN             |
| 7            | EMERGENCY ACCESS         |
| 8            | SIGNAGE PLAN             |
| 9            | CONSTRUCTION DETAILS     |
| 10           | LANDSCAPE PLAN A         |
| 11           | LANDSCAPE PLAN B         |
| 12           | WATER USE PLAN           |
| 13           | PLANT MATERIAL SCHEDULE  |
| 14           | LANDSCAPE DETAILS        |
| 15           | FLOOR PLAN               |
| 16           | ARCHITECTURAL ELEVATIONS |
| 17           | PHOTOMETRIC PLAN         |

TRAKIT CASE # PLN23-0043

**Attachment 2**  
STUDIO  
Denver, CO  
Evergreen, CO  
303.670.7242  
design@evstudio.com  
inspections@evstudio.com  
www.evstudio.com

DATE: APRIL 23, 2024

## UPLANDS, FILING 3 - BLOCK 4 2905 W 86TH AVE, WESTMINSTER

REVISION:

1 OF 17  
COVER SHEET

### LEGAL DESCRIPTION

PARCEL C11D A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 BEARS SOUTH 89°44'26" EAST, A DISTANCE OF 2,856.46 FEET.

THENCE SOUTH 45°08'32" EAST, A DISTANCE OF 71.21 FEET TO THE SOUTHWEST CORNER OF RIGHT-OF-WAY DEDICATION RECORDED OCTOBER 28, 1970 IN BOOK 1639, PAGE 307, IN SAID OFFICIAL RECORDS, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF WEST 89TH AVENUE.

THENCE SOUTH 03°28'43" EAST, A DISTANCE OF 1,235.85 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD

THENCE SOUTH 89°27'27" WEST, A DISTANCE OF 14.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD AND THE POINT OF BEGINNING.

1. ALONG EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD, NORTH 00°32'29" WEST, A DISTANCE OF 288.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 8.00 FEET.

2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 12.57 FEET.

3. THENCE NORTH 89°27'21" EAST, A DISTANCE OF 540.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 8.00 FEET.

4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 12.57 FEET.

5. SOUTH 00°32'39" EAST, A DISTANCE OF 274.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET.

6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET.

7. SOUTH 89°27'22" WEST, A DISTANCE OF 256.98 FEET.

8. NORTH 00°32'39" WEST, A DISTANCE OF 10.00 FEET.

9. SOUTH 89°27'22" WEST, A DISTANCE OF 285.89 FEET TO THE EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD AND TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.591 ACRES, (156,410 SQUARE FEET), MORE OR LESS.

OWNER APPROVAL

PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

APPROVED BY THE PLANNING COMMISSION OF CITY OF WESTMINSTER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER'S CERTIFICATE

ATTEST: CITY CLERK \_\_\_\_\_

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

ADAMS COUNTY CLERK AND RECORDER \_\_\_\_\_

BY DEPUTY CLERK \_\_\_\_\_

# OFFICIAL DEVELOPMENT PLAN UPLANDS - FILING NO.3 - BLOCK 4

A WESTMINSTER STATION AREA SPD  
IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 17

## PROJECT NOTES

- PUBLIC ART:**  
THE TOTAL SITE AREA IS 3.7 ACRES - NOT APPLIED TO SCHOOLS
- RECOVERY COSTS:**  
ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN.
- SERVICE COMMITMENTS:**  
MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PRELIMINARY DEVELOPMENT PLAN USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE.
- THE MAXIMUM FEASIBLE DENSITY OR F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE.
- SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)).
- SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

## STANDARD STATEMENTS

- A.** THE PROJECT OWNER/DEVELOPER AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION DRAWINGS AND DOCUMENTS COMPLY WITH ALL REQUIREMENTS OF THE ODP. THE PROJECT OWNER/DEVELOPER SHALL BE HELD RESPONSIBLE FOR ANY CONSTRUCTION AND GRADING COMPLETED THAT DOES NOT COMPLY WITH THE APPROVED ODP AND SHALL BE REQUIRED TO MAKE ALL MODIFICATIONS NECESSARY TO BRING THE PROJECT IN COMPLIANCE WITH THE ODP.
- B.** THE FINAL PLAN FOR THIS PROJECT MUST BE SUBMITTED FOR CITY APPROVAL WITHIN TWELVE (12) MONTHS OF THE APPROVAL DATE OF THIS OFFICIAL DEVELOPMENT PLAN.
- C.** CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- D.** THE DESIGN OF PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.
- E.** ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW OR UTILITY EASEMENTS SHALL BE MAINTAINED BY THE CITY OF WESTMINSTER PUBLIC WORKS DEPARTMENT. THE CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PAVEMENT, CURB AND GUTTER, LANDSCAPING OR ANY OTHER PRIVATE IMPROVEMENTS WITHIN UTILITY EASEMENTS DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.
- F.** UTILITY BOXES ARE TO BE INSTALLED IN THE LOCATION(S) SHOWN ON THIS ODP. ANY PROPOSED REVISIONS TO THE LOCATION(S) SHOWN ON THIS ODP SHALL REQUIRE AN ODP AMENDMENT PRIOR TO THE INSTALLATION OF THE BOXES, AND THE CITY'S APPROVAL OF SUCH AN AMENDMENT MAY BE CONDITIONAL UPON THE PROVISION OF ADDITIONAL SCREENING (E.G. MASONRY WALL AND/OR LANDSCAPING).
- G.** THE INSTALLATION AND/OR MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS NEEDED TO SERVE THIS SITE, INCLUDING BUT NOT LIMITED TO OFF-SITE STORM DRAINAGE DETENTION FACILITIES IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF WESTMINSTER WITH THE EXCEPTION OF DESIGNATED REGIONAL STORMWATER OR WATER QUALITY FACILITIES.
- H.** THE PROPERTY OWNER WILL CONVEY TO THE CITY ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THIS PROJECT, AS WELL AS EASEMENTS FOR ACQUISITION OF SUCH WATER AS PART OF THE FINAL PLAN.
- I.** STORM DRAINAGE SHALL ONLY BE DISCHARGED ONTO OR ACROSS PUBLIC LAND AS DESCRIBED IN THE APPROVED DRAINAGE STUDY.
- J.** ANY NEW FACILITY OR MODIFICATIONS TO AN EXISTING DEVELOPMENT THAT RESULT IN ADDITIONAL WATER USE INCLUDING T. BUILDING FIXTURES, LANDSCAPE, IRRIGATION OR OTHER WATER USE CATEGORY WILL REQUIRE A REVIEW OF EXISTING AND PROPOSED WATER USE PROJECTIONS. THIS REVIEW MAY RESULT IN AN INCREASE IN TAP FEES.
- K.** CITY WILL INSTALL, AT DEVELOPERS EXPENSE, ALL TRAFFIC CONTROL DEVICES REQUIRED, INCLUDING STREET NAME SIGNS.
- L.** PUBLIC STREET LIGHTS WILL BE DESIGNED IN ACCORDANCE WITH THE CITY'S STREETLIGHT STANDARDS. IN EFFECT AT THE TIME OF THE CITY'S STREETLIGHT STANDARDS, AND INSTALLED AT THE DEVELOPER'S COST. OWNERSHIP OF THE STREETLIGHTS SHALL NOT BE TRANSFERRED TO ANY ENTITY, EXCEPT THE CITY OF WESTMINSTER, UNLESS THE CITY AUTHORIZES THE TRANSFER TO ANOTHER ENTITY IN WRITING.
- M.** ALL LIGHTING WILL BE DIRECTED DOWNWARD, FULL CUTOFF AND SHIELDED. THE PHOTOMETRIC PLAN WILL SHOW NO LIGHT TRESPASS TO RESIDENTIAL PROPERTIES, AND MINIMAL OFF SITE FOR OTHER PROPERTY.
- N.** ALL ROOFTOP EQUIPMENT ON THE BUILDING WILL BE SCREENED TO ITS FULL HEIGHT AND DESIGNED AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.
- O.** ALL WATER FEATURES MUST BE FUNCTIONAL, AND OPERATE ANNUALLY - AT LEAST FROM MAY 1 THROUGH SEPTEMBER 30.
- P.** ALL SIGNAGE PROPOSED / INSTALLED WILL COMPLY WITH THE WESTMINSTER MUNICIPAL CODE SIGNAGE REGULATIONS AND THIS ODP AND MUST BE SEPARATELY REVIEWED AND PERMITTED WITH A VALID SIGN PERMIT. SIGNAGE LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH THE INTENT OF PROVIDING ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE BEST INTEGRATED INTO THE ARCHITECTURE OF THE BUILDING. THESE LOCATIONS ARE INTENDED TO PROVIDE OPTIONS FOR THE BUILDING'S END-USER TO CONSIDER WHEN APPLYING FOR WALL SIGN PERMITS WITH THE UNDERSTANDING THAT THE CITY'S SIGN CODE MAY FURTHER RESTRICT THE MAXIMUM AREA, LOCATION, AND NUMBER OF PROPOSED SIGNS.
- Q.** NO TEMPORARY OR PERMANENT ACCESS WILL BE ALLOWED ON, ADJACENT TO, FROM, OR ACROSS PUBLIC OPEN SPACE AND PUBLIC PARKS, EITHER EXISTING OR LAND TO BE DEDICATED, AS PART OF THE DEVELOPMENT PROJECT.
- R.** FENCING SHALL BE INSTALLED ON THE PRIVATE SIDE OF THE PROPERTY LINE ADJACENT TO PUBLIC LANDS, EITHER EXISTING OR LAND TO BE DEDICATED AS PART OF THE DEVELOPMENT PROJECT, PRIOR TO ANY CONSTRUCTION AND GRADING ACTIVITY. TEMPORARY FENCING IS TO BE MAINTAINED AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. PUBLIC LAND SHALL NOT BE DISTURBED.
- S.** DURING THE CONSTRUCTION PROCESS, THE DEVELOPER AND/OR BUILDER WILL PROVIDE EMERGENCY ACCESS ROADWAYS TO WITHIN 150' OF ALL BUILDINGS AND STRUCTURES, PRIOR TO WALL CONSTRUCTION OR BY SUCH TIME THAT COMBUSTIBLES ARE BROUGHT ON SITE. ANY TEMPORARY ACCESS WILL BE CONSTRUCTED USING A MINIMUM OF 8" OF BASE COURSE AND A SUFFICIENT AMOUNT OF ALL-WEATHER SURFACE MATERIAL THAT WILL SUPPORT THE LOAD OF FIRE APPARATUS.
- T.** DEVELOPER AND BUILDER SHALL PATROL ON A WEEKLY BASIS THE PUBLIC AND OTHER LANDS ADJACENT TO THE DEVELOPMENT DURING THE CONSTRUCTION PROCESS, AND REMOVE CONSTRUCTION DEBRIS TO KEEP THE ADJACENT LANDS CLEAN AND SAFE.
- U.** ADDITIONAL PROJECT NOTES MAY BE FOUND THROUGHOUT THE ODP, INCLUDING STANDARD NOTES FOR LANDSCAPING AND IRRIGATION.

