

OWNER APPROVAL - VPDF UPLANDS, LLC

I, ANDERS GODE, AS AUTHORIZED SIGNATORY
OF VPDF UPLANDS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
PROPERTY OWNER, DO SO APPROVE THIS PDP FOR REVIEW AND APPROVAL
BY THE CITY OF WESTMINSTER THIS 31 DAY OF MARCH, 2022.

VPDF UPLANDS LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: VP FINDERS 2 HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: VARDE PARTNERS, INC.,
A DELAWARE CORPORATION, ITS MANAGER

BY: [Signature]

NAME: ANDERS GODE

ITS: MANAGING DIRECTOR

THIS PRELIMINARY DEVELOPMENT PLAN (PDP) WILL BECOME EFFECTIVE AND
SHALL BE RECORDED UPON THE RECORDING OF A DEED IN THE REAL
PROPERTY RECORDS OF ADAMS COUNTY FROM THE CURRENT PROPERTY
OWNER TO WESTMINSTER OC, LLC, OR ITS ASSIGNEE, SUCH RECORDED DEED
TO BE PROVIDED BY WESTMINSTER OC, LLC TO THE CITY. IF A DEED FROM
THE CURRENT PROPERTY OWNER TO WESTMINSTER OC, LLC OR ITS
ASSIGNEE IS NOT RECORDED ON OR BEFORE TWO YEARS FROM THE DATE OF
APPROVAL OF THIS PDP, THIS PDP SHALL NOT BECOME EFFECTIVE, AND THE
ENTITLEMENTS FOR THE PROPERTY SHALL CONTINUE TO BE THOSE IN
EFFECT PRIOR TO APPROVAL OF THIS PDP.

OWNER APPROVAL - CITY

I, _____ AS _____
OF _____ A _____
PROPERTY OWNER, DO SO APPROVE THIS PDP FOR REVIEW AND APPROVAL
BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____
20____.

SIGNATURE

TITLE

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A LAND SURVEYOR REGISTERED IN THE STATE
OF COLORADO, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION ON SHEETS
27-29 HEREIN HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE
DESCRIPTION OF THE PDP PROPERTY BOUNDARY

4/5/2022 DANIEL E. DAVIS 38256
DATE REGISTERED LAND SURVEYOR & NO.



CONDITIONS OF APPROVAL

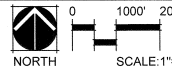
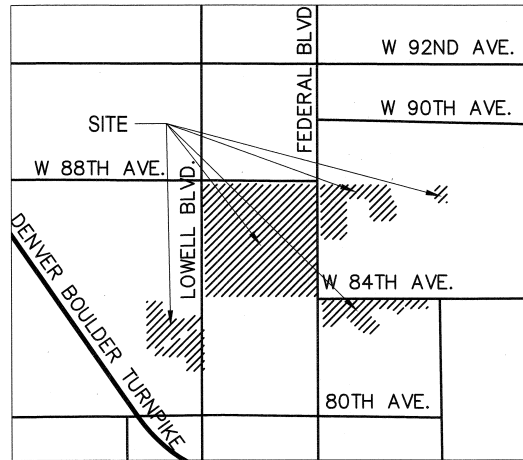
THESE CONDITIONS WILL SUPERSEDE OTHER CONDITIONS OR CONFLICTING
STATEMENTS THAT ARE WITHIN THIS PDP.

1. THE APPLICANT SHALL PAY FOR ONE HUNDRED PERCENT (100%) OF THE
COSTS OF ALL REQUIRED ON-SITE AND OFF-SITE WATER, SANITARY SEWER,
STORM SEWER, AND OTHER PUBLIC INFRASTRUCTURE, WITHOUT ANY
CONTRIBUTION FROM THE CITY, REQUIRED TO SUPPORT THE CONSTRUCTION
OF PARCELS A, B, C, D, AND E.
2. THE APPLICANT SHALL ENTER INTO A PIA WITH THE CITY THAT REQUIRES
SURETY SUFFICIENT TO GUARANTEE THE REQUIRED ON-SITE AND OFF-SITE
IMPROVEMENTS IDENTIFIED IN CONDITION 1 ABOVE FOR THE DEVELOPMENT
OF PARCELS A, B, C, D, AND E IN ACCORDANCE WITH SECTION 11-6-4, W.M.C.

PRELIMINARY DEVELOPMENT PLAN
UPLANDS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 29

VICINITY MAP



CONDITIONS OF APPROVAL, CONT.

3. COUNCILLOR'S BILL NO. 49, THE PDP, AND THE PARCEL A MDP WILL BECOME
EFFECTIVE UPON THE RECORDING OF A DEED IN THE REAL PROPERTY RECORDS
OF ADAMS COUNTY FROM PILLAR OF FIRE TO WESTMINSTER OC OR ITS
ASSIGNEE, SUCH RECORDED DEED TO BE PROVIDED BY WESTMINSTER OC TO
THE CITY. IF A DEED FROM PILLAR OF FIRE TO WESTMINSTER OC OR ITS
ASSIGNEE IS NOT RECORDED ON OR BEFORE TWO YEARS FROM THE DATE OF
APPROVAL OF COUNCILLOR'S BILL NO. 49, THE PDP, AND PARCEL A MDP, THEY
SHALL NOT BECOME EFFECTIVE. FOR THE PURPOSES OF WESTMINSTER
CHARTER SECTION 8.10 ONLY, IF THE REZONING IS APPROVED, SECOND READING
OF THE APPROVING ORDINANCE SHALL BE CONSIDERED TO BE ITS "EFFECTIVE
DATE".
4. ALL INITIAL FUTURE SITE SPECIFIC ODPS FOR PARCELS A, B, C, D, AND E SHALL
BE BROUGHT TO PLANNING COMMISSION AND CITY COUNCIL FOR REVIEW AND
APPROVAL.
5. ALL FUTURE SITE SPECIFIC ODPS FOR PARCELS A, B, C, D, AND E THAT INCLUDE
A PARK SHALL CONTAIN A NOTE THAT STATES: "PRIVATE PARKS SHOWN ON THIS
ODP SHALL BE AVAILABLE FOR USE BY THE GENERAL PUBLIC. A PUBLIC ACCESS
EASEMENT SHALL BE RECORDED ON THE FINAL PLAT FOR THIS ODP."
6. NO FEWER THAN THREE HUNDRED (300) FOR RENT UNITS SHALL BE
CONSTRUCTED WITHIN THE PDP AND MADE AVAILABLE TO HOUSEHOLDS
EARNING NO MORE THAN EIGHTY PERCENT (80%) OF AREA MEDIAN INCOME,
ADJUSTED FOR HOUSEHOLD SIZE. TO ENSURE THEIR LONG TERM
AFFORDABILITY, SUCH UNITS SHALL BE SUBJECT TO DEED RESTRICTIONS
CONSISTENT WITH THE ENTITY PROVIDING THE TAX CREDIT OR OTHER
ASSISTANCE FOR THE CONSTRUCTION OF SUCH UNITS, WHICH DEED
RESTRICTION SHALL BE THE MAXIMUM REQUIRED BY COLORADO HOUSING AND
FINANCE AUTHORITY, MAIKER HOUSING PARTNERS, OR OTHER ENTITY
PROVIDING THE TAX CREDIT OR OTHER ASSISTANCE, BUT NO LESS THAN
THIRTY-FIVE (35) YEARS. THE APPLICANT SHALL WORK WITH THE CITY'S OFFICE
OF ECONOMIC DEVELOPMENT AS APPROPRIATE TO FULFILL THIS CONDITION.
THE PERMITTING AND COMMENCEMENT OF CONSTRUCTION OF THE AFFORDABLE
UNITS SHALL BE COMPLETED PRIOR TO THE PERMITTING OF THE 1,176TH
RESIDENTIAL UNIT, SUBJECT TO ALLOCATION OF NECESSARY TAX CREDITS.
7. ONE HUNDRED PERCENT (100%) OF THE PROPOSED PLD AND VIEW CORRIDORS
AS SHOWN IN THE PDP SHALL BE DEDICATED TO THE CITY CONCURRENT WITH
THE APPROVAL OF THE FIRST PLAT FOR PARCEL A. A MUTUALLY ACCEPTABLE
MAINTENANCE AGREEMENT SHALL BE ENTERED INTO BETWEEN THE APPLICANT
AND THE CITY TO ADDRESS MAINTENANCE UNTIL THE LAND IS DEVELOPED FOR
ITS INTENDED USE.

