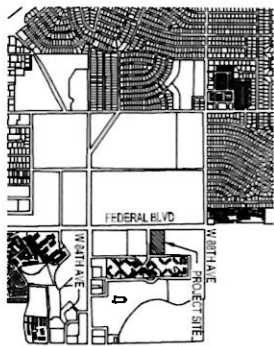


OFFICIAL DEVELOPMENT PLAN  
UPLANDS - FILING NO.3 - BLOCK 4

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

NEIGHBOR MAP



**PROPERTY OWNER**  
VODDE LANDS, LLC  
CHAD ELIOTSON  
1400 HUMBOLDT STREET  
DENVER, CO 80218  
303-505-1010  
CHAD@PENDEVELOP.COM

**CONSULTANTS**  
EUSTUDIO LLC  
5335 W. 48TH AVE. #300  
DENVER, CO 80212  
303-670-7242  
BRIAN.WELCH@EUSTUDIO.COM

ZONING & LAND USE

SUBJECT SITE:	ZONING	LAND USE	COMP. PLAN DESIGNATION
NORTH	PUD	UNDEVELOPED	COMMERCIAL/MIXED-USE
SOUTH:	C-1	EDUCATION	PUBLIC/QUASI PUBLIC
EAST:	PUD	APARTMENTS	SUBURBAN MULTIFAMILY
WEST:	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 (SF/ACRES):	4,022 AC
GFA (SF)	25,799.65
FARUD PER ACRE (#):	0.13
MAXIMUM BUILDING HEIGHT(S) (FT):	24'-0"

FROM RIGHT-OF-WAY (FT):	BUILDING	PARKING	LANDSCAPING
FROM INTERNAL PROPERTY LINES (FT):	50'-0"	15'-0"	N/A
FROM INTERNAL ALLEYS & DRIVE AISLES (FT):	N/A	24'-0"	N/A
BETWEEN BUILDINGS (FT):	25'-0"	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

**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 CAFETERIA/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.

THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS:

UPON RECEIPT OF ALL APPROVALS AND BUILDING PERMITS, THE ANTICIPATED CONSTRUCTION SCHEDULE WILL BE FROM JUNE 2025 TO JULY 2026.

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

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 PLAT 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 PLAT.

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 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 STREETLIGHT DESIGN AND INSTALLATION, 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@evstudio.com  
inspections@evstudio.com  
www.evstudio.com

DATE: APRIL 23, 2024

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

REVISION:

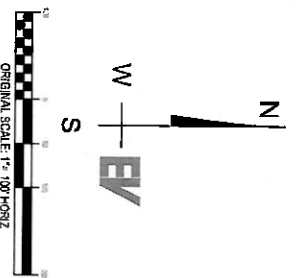
2 OF 17  
NOTES

# 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)



## LEGEND

EXISTING	PROPOSED
	ASPHALT SURFACING
	CONCRETE SURFAC
	LANDSCAPED AREA (SEE LANDSCAPE SHEETS)
	GRAVEL SURFACE (4")
	TOP OF CURB
	FLOORLINE
	EXISTING LOT LINE
	PROPOSED LOT LINE

EXISTING	PROPOSED
	OCP BOUNDARY
	EASEMENT LINE
	RIGHT-OF-WAY (R.O.W.)
	ACCESSIBLE ROUTE
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	TELECOM MANHOLE
	LIGHT POLE
	POWER POLE

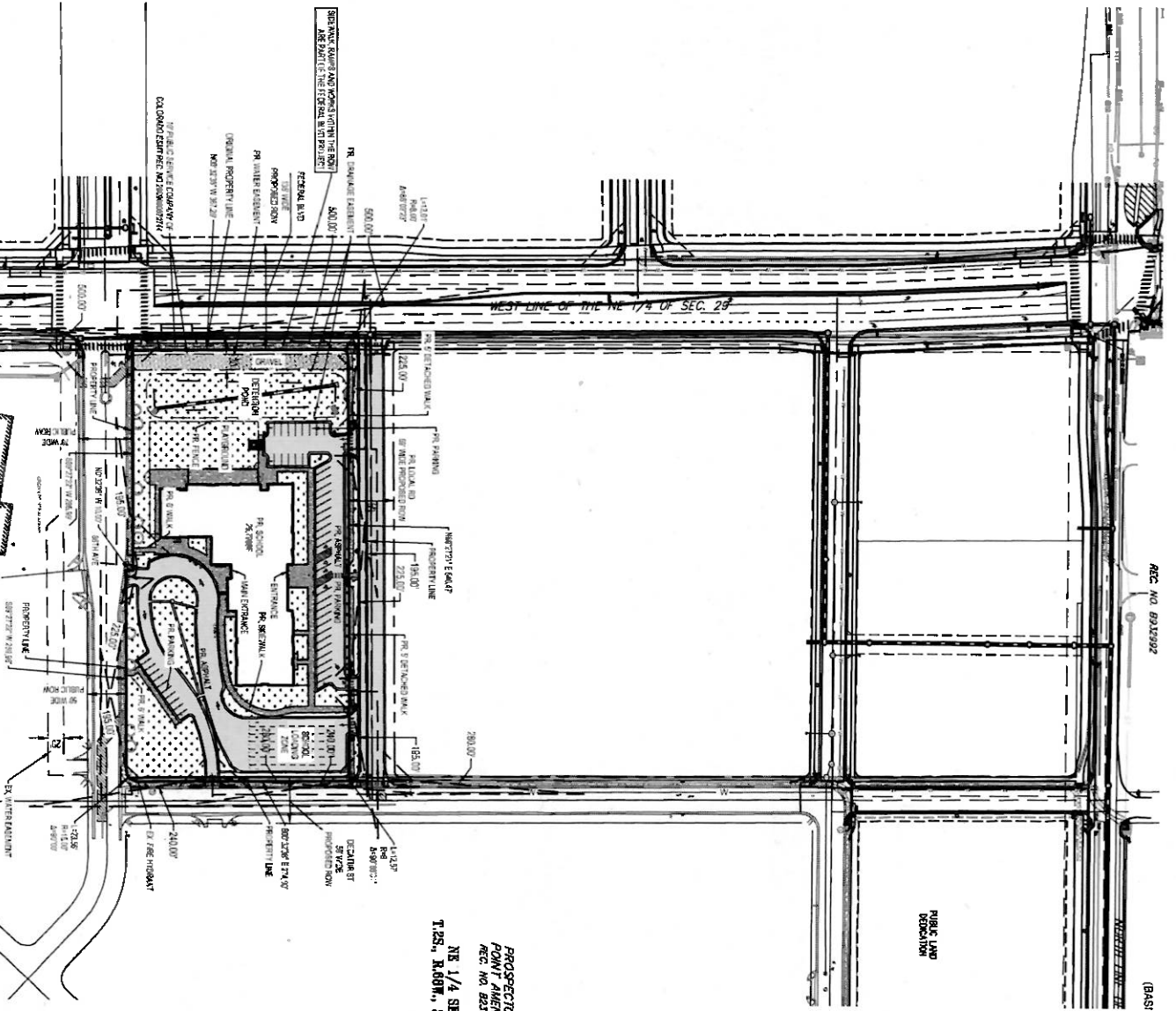
EXISTING	PROPOSED
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	ELECTRIC TRANSFORMER
	ELECTRIC METER
	GAS METER
	IRRIGATION CONTROL BOX

NE 1/4 SEC. 29  
T.2S, R.60W, S.11N P.M.