Denver, CO  
Evergreen, CO  
303.670.7242  
design@wvsuldo.com  
inspedition@wvsuldo.com  
www.wvsuldo.com

DATE: APRIL 23, 2024

## UPLANDS, FILING 3 - BLOCK 4 2905 W 86TH AVE, WESTMINSTER

REVISION:

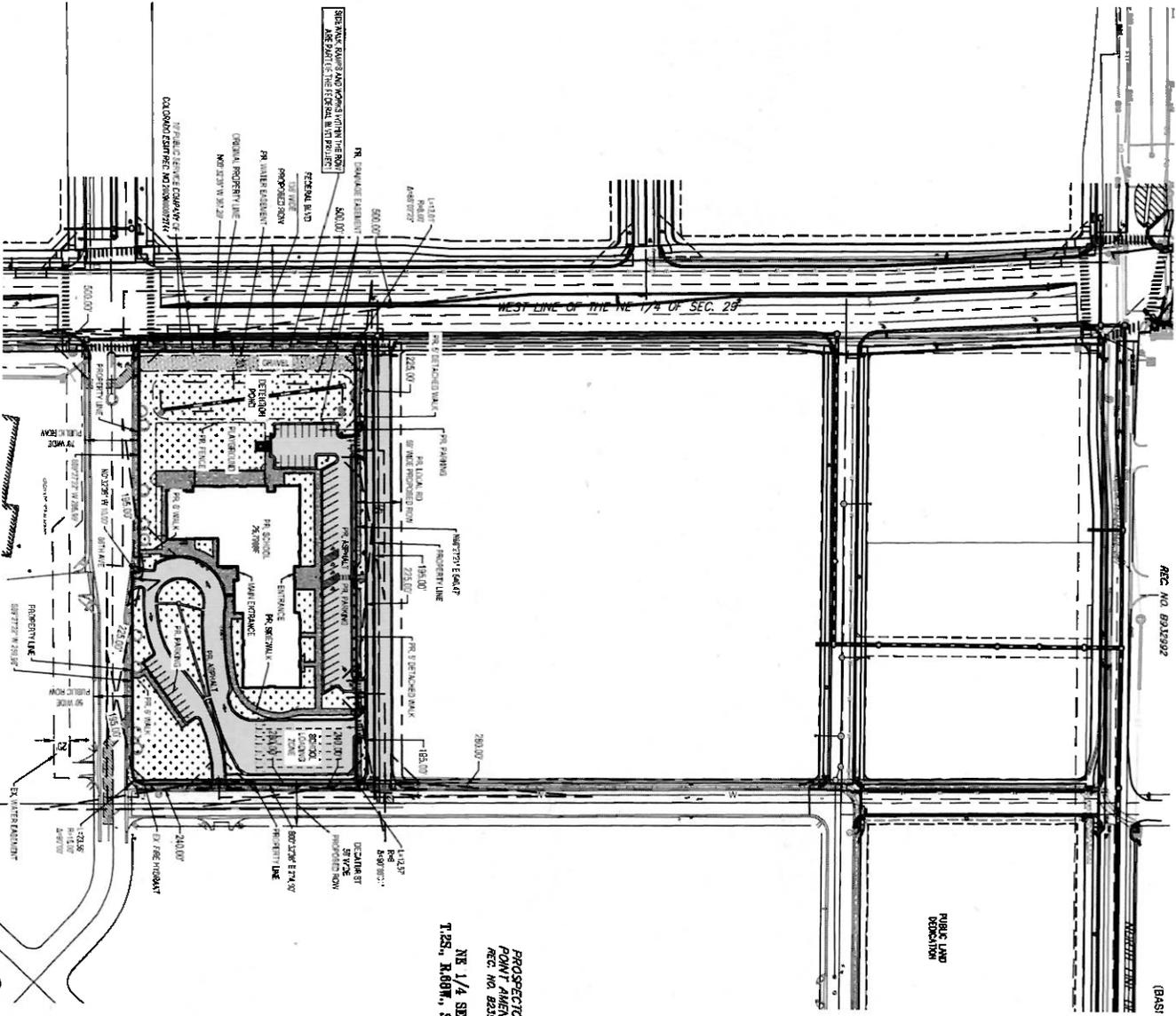
2 OF 17  
NOTES

# OFFICIAL DEVELOPMENT PLAN UPLANDS - FILING NO.3 - BLOCK 4

IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 17

REC. NO. 823599Z

(BAS)



PUBLIC LAND RENOVATION



### LEGEND

- | EXISTING | PROPOSED                               |
|----------|--|
|          | ASPHALT SURFACING                      |
|          | CONCRETE SIDEWALK                      |
|          | LANDSCAPED AREA (SEE LANDSCAPE SHEETS) |
|          | GRAVEL SURFACE (4")                    |
|          | TOP OF CURB                            |
|          | FLOORLINE                              |
|          | PAN                                    |
|          | EXISTING LOT LINE                      |
|          | PROPOSED LOT LINE                      |
|          | OCP BOUNDARY                           |
|          | EASEMENT LINE                          |
|          | RIGHT-OF-WAY (R.O.W.)                  |
|          | ACCESSIBLE ROUTE                       |
|          | STORM SEWER MANHOLE                    |
|          | SANITARY SEWER MANHOLE                 |
|          | TELECOM MANHOLE                        |
|          | LIGHT POLE                             |
|          | POWER POLE                             |
|          | PRE-HYDRANT                            |
|          | WATER VALVE                            |
|          | WATER METER                            |
|          | ELECTRIC TRANSFORMER                   |
|          | ELECTRIC METER                         |
|          | GAS METER                              |
|          | IRRIGATION CONTROL BOX                 |

PROSPECTOR'S  
POINT AMENDED  
REC. NO. 823599Z  
NE 1/4 SEC. 29  
T.29, R.60W, S.17N P.M.

### PARKING

| TYPE                          | SPACES REQUIRED | SPACES PROVIDED |
|-------------------------------|-----------------|-----------------|
| VEHICULAR, TOTAL (#):         | 25              | 52              |
| VEHICULAR, STANDARD (#):      | 25              | 52              |
| VEHICULAR, ACCESSIBLE (#):    | 2               | 4               |
| VEHICULAR VAN ACCESSIBLE (#): | 1               | 4               |
| VEHICULAR, EV CHARGING (#):   | 0               | 0               |
| BICYCLE, TOTAL (#):           | 2               | 4               |
| BICYCLE, SHORT-TERM (#):      | 2               | 4               |
| BICYCLE, LONG-TERM (#):       | 0               | 0               |

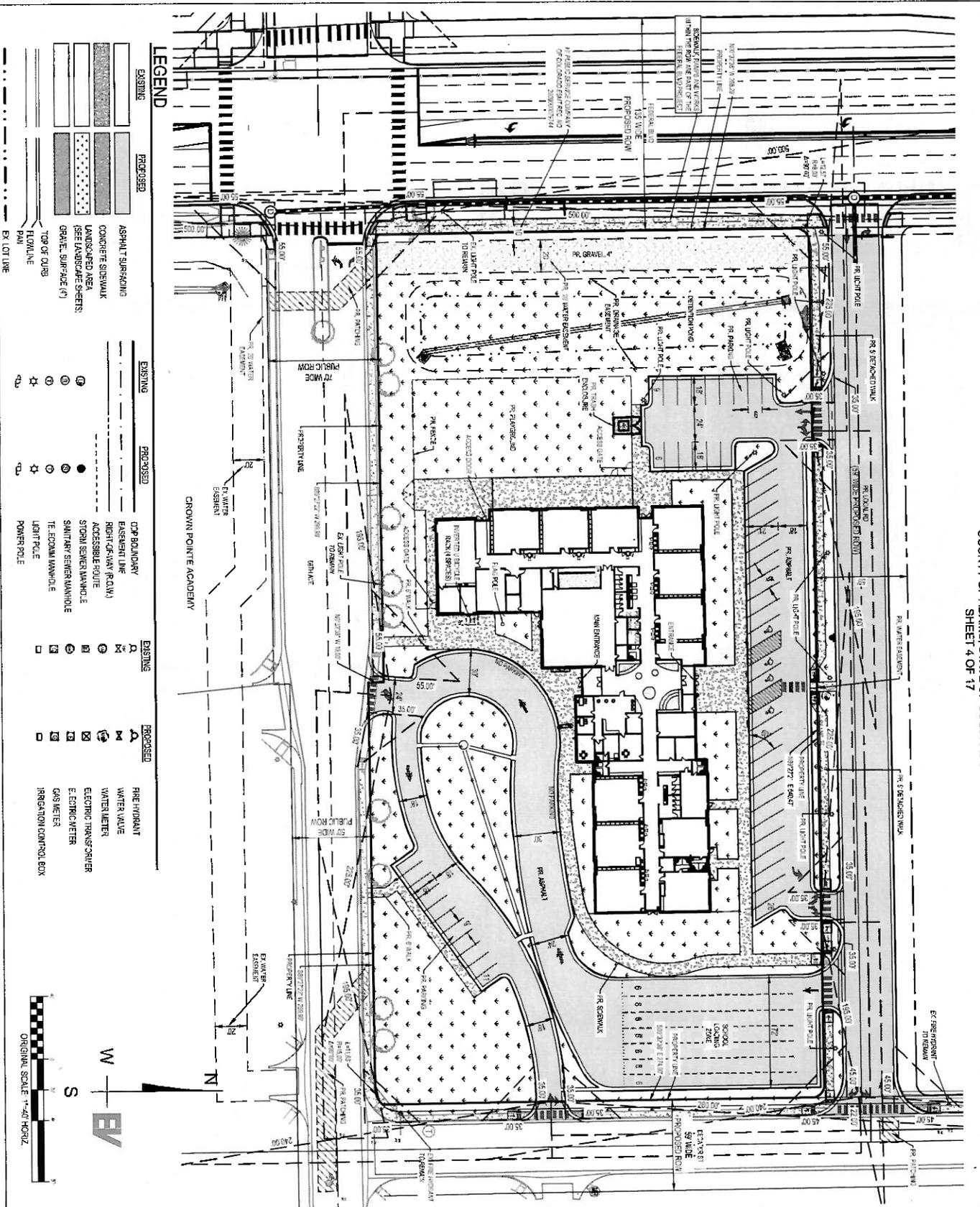
## UPLANDS, FILING 3 - BLOCK 4 2905 W 86TH AVE, WESTMINSTER