CONDITIONS OF APPROVAL, CONT.

8. IF THE CITY COUNCIL DIRECTS THE FORMATION OF A SPECIAL REVENUE FUND
FOR THIS PROJECT IN ORDER TO DIRECT ALL PAYMENTS OF FEES IN LIEU OF
LAND DEDICATION PAID BY THE APPLICANT TO BE USED SOLELY WITHIN THE
BOUNDARIES OF THIS PDP FOR IMPROVEMENTS WITHIN THE PDP, THEN THE
APPLICANT SHALL PAY TO THE CITY ONE HUNDRED PERCENT (100%) OF THE
ESTIMATED FEE IN LIEU AMOUNT CONCURRENT WITH THE APPROVAL OF THE
FIRST PLAT FOR PARCEL A. IF ADDITIONAL DWELLING UNITS BEYOND 2,350
UNITS ARE APPROVED, THE APPLICANT SHALL PROVIDE THE REQUIRED
ADDITIONAL FEES IN LIEU AT THE TIME OF ODP APPROVAL.

CITY APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER
THIS 11 DAY OF NOVEMBER, 2021.

[Signature]
CHAIRMAN

[Signature]
ATTEST: CITY CLERK

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF
WESTMINSTER THIS 22 DAY OF DECEMBER, 2021.

[Signature]
MAYOR

[Signature]
ATTEST: CITY CLERK



PROJECT TEAM

PROPERTY OWNER / APPLICANT	ARCHITECT
WESTMINSTER OC, LLC	GODDEN SUDIK ARCHITECTS
CHAD ELLINGTON	PAUL BRADY
1150 DELAWARE STREET, STE. 202	5975 SOUTH QUEBEC STREET, STE. 250
DENVER, CO 80204	CENTENNIAL, CO 80111
303.503.1016	303.455.4437
CHAD@OREADCAPITAL.COM	PBRADY@GODDENSUDIK.COM
ENVIRONMENTAL ENGINEER	PLANNER/LANDSCAPE ARCHITECT
HR GREEN	NORRIS DESIGN
RYAN LITTLETON	BONNIE NIZIOLEK
8310 S. VALLEY HIGHWAY, STE. 300	1101 BANNOCK STREET
ENGLEWOOD, CO 80112	DENVER, CO 80204
319.841.4000	303.892.1166
RLITTLETON@HRGREEN.COM	BNIZIOLEK@NORRIS-DESIGN.COM

SHEET INDEX

1. COVER SHEET	16. OVERALL GRADING PLAN
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CLERK & RECORDER'S CERTIFICATE

RECEPTION NO.

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

CASE #: PLN18-0146

Westminster OC, LLC
9033 E. Easter Pl. Ste. 110
Centennial, CO 80112
www.oreadcapital.com

NORRIS DESIGN
Planning | Landscape Architecture | Rendering

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Denver, Colorado 80204
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REVISIONS	
NO.	DESCRIPTION
1	PRELIMINARY DEVELOPMENT PLAN
2	PRELIMINARY DEVELOPMENT PLAN
3	PRELIMINARY DEVELOPMENT PLAN
4	PRELIMINARY DEVELOPMENT PLAN
5	PRELIMINARY DEVELOPMENT PLAN
6	PRELIMINARY DEVELOPMENT PLAN
7	PRELIMINARY DEVELOPMENT PLAN
8	PRELIMINARY DEVELOPMENT PLAN
9	PRELIMINARY DEVELOPMENT PLAN

COLORADO
COVER SHEET
UPLANDS
PRELIMINARY DEVELOPMENT PLAN
WESTMINSTER

SHEET
1 OF 29

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 29

PRELIMINARY DEVELOPMENT PLAN (PDP) GENERAL INTENT

THE GENERAL INTENT OF THIS PDP IS TO:

- MEET THE WESTMINSTER MUNICIPAL CODE REQUIREMENTS AS DESCRIBED IN SECTIONS 11-5-4: PRELIMINARY DEVELOPMENT PLAN REQUIREMENTS, AND 11-5-14: STANDARDS FOR APPROVAL OF PLANNED UNIT DEVELOPMENTS, PRELIMINARY DEVELOPMENT PLANS AND AMENDMENTS TO PDPS.
- PROVIDE A FRAMEWORK OF THE BASIC DEVELOPMENT PARAMETERS FOR UPLANDS, INCLUDING BUT NOT LIMITED TO:
 - GENERAL LAND USE AND CIRCULATION PATTERNS,
 - GENERAL SYSTEM OF PUBLIC PARKS AND PUBLIC OPEN SPACES INCLUDING PUBLIC LAND DEDICATION AREAS, PERIMETER SETBACKS, AND BUFFER AREAS,
 - PROPOSED DENSITY AND INTENSITY OF USES.
- DEFINE GENERAL PERFORMANCE STANDARDS FOR THE DEVELOPMENT.
- DEFINE SPECIAL CONDITIONS AND RESTRICTIONS APPLICABLE TO THE SUBJECT PROPERTY.

THE PDP LAND USE PLAN IS GENERAL IN NATURE AND SUBJECT TO REVIEW AND POSSIBLE CHANGE AT TIME OF AN OFFICIAL DEVELOPMENT PLAN (ODP).

A MASTER ODP SHALL BE REQUIRED FOR PARCEL A (TMUND); A MASTER ODP IS NOT REQUIRED FOR PARCELS B, C, D, OR E.

THE MASTER ODP WILL ESTABLISH MORE DETAILED DESIGN PARAMETERS FOR DEVELOPMENT AT UPLANDS. SUBSEQUENT AMENDED ODPs WILL BE REQUIRED PRIOR TO DEVELOPMENT OF ANY AREA WITHIN UPLANDS PARCEL A, AND WILL FINALIZE SITE PLAN ELEMENTS, INCLUDING NUMBERS OF UNITS, LANDSCAPE DETAILS, AND ANY OTHER PERTINENT ASPECTS RELEVANT TO THE APPROVAL OF AN ODP.

DEVELOPMENT REVIEW, TIMING & PHASING

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S PDP OR LATEST PDP AMENDMENT IS MORE THAN FIVE (5) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE CITY CODE.

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

UPLANDS IS A MASTER PLANNED COMMUNITY ENCOMPASSING COMPLEMENTARY USES BROADLY INCLUDING SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, MULTI-FAMILY, OFFICE, AND MIXED USE COMMERCIAL/RETAIL USES. THE APPLICANT AND CITY WILL DETERMINE THE LEVEL OF INFRASTRUCTURE IMPROVEMENTS REQUIRED TO SERVE ANY GIVEN PHASE AT THE TIME OF MASTER PLATS, FINAL PLATS, AND/OR THE SITE SPECIFIC ODPs USING THE PROVIDED PHASING PLANS AS A GUIDE (SHEETS 14, 17-20 HEREIN). PUBLIC AND PRIVATE IMPROVEMENTS AGREEMENTS WILL BE FINALIZED IN CONNECTION WITH THESE PLATS AND ODPs IN ACCORDANCE WITH CITY CODE.

DEVELOPMENT IS EXPECTED TO OCCUR IN PHASES BASED ON MARKET DEMAND. ANY CHANGE IN THE PHASES THEMSELVES OR THE ORDER OR TIMING OF PHASING OF DEVELOPMENT MAY REQUIRE REVIEW AND APPROVAL OF THE PLANNING COMMISSION AND CITY COUNCIL PER THE WESTMINSTER CITY CODE THAT IS IN EFFECT AT THE TIME OF PROPOSED CHANGES TO THE PHASING OF DEVELOPMENT. A SITE-SPECIFIC ODP MAY CONTAIN MORE THAN ONE PLANNING AREA AS DESCRIBED BY THIS PDP, HOWEVER SHOULD DEVELOPMENT OCCUR ON A PORTION OF A PLANNING AREA, A PDP AMENDMENT SHALL BE REQUIRED.

RECOVERY COSTS

ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL ALSO 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.