PROSPECTOR'S  
POINT AMENDED  
REC. NO. 823599Z

## 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

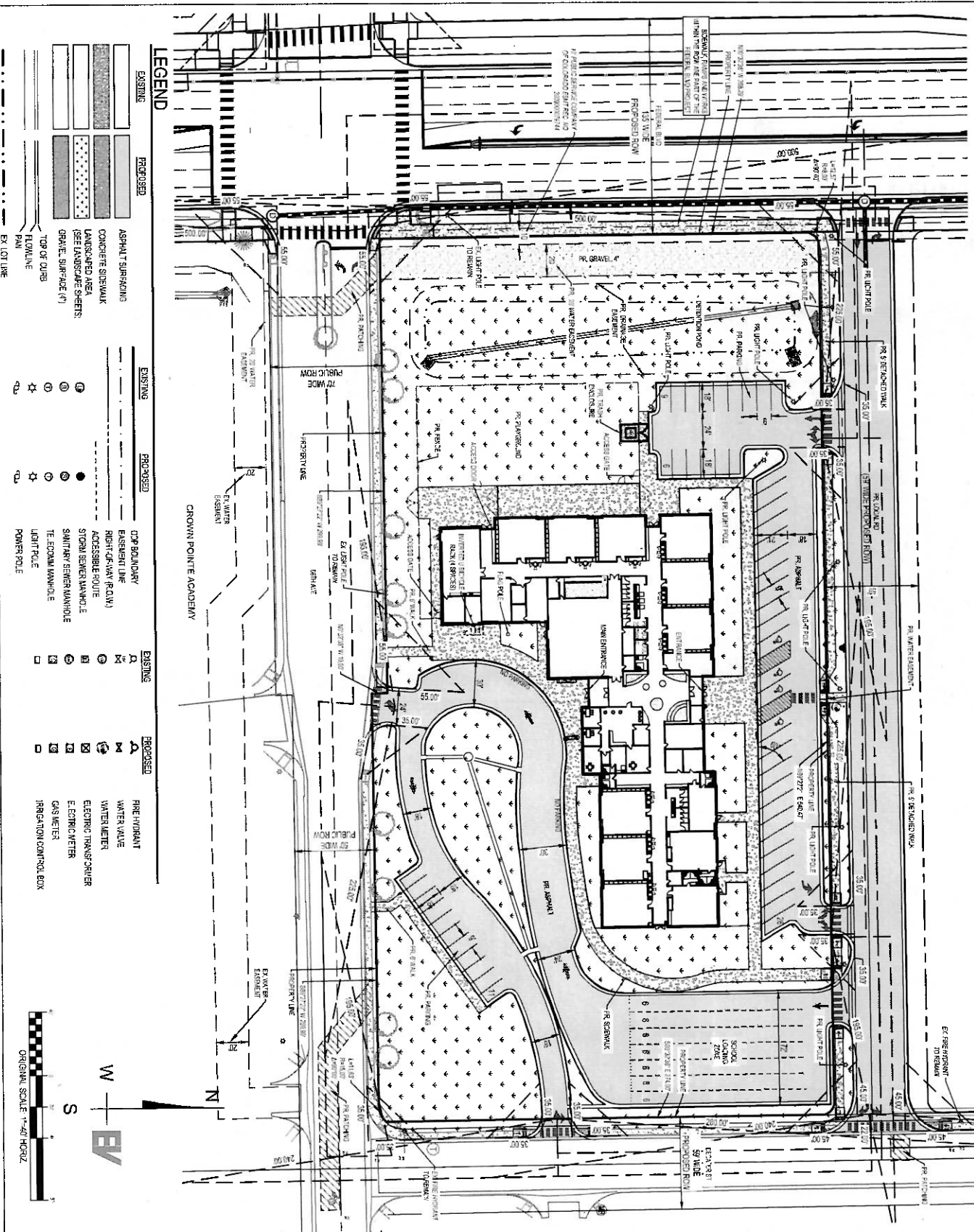
DATE: APRIL 23, 2024

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



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 www.studio.com

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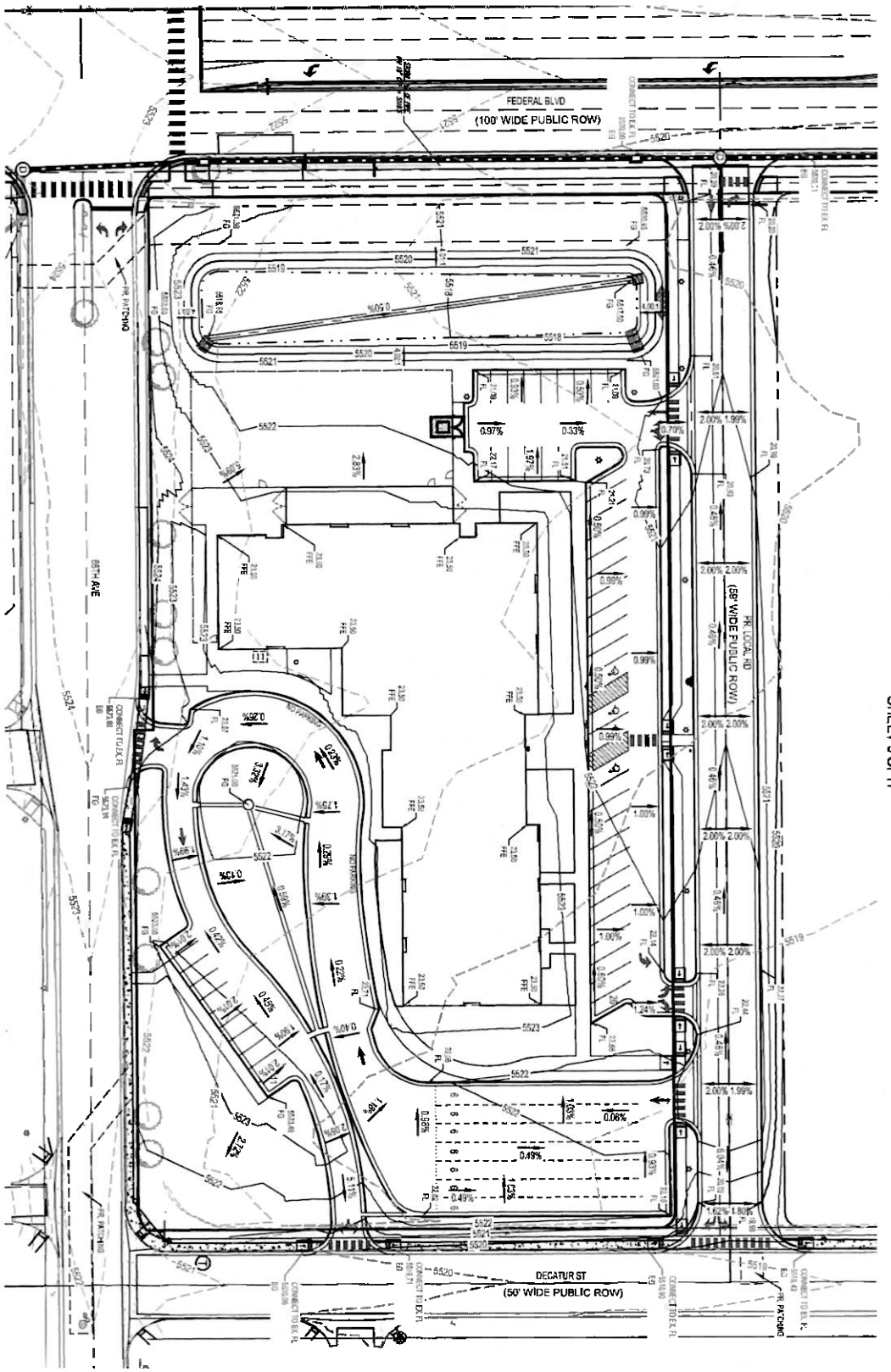
## UPLANDS, FILING 3 - BLOCK 4 2905 W 86TH AVE, WESTMINSTER

REVISION:

4 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 5 OF 17



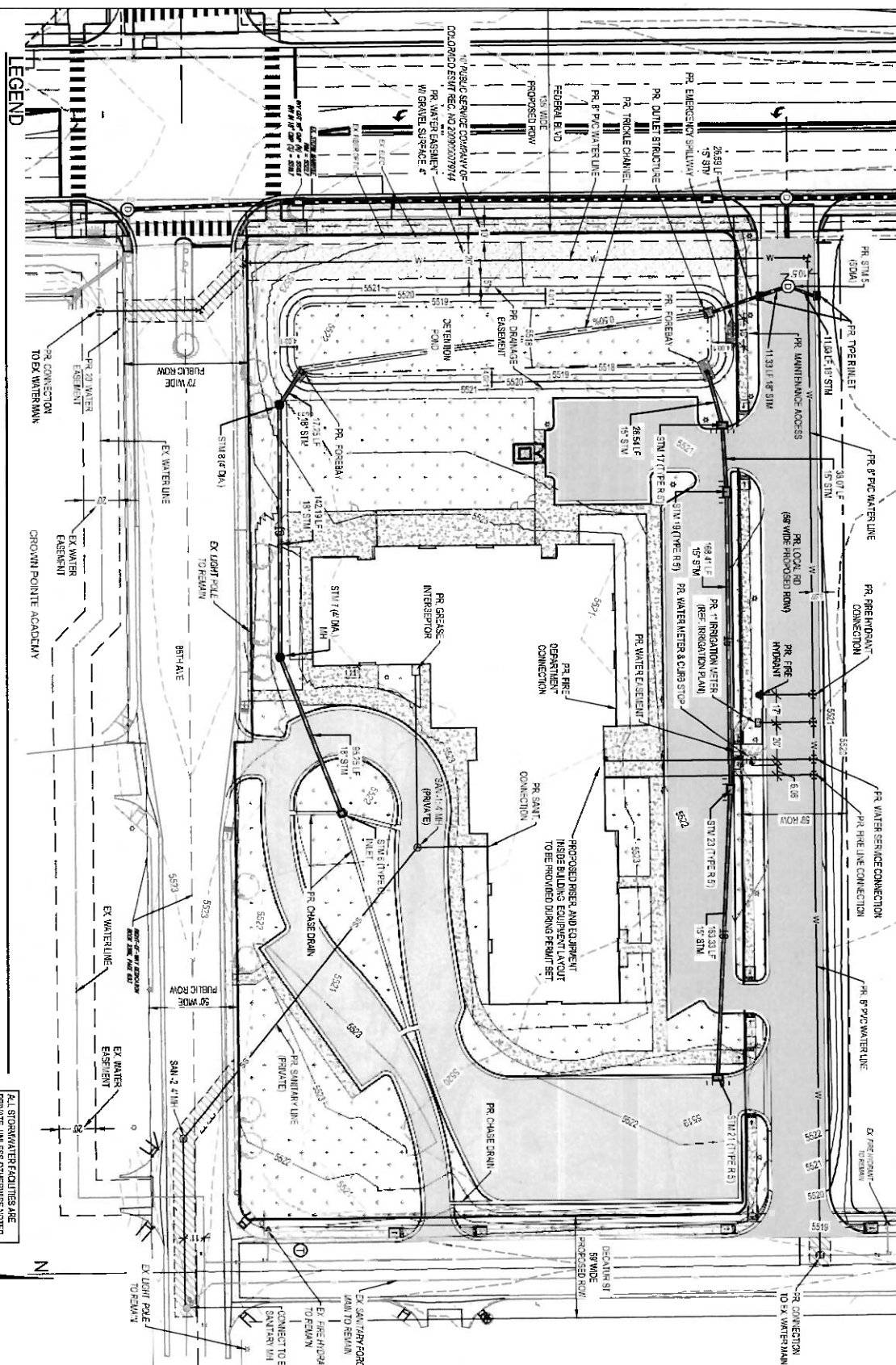
LEGEND	
EXISTING	PROPOSED

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

IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 6 OF 17

**NOTATION DATA**

DATE: 04/23/2024  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 PROJECT NO.: 2024-001  
 SHEET NO.: 6 OF 17  
 SCALE: 1" = 40' (HORIZONTAL)  
 SCALE: 1" = 20' (VERTICAL)  
 NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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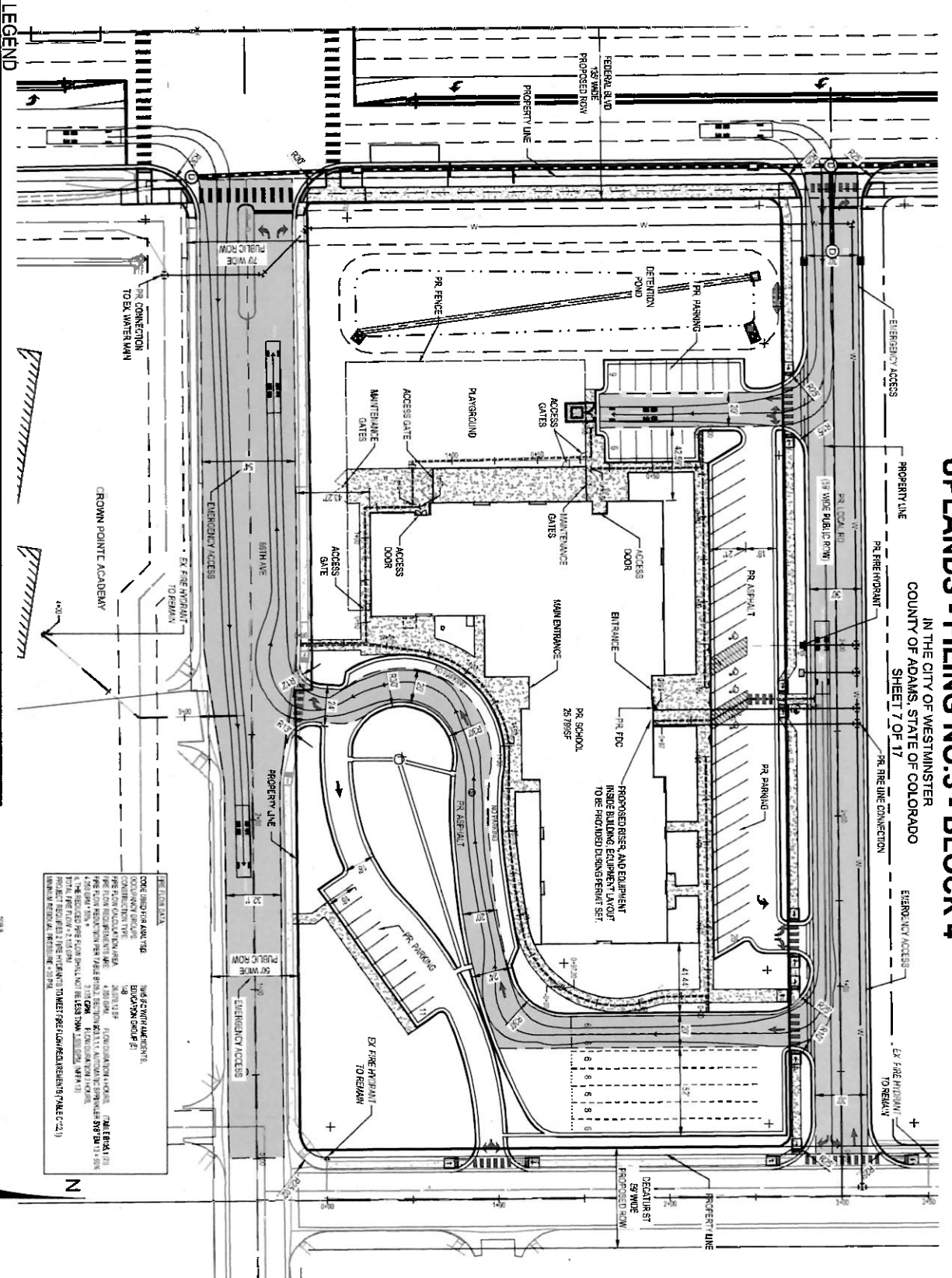
**LEGEND**

EXISTING	PROPOSED
ASPHALT SURFACING	ASPHALT SURFACING
CONCRETE SIDEWALK	CONCRETE SIDEWALK
LANDSCAPED AREA (SEE LANDSCAPE SHEETS)	LANDSCAPED AREA (SEE LANDSCAPE SHEETS)
GRATE SURFACE (1)	GRATE SURFACE (1)
TOP OF CURB	TOP OF CURB
BIOMASS	BIOMASS
EXISTING LINE	EXISTING LINE
STORM SEWER MAINLINE	STORM SEWER MAINLINE
STORM SEWER LATERAL	STORM SEWER LATERAL
TELECOM LATERAL	TELECOM LATERAL
LIGHT POLE	LIGHT POLE
WATER VALVE	WATER VALVE
WATER METER	WATER METER
IRREGULAR METER	IRREGULAR METER
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
STORM SEWER LINE	STORM SEWER LINE
TELECOM LATERAL	TELECOM LATERAL
TELECOM MAINLINE	TELECOM MAINLINE
TELECOM LATERAL	TELECOM LATERAL
TELECOM MAINLINE	TELECOM MAINLINE



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

IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 7 OF 17



DENVER, CO  
Evergreen CO  
303.670.7242  
d98jrn@evstudio.com  
inspections@evstudio.com  
www.evstudio.com

DATE: APRIL 23, 2024

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

REVISION:

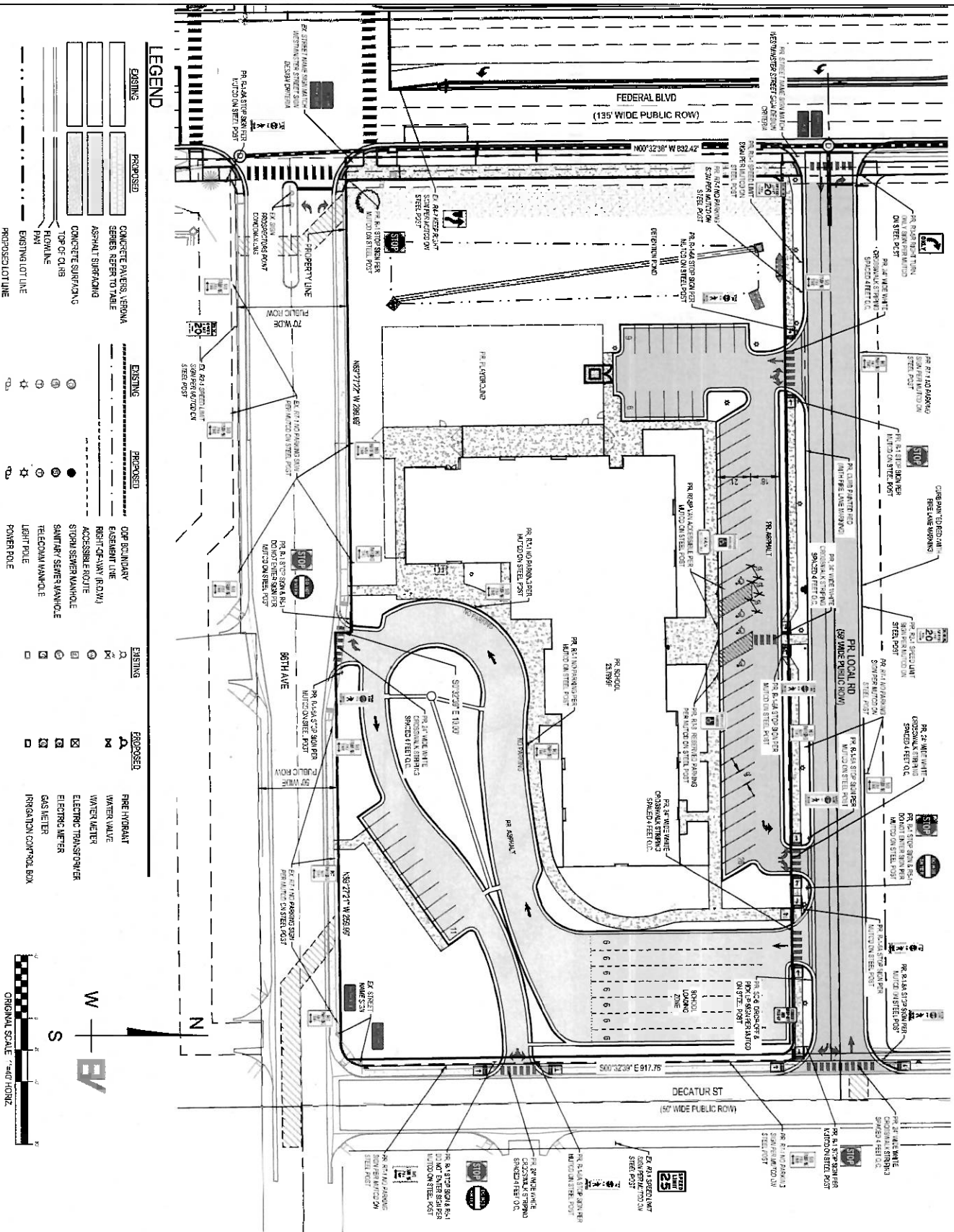
7 OF 17  
EMERGENCY  
ACCESS

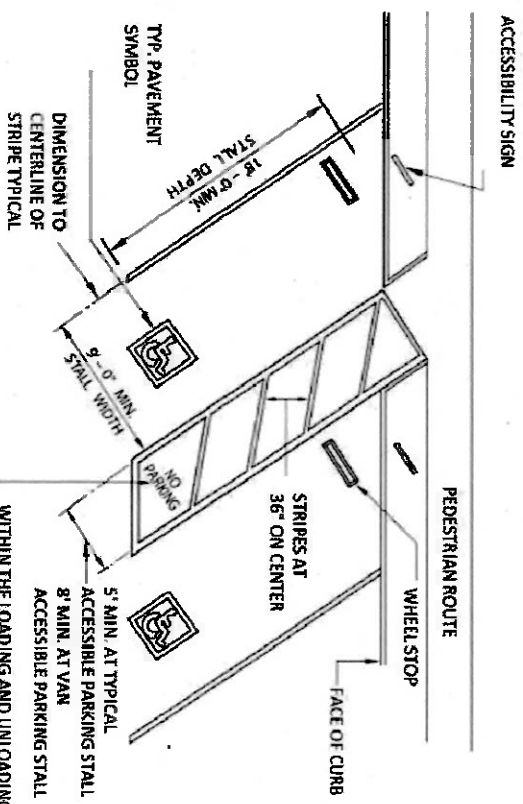
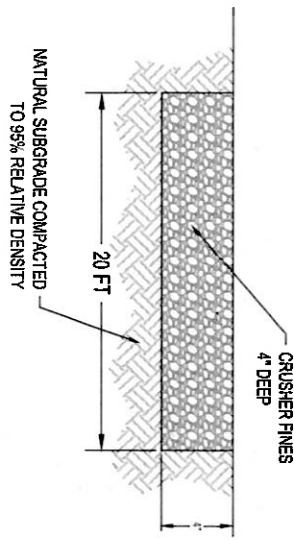
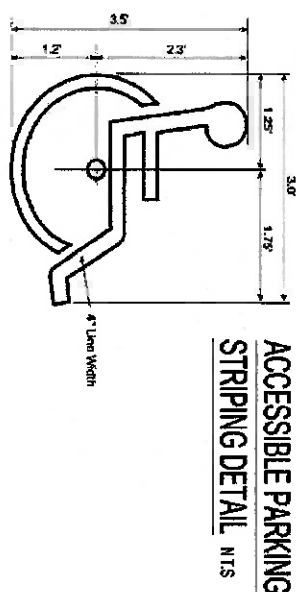
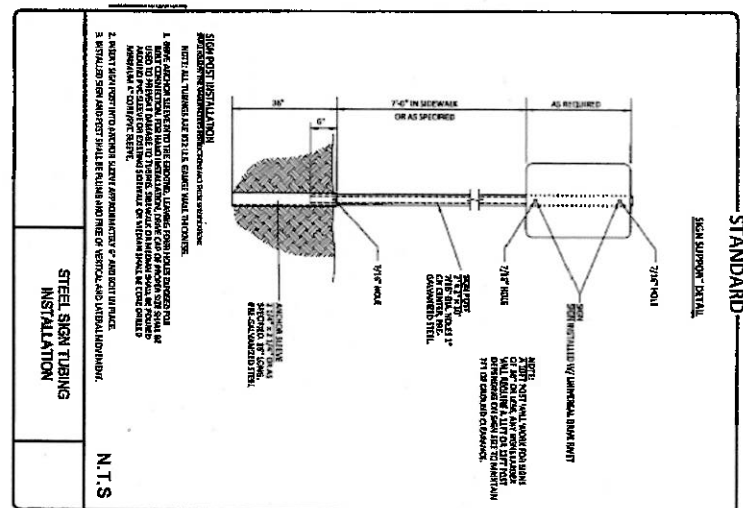
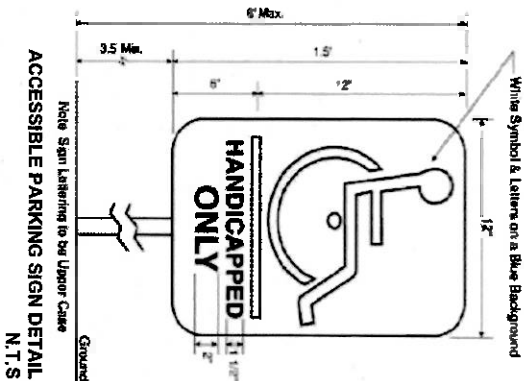
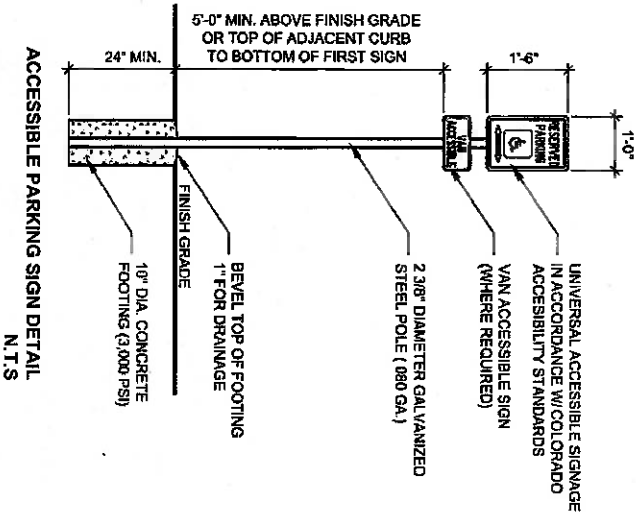
IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 17