REVISION:

3 OF 17  
SITE PLAN

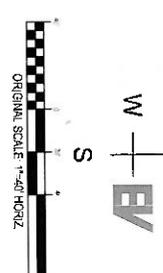
# OFFICIAL DEVELOPMENT PLAN UPLANDS - FILING NO.3 - BLOCK 4

IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 4 OF 17



### LEGEND

| EXISTING | PROPOSED                               |
|----------|--|
|          | ASPHALT SURFACING                      |
|          | CONCRETE SIDEWALK                      |
|          | LANDSCAPED AREA (SEE LANDSCAPE SHEETS) |
|          | GRAVEL SURFACE (4")                    |
|          | TOP OF CURB                            |
|          | FLOWLINE                               |
|          | PAV                                    |
|          | EX LOT LINE                            |
|          | CITY BOUNDARY                          |
|          | ESSENT LINE                            |
|          | RIGHT-OF-WAY (R.O.W.)                  |
|          | ACCESSIBLE ROUTE                       |
|          | STORM SEWER MANHOLE                    |
|          | SANITARY SEWER MANHOLE                 |
|          | TE/ECCOM MANHOLE                       |
|          | LIGHT POLE                             |
|          | POWER POLE                             |
|          | FIRE HYDRANT                           |
|          | WATER VALVE                            |
|          | WATER METER                            |
|          | ELECTRIC TRANSFORMER                   |
|          | ELECTRIC METER                         |
|          | GAS METER                              |
|          | IRRIGATION CONTROL BOX                 |



Attachment 2

Denver, CO  
Evergreen, CO  
303.870.7242  
design@evstudio.com  
inspiration@evstudio.com  
www.evstudio.com

## UPLANDS, FILING 3 - BLOCK 4

### 2905 W 86TH AVE, WESTMINSTER

DATE: APRIL 23, 2024

REVISION:

4 OF 17  
SITE PLAN

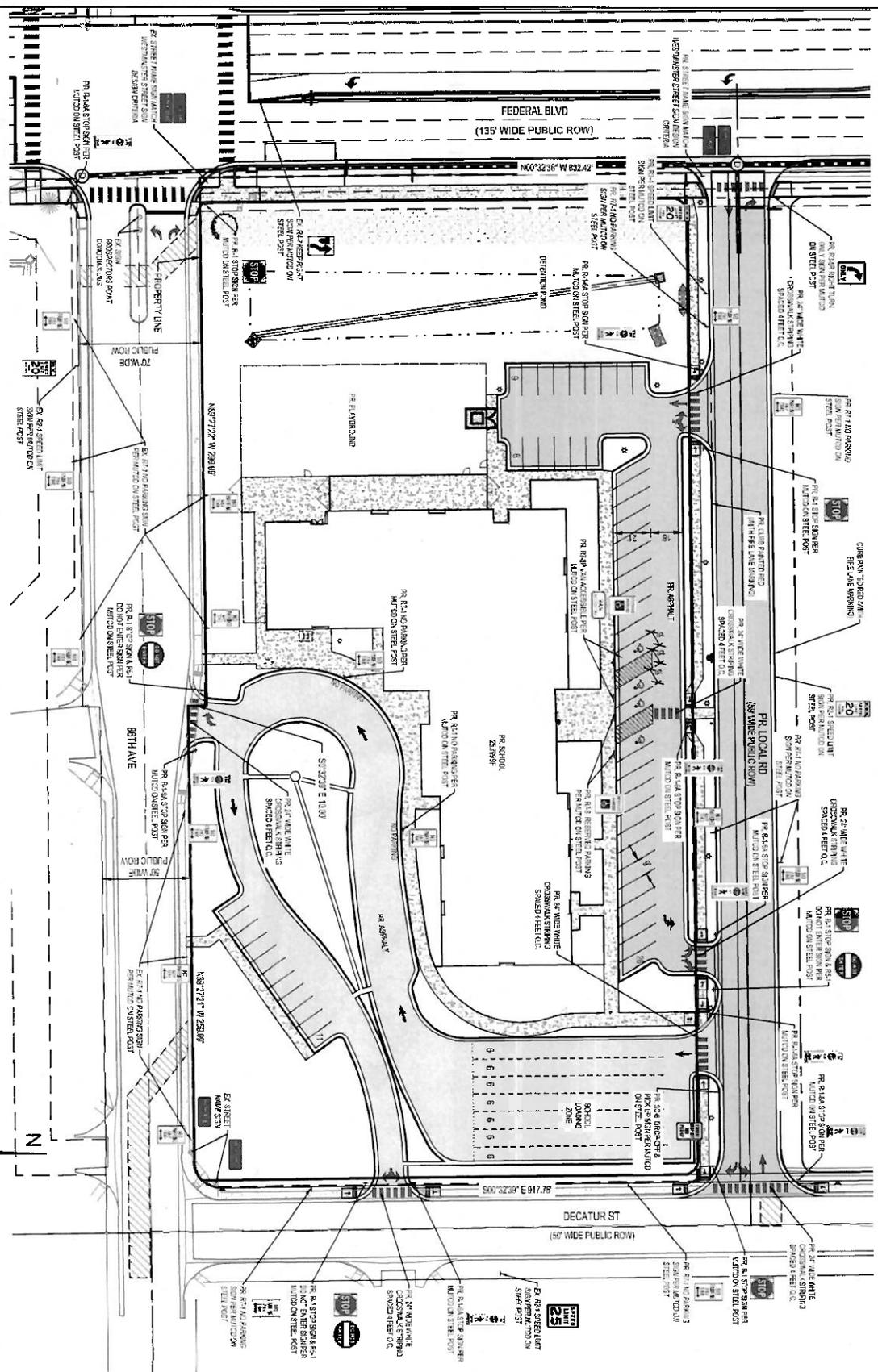






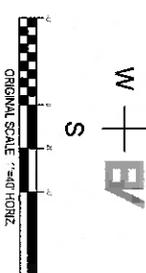
NOTE:  
 ALL SIGNS SHOWN ARE SUBJECT TO A SEPARATE REVIEW AND  
 BUILDING PERMIT FROM THE CITY OF WESTMINSTER. ALL SIGNS  
 SHALL MEET THE WESTMINSTER MUNICIPAL CODE IN EFFECT AT  
 THE TIME OF EACH PERMIT APPLICATION.

IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 8 OF 17



**LEGEND**

| EXISTING  | PROPOSED  | EXISTING                 | PROPOSED                 |
|---|---|--------------------------|--------------------------|
| CONCRETE PAVEMENT, VERONA SERIES REFER TO TABLE | CONCRETE PAVEMENT, VERONA SERIES REFER TO TABLE | ASPHALT SURFACING        | ASPHALT SURFACING        |
| CONCRETE CURB/VALE                              | CONCRETE CURB/VALE                              | TOP OF CURB              | TOP OF CURB              |
| ROWLINE   | ROWLINE   | EXISTING LOT LINE        | PROPOSED LOT LINE        |
| EXISTING  | PROPOSED  | EXISTING                 | PROPOSED                 |
| PROP. BOUNDARY                                  | PROP. BOUNDARY                                  | EASEMENT LINE            | EASEMENT LINE            |
| RIGHT-OF-WAY (R.O.W.)                           | RIGHT-OF-WAY (R.O.W.)                           | ACCESSIBLE ROUTE         | ACCESSIBLE ROUTE         |
| STORM SEWER MAIN/VALE                           | STORM SEWER MAIN/VALE                           | SANITARY SEWER MAIN/VALE | SANITARY SEWER MAIN/VALE |
| TELECOM MAIN/VALE                               | TELECOM MAIN/VALE                               | LIGHT POLE               | LIGHT POLE               |
| POWER POLE                                      | POWER POLE                                      | PROP. BOUNDARY           | PROP. BOUNDARY           |



**UPLANDS, FILING 3 - BLOCK 4**  
**2905 W 86TH AVE, WESTMINSTER**

REVISION:

8 OF 17  
 SIGNAGE PLAN

DATE: APRIL 23, 2024

Danver, CO  
 Evergreen, CO  
 303.670.7242  
 design@evstudio.com  
 inspection@evstudio.com  
 www.evstudio.com