VESTED RIGHTS

THIS PLAN CONSTITUTES A SITE-SPECIFIC DEVELOPMENT PLAN (SSDP) WITHIN THE MEANING OF SECTION 24-68-102, C.R.S. APPROVAL OF THIS PLAN CREATES A VESTED PROPERTY RIGHT PURSUANT TO SECTION 24-68-103, C.R.S. THIS PLAN IS SUBJECT TO ALL CONDITIONS OF APPROVAL, INCLUDING, BUT NOT LIMITED TO, THOSE IMPOSED AS A CONDITION TO THE APPROVAL OF A SITE-SPECIFIC DEVELOPMENT PLAN BY VIRTUE OF THE PROVISIONS OF SECTION 11-5-18(F), W.M.C.

OFF-SITE IMPROVEMENTS

THE CITY OF WESTMINSTER SHALL PERFORM UTILITY MODELING TO DETERMINE REQUIRED OFF-SITE IMPROVEMENTS FOR WATER AND SANITARY SEWER SERVICES. THE CITY SHALL ASSUME MAXIMUM DENSITY FOR EACH PARCEL AND PLANNING AREA, AS WELL AS MAXIMUM DEMAND AND FLOW FOR EACH PARCEL AND PLANNING AREA. THE MASTER DEVELOPER SHALL BE RESPONSIBLE FOR REIMBURSING THE CITY FOR THIS UTILITY MODELING.

USING THE PHASING PLAN ON SHEETS 14, 17-20 HEREIN AS A GUIDE, THE MASTER DEVELOPER SHALL BE RESPONSIBLE FOR OFF-SITE UTILITY COSTS IDENTIFIED IN THE REFERENCED UTILITY STUDY AND MEMORANDUMS OUTLINING UPLANDS RESPONSIBILITIES. UPLANDS IS RESPONSIBLE FOR CONSTRUCTING SOME OF THE OFF-SITE IMPROVEMENTS. SEE SHEETS 14, 17-20. ADDITIONAL DETAIL ON THESE IMPROVEMENTS SHALL BE DEFINED IN FUTURE PIA(S) AND ANY EXCEPTIONS SHALL BE IDENTIFIED IN INDIVIDUAL ODPs.

STANDARD STATEMENTS

- APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN CONSTITUTES A CONCEPT APPROVAL OF THE PLAN SUBJECT TO THE ABILITY OF THE CITY OF WESTMINSTER OR THE LAND OWNER TO PROVIDE NECESSARY SERVICES. DUE TO SERIOUS SHORT-RANGE AND LONG-RANGE LIMITATIONS ON THE RAW WATER SUPPLY, WATER TREATMENT CAPACITY AND SEWAGE TREATMENT CAPACITY OF THE CITY, DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN MAY NOT BE POSSIBLE. APPROVAL OF THIS PLAN IMPLIES NO COMMITMENT OF THE CITY OF WESTMINSTER TO PROVIDE SERVICES. THE CITY OF WESTMINSTER ADVISES AGAINST DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN WITHOUT A THOROUGH INVESTIGATION BY THE DEVELOPER OF THE AVAILABILITY OF WATER AND SEWER SERVICE AT THE TIME OF SUCH DEVELOPMENT.
- THE LAND USES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE LOCATION AND NUMBER OF SUCH ESTABLISHMENTS AND THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND SITE AND LANDSCAPE AREA STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.
- THE DENSITIES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE CONSIDERED AS A MAXIMUM AND SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND AND SITE AND LANDSCAPE AREA STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.
- 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. IF YOU HAVE ANY QUESTIONS REGARDING THE CITY'S USE TAX REQUIREMENTS, PLEASE CONTACT THE CITY TAX AUDITOR.

STANDARD STATEMENTS, CONT.

- UTILITY EASEMENTS: THE DESIGN OF THE PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.
- ALL EXISTING OVERHEAD UTILITY LINES SHALL BE UNDERGROUNDED, BOTH WITHIN AND ADJACENT TO THE DEVELOPMENTS PER SECTION 11-6-3 W.M.C.

SERVING FACILITIES

PUBLIC PARKS AND OPEN SPACE

HYLAND HILLS PARK AND RECREATION DISTRICT (HHPRD)
8801 N. PECOS STREET
FEDERAL HEIGHTS, COLORADO 80260

COBBLESTONE PARK - WITHIN 1/2 MILE RADIUS
CITY OF WESTMINSTER
2695 81ST AVENUE
WESTMINSTER, CO 80031

PANORAMA POINTE OPEN SPACE
CITY OF WESTMINSTER
CLAY STREET
WESTMINSTER, CO 80331

WESTMINSTER HILLS PARK - WITHIN 1/2 MILE RADIUS
CITY OF WESTMINSTER
4105 W. 80TH AVENUE
WESTMINSTER, CO 80030

ALLEN DITCH OPEN SPACE
CITY OF WESTMINSTER
W. 80TH AVENUE
WESTMINSTER, CO 80331

BISHOP SQUARE PARK - WITHIN 1/2 MILE RADIUS
CITY OF WESTMINSTER
8150 HOOKER STREET
WESTMINSTER, CO 80031

CARROLL BUTTS ATHLETIC PARK - WITHIN 1 MILE RADIUS
4201 W 94TH AVENUE
WESTMINSTER, CO 80031

CAMENISCH PARK / HYLAND HILLS SPORTS COMPLEX - WITHIN 2 MILE RADIUS
HHPRD
8650 ZUNI STREET
FEDERAL HEIGHTS, CO 80260

Westminster OC, LLC
9033 E. Easter Pl. Ste. 110
Centennial, CO 80112
www.oreadcapital.com


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Planning | Landscape Architecture | Rendering

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REVISIONS		PDP TEXT	UPLANDS	COLORADO	WESTMINSTER
NO.	DATE				
1	11/01/18				
2	05/22/19				
3	05/22/19				
4	08/28/20				
5	08/28/20				
6	12/2/20				
7	03/25/21				
8	12/16/21				
9	10/08/21				
DESCRIPTION					
PRELIMINARY DEVELOPMENT PLAN					
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PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 29

SERVING FACILITIES, CONT.

CARSTENS PARK - WITHIN 1 MILE RADIUS
HHPRD
2518 W 90TH AVENUE
FEDERAL HEIGHTS, CO 80260

WATER WORLD - WITHIN 2 MILE RADIUS
HHPRD
8801 N PECOS STREET
FEDERAL HEIGHTS, CO 80260

DRAINAGEWAYS

NO MAJOR DRAINAGEWAYS ARE LOCATED ON-SITE. THE PROJECT WILL
OUTFALL INTO LITTLE DRY CREEK (WESTERN), NIVER CREEK (EASTERN),
AND KALCEVIK GULCH (SOUTHERN) BASINS.

MAJOR DETENTION

MAJOR DETENTION FACILITIES WILL BE CONTAINED ON-SITE AND LOCATED
AT EACH OUTFALL POINT OF THE PROJECT.

PUBLIC SCHOOLS

WESTMINSTER HIGH SCHOOL
6933 RALEIGH STREET
WESTMINSTER, COLORADO 80030

EARLY CHILDHOOD CENTER AT GREGORY HILLS - WITHIN 1 MILE RADIUS
8030 IRVING STREET
WESTMINSTER, COLORADO 80030

FLYNN ELEMENTARY SCHOOL - WITHIN 1/4 MILE RADIUS
8731 LOWELL BOULEVARD
WESTMINSTER, COLORADO 80031

SHAW HEIGHTS MIDDLE SCHOOL - WITHIN 1/4 MILE RADIUS
8780 CIRCLE DRIVE
WESTMINSTER, COLORADO 80031

RANUM MIDDLE SCHOOL - WITHIN 1 MILE RADIUS
2401 WEST 80TH AVENUE
DENVER, COLORADO 80221

HIDDEN LAKE HIGH SCHOOL (HLHS) - WITHIN 2 MILE RADIUS
7300 LOWELL BOULEVARD
WESTMINSTER, COLORADO 80030

CROWN POINTE CHARTER ACADEMY - WITHIN 1/4 MILE RADIUS
2900 WEST 86TH AVENUE
WESTMINSTER, COLORADO 80031

FIRE DISTRICT

WESTMINSTER FIRE DEPARTMENT STATION 2 - WITHIN 1/2 MILE RADIUS
9150 LOWELL BOULEVARD
WESTMINSTER, COLORADO 80031

PUBLIC TRANSPORTATION

RTD BUS ROUTES 31, 31L, 80

SHOPPING AREAS

SUMMIT SQUARE - WITHIN 1/4 MILE RADIUS
8424 FEDERAL BOULEVARD
WESTMINSTER, COLORADO 80031

DOWNTOWN WESTMINSTER - WITHIN 2 MILE RADIUS
NORTHWEST CORNER OF US 36 AND W 88TH AVENUE
WESTMINSTER, COLORADO 80031

WESTMINSTER CITY CENTER - WITHIN 2 MILE RADIUS
9250 SHERIDAN BOULEVARD
WESTMINSTER, COLORADO 80031

ZONING AND LAND USE

PARCEL A
CURRENT ZONING: R-E; O-1; C-1
EXISTING LAND USE: AGRICULTURAL
PROPOSED ZONING (NOTE 1): PUD
PROPOSED LAND USE: RESIDENTIAL, MIXED USE, COMMERCIAL
COMPREHENSIVE PLAN DESIGNATION: TMUND