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

8 OF 17  
PAGE PLAN





# OFFICIAL DEVELOPMENT PLAN UPLANDS, FILING 3 - BLOCK 4

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

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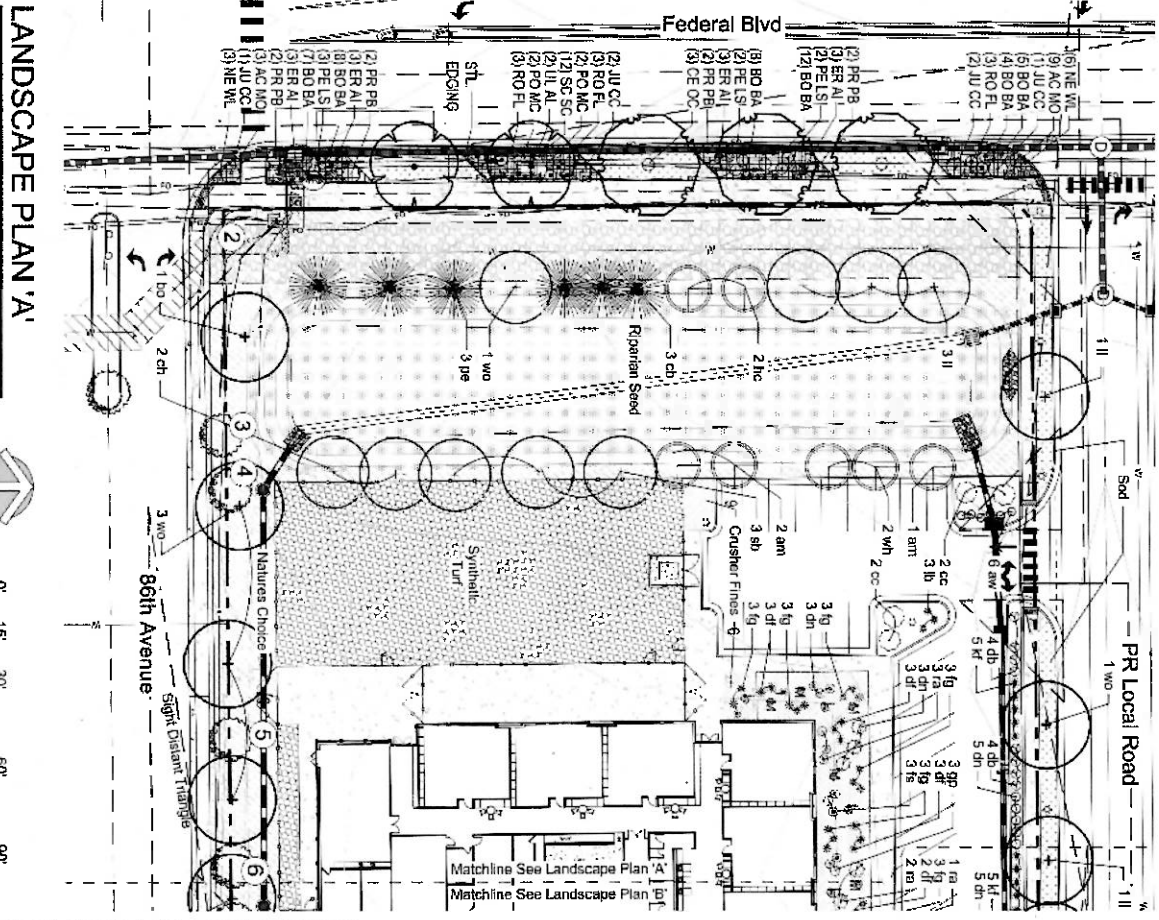
DATE: APRIL 23, 2024

## 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

TRAFFT CASE # PLN23-0043

Landscape Plan 'A'  
 10 OF 17



### LANDSCAPE LEGEND:

- STEEL EDGING
- NATURES CHOICE SEED MIX
  - 70% Euphorbia Cypripedium
  - 15% Euphorbia Falcata
  - 10% Turf Type Perennial Ryegrass
  - 5% Kentucky Bluegrass
  - Seeding Rate @ 4.5 lbs per 1,000 sq. ft.
- TEXAS HYBRID SOY

Common Name	Botanical Name	% Mix	Lb./ac.
Blue grama	Bouteloua gracilis	20	1.5
Sand Dimples	Sporobolus cryptandrus	20	0.2
Switchgrass	Panicum virgatum	20	3.2
Sideoats grama	Bouteloua curtipendula	15	4.7
Western wheatgrass	Pascopyrum smithii	10	5.5
Green needlegrass	Nesquehena	10	3.3
Smooth aster	Aster laevis	1	0.1
Louisiana sage	Artemisia ludoviciana	1	0.1
Shiny doeberey	Helianthus multiflorus	1	0.1
Prairie coneflower	Galatella sp.	1	0.1
Relicta columbiana	Relicta columbiana	1	0.1
Total Pounds P.L./acre		100	13.3

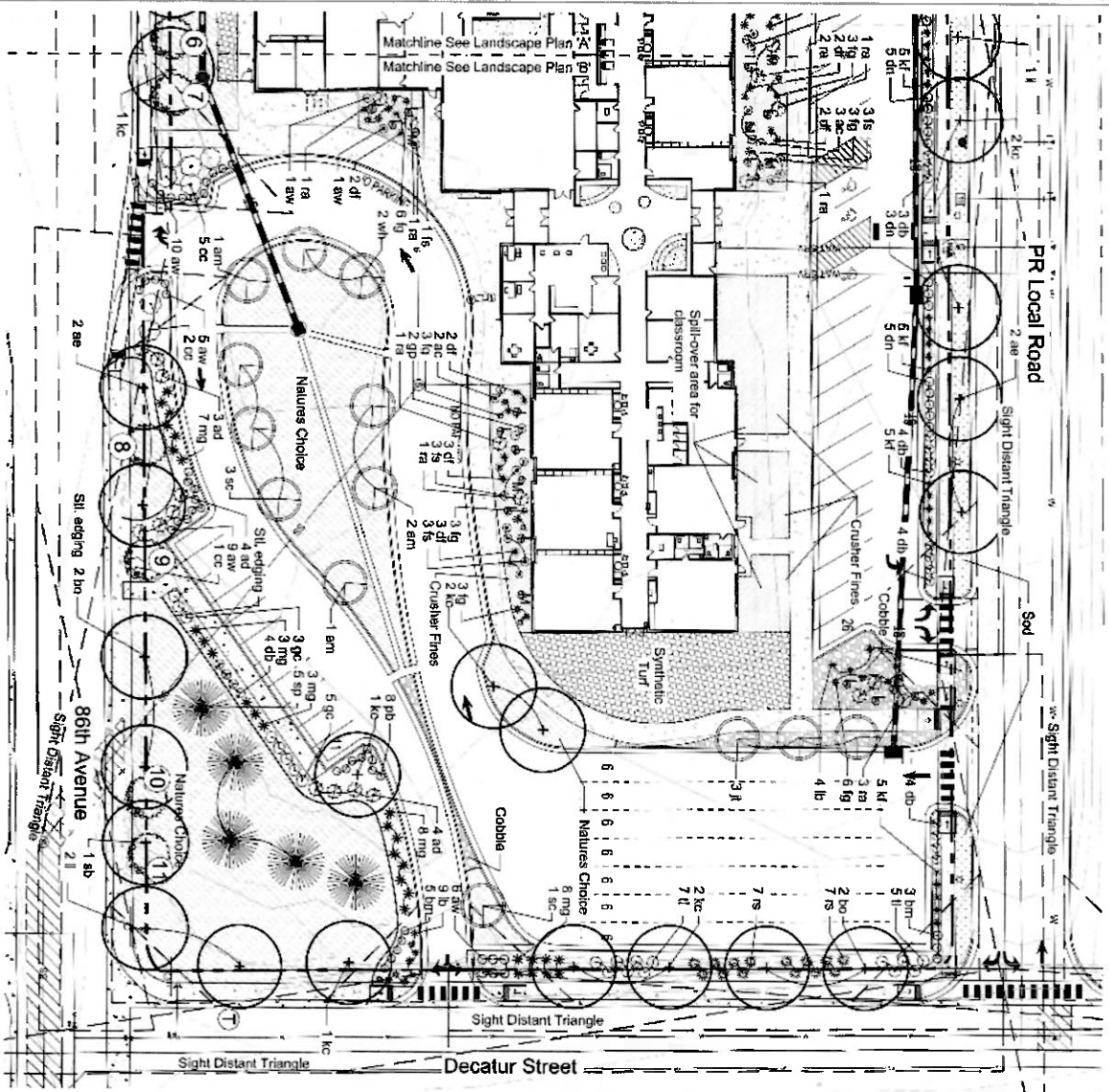
- CRUSHER FINES
- PLUS - Pure Live Seed - If Broadcast seeding, double the rate
- 2'-4" ROUND COBBLE
- SYNTHETIC TURF
- SHREDED CEDAR MULCH
- EXISTING TREE I.D.