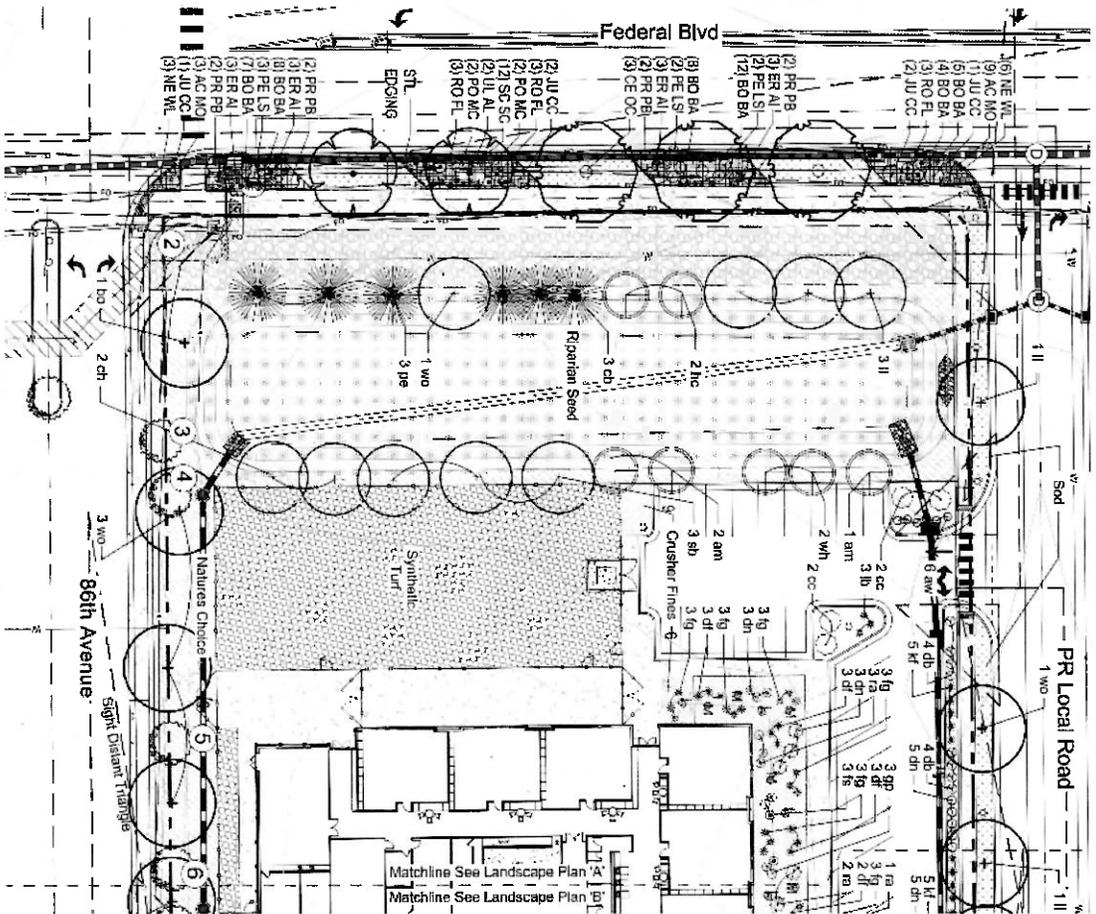
# OFFICIAL DEVELOPMENT PLAN UPLANDS, FILING 3 - BLOCK 4

IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 10 OF 17

Attachment 2  
STUDY

Denver, CO  
Evergreen, CO  
303.670.7242  
design@grassroots.com  
landscape@grassroots.com  
www.grassroots.com

DATE: APRIL 23, 2024



LANDSCAPE PLAN 'A'



### LANDSCAPE LEGEND:

- STEEL EDGING
- NATURES CHOICE SEED MIX
  - 70% Ephraim Crested Wheatgrass
  - 15% Sheepscue
  - 10% Turf Type Perennial Rye
  - 5% Kentucky Bluegrass
  - Seeding Rate @ 4.5 lbs per 1,000 sq. ft.
- TEXAS HYBRID SOID
- RIPIARIAN SEED
  - Blue grama
  - Sand Drossseed
  - Switchgrass
  - Sideoats grama
  - Western wheatgrass
  - Green needlegrass
  - Smooth aster
  - Louisiana sage
  - Showy goldeneye
  - Prairie coneflower
  - Common Name
  - Total Pounds PLS/Acre
- PLS - Pure Live Seed - If Broadcast seeding, double the rate
- CRUSHER FINES
- CRUSHER FINES
- COLOR - T.B.D.
- 2"-4" ROUND COBBLE
- SYNTHETIC TURF
- SHREDED CEDAR MULCH
- EXISTING TREE I.D.

### TREE INVENTORY CHART

| Tree I.D.                           | Common Name | Botanical Name         | DBH | CONDITION | STATUS | INCHES TO REMOVE | NOTES                     |
|-------------------------------------|-------------|------------------------|-----|-----------|--------|------------------|---------------------------|
| 1                                   | Pinyon Pine | Pinus edulis           | 14  | GOOD      | REMOVE | 14               | off-site removed for stem |
| 2                                   | Box Elder   | Acer Negundo           | 14  | DYING     | REMOVE |                  |                           |
| 3                                   | Green Ash   | Fraxinus Pennsylvanica | 10  | POOR      | REMOVE |                  | non desirable species     |
| 4                                   | Green Ash   | Fraxinus Pennsylvanica | 12  | DYING     | REMOVE |                  | non desirable species     |
| 5                                   | Green Ash   | Fraxinus Pennsylvanica | 10  | POOR      | REMOVE |                  | non desirable species     |
| 6                                   | Green Ash   | Fraxinus Pennsylvanica | 12  | DYING     | REMOVE |                  | non desirable species     |
| 7                                   | Green Ash   | Fraxinus Pennsylvanica | 10  | DYING     | REMOVE |                  | non desirable species     |
| 8                                   | Green Ash   | Fraxinus Pennsylvanica | 10  | GOOD      | REMOVE |                  | non desirable species     |
| 9                                   | Green Ash   | Fraxinus Pennsylvanica | 10  | DYING     | REMOVE |                  | non desirable species     |
| 10                                  | Green Ash   | Fraxinus Pennsylvanica | 10  | POOR      | REMOVE |                  | non desirable species     |
| 11                                  | Green Ash   | Fraxinus Pennsylvanica | 10  | POOR      | REMOVE |                  | non desirable species     |
| TOTAL TREE MITIGATION (N) 2:1 RATIO |             |                        |     |           |        | 14 inches        | 28 inches                 |

## UPLANDS, FILING 3 - BLOCK 4 2905 W 86TH AVE, WESTMINSTER

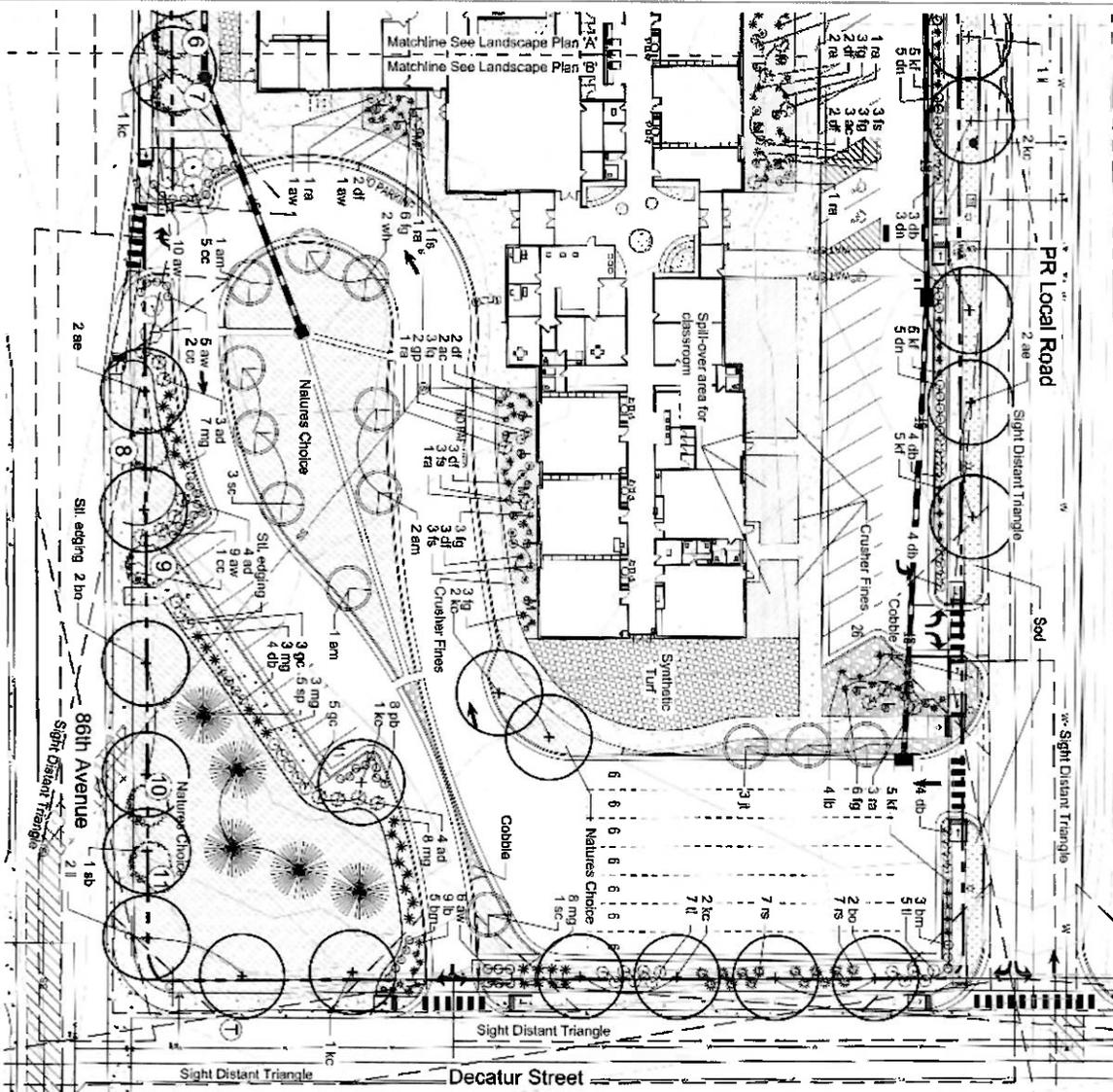
REVISION:  
8/21/23 Second Submittal  
2/12/24 Third Submittal  
4/25/24 Fourth Submittal

TRAKT CASE # PLN23-0043

Landscape Plan 'A'  
10 OF 17

# OFFICIAL DEVELOPMENT PLAN UPLANDS, FILING 3 - BLOCK 4

IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 11 OF 17



## LANDSCAPE PLAN 'B'



SCALE 1" = 30' - 0"

### LANDSCAPE LEGEND:

- STEEL EDGING
- MATURES CHOICE SEED MIX
  - 70% Ephraim Crested Wheatgrass
  - 15% Sheeps Fescue
  - 10% Turf Type Perennial Ryegrass
  - 5% Kentucky Bluegrass
  - Seeding Rate @ 4.5 lbs per 1,000 sq.ft.
- TEXAS HYBRID SOD

| RIPARIAN SEED | Common Name             | Botanical Name         | % Mix | Lb/ac |
|---------------|-------------------------|------------------------|-------|-------|
|               | Blue grama              | Bouteloua gracilis     | 20    | 1.5   |
|               | Sand Digo               | Sporobolus vaginatus   | 20    | 0.2   |
|               | Swiftdgrass             | Panicum virgatum       | 20    | 3.2   |
|               | Sideoats grama          | Bouteloua curtipendula | 15    | 4.7   |
|               | Western wheatgrass      | Pascopyrum smithii     | 10    | 5.5   |
|               | Green needlegrass       | Nassella viridula      | 10    | 3.3   |
|               | Strooth aster           | Aster laevis           | 1     | 0.1   |
|               | Douglas aster           | Asteris ludoviciana    | 1     | 0.1   |
|               | Prarie goldeneye        | Heteromera multiflora  | 1     | 0.1   |
|               | Prarie coneflower       | Gallardia arista       | 1     | 0.1   |
|               | Common Name             | Ratibida columnifera   | 1     | 0.1   |
|               | Typical Plains PL/Si/Co |                        | 100   | 19.3  |

- CRUSHER FINES  
COLOR - T.B.D.
- 2'-4" ROUND COBBLE
- SYNTHETIC TURF
- SHREDDED CEDAR MULCH
- EXISTING TREE I.D.