PARCEL B
CURRENT ZONING: R-3; (A-2 ADAMS COUNTY)
EXISTING LAND USE: AGRICULTURAL
PROPOSED ZONING: PUD
PROPOSED LAND USE: RESIDENTIAL
COMPREHENSIVE PLAN DESIGNATION: R-5

PARCEL C
CURRENT ZONING: C-1; PUD
EXISTING LAND USE: AGRICULTURAL
PROPOSED ZONING: PUD
PROPOSED LAND USE: MIXED-USE, COMMERCIAL, RESIDENTIAL
COMPREHENSIVE PLAN DESIGNATION: MIXED-USE; R-18

PARCEL D
CURRENT ZONING: C-1; R-4; B-1
EXISTING LAND USE: AGRICULTURAL
PROPOSED ZONING: PUD
PROPOSED LAND USE: RESIDENTIAL, OFFICE
COMPREHENSIVE PLAN DESIGNATION: R-8; OFFICE

ADJACENT ZONING, LAND USE & COMP. PLAN DESIGNATIONS

		ZONING	LAND USE	COMP. PLAN
PARCEL A	NORTH	B-1, R-1-C (ADAMS COUNTY), PUD	SINGLE-FAMILY RESIDENCES, COTTONWOOD VILLAGE TOWNHOMES, AND CONVENIENCE STORE	RETAIL / COMMERCIAL, URBAN RESIDENTIAL (ADAMS COUNTY), R-8
	SOUTH	A-2 (ADAMS COUNTY), R-1	BELLEVUE CHRISTIAN SCHOOL, COLLEGE AND SEMINARY, SINGLE FAMILY RESIDENCES, AND AGRICULTURAL LAND	(ADAMS COUNTY), R-3.5
	EAST	PUD, C-1	CROWN POINTE ACADEMY, WESTMINSTER MOTOR VEHICLE, RETAIL, MEDICAL AND COMMERCIAL USES, PROSPECTOR'S POINTE CONDOMINIUMS	MIXED-USE, R-8
	WEST	PUD, R-1-C (ADAMS COUNTY), R-A	FLYNN ELEMENTARY SCHOOL, SINGLE-FAMILY RESIDENCES	R-3.5, URBAN RESIDENTIAL (ADAMS COUNTY)
PARCEL B	NORTH	R-3, R-A	SINGLE-FAMILY RESIDENCES AND MOUNTAIN TERRACE APARTMENTS	R-3.5, R-18
	SOUTH	R-E, R-A	SINGLE-FAMILY RESIDENCES, GREGORY HILL PUMP STATION	PUBLIC-QUASI-PUBLIC, R-3.5
	EAST	A-2 (ADAMS COUNTY)	BELLEVUE CHRISTIAN SCHOOL, COLLEGE & SEMINARY, SINGLE FAMILY RESIDENCES	(ADAMS COUNTY)
	WEST	R-A	SINGLE FAMILY RESIDENCES	R-3.5 / OFFICE
PARCEL C	NORTH	C-1, R-4 (FEDERAL HEIGHTS)	COMMERCIAL USES AND VACANT LAND	C-1, R-4 (FEDERAL HEIGHTS)
	SOUTH	C-1, PUD	CROWN POINTE ACADEMY, WESTMINSTER MOTOR VEHICLE, RETAIL, MEDICAL AND COMMERCIAL USES, PROSPECTORS POINT CONDOMINIUMS, VACANT LAND	R-8, R-18, MIXED-USE
	EAST	R-5	MOBILE HOME PARK, PROSPECTORS POINT CONDOMINIUMS, VACANT LAND	R-3.5
	WEST	PUD	VACANT / AGRICULTURAL LAND	TMUND
PARCEL D	NORTH	C-1, PUD	WESTMINSTER MOTOR VEHICLE, RETAIL, MEDICAL AND COMMERCIAL USES	MIXED-USE
	SOUTH	R-3	PANORAMA POINTE SENIOR LIVING FACILITY, APARTMENTS AND TOWNHOMES, PARKS AND OPEN SPACE, MEDICAL OFFICE	R-18, PARKS/OPEN SPACE, OFFICE
	EAST	C-4 (ADAMS COUNTY), C-0 (ADAMS COUNTY)	MEDICAL OFFICE, APARTMENTS	(ADAMS COUNTY)
	WEST	R-1	SINGLE FAMILY RESIDENCES	R-3.5
PARCEL E	NORTH	P-1 (FEDERAL HEIGHTS)	WATER WORLD, HYLAND HILLS PARK AND RECREATION CENTER	(FEDERAL HEIGHTS)
	SOUTH	R-5	MOBILE HOME PARK	R-3.5
	EAST	PUD (FEDERAL HEIGHTS)	VETERINARY OFFICE	(FEDERAL HEIGHTS)
	WEST	R-5	MOBILE HOME PARK	R-3.5

ZONING AND LAND USE, CONT.

PARCEL E
CURRENT ZONING: C-1
PROPOSED LAND USE: VACANT
PROPOSED ZONING: PUD
PROPOSED LAND USE: PRIVATE OPEN SPACE
COMPREHENSIVE PLAN DESIGNATION (NOTE 3): PRIVATE PARKS / PRIVATE OPEN SPACE

NOTES:

- THE VACATED RIGHT OF WAY OF SHAW BOULEVARD WILL BE ZONED PUD WITH A TMUND LAND USE DESIGNATION IDENTICAL TO THE REMAINDER AREA OF PARCEL A.
- OTHER RIGHT OF WAY VACATIONS AS LISTED ON SHEET 6 HEREIN SHALL BE ZONED AND HAVE A COMPREHENSIVE PLAN DESIGNATION IDENTICAL TO THE REMAINDER AREA OF THE PARCEL OF WHICH THE VACATED RIGHT OF WAY IS IMMEDIATELY ADJACENT.
- THE LABEL "PRIVATE PARKS/PRIVATE OPEN SPACE" REFERS TO THE CITY OF WESTMINSTER COMPREHENSIVE PLAN DESIGNATION. THIS LABEL MEANS THE APPLICABLE LAND SHALL BE OWNED AND MAINTAINED PRIVATELY, NOT BY THE CITY OF WESTMINSTER. PUBLIC ACCESS MAY BE ALLOWED AS SHOWN ON THE ODP, AND WITH THE APPROVAL OF THE PRIVATE OWNER.

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4, 5	08.28.20, 12.2.20	PRELIMINARY DEVELOPMENT PLAN
6	3.28.21	PRELIMINARY DEVELOPMENT PLAN
7	7.16.21	PRELIMINARY DEVELOPMENT PLAN
8	10.08.21	PRELIMINARY DEVELOPMENT PLAN
9	10.27.21	PRELIMINARY DEVELOPMENT PLAN

PDP TEXT

UPLANDS
PRELIMINARY DEVELOPMENT PLAN

WESTMINSTER

COLORADO

SHEET
3 OF 29

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 29

LAND DEDICATIONS, PARK AND OPEN SPACE NOTES

PEDESTRIAN NETWORK IMPROVEMENTS

PEDESTRIAN AND CYCLING CONNECTIVITY IS IMPORTANT TO IMPROVE SAFETY AND CONNECTIVITY ACROSS FEDERAL BLVD. AT MULTIPLE LOCATIONS ALONG THE EDGES OF THE UPLANDS DEVELOPMENT. THE FEDERAL BOULEVARD STUDY AND CITY OF WESTMINSTER TRANSPORTATION AND MOBILITY PLAN, BOTH CURRENTLY IN PROGRESS, WILL PROVIDE RECOMMENDATIONS TO BE INCORPORATED INTO FUTURE SITE SPECIFIC ODPs.