### TREE INVENTORY CHART

Tree I.D.	Common Name	Botanical Name	DBH	CONDITION	STATUS	INCHES TO REMOVE	NOTES
1	Pinus strobus	Pinus strobus	14	GOOD	REMOVE	14	off-site removed for stem
2	Box Elder	Acer negundo	14	DYING	REMOVE	-	non desirable species
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 (IN) 2:1 RATIO						14 inches	28 inches

# 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'

NORTH

0' 15' 30' 60' 90'

SCALE 1" = 30' - 0"

## LANDSCAPE LEGEND:

STEEL EDGING

NATURES CHOICE SEED MIX

70% Echinium Crested Wheatgrass

15% Sheep Fescue

10% Turf Type Perennial Ryegrass

5% Kentucky Bluegrass

Seeding Rate @ 4.5 lbs per 1,000 sq.ft.

TEXAS HYBRID SOD

CRUSHER FINES

COLOR - T.B.D.

2"-4" ROUND COBBLE

SYNTHETIC TURF

SHREDDED CEDAR MULCH

EXISTING TREE I.D.

1

TRAKIT CASE # PLN23-0043

REVISION:

8/21/23 Second Submittal

2/12/24 Third Submittal

4/25/24 Fourth Submittal

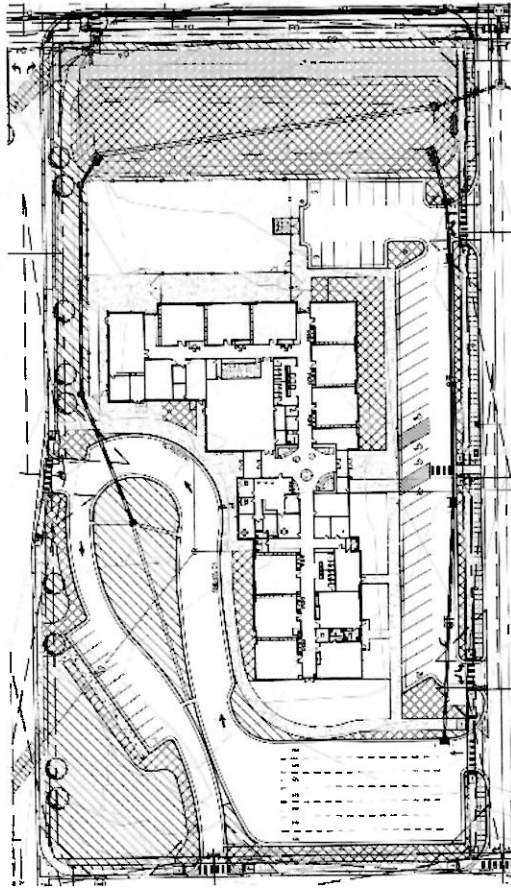
UPLANDS, FILING 3 - BLOCK 4

2905 W 86TH AVE, WESTMINSTER

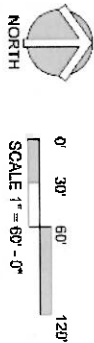
DATE: APRIL 23, 2024

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: Industrial  
LOT AREA: 156,410.22 SF.  
BUILDING COVERAGE: 26,799 SF.  
LANDSCAPE AREAS: 74,665 SF. (47%)  
REQUIRED LANDSCAPE AREAS: 31,282.06 SF. (20%)

LANDSCAPE AREA: QTY. REQUIRED  
LANDSCAPE PATIO 57 TREES  
1 TREE / 550 SF. 170 SHRUBS  
3 SHRUBS / 550 SF.

QTY. PROVIDED  
67 TREES • (10 TREES USES FOR MITIGATION = 25 CAL. IN.)  
199 SHRUBS

WATER USE CHART:

WATER USE CALCULATIONS:

HIGH WATER ZONES  
(LOW WATER SOD VARIETY)  
MODERATE WATER ZONES  
(NATIVES CHOICE SEED)  
LOW WATER ZONES  
(RIPARIAN SEED &  
DRIP IRRIGATED SHRUBS BEDS)  
TOTAL SQUARE FEET  
AVERAGE GALLONS /  
SF / SEASON

2,492 SF x 18 GALLONS = 44,856 GALLONS PER SEASON  
24,293 SF x 10 GALLONS = 242,930 GALLONS PER SEASON  
29,568 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)

HIGH WATER ZONES - 2,492 SF.  
(LOW WATER SOD VARIETY)  
MODERATE WATER ZONES - 29,568 SF.  
(NATIVES CHOICE SEED)  
LOW WATER ZONES - 29,568 SF.  
(RIPARIAN SEED &  
DRIP IRRIGATED SHRUBS BEDS)

FEDERAL BLVD. ROW PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
DE OC	1	CELTIS OCCIDENTALIS	COMMON HACKBERRY
UL AL	2	ULMUS PARVIFOLIA ALLEE	ALTEE® LACEBARK ELM
DECIDUOUS SHRUBS			
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 CLOVERHOLE
PR PB	8	PRUNUS BESSEYI PAMREE BUTTES	PAMREE BUTTES SAND CHERRY
RO FL	9	ROSA X FLOWER CARPET CORAL	CORAL FLOWER CARPET ROSE
EVERGREEN SHRUBS			
JU CC	8	JUNIFERUS SABINA CALGARY CARPET TM	CALGARY CARPET JUNIPER
ORNAMENTAL GRASSES			
BO BA	44	BOUTELOUA GRACILIS BLOOMER AMBITION	BLOOMER AMBITION BLUE GRAMA GRASS
SC SC	12	SCHIZACHYRIUM SCOPARIUM BLAZE	BLAZE LITTLE BUESTER
PERENNIALS			
AG MO	12	AGASTHEA X MOONSHINE	MOONSHINE YARROW
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

OFFICIAL DEVELOPMENT PLAN  
UPLANDS, FILING 3 - BLOCK 4

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

Attachment 2  
STUDIO

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Evergreen, CO  
303.870.7242  
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inspections@evstudio.com  
www.evstudio.com

PLANT MATERIAL SCHEDULE:

SYMBOL	QTY.	LD.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WTR
SHADE TREES							
4	4	40	AMERICAN ELM	ULMUS AMERICANA 'NEW HARBONY'	2 1/2" CAL.	B & B	L-M
2	2	20	COMMON HOGGERY	CELTIS OCCIDENTALIS	2 1/2" CAL.	B & B	VL
9	9	90	KENTUCKY COFFEE TREE	GYNOCLEADUS DIOICA 'ESPRESSO'	2 1/2" CAL.	B & B	VL
5	5	50	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B	VL-M
5	5	50	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL.	B & B	L-M
4	4	40	SENSATION BOXELDER	ACER NEGUNDO 'SENSATION'	2 1/2" CAL.	B & B	M
7	7	70	LITTLELEAF LINDEN	TILIA CORORATA	2 1/2" CAL.	B & B	L-M
ORNAMENTAL TREES							
7	7	70	AMUR MAPLE	ACER GINNALA	2 1/2" CAL.	B & B	VL-L
4	4	40	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2 1/2" CAL.	B & B	VL
2	2	20	HAWTHORN COCKSPUR	CRATAEGUS CRUSGALLI 'INSERMIS'	2 1/2" CAL.	B & B	L
4	4	40	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2 1/2" CAL.	B & B	L
3	3	30	JAPANESE TREE LILAC	SYRIGA PEKINENSIS 'SUMMER CHARM'	2 1/2" CAL.	B & B	L
EVERGREEN TREES							
3	3	30	COLORADO BLUE SPRUCE	PICEA PLUNGENS	6" HT.	B & B	VL
3	3	30	PINYON PINE	PINUS EDULIS	6" HT.	B & B	VL
5	5	50	SOUTHWESTERN WHITE PINE	PINUS STROSBORNI	6" HT.	B & B	M
SHRUBS							
14	14	140	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT.	L-M
8	8	80	PINK BEAUTY POTENTILLA	P. FRUTICOSA 'PINK BEAUTY'	5 GAL.	CONT.	L-M
38	38	380	ANOTHERN WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.	L-M
13	13	130	GOLD FLAME SPIREA	SPIREA JAPONICA 'GOLD FLAME'	5 GAL.	CONT.	L-M
5	5	50	GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA 'GOLD DROP'	5 GAL.	CONT.	L-M
8	8	80	BLUE MIST SPIREA	CARYOPTERIS X CLAUDONENSIS	5 GAL.	CONT.	L-M
27	27	270	DWARF BURNING BUSH	EUONYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	L-M
12	12	120	CRANBERRY COTONEASTER	COTONEASTER APICULATUS	5 GAL.	CONT.	M
14	14	140	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	CONT.	VL
11	11	110	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL.	CONT.	VL
24	24	240	DWARF NINEBARK	PHYSCOCARPUS-OPULIFOLIOUS 'NANUS'	5 GAL.	CONT.	L-M
8	8	80	GOLDEN CURRANT	RIBES AUREUM	5 GAL.	CONT.	VL
12	12	120	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL.	CONT.	VL
5	5	50	ALPINE CURRANT	RIBES ALPIMUM	5 GAL.	CONT.	M
ORNAMENTAL GRASSES							
29	29	290	MADDER GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL.	CONT.	L
42	42	420	MEXICAN FEATHER GRASS	NESSSETIA TENJISSIMA	1 GAL.	CONT.	VL
23	23	230	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELI'	1 GAL.	CONT.	VL
25	25	250	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI 'KARL FORESTER'	1 GAL.	CONT.	M
16	16	160	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. 3131, 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 100% 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 GROUND 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 ASSESSMENT 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  
2/12/24 Third Submittal  
4/25/24 Fourth Submittal