TRAKIT CASE # PLN23-0043

Danner, CO  
Englewood, CO  
303.970.7242  
design@sturm.com  
inspections@sturm.com  
www.sturmdo.com

DATE: APRIL 23, 2024

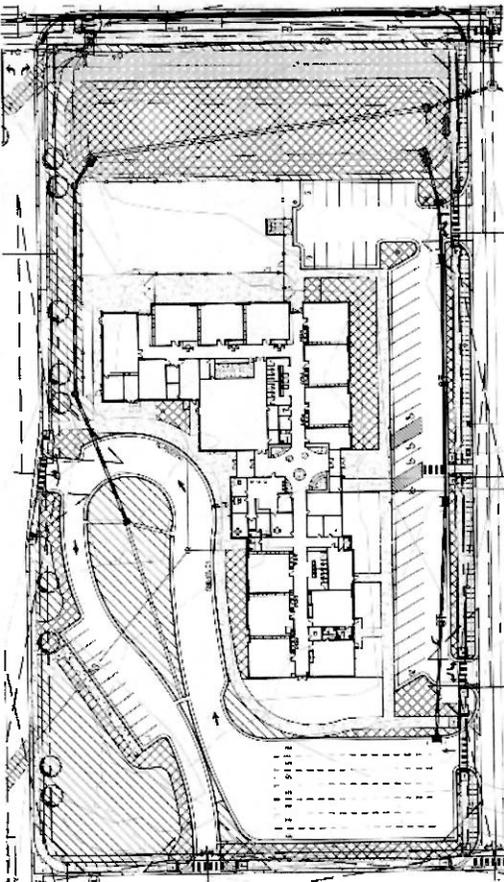
# UPLANDS, FILING 3 - BLOCK 4 2905 W 86TH AVE, WESTMINSTER

REVISION:  
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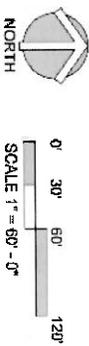
Landscape Plan 'B'  
11 OF 17

# OFFICIAL DEVELOPMENT PLAN UPLANDS, FILING 3 - BLOCK 4

IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 12 OF 17



## WATER USE PLAN



## LANDSCAPE DATA:

**SITE USE:** Residential  
**LOT AREA:** 156,410.32 SF.  
**BUILDING COVERAGE:** 28,799 SF.  
**LANDSCAPE AREAS:** 74,665 SF. (47%)  
**REQUIRED LANDSCAPE AREAS:** 31,282.06 SF. (20%)

**LANDSCAPE RATIO** QTY. REQUIRED QTY. PROVIDED  
 1 TREE / 550 SF. 57 TREES 67 TREES • (10 TREES USES FOR MITIGATION = 25 CAL. IN.)  
 3 SHRUBS / 550 SF. 170 SHRUBS 199 SHRUBS

## WATER USE CHART:

**WATER USE CALCULATIONS:**  
 HIGH WATER ZONES (LOW WATER SOIL VARIETY) 2,492 SF x 18 GALLONS = 44,856 GALLONS PER SEASON  
 MODERATE WATER ZONES (NATIVES CHOICE SEED) 24,293 SF x 10 GALLONS = 242,930 GALLONS PER SEASON  
 LOW WATER ZONES (RIPARIAN SEED & DRIP IRRIGATED SHRUBS BEDS) 29,588 SF x 3 GALLONS = 88,704 GALLONS PER SEASON  
**TOTAL GALLONS = 376,490 GALLONS PER YEAR**  
**TOTAL SQUARE FEET = 56,383 SF.**  
**AVERAGE GALLONS / SF / SEASON = 6.68 GALLONS**

## WATER CONSERVATION

**LANDSCAPE AREAS:** 74,665 SF.  
**TURF AREA:** 2,492 SF. (3% OF LANDSCAPE AREA)

## FEDERAL BLVD. ROW PLANT SCHEDULE

### PLANT SCHEDULE

| CODE                      | QTY. | BOTANICAL NAME                          | COMMON NAME                       |
|---------------------------|------|---|-----------------------------------|
| <b>DECIDUOUS TREES</b>    |      |   |                                   |
| DE-01                     | 3    | CELTIS OCCIDENTALIS                     | COMMON HICKORY                    |
| UL-AL                     | 2    | ULMUS PARVIFOLIA ALLEE                  | ALLEE LACEBARK ELM                |
| <b>DECIDUOUS SHRUBS</b>   |      |   |                                   |
| ER-AL                     | 12   | ERICAMERIA NAUSEOSA NAUSEOSA            | DWARF BLUE RABBITRUSH             |
| PE-LS                     | 7    | PEROVSKIA ATRIPICIFOLIA LITTLE SPIRE TM | LITTLE SPIRE RUSSIAN SAGE         |
| PO-MC                     | 4    | POTENTILLA FRUTICOSA MCKAY'S WHITE      | MCKAY'S WHITE BUSH CINDERFOIL     |
| PR-PB                     | 8    | PRUNUS BESSEYI PANWEE BUTTES            | PANWEE BUTTES SAUD CHERRY         |
| RO-FL                     | 9    | ROSA X FLOWER CARPET CORAL              | CORAL FLOWER CARPET ROSE          |
| <b>EVERGREEN SHRUBS</b>   |      |   |                                   |
| JU-CC                     | 8    | JUNIFERUS SABINA CALGARY CARPET TM      | CALGARY CARPET JUNIPER            |
| <b>ORNAMENTAL GRASSES</b> |      |   |                                   |
| BO-BA                     | 44   | BOUTELOUA GRACILIS BLOOMER AMBITION     | BLOOMER AMBITION BLUE GRAMA GRASS |
| SC-SF                     | 12   | SCHIZACHYRIUM SCOPARIUM BLAZE           | BLAZE LITTLE BLUESTEM             |
| <b>PERENNIALS</b>         |      |   |                                   |
| AG-NO                     | 12   | ACHILLEA X MOONSHINE                    | MOONSHINE YARRROW                 |
| NE-WL                     | 8    | NEPETA X WALKER'S LOW                   | WALKER'S LOW CATMINT              |



## FEDERAL BLVD. MATERIAL LEGEND

**ROCK MULCH**  
 PRODUCT NAME: 3/4" BRECKEN GOLD LANDSCAPE ROCK  
 MANUFACTURE: PIONEER SAND OR APPROVED EQUAL  
 COLOR FINISH: BRECKEN GOLD  
 DIMENSION: 3" DEPTH

TRAKIT CASE # PLN23-0043

Darwin, CO  
 Evergreen, CO  
 303.670.2292  
 design@steveld.com  
 inspections@steveld.com  
 www.steveld.com