A PEDESTRIAN UNDERPASS OF FEDERAL BLVD. (BY OTHERS) IS ANTICIPATED AT OR NEAR W. 83RD AVENUE (SEE SHEET 13 LAND USE PLAN); FINAL LOCATION OF THIS UNDERPASS SHALL BE EVALUATED BY THE CITY OF WESTMINSTER AND SHALL BE COORDINATED WITH THE OUTCOME OF THE FEDERAL BLVD. MOBILITY STUDY. GUIDELINES AND ELEMENTS FROM THE STUDY REGARDING MULTI-MODAL TRANSIT HUBS AND SAFE CROSSINGS SHALL BE INCLUDED IN FUTURE SITE SPECIFIC ODPs. ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED FOR THE UNDERPASS.

SCHOOL LAND DEDICATION

THE CITY CODE (11-6-8-F) REQUIRES A DEDICATION OF SCHOOL LAND OR CASH-IN-LIEU OF LAND. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, A FEE IN LIEU OF THE LAND DEDICATION IS REQUIRED. THE CASH-IN-LIEU FEE IS A FIXED AMOUNT BASED ON THE TYPE OF UNIT AND IS DUE AT THE TIME OF FINAL PLAT OR TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED. PER THE CITY OF WESTMINSTER CODE SECTION 11-6-8-C, THE SCHOOL LAND DEDICATION FEES ARE AS FOLLOWS:

- SINGLE-FAMILY DETACHED (INCLUDING FRONT LOADED, ALLEY LOADED, AND ADUS) - \$876.00 PER UNIT
- SINGLE-FAMILY ATTACHED (INCLUDING FRONT LOADED, ALLEY LOADED, TOWNHOMES, PAIRED HOMES, AND ADUS) - \$468.00 PER UNIT
- MULTI-FAMILY, LIVE-WORK, CONGREGATE CARE OR INDEPENDENT LIVING SENIOR HOUSING - \$112.00 PER UNIT

THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE SCHOOL FEE IS ADJUSTED ANNUALLY TO KEEP PACE WITH THE REAL ESTATE MARKET AND LAND VALUES.

PUBLIC ART REQUIREMENT

TMUND REQUIREMENTS

PER THE TMUND DESIGN GUIDELINES, ANY NON-RESIDENTIAL OR MIXED-USE DEVELOPMENT THAT EXCEEDS 10 ACRES IN SIZE IN PA-A MUST PROVIDE PUBLIC ART.

- MULTI-FAMILY, NON-RESIDENTIAL AND MIXED-USE REQUIREMENTS
FOR ALL MULTI-FAMILY, NON-RESIDENTIAL, AND MIXED-USE DEVELOPMENTS OF ONE (1) ACRE (GROSS) OR MORE, OUTDOOR PUBLIC ART SHALL BE A DESIGN, PLANNING, AND BUDGET CONSIDERATION FOR THE SUBJECT SITE.

CASH-IN-LIEU FOR BOTH THE ART PIECE AND AN IMPROVED SITE SHALL BE PAYABLE TO THE CITY IN THE AMOUNT OF \$2,000.00 PER GROSS ACRE OF THE SUBJECT PROPERTY AT THE TIME OF FINAL PLAT. IF NO PLAT IS NEEDED, THEN CASH-IN-LIEU SHALL BE PROVIDED AT THE TIME OF SITE-SPECIFIC ODP APPROVAL.

LAND DEDICATIONS, PARK AND OPEN SPACE NOTES,
CONT.

VIEW CORRIDORS

AREAS DEDICATED FOR VIEW CORRIDORS MAY BE CREDITED TOWARD THE OVERALL PLD REQUIREMENTS, HOWEVER VIEW CORRIDOR AREAS MAY NOT BE CREDITED TOWARD THE MINIMUM 34 ACRES OF PHYSICAL LAND DEDICATION. VIEW CORRIDOR AREAS, IF COUNTED TOWARD THE OVERALL PLD REQUIREMENTS, SHALL BE DEDICATED TO THE CITY OF WESTMINSTER FOR OWNERSHIP AND MAINTENANCE.

PUBLIC LAND DEDICATION (PLD)

APPROXIMATE LOCATIONS AND SIZES OF REQUIRED PUBLIC LAND DEDICATION AREAS ARE DEPICTED HEREIN. ANY CASH-IN-LIEU PAYMENTS WILL BE DETERMINED WITH EACH SITE SPECIFIC ODP, TO BE PAID AT TIME OF FINAL PLAT.

PER THE CITY OF WESTMINSTER CODE SECTION 11-6-8-B, A MINIMUM OF 12.0 AC OF LAND PER 1,000 PEOPLE SHALL BE DEDICATED TO THE CITY AS PUBLIC LAND DEDICATION. OF THIS, A MINIMUM OF 5.0 AC OF LAND PER 1,000 PEOPLE SHALL BE DEDICATED AS PHYSICAL LAND DEDICATION ACROSS THE OVERALL PDP, WITH THE REMAINING DEDICATION TO BE PROVIDED AS CASH-IN-LIEU AT FAIR MARKET VALUE AT THE TIME OF EACH ODP. A MINIMUM OF 34 ACRES ACROSS THE 5 PARCELS SHALL BE DEDICATED AS PHYSICAL PUBLIC LAND DEDICATION; OF THAT A MINIMUM OF 21.00 ACRES SHALL BE PROVIDED WITHIN PARCEL A. 6.06 ACRES SHALL BE DEDICATED IN PARCEL B, 3.00 ACRES IN PARCEL C, AND 4.24 ACRES IN PARCEL D.

DEVELOPERS TO PROVIDE AN APPRAISAL AND/OR PURCHASE PRICE EXCLUDING ANY PHYSICAL PUBLIC LAND DEDICATION TO THE CITY TO DETERMINE FAIR MARKET VALUE. FAIR MARKET VALUE SHALL BE DETERMINED BY THE CITY AS OF THE DATE THAT DEDICATION WOULD OTHERWISE BE REQUIRED.

PROJECTED POPULATION COUNTS ARE CALCULATED PER W.M.C. 11-6-8 AS FOLLOWS:

- SINGLE FAMILY DETACHED (INCLUDING FRONT LOADED, ALLEY LOADED, AND ADUS) - 3.0 PERSONS / UNIT
- SINGLE-FAMILY ATTACHED (INCLUDING FRONT LOADED, ALLEY LOADED, TOWNHOMES, PAIRED HOMES AND ADUS) - 2.5 PERSONS / UNIT
- MULTI-FAMILY / LIVE-WORK UNITS - 2.0 PERSONS / UNIT
- INDEPENDENT LIVING SENIOR HOUSING UNITS - 1.5 PERSONS / UNIT
- INSTITUTIONAL RESIDENTIAL USES, SUCH AS GROUP HOMES, CONGREGATE CARE, AND SIMILAR USES - 0.5 PERSONS / BED
- ASSISTED LIVING AND SIMILAR USES - 0.25 PERSONS / BED
- SKILLED NURSING FACILITIES AND SIMILAR USES ARE EXEMPT

PUBLIC LAND DEDICATION LOCATION / SIZE

PARCELS	PHYSICAL PLD ACRES	VIEW CORRIDORS
PARCEL A	21.00 AC	-
PARCEL B	6.06 AC	3.28 AC
PARCEL C	3.00 AC	-
PARCEL D	4.24 AC	3.07 AC
PARCEL E	-	-
TOTAL	34.30 AC	6.35 AC

NOTE:

THE FINAL SIZE, SHAPE, AND LOCATION OF PLD, IS SUBJECT TO CHANGE AND MAY BE ADJUSTED SLIGHTLY WITH THE OFFICIAL DEVELOPMENT PLAN TO ACCOMMODATE TOPOGRAPHY, FINAL STREET LAYOUT, AND UTILITY LOCATIONS.

* SEE PLD TRACKING SHEET ON THE FOLLOWING SHEET.

LAND DEDICATIONS, PARK AND OPEN SPACE NOTES,
CONT.