TRACT CASE # PLN23-0043

Plant Material Schedule  
13 OF 17

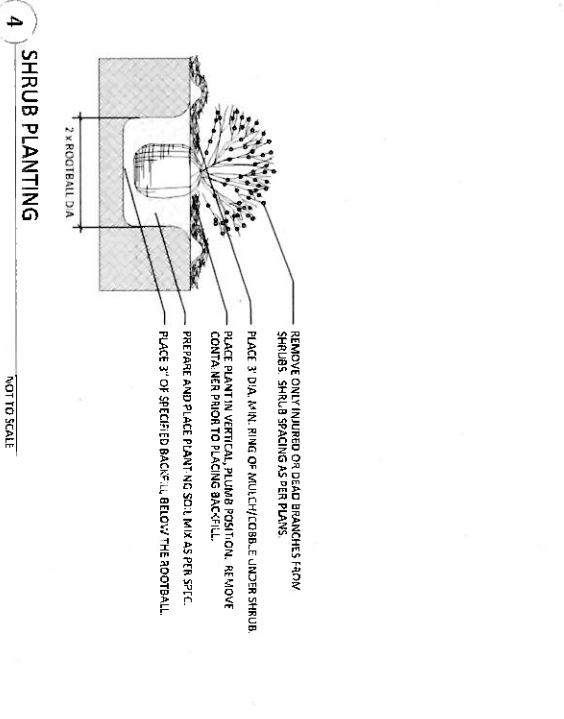
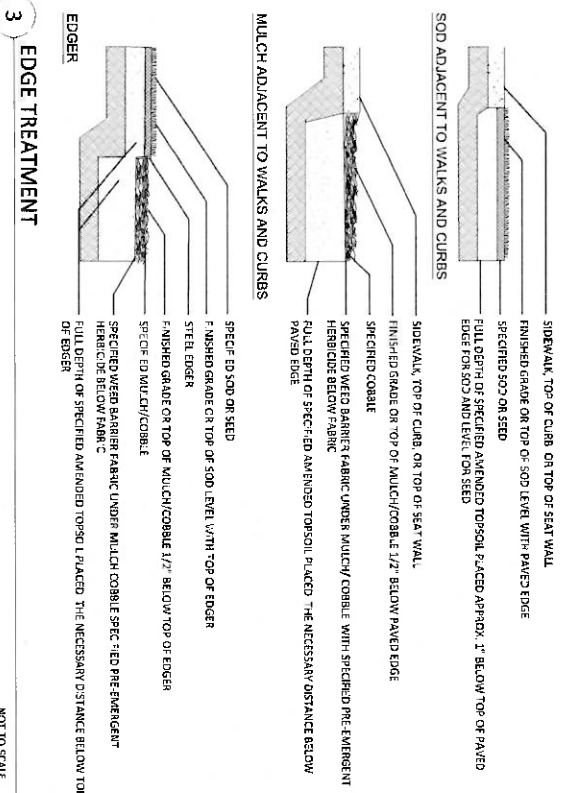
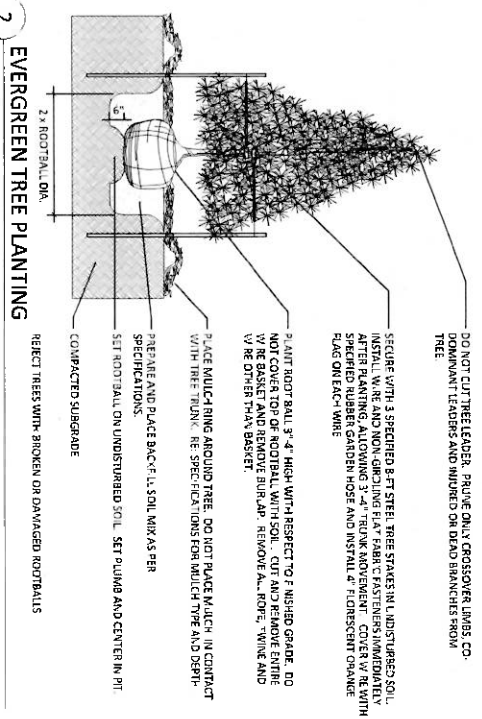
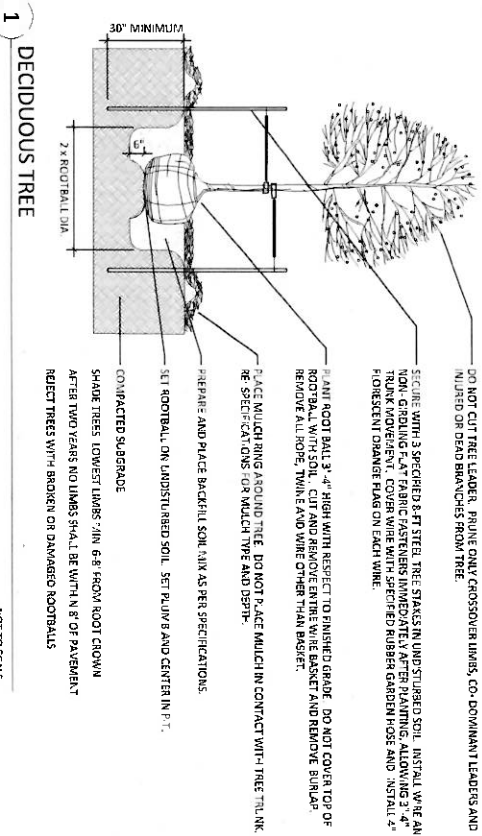
# OFFICIAL DEVELOPMENT PLAN UPLANDS, FILING 3 - BLOCK 4

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

Attachment 2  
EVS studio

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DATE: APRIL 23, 2024



UPLANDS, FILING 3 - BLOCK 4  
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REVISION:

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

TRAKIT CASE # PLN23-0043

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

1. DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CORE U.N.O.
2. REFER TO SITE PLAN FOR MINIMUM SETBACK DISTANCES FOR BUILDING AND PARKING AREAS WHERE APPROPRIATE.