DATE: APRIL 23, 2024

# UPLANDS, FILING 3 - BLOCK 4 2905 W 86TH AVE, WESTMINSTER

**REVISION:**  
 8/21/23 Second Submittal  
 2/12/24 Third Submittal  
 4/25/24 Fourth Submittal

# OFFICIAL DEVELOPMENT PLAN UPLANDS, FILING 3 - BLOCK 4

IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 13 OF 17

## PLANT MATERIAL SCHEDULE:

| SYMBOL                    | QTY. | ID. | COMMON NAME                   | BOTANICAL NAME                          | SIZE        | COND. | WTR  |
|---------------------------|------|-----|-------------------------------|---|-------------|-------|------|
| <b>SHADE TREES</b>        |      |     |                               |   |             |       |      |
| 4                         | 2    | ap  | AMERICAN ELM                  | ULMUS AMERICANA 'NEW HARBON'            | 2 1/2" CAL. | B & B | L-M  |
| 2                         | 2    | ch  | COMMON HAZELBERRY             | CELTIS OCCIDENTALIS                     | 2 1/2" CAL. | B & B | VL   |
| 9                         | 5    | kg  | KENTUCKY COFFEE TREE          | GYNOCADUS DIOICA 'ESPRESSO'             | 2 1/2" CAL. | B & B | VL   |
| 5                         | 5    | wv  | SWAMP WHITE OAK               | QUERCUS BICOLOR                         | 2 1/2" CAL. | B & B | VL-M |
| 5                         | 5    | bo  | BUR OAK                       | QUERCUS MACROCARPA                      | 2 1/2" CAL. | B & B | L-M  |
| 4                         | 4    | ab  | SENSATION BOXELDER            | ACER NEGUNDO 'SENSATION'                | 2 1/2" CAL. | B & B | M    |
| 7                         | 7    | ll  | LITTLELEAF LINDEN             | TILIA CORORATA                          | 2 1/2" CAL. | B & B | L-M  |
| <b>ORNAMENTAL TREES</b>   |      |     |                               |   |             |       |      |
| 7                         | 7    | an  | AMUR MAPLE                    | ACER GINNALA                            | 2 1/2" CAL. | B & B | VL-L |
| 4                         | 4    | wh  | WASHINGTON HAWTHORN           | CRATAEGUS PHAENOPYRUM                   | 2 1/2" CAL. | B & B | VL   |
| 2                         | 2    | hc  | HAWTHORN COCKSPUR             | CRATAEGUS GRUSBALU 'INSERMIS'           | 2 1/2" CAL. | B & B | L    |
| 4                         | 4    | sc  | SPRING SNOW CRABAPPLE         | MALUS 'SPRING SNOW'                     | 2 1/2" CAL. | B & B | L    |
| 3                         | 3    | jl  | JAPANESE TREE LILAC           | SYRIGA PEKINENSIS 'SUMMER CHARM'        | 2 1/2" CAL. | B & B | L    |
| <b>EVERGREEN TREES</b>    |      |     |                               |   |             |       |      |
| 3                         | 3    | cb  | COLORADO BLUE SPRUCE          | PICEA PUNGENS                           | 6 HT.       | B & B | VL   |
| 3                         | 3    | pe  | PINYON PINE                   | PINUS EDULIS                            | 6 HT.       | B & B | VL   |
| 5                         | 5    | sp  | SOUTHWESTERN WHITE PINE       | PINUS STROBIFORMIS                      | 6 HT.       | B & B | M    |
| <b>SHRUBS</b>             |      |     |                               |   |             |       |      |
| 14                        | 14   | ra  | GRO-LOW SUMAC                 | RHUS AROMATICA 'GRO-LOW'                | 5 GAL.      | CONT. | L-M  |
| 8                         | 8    | pb  | PINK BEAUTY POTENTILLA        | P. FRUTICOSA 'PINK BEAUTY'              | 5 GAL.      | CONT. | L-M  |
| 38                        | 38   | aw  | ANOTHONY WATERER SPIREA       | SPIREA JAPONICA 'ANTHONY WATER'         | 5 GAL.      | CONT. | L-M  |
| 13                        | 13   | fs  | GOLD FLAME SPIREA             | SPIREA JAPONICA 'GOLD FLAME'            | 5 GAL.      | CONT. | L-M  |
| 5                         | 5    | gp  | GOLD DROP POTENTILLA          | POTENTILLA FRUTICOSA 'GOLD DROP'        | 5 GAL.      | CONT. | L-M  |
| 8                         | 8    | bm  | BLUE MIST SPIREA              | CARYOPTERIS X CLAUDIENSIS               | 5 GAL.      | CONT. | L-M  |
| 27                        | 27   | db  | DWARF BURNING BUSH            | FOUNYUUS ALATA 'DWARF NANA'             | 5 GAL.      | CONT. | L-M  |
| 12                        | 12   | cc  | CRANBERRY COTONEASTER         | COTONEASTER APICULATUS                  | 5 GAL.      | CONT. | M    |
| 14                        | 14   | rs  | RUSSIAN SAGE                  | PEROVSKIA ATRIPLICIFOLIA                | 5 GAL.      | CONT. | VL   |
| 11                        | 11   | ad  | ARCTIC FIRE DOGWOOD           | CORNUS STOLONIFERA 'FARROW'             | 5 GAL.      | CONT. | M    |
| 24                        | 24   | dh  | DWARF NINEBARK                | PHYSCOCARPUS-OPULIFOLIUS 'NANUS'        | 5 GAL.      | CONT. | L-M  |
| 8                         | 8    | gc  | GOLDEN CURRANT                | RIBES AUREUM                            | 5 GAL.      | CONT. | VL   |
| 12                        | 12   | tl  | THREE LEAF SUMAC              | RHUS THIBOATA                           | 5 GAL.      | CONT. | VL   |
| 5                         | 5    | ac  | ALPINE CURRANT                | RIBES ALPIMUM                           | 5 GAL.      | CONT. | M    |
| <b>ORNAMENTAL GRASSES</b> |      |     |                               |   |             |       |      |
| 29                        | 29   | mg  | MAIDEN GRASS                  | MISCANTHUS SINENSIS 'GRACILLIMUS'       | 1 GAL.      | CONT. | L    |
| 42                        | 42   | fg  | MEXICAN FEATHER GRASS         | NESSSELLA TENUISSIMA                    | 1 GAL.      | CONT. | VL   |
| 23                        | 23   | df  | DWARF FOUNTAIN GRASS          | PENNISETUM ALOPECUROIDES 'HAMELI'       | 1 GAL.      | CONT. | VL   |
| 25                        | 25   | kf  | KARL REED FORESTER GRASS      | CALAMAGROSTIS ACUTI 'KARL FORESTER'     | 1 GAL.      | CONT. | M    |
| 16                        | 16   | lb  | FOUNTAIN GRASS 'LITTLE BUNNY' | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' | 1 GAL.      | CONT. | M    |

### CITY OF WESTMINSTER LANDSCAPE NOTES:

- (1) ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION AND ORDINANCE NO. 3133, SERIES OF 2004.
- (2) THE TOTAL WATER BUDGET SHALL NOT EXCEED 16 GALLONS/SQUARE FEET/IRRIGATION SEASON (YEAR), UNLESS APPROVED OTHERWISE BY THE CITY.
- (3) LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 70% ONGOING SURVIVAL RATE, ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE CITY) SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE CITY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS OFFICIAL DEVELOPMENT PLAN.
- (4) SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED THOUSAND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 8" DEEP INTO THE SOIL. AN INSPECTION AND AFFIDAVIT REGARDING SOIL PREPARATION WILL BE REQUIRED.
- (5) ALL SINGLE FAMILY LOTS ARE REQUIRED TO HAVE SOIL AMENDMENT INSTALLED BY THE DEVELOPER IN ALL YARD AREAS NOT COVERED BY HARDSCAPE.
- (6) AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS. AN IRRIGATION AUDIT WILL BE REQUIRED FOR ALL IRRIGATION SYSTEMS EXCEPTING THOSE INSTALLED BY THE SINGLE FAMILY DETACHED HOMEOWNER.

- (7) IRRIGATION SYSTEMS SHALL BE MAINTAINED AND PERIODICALLY ADJUSTED TO ASSURE WATERING EFFICIENCY AND CONSERVATION METHODS. IRRIGATION SHOULD NOT OCCUR BETWEEN THE HOURS OF 10 A.M. AND 6 P.M. IN ORDER TO REDUCE EVAPORATION. EXCESSIVE WATER RUN OFF, AS DETERMINED BY THE CITY, IS NOT PERMITTED.
- (8) NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
- (9) ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD AREAS BY EDGING MATERIAL. MULCH SHALL BE PLACED OVER A SUITABLE WEED BARRIER FABRIC.
- (10) FINAL LANDSCAPING AND IRRIGATION DRAWINGS AND PRIVATE IMPROVEMENTS AGREEMENT SHALL BE SUBMITTED TO THE CITY OF WESTMINSTER FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF FINAL PLAN.
- (11) DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.

## UPLANDS, FILING 3 - BLOCK 4 2905 W 86TH AVE, WESTMINSTER

DATE: APRIL 23, 2024

### REVISION:

|         |                  |
|---------|------------------|
| 8/21/23 | Second Submittal |
| 2/1/24  | Third Submittal  |
| 4/25/24 | Fourth Submittal |

TRAKIT CASE # PLN23-0043

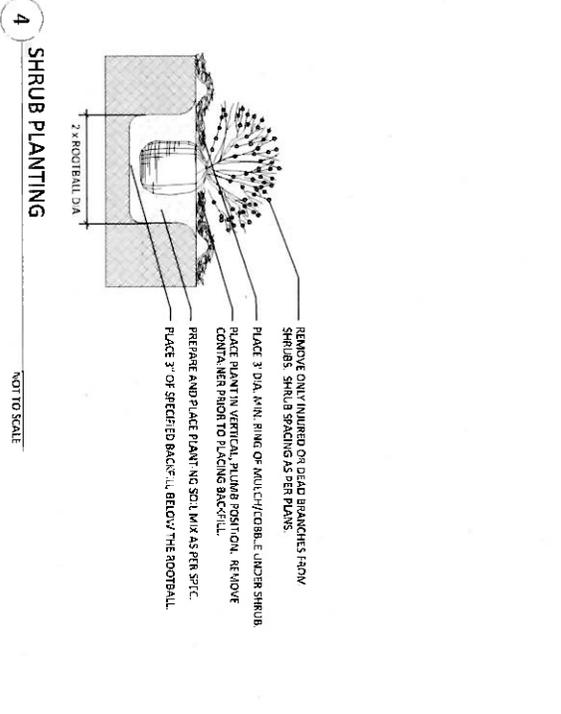
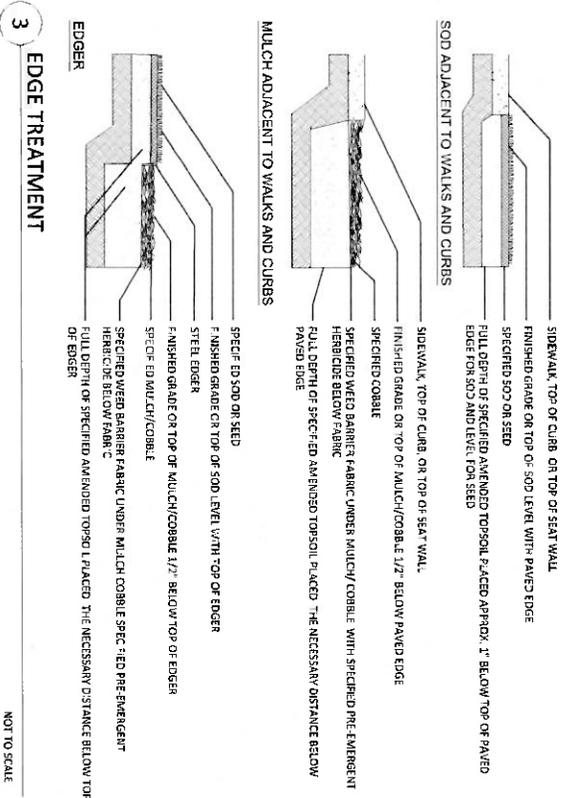
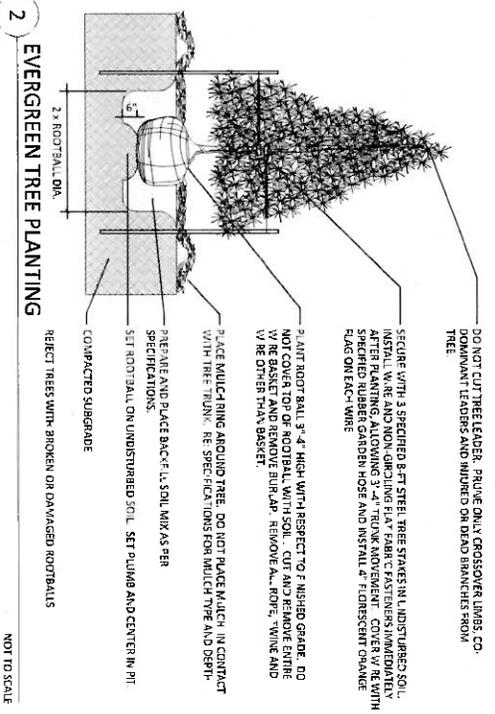
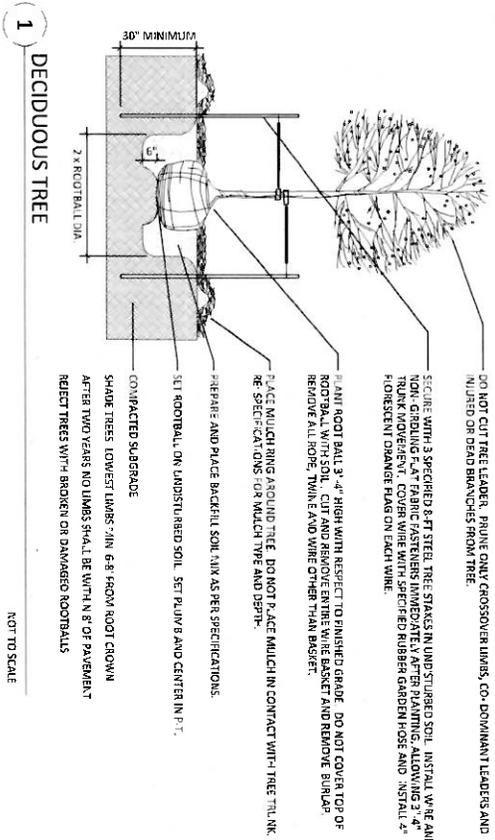
Plant Material Schedule  
13 OF 17