PRIVATE PARKS AND OPEN SPACE

A MINIMUM OF 4% OF LAND WITHIN EACH RESIDENTIAL ODP IN THE UPLANDS PDP WILL BE PROVIDED THROUGH A MIX OF THE PRIVATE PARKS AND PRIVATE OPEN SPACE CATEGORIES. THIS INCLUDES PARKS THAT MAY BE OWNED AND MAINTAINED BY AN HOA OR OTHER PRIVATE ENTITY. PRIVATE PARKS AND/OR PRIVATE OPEN AREA WILL BE PROVIDED WITHIN EACH RESIDENTIAL PLANNING AREA.

PARK DEVELOPMENT FEES

A PARK DEVELOPMENT FEE WILL BE PROVIDED TO THE CITY OF WESTMINSTER IN ACCORDANCE WITH THE CITY OF WESTMINSTER CODE SECTION 11-6-8-C.

THE CITY CODE (11-6-8-C) REQUIRES A PARK DEVELOPMENT FEE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN ANY BUILDING. SEE REQUIRED DOLLAR AMOUNT PER UNIT TYPE BELOW DUE TO THE CITY. FEES LISTED BELOW ARE BASED ON THE 2021 FEE SCHEDULE; THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE PARK FEE IS ADJUSTED ANNUALLY IN ACCORDANCE WITH THE CONSUMER PRICE INDEX (CPI) AS ESTABLISHED FOR THE DENVER METROPOLITAN AREA.

PER THE CITY OF WESTMINSTER CODE SECTION 11-6-8-C, THE PARK DEVELOPMENT FEE IS CALCULATED BASED UPON THE NUMBER OF DWELLING UNITS TO BE CONSTRUCTED AS FOLLOWS:

- SINGLE-FAMILY DETACHED (INCLUDING FRONT LOADED, ALLEY LOADED, AND ADUS) - \$2,127.00 PER UNIT
- SINGLE-FAMILY ATTACHED (INCLUDING FRONT LOADED, ALLEY LOADED, TOWNHOMES, PAIRED HOMES, AND ADUS) - \$1,730.00 PER UNIT
- MULTI-FAMILY, LIVE-WORK, CONGREGATE CARE OR INDEPENDENT LIVING SENIOR HOUSING - \$1,416.00 PER UNIT
- ASSISTED LIVING SENIOR HOUSING - \$492.00 PER BED

PARK DEVELOPMENT FEES SHALL BE PAID IN FULL AT BUILDING PERMIT UNLESS DEVELOPMENT FEE CREDITS ARE APPROVED FOR SITE SPECIFIC ODPs PER CITY OF WESTMINSTER CODE SECTION 11-6-8-C.

STORMWATER DETENTION FACILITY

THE REGIONAL STORMWATER DETENTION FACILITY (FACILITY) LOCATED WITHIN BLOCK 3, ALSO LABELED AS PLANNING AREA PA-A(3), DEPICTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) IS CONSIDERED CONCEPTUAL AT THE TIME OF THE APPROVAL OF THE PDP. THE OWNER/DEVELOPER UNDERSTANDS THAT A FINAL DESIGN FOR THE FACILITY IS REQUIRED TO MEET ALL CURRENT MILE HIGH FLOOD DISTRICT AND CITY OF WESTMINSTER DESIGN CRITERIA AND THAT A FINAL HYDRAULIC ROUTING ANALYSIS OF THE FLOWS THROUGH THE APPROVED FACILITY WILL BE REQUIRED TO DETERMINE THE FINAL DESIGN CAPACITY OF THE FACILITY NECESSARY TO MEET ALL OF THE CURRENT CRITERIA.

IF IT IS DETERMINED BY THE CITY OF WESTMINSTER OR MILE HIGH FLOOD DISTRICT THAT A LARGER AREA IS REQUIRED TO MEET THESE CONDITIONS THEN THE OWNER/DEVELOPER UNDERSTANDS AND AGREES THAT AN ODP AMENDMENT WILL BE REQUIRED TO MODIFY THIS DOCUMENT TO REFLECT THE INCREASED CAPACITY, CHANGE IN GEOMETRY AS WELL AS ANY OTHER SIGNIFICANT CHANGES TO THE FINAL DESIGN CRITERIA.

THE FINAL PLAT ASSOCIATED WITH THE MASTER OFFICIAL DEVELOPMENT PLAN (MODP) WILL NOT BE ACCEPTED BY THE CITY UNTIL THE PHASE III DRAINAGE REPORT/CLOMR ASSOCIATED WITH THE MODP IS ACCEPTED AND THE MODP AMENDMENT IS COMPLETED SUCH THAT THE FINAL PLAT CONFORMS TO ANY NECESSARY MODP AMENDMENT.

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SHEET 5 OF 29

PLD TRACKING TABLES

ALL ODPs AND ODP AMENDMENTS ARE REQUIRED TO PROVIDE THE FOLLOWING TABLE DOCUMENTING THE PLD ACRES REQUIRED PER PARCEL AND THE ACRES PREVIOUSLY DEDICATED FOR THE ENTIRE PDP DEVELOPMENT AREA FOR TRACKING PURPOSES:

ODP PLD TRACKING TABLE

PARCELS	PHYSICAL PLD ACRES REQUIRED	PLD ACRES DEDICATED ODP PLN2X-XXXX*	PLD ACRES REMAINING	VIEW CORRIDOR ACRES REQUIRED	VIEW CORRIDOR ACRES DEDICATED ODP PLN2X-XXXX*	VIEW CORRIDOR ACRES REMAINING
PARCEL A	21.00 AC		21.00 AC	-		-
PARCEL B	6.06 AC		6.06 AC	3.28 AC		3.28 AC
PARCEL C	3.00 AC		3.00 AC	-		-
PARCEL D	4.24 AC		4.24 AC	3.07 AC		3.07 AC
PARCEL E	-		-	-		-
TOTAL	34.30 AC		34.30 AC	6.35 AC		6.35 AC

* ADD NEW COLUMN WITH EACH ODP FOR TRACKING.

ANTICIPATED PLD/CASH-IN-LIEU FOR POTENTIAL POPULATIONS

PLD FOR EACH PLANNING AREA IS BASED UPON THE PERCENTAGE OF POPULATION FOR THE OVERALL DEVELOPMENT AND BASED UPON THE CHART IN THIS PDP. THIS CHART SHALL BE UPDATED WITH FINAL UNIT COUNTS AT EACH SITE-SPECIFIC ODP.

NOTE: THIS TABLE CALCULATES THE MAXIMUM POPULATION ASSUMING EACH PLANNING AREA IS DEVELOPED WITH ONE SINGLE RESIDENTIAL UNIT TYPE. THE BOLDED NUMBERS IDENTIFY THE HIGHEST POPULATION COUNT WHEN COMPARING SFD VS SFA VS MF USES TO CREATE A POTENTIAL MAXIMUM UNIT COUNT. ULTIMATE UNIT COUNTS + POPULATION COUNTS ARE SUBJECT TO THE PERFORMANCE STANDARDS AS IDENTIFIED IN THE PDP, MASTER ODP, AND SITE SPECIFIC ODPs. IT IS LIKELY THAT SOME PLANNING AREAS WILL BE DEVELOPED WITH A MIX OF SFD, SFA, AND MF USES, AND THAT SOME UNITS MAY NOT BE USED. THESE VARIABLES WILL AFFECT THE ULTIMATE PROJECTED POPULATION WHICH WILL BE UPDATED WITH EACH SITE SPECIFIC ODP. AT NO TIME WILL THE MAXIMUM UNIT COUNT EXCEED 2,350.