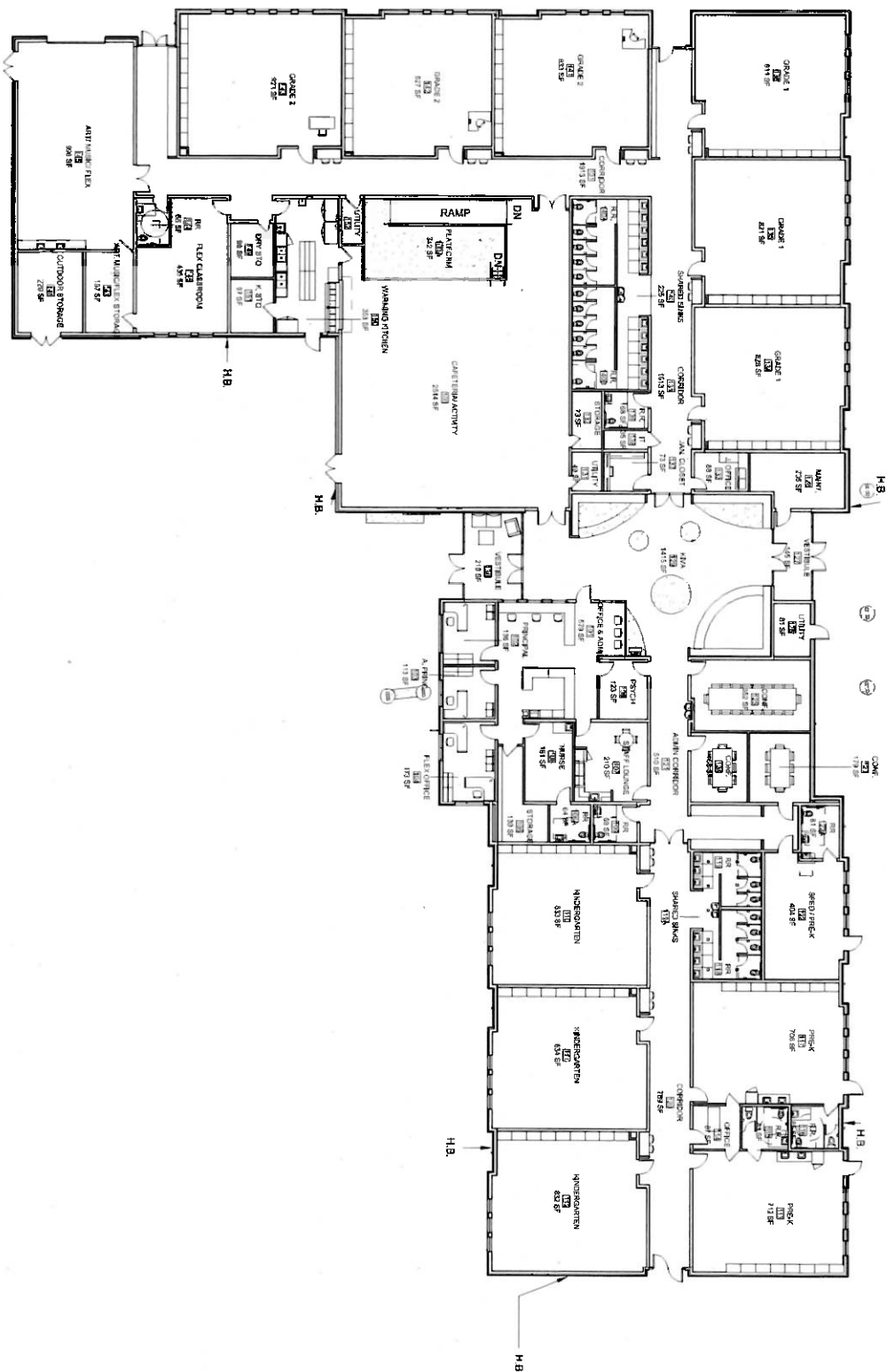
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UPLANDS, FILING 3 - BLOCK 4  
2905 W 86TH AVE, WESTMINSTER

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

**FLOOR PLAN**




1 FLOOR PLAN - LEVEL 1  
1/16" = 1'-0"





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

SHEET 17 OF 12

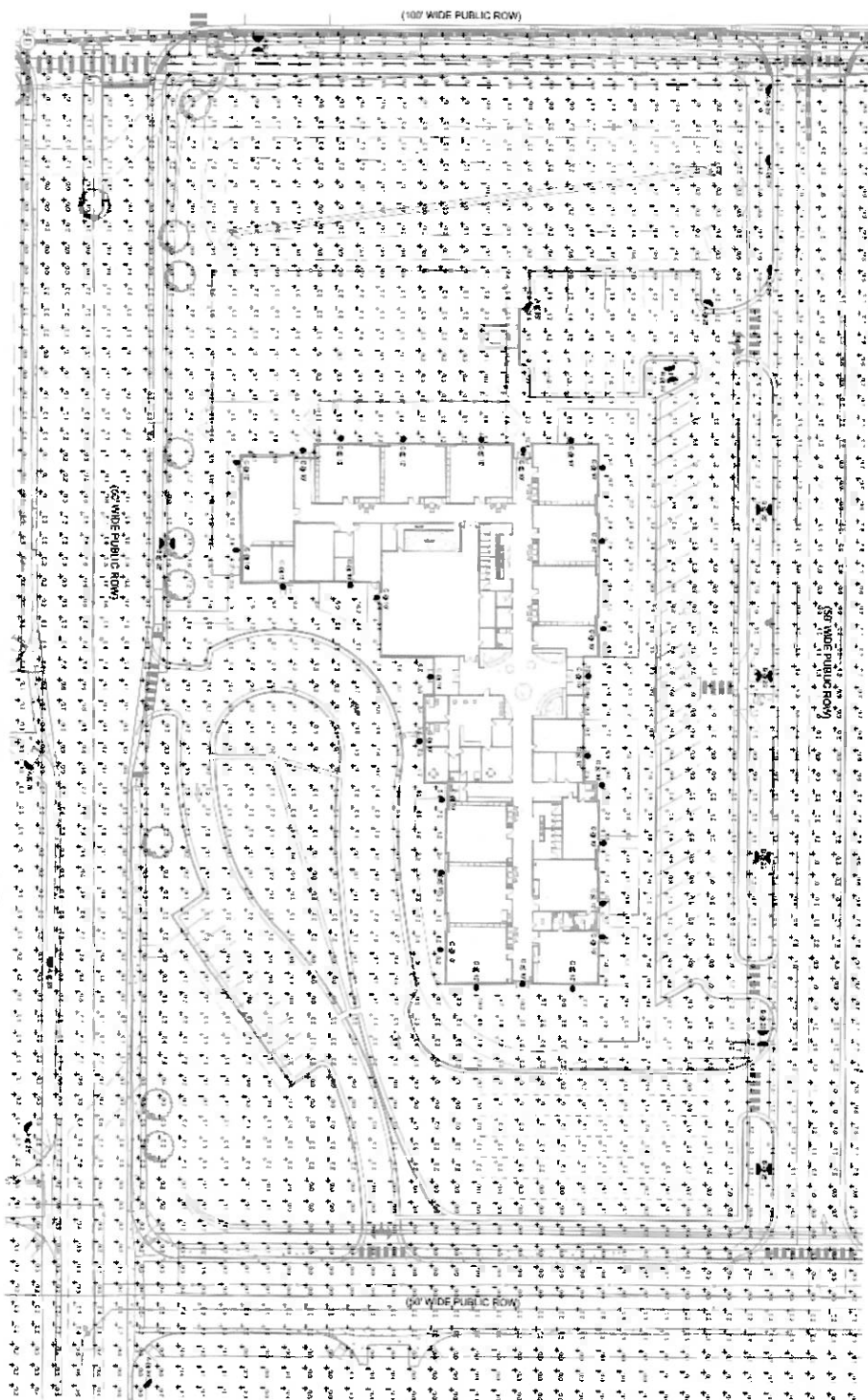
Image	Label	Qty	Manufacturer	Catalog	Description	Number	Lamp	ULF	Input
Symbol							Output		Power
	A	5	Universal Lighting	700K LED T8 30K	700K LED T8 30K T8 30K T8 30K T8 30K T8 30K	1	4030	1	48
	B	6	Universal Lighting	700K LED T8 30K	700K LED T8 30K T8 30K T8 30K T8 30K T8 30K	1	4030	1	48
	C	20	Universal Lighting	700K LED T8 30K	700K LED T8 30K T8 30K T8 30K T8 30K T8 30K	1	4030	1	48

## 1. PHOTOGRAPHIC PLAN SUBMITTED PURSUANT TO CITY OF GREELY DEVELOPMENT CODE SECTION 24-422.

1. ALL BUILDING ENHANCEMENTS MUST BE WELL LIT.
2. ALL LIGHT SOURCES SHALL BE PROTECTED SO THAT LIGHT WILL NOT SHINE ONTO ADJACENT PROPERTIES.
3. ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN SUCH A MANNER THAT THE LIGHT SOURCE WILL BE SUBSTANTIALLY OBSCUDED TO PREVENT EXCESSIVE GLOW AND GLARE STRENGTH.
4. PROTECTIVE HOODS/SHIELDS AT POINTS INDICATED ARE BASED ON 0-0° SPACING AND CALCULATED AT PROVIDED SPACING.

1 POLE MOUNTED LED LUMINAIRE INDICATED (TYPES A & B) ON 10'-0" POLE ON TOP OF 42" RAISED CONCRETE POLEBASE TOTAL MOUNTING HEIGHT 12'-8" ABOVE FINISHED GRADE

- ② BUILDING LOCATED, LEAD LUMINAIRE INDICATED (TYPE C) AT +0'-0" ABOVE FINISHED GRADE MAY BE RAISED ON TURNED +/- 1" BUILDING CONSTRUCTION ISSUES ARE PRESENT.
- ③ POLE LOCATED LEAD LUMINAIRE INDICATED (TYPE D) ON 10'-0" POLE ON TOP OF 6" DIAMETER CONCRETE PILE. TOTAL HEIGHT OF POLE ABOVE FINISHED GRADE, 10'-0". LUMINAIRE COORDINATE WITH ADJACENT TO ROAD TREES. LUMINAIRES MAY BE RAISED ON TURNED +/- 5" IN EITHER DIRECTION WITHOUT MAJOR EFFECT ON PHOTOGRAPHY.



**1 PHOTOMETRIC SITE PLAN**  
SCALE 1" = 40'

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

DATE: APRIL 23, 2024

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17 OF 17  
PHOTOMETRIC