# OFFICIAL DEVELOPMENT PLAN UPLANDS, FILING 3 - BLOCK 4

IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 14 OF 17

Denver, CO  
Evergreen, CO  
303.670.7242  
design@evstudio.com  
inspections@evstudio.com  
www.evstudio.com

DATE: APRIL 23, 2024



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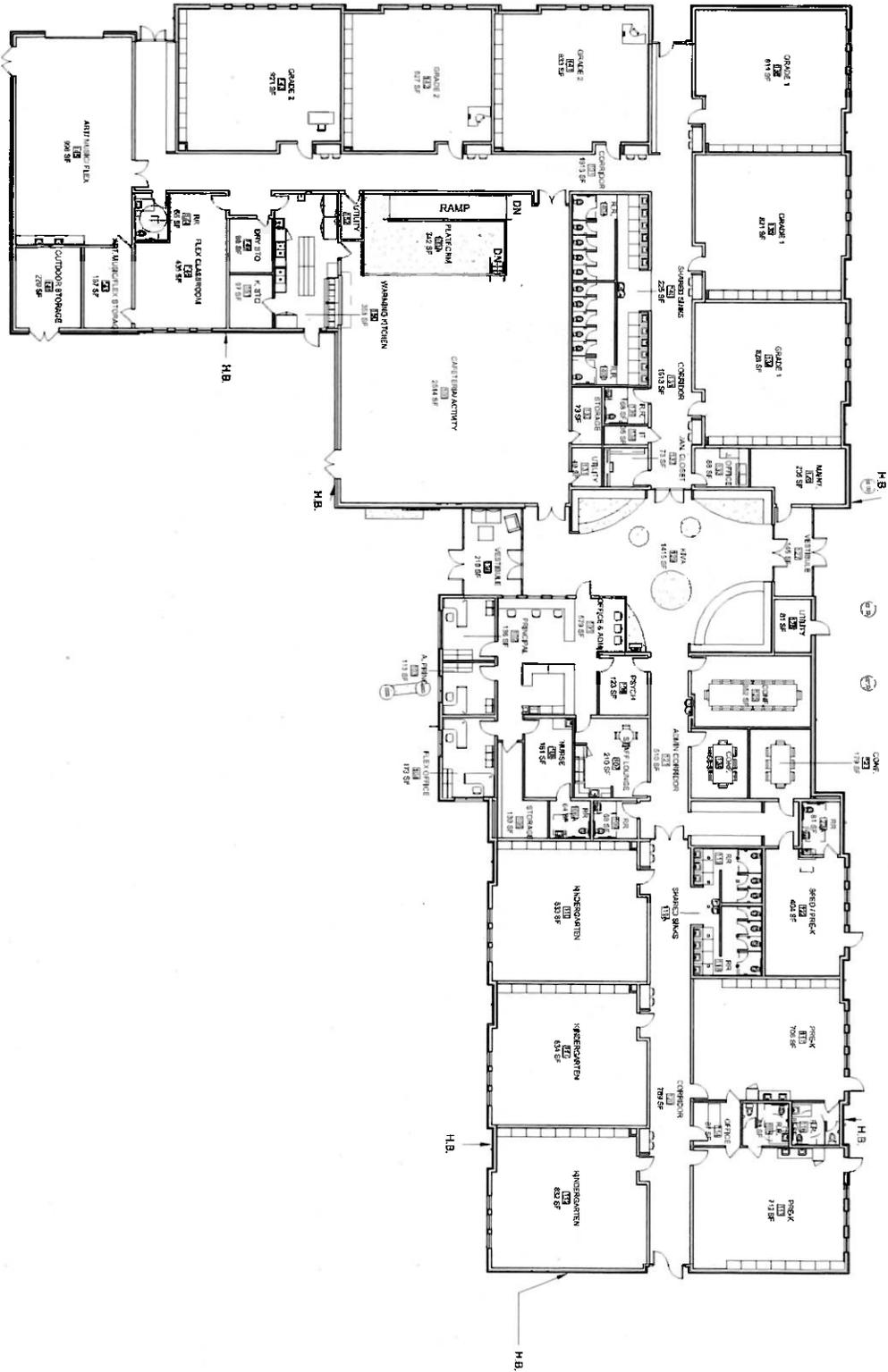
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# OFFICIAL DEVELOPMENT PLAN UPLANDS, FILING 3 - BLOCK 4

IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 15 OF 17



1 FLOOR PLAN - LEVEL 1  
1/8" = 1'-0"

## FLOOR PLAN NOTES

1. DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CORE U.N.O.
2. REFER TO SITE PLAN FOR MINIMUM SETBACK DISTANCES FOR BUILDING APPROXIMATE.

Attachment 2

Denver, CO  
Evergreen, CO  
Boulder, CO  
303.870.7242  
deng@evergreen.com  
projectenr@evergreen.com  
www.evergreen.com

DATE: APRIL 23, 2024

**UPLANDS, FILING 3 - BLOCK 4**  
**2905 W 86TH AVE, WESTMINSTER**

**REVISION:**

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# MATERIAL LEGEND

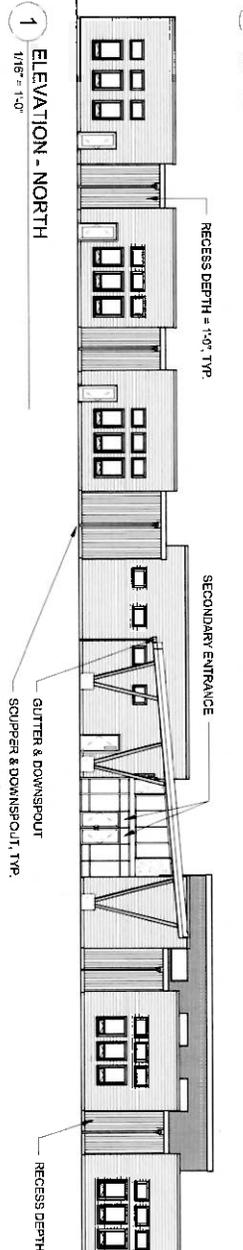
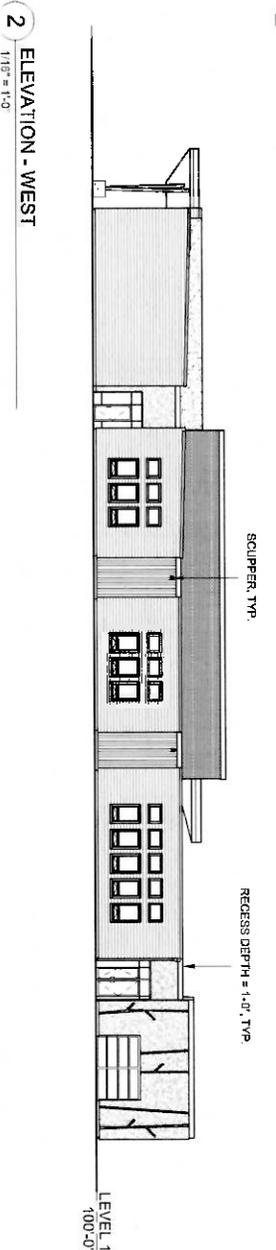
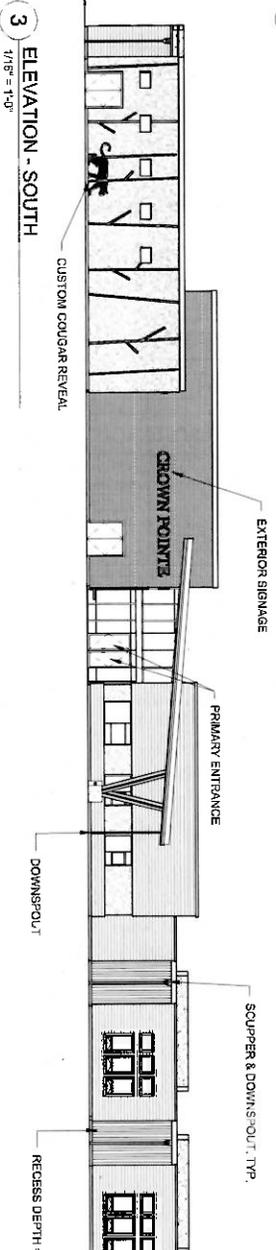
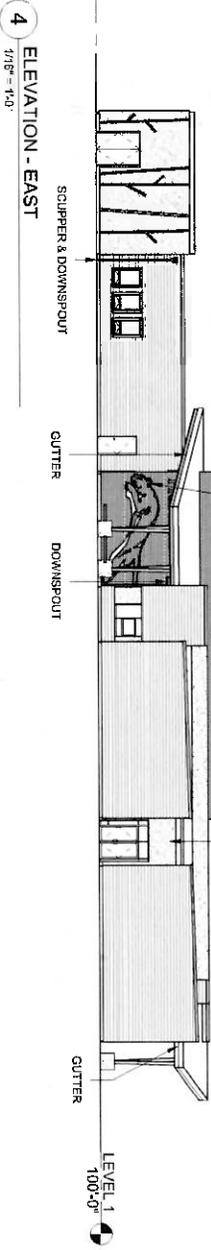
- BRICK VENEER OR CMU
- FIBER CEMENT LAP SIDING
- BRIGE STUCCO
- BLUE STUCCO
- FIBER CEMENT WALL TRIM & FLASHING
- FIBER CEMENT WINDOW TRIM
- REFER TO SEPARATE ARCHITECTURAL DETAILS FOR COLORS & PATTERNS
- ENTRANCE FLASH, CANOPY/POSTS
- EXTERIOR SIGNAGE / POWDER COATED STEEL CONCRETE
- BLUE CORRUGATED METAL SIDING