PLANNING AREA	LAND USE	GROSS AREA (AC)	% OF SITE	GROSS DENSITY RANGE MIN.-MAX. (DU/AC)	MAX. # OF UNITS	MAX. UNITS BY TYPE				POPULATION OF MAX. UNITS BY TYPE				% OF POPULATION	TOTAL PLD ACRES REQUIRED	PLD CASH-IN-LIEU ACRES		
						MAX. SFD	OR	MAX. SFA	OR	MAX. MF	SFD 3.0 / UNIT	OR	SFA 2.5 / UNIT				OR	MF 2.0 / UNIT
PA-A(1)	RESIDENTIAL	22.24	9.51%	4.0-5.6	124	101		124		–	303		310		–	5.72%	3.72	1.40
PA-A(2)	RESIDENTIAL	13.98	5.98%	6.0-10.3	143	125		143		–	375		357.5		–	6.92%	4.50	1.69
PA-A(3)	RESIDENTIAL	20.21	8.65%	5.5-7.0	141	136		141		–	408		352.5		–	7.53%	4.90	1.84
PA-A(4)	RESIDENTIAL	13.67	5.84%	7.0-9.5	129	123		129		–	369		322.5		–	6.81%	4.43	1.66
PA-A(5)	RESIDENTIAL	18.20	7.78%	8.0-9.5	172	163		172		–	489		430		–	9.02%	5.87	2.20
PA-A(6)	RESIDENTIAL	23.83	10.19%	5.2-5.9	140	124		140		140	372		350		280	6.86%	4.46	1.67
PA-A(7)	RESIDENTIAL	18.62	7.96%	8.0-10.3	191	191		191		–	573		477.5		–	10.57%	6.88	2.58
PA-A(8)	RESIDENTIAL / MIXED-USE / COMMERCIAL	19.54	8.35%	20.0-25.2	491	–		203		375	–		507.5		750	13.83%	9.00	3.37
PA-B(1)	RESIDENTIAL	16.29	6.96%	4.15-5.0	82	68		82		–	204		205		–	3.78%	2.46	0.92
PA-B(2)	RESIDENTIAL	13.32	5.69%	1.0-2.0	26	26		–		–	78		–		–	1.44%	0.94	0.35
PA-C(1)	MIXED-USE / COMMERCIAL	16.32	6.98%	15.0-22.7	370	–		–		370	–		–		740	13.65%	8.88	3.33
PA-C(2)	RESIDENTIAL	13.77	5.89%	8.0-18.0	247	111		165		247	333		412		494	9.11%	5.93	2.22
PA-D(1)	RESIDENTIAL	19.60	8.38%	4.0-4.8	94	86		94		–	258		235		–	4.76%	3.10	1.16
PA-D(2)	OFFICE	3.10	1.33%	–	–	–		–		–	–		–		–	–	–	–
PA-E	PRIVATE OPEN SPACE	1.23	0.53%	–	–	–		–		–	–		–		–	–	–	–
		233.92	100.0%		2350						2922		515		1984	100.00%	65.05	24.40
											POTENTIAL POPULATION				5421			

65.05 TOTAL ACRES REQUIRED BASED ON MAXIMUM
POPULATION PROJECTIONS (BOLD IN TABLE)
34.30 PHYSICAL ACRES (MINIMUM OF 34 REQUIRED)
6.35 VIEW CORRIDOR ACRES
24.40 ACRES IN CASH-IN-LIEU REQUIRED

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PDP TEXT

UPLANDS
PRELIMINARY DEVELOPMENT PLAN

WESTMINSTER

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 29

PROJECT CONCEPT & INTENT

UPLANDS IS A PROPOSED COMMUNITY COMPRISED OF FIVE NONCONTIGUOUS PARCELS OF LAND LOCATED GENERALLY AT 84TH AVENUE AND FEDERAL BOULEVARD. THE FIVE PARCELS, REFERRED TO AS PARCELS A-E IN THIS PDP TOTAL APPROXIMATELY 233 ACRES (INCLUDING THE SHAW BLVD. ROW AREA), THE PROPERTY IS LOCATED JUST NORTH OF THE ICONIC WESTMINSTER CASTLE.

THE PARCELS ARE CURRENTLY ZONED A VARIETY OF DIFFERENT ZONE DESIGNATIONS, WHICH ARE OUTLINED ON SHEET 3. ALL PARCELS ARE PROPOSED TO BE REZONED TO PUD (PLANNED UNIT DEVELOPMENT); THIS REZONING WILL ALLOW FOR ADDITIONAL FLEXIBILITY TO CREATE A UNIFIED, INNOVATIVE APPROACH TO MIXED USE DESIGN ACROSS THE ENTIRE COMMUNITY.

COMPREHENSIVE PLAN USE DESIGNATIONS INCLUDE THE FOLLOWING: PARCEL A: TMUND, PARCEL B: R-8, PARCEL C: MIXED-USE AND R-18, PARCEL D: R-8 AND OFFICE, AND PARCEL E: PRIVATE PARKS AND OPEN SPACE. EXISTING PRIMARY USES ON THE PARCELS (THE EXISTING INCLUDING FARMING, STORAGE AND ONE RESIDENCE) WILL BE DISCONTINUED UPON FULL BUILD OUT OF THE COMMUNITY.

PLANNING PRINCIPLES THAT HAVE INFLUENCED UPLANDS INCLUDE:

- COMPACT, WALKABLE DEVELOPMENT WITH EMPHASIS ON CONNECTIVITY BETWEEN DEVELOPMENT PARCELS
- PRESERVATION OF KEY VIEW CORRIDORS
- PERIMETER SETBACK CONSIDERATIONS FOR ADJACENT PROPERTIES AND PEDESTRIAN LANDSCAPE IMPROVEMENTS
- PUBLIC LAND DEDICATION (PLD) AND PRIVATE PARK LOCATIONS TO COMPLEMENT PROPOSED USES AND ROAD NETWORK
- THE VILLAGE CENTER IS CENTRALLY LOCATED AMONGST THE UPLANDS PARCELS. RESIDENTIAL, MIXED-USE, AND COMMERCIAL USES WITHIN THE VILLAGE CENTER ARE CENTERED AROUND THE COMMUNITY'S FEATURE PARK
- THE UPLANDS COMMUNITY INCLUDES A RANGE OF COMPLEMENTARY USES AND INTENSITIES ACROSS PARCELS A- E. DIVERSE HOUSING TYPES AND SIZES ARE PROPOSED TO MEET THE CHARACTER OF EACH PARCEL AND PARCEL CONTEXT

GENERAL NOTES

1. PARCELS AS SHOWN ON THIS PDP ARE LABELS USED TO DESIGNATE LAND USE AREAS ON THIS PDP.
2. PLANNING AREAS ARE A SUBCATEGORY OF A PARCEL.
3. GROSS DENSITY IS THE TOTAL NUMBER OF DWELLING UNITS PER ACRE OF THE PLANNING AREA.
4. GROSS DENSITY INCLUDES THE FULL ACREAGE OF THE PLANNING AREA INCLUDING AREA DEDICATED FOR PUBLIC STREETS, PRIVATE ALLEYS, PUBLIC AND PRIVATE PARKS, PUBLIC AND PRIVATE EASEMENTS, AS WELL AS THE PRIVATE LOTS AND OUTLOTS WITHIN THE PLANNING AREA.
5. THE MAXIMUM GROSS DENSITY PERMITTED ON PARCELS A, B, C, D, AND E SHOWN IN THIS PDP IS PER THE WESTMINSTER COMPREHENSIVE PLAN LAND USE DESIGNATION THAT CORRESPONDS TO THE PARCEL.
6. THE MAXIMUM GROSS DENSITY PERMITTED ON EACH PLANNING AREA IS SHOWN ON THIS PDP. ANY INCREASE TO THE DENSITY REQUIRES REVIEW AND APPROVAL OF THE CHANGE BY THE WESTMINSTER PLANNING COMMISSION AND/OR THE WESTMINSTER CITY COUNCIL PER THE WESTMINSTER CITY CODE IN EFFECT AT THE TIME OF THE CHANGE.
7. A CHANGE TO THE PLANNING AREA BOUNDARY REQUIRES REVIEW AND APPROVAL OF THE CHANGE BY THE WESTMINSTER PLANNING AND/OR THE WESTMINSTER CITY COUNCIL PER THE WESTMINSTER CITY CODE IN EFFECT AT THE TIME OF THE CHANGE.

GENERAL NOTES, CONT.