# OFFICIAL DEVELOPMENT PLAN UPLANDS, FILING 3 - BLOCK 4

IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 18 OF 17

# ELEVATION NOTES

1. BUILDING GFA: 28,215.00 SF
2. FFA 25,697.81 SF
3. PERCENTAGE MASONRY COVERAGE:
  - EAST: MASONRY 605.03 SF OPACQUE AREA 3,391.2 SF 18%
  - SOUTH: MASONRY 655.43 SF OPACQUE AREA 4,243.86 SF 19%
  - WEST: MASONRY 441 SF OPACQUE AREA 3,168.09 SF 14%
  - NORTH: MASONRY 2,828 SF OPACQUE AREA 4,314.18 SF 6%
4. ALL WINDOWS FLUSH WITH EXTERIOR WALL FACE UNLESS OTHERWISE NOTED. REFER TO SITE PLAN FOR MINIMUM SETBACK DISTANCES FOR BUILDING AND PARKING AREAS WHERE APPROPRIATE.
5. REFER TO MATERIAL BOARD FOR SPECIFICATIONS FOR SIDING AND PRODUCTS.
- 6.



Drawn by: CO  
Entered by: CO  
Date: 11/21/23  
2023.573.7342  
www.evaduct.com

DATE: APRIL 23, 2024

# UPLANDS, FILING 3 - BLOCK 4 2905 W 86TH AVE, WESTMINSTER

REVISION:

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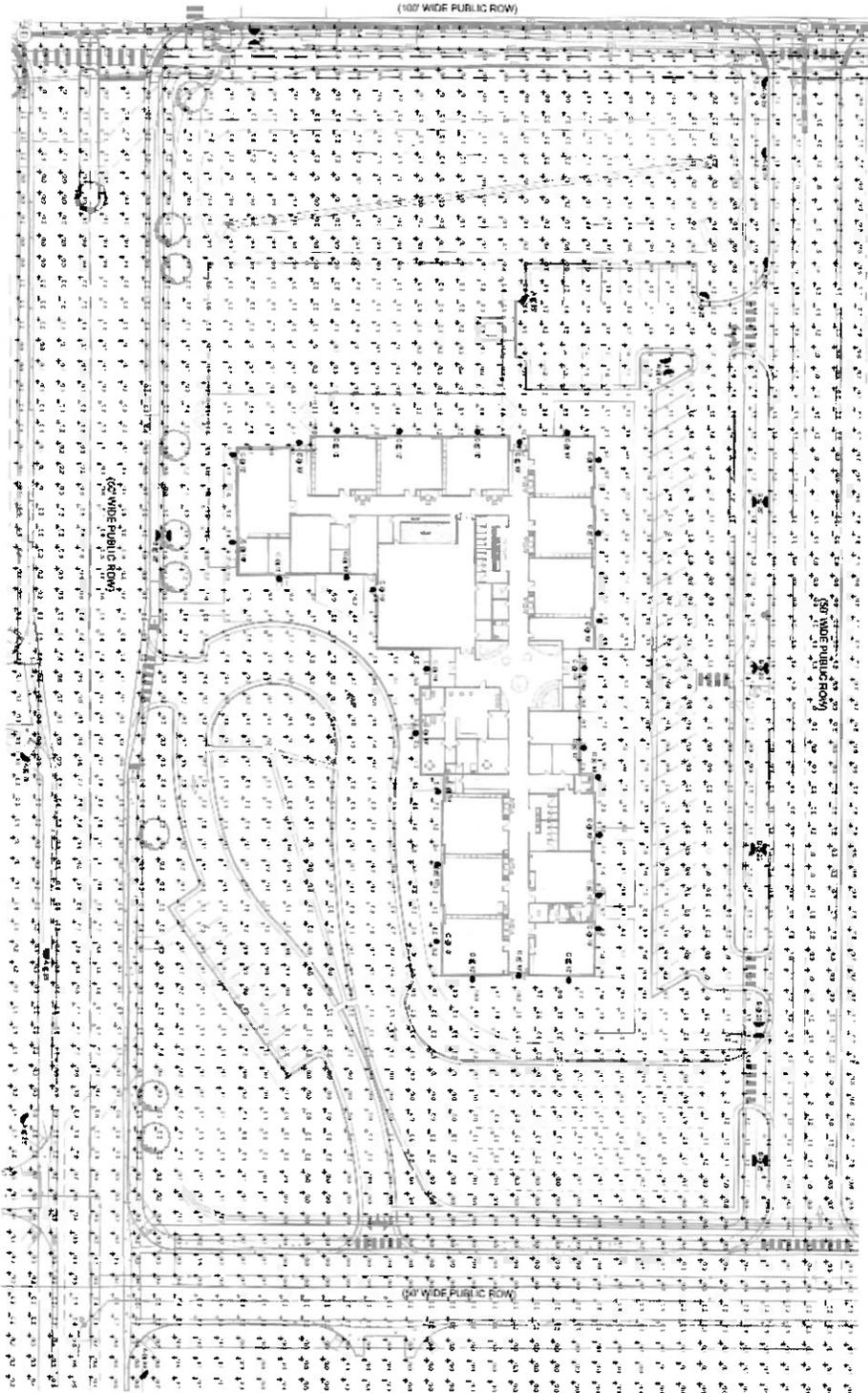
# OFFICIAL DEVELOPMENT PLAN UPLANDS, FILING 3 - BLOCK 4

IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 17 OF 17

| Image Symbol | Label | QTY | Manufacturer     | Catalog          | Description                                    | Number of Lamps | Lamp Output | LLF | Space Power |
|--------------|-------|-----|------------------|------------------|--|-----------------|-------------|-----|-------------|
| A            | 5     | 1   | Alibaba Lighting | OSWALL 100       | OSWALL 100 30K RECESSED SHEET                  | 1               | 4000        | 1   | 40          |
| B            | 6     | 1   | Alibaba Lighting | OSWALL 100       | OSWALL 100 30K TRIS FACULT WITH RECESSED SHEET | 1               | 3000        | 1   | 30          |
| C            | 26    | 1   | Alibaba Lighting | RECESSED 100 30K | RECESSED 100 30K RECESSED PRODUCT              | 1               | 3000        | 1   | 30          |

- ### GENERAL NOTES
- PHOTOMETRIC PLAN SUBMITTED PURSUANT TO CITY OF GREELEY DEVELOPMENT CODE SECTION 24-422.
  - ALL BUILDING ENTRANCES MUST BE WELL LIGHTED.
  - ALL LIGHT SOURCES SHALL BE SHIELDED SO THAT LIGHT WILL NOT SHINE ONTO ADJACENT AREAS.
  - ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN SUCH A MANNER THAT THE LIGHT SOURCES WILL BE SUBSTANTIALLY OCCURRED TO PREVENT EXCESSIVE GLOW ONTO PUBLIC STREETS.
  - PHOTOMETRIC HORIZONTAL FOOT COUNTS INDICATED ARE BASED ON 0'-0" SPACING AND CALCULATED AT FINISHED GRADE.

- ### KEYED NOTES
- POLE MOUNTED LED LUMINAIRE HORIZONTAL TYPES A & B) OR 9'-0" POLE ON TOP OF 42" RAISED CONCRETE FOUNDATION. TOTAL MOUNTING HEIGHT 12'-0" ABOVE FINISHED GRADE. HORIZONTALITY +/- 1-2° IN EITHER DIRECTION WITHOUT MAJOR EFFECT ON PHOTOMETRY INDICATED.
  - BUILDING MOUNTED LED LUMINAIRE HORIZONTAL TYPE C) 12'-0" POLE ON TOP OF 42" RAISED CONCRETE FOUNDATION. TOTAL MOUNTING HEIGHT 12'-0" ABOVE FINISHED GRADE. HORIZONTALITY +/- 1-2° IN EITHER DIRECTION WITHOUT MAJOR EFFECT ON PHOTOMETRY INDICATED.
  - POLE MOUNTED LED LUMINAIRE HORIZONTAL TYPE D) 12'-0" POLE ON TOP OF 42" RAISED CONCRETE FOUNDATION. TOTAL MOUNTING HEIGHT 12'-0" ABOVE FINISHED GRADE. HORIZONTALITY +/- 1-2° IN EITHER DIRECTION WITHOUT MAJOR EFFECT ON PHOTOMETRY INDICATED.



1 PHOTOMETRIC SITE PLAN  
SCALE 1"=40'-0"

Attachment 2

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REVISION:  
8/21/23 Second Submittal  
2/12/24 Third Submittal  
4/25/24 Fourth Submittal

17 OF 17  
PHOTOMETRIC