8. THE PLANNING AREAS IN PARCEL B ARE SEPARATED INTO TWO DISTINCT METES AND BOUNDS DESCRIBED LOTS THAT ARE SEPARATED BY THE DEDICATED RIGHT OF WAY OF BRADBURN DRIVE. PLANNING AREA B(1) HAS A GROSS DENSITY BASED ON THE ACREAGE OF PLANNING AREA B(1). PLANNING AREA B(2) HAS A GROSS DENSITY BASED ON THE ACREAGE OF PLANNING AREA B(2). PLANNING AREA B(2) CONTAINS A PARCEL TO BE ANNEXED.
9. THE AREA OF PARCEL A INCLUDES THE EXISTING RIGHT OF WAY FOR SHAW BOULEVARD. THIS RIGHT OF WAY WILL BE VACATED AND THE AREA OF THE VACATED SHAW BOULEVARD WILL BE INCORPORATED INTO THE ADJACENT PLANNING AREAS AS SHOWN ON THIS PDP.
10. EXISTING RIGHT OF WAY AS DESCRIBED BELOW THAT IS IN EXCESS OF THE WIDTH NECESSARY TO CONSTRUCT THE STREET SECTIONS APPROVED WITH THIS PDP MAY BE VACATED AND THE AREA OF THE VACATED ROW WILL BE INCORPORATED INTO THE ADJACENT PLANNING AREAS. PLANNING AREA AND/OR PARCEL ACREAGES MAY CHANGE UPON FINALIZATION OF THE RIGHT OF WAY VACATIONS.
 - PARCEL A ADJACENT TO: 84TH AVE., 88TH AVE.
 - PARCEL B ADJACENT TO: 84TH AVE., LOWELL BLVD., AND BRADBURN DRIVE
 - PARCEL D ADJACENT TO: 84TH AVE.

PERFORMANCE STANDARDS

ALL PERFORMANCE STANDARDS WILL BE IMPLEMENTED IN CONFORMANCE TO CITY REQUIREMENTS INCLUDING THE 'DESIGN GUIDELINES FOR TRADITIONAL MIXED-USE NEIGHBORHOOD DEVELOPMENTS,' 'SINGLE-FAMILY DETACHED RESIDENTIAL DESIGN STANDARDS,' 'SINGLE-FAMILY ATTACHED RESIDENTIAL DESIGN STANDARDS,' AND 'RETAIL COMMERCIAL DESIGN GUIDELINES' EXCEPT AS OTHERWISE NOTED AND APPROVED BY THIS PDP, FUTURE OFFICIAL DEVELOPMENT PLANS, OR AMENDMENTS THERETO.

- **NEIGHBORHOOD STRUCTURE**
THE PATTERN OF STREETS, BLOCKS, AND WALKWAYS ARE INTENDED TO PROVIDE CONVENIENT ROUTES TO ON-SITE DESTINATIONS AND PROVIDE LINKS TO THE GREATER COMMUNITY AND REGIONAL STREET AND TRAIL SYSTEMS. THE STREET SYSTEM WILL DISCOURAGE HIGH-SPEED 'THROUGH' AUTOMOBILE TRAFFIC, WHILE ALLOWING BIKE AND PEDESTRIAN 'SHORTCUTS' WHERE APPROPRIATE.
- **NOISE MITIGATION AND EXTERNAL ORIENTATION**
WHERE PORTIONS OF THE SITE ABOUT MAJOR STREETS, LAND USES, BUILDING TYPES, AND SITE PLANNING (INCLUDING BERMING AND LANDSCAPING) SHOULD BE USED TO REDUCE THE NEED FOR SOUND WALLS OR PERIMETER FENCING AND ENHANCE THE VIEW OF THE NEIGHBORHOOD.
- **VIEW CORRIDORS**
THE WESTMINSTER COMPREHENSIVE LAND USE PLAN DESIGNATES TWO (2) VIEW CORRIDORS WITHIN THIS PDP. THE FIRST VIEW CORRIDOR IS 3.28 ACRES AND IS LOCATED IMMEDIATELY SOUTHWEST OF THE INTERSECTION OF LOWELL BLVD. AND BRADBURN DRIVE. THE SECOND IS 3.07 ACRES AND IS LOCATED IMMEDIATELY SOUTHEAST OF THE INTERSECTION OF FEDERAL BLVD. AND W. 84TH AVENUE. THESE AREAS SHALL BE ACCOMMODATED WITH THE PROPOSED PLAN THROUGH THE PLACEMENT OF PUBLIC LAND DEDICATION, BUILDING PLACEMENT, AND LIMITED LANDSCAPING. FURTHER REVIEW AND CONSIDERATION OF VIEW PRESERVATION WILL OCCUR WITH FUTURE OFFICIAL DEVELOPMENT PLAN PROCESSES.

PERFORMANCE STANDARDS, CONT.

- **PARKS, TRAILS AND OPEN AREAS**
A VARIETY OF PARKS AND OPEN AREAS SHALL BE PROVIDED AT UPLANDS, INCLUDING:
 - PRIVATE OR H.O.A. PARKS AND OPEN AREAS (MIN. 4% OF EACH PLANNING AREA ODP)
 - POCKET/PASEO PARKS, LINEAR GREENWAYS, SQUARES, GREEN COURTS, ALLEY PARKETTES, TRAIL CORRIDORS AND PERIMETER/PASSIVE OPEN AREAS THAT HIGHLIGHT VIEWS AND PROVIDE PEDESTRIAN AMENITIES ALONG WALKWAYS AND FOR HOMES THAT FRONT ON CONNECTING WALKWAYS RATHER THAN STREETS.
- **TRAILS**
 - UNLESS OTHERWISE NOTED, ON-SITE TRAILS ARE FOR PUBLIC USE AND ARE TO BE CONSTRUCTED WITH THE DEVELOPMENT BY THE MASTER DEVELOPER.
 - OWNER/DEVELOPER TO PROVIDE A 10' PEDESTRIAN/BICYCLE TRAIL FOR ACCESS FROM PA-C TO PA-E WITHIN THE EXISTING 88TH AVENUE ROW, AND COORDINATE WITH THE CITY AND HYLAND HILLS PARK AND RECREATION DISTRICT (HHPRD) FOR ALIGNMENT. THE TRAIL SHALL CONNECT TO THE EXISTING HHPRD TRAIL SYSTEM AT CAMENISCH PARK.
 - OWNER/DEVELOPER TO PROVIDE AN 8' PEDESTRIAN/BICYCLE TRAIL ACROSS PA-B, IN GENERAL ALIGNMENT OF 82ND AVENUE.
 - OWNER/DEVELOPER TO PROVIDE AN 8' PEDESTRIAN/BICYCLE TRAIL ACROSS PA-D CONNECTING COBBLESTONE PARK TO 83RD AVENUE WESTWARD AND CLAY STREET EASTWARD.
 - A PEDESTRIAN UNDERPASS OF FEDERAL BLVD. IS ANTICIPATED AT OR NEAR W. 83RD AVENUE. SEE SHEET 4 HEREIN FOR ADDITIONAL DETAIL.
- **PUBLIC LAND DEDICATION (34 AC MINIMUM PHYSICAL LAND DEDICATION; 21 AC OF WHICH SHALL BE PROVIDED WITHIN PARCEL A)**
 - PUBLIC LAND DEDICATION LOCATED SOUTHEAST OF THE INTERSECTION OF W. 88TH AVENUE AND LOWELL BLVD. HIGHLIGHTS VIEWS AND OPENS VISUALLY TO THE EXISTING COMMUNITY.
 - PUBLIC LAND DEDICATION LOCATED CENTRAL TO PARCEL A, BOUNDED BY A TWO-WAY LOOP ROAD TO THE NORTH AND SOUTH, IRVING STREET TO THE WEST AND FEDERAL BLVD. TO THE EAST, HIGHLIGHTS AND CREATES VIEWS INTO THE UPLANDS COMMUNITY FROM FEDERAL BLVD.
 - PUBLIC LAND DEDICATION LOCATED IMMEDIATELY ADJACENT TO LOWELL BLVD. BOTH NORTH AND SOUTH OF BRADBURN DRIVE WITHIN PARCEL B CREATES A WELCOMING EDGE CONDITION ALONG LOWELL BLVD.
 - PUBLIC LAND DEDICATION LOCATED CENTRAL TO PARCEL C, BOUNDED BY CLAY STREET TO THE SOUTH AND W. 88TH AVENUE TO THE NORTH PROVIDES A CONVENIENT PARK/OPEN AREA AMENITY FOR BOTH EXISTING AND FUTURE RESIDENTS.
 - PUBLIC LAND DEDICATION LOCATED SOUTHEAST OF THE INTERSECTION OF W. 84TH AVENUE AND FEDERAL BLVD. WITHIN PARCEL D PROVIDES A CONNECTION ALONG THE SOUTHERN PROPERTY LINE TO THE EXISTING COBBLESTONE PARK.
 - THE REMAINDER OF TOTAL REQUIRED ACREAGE SHALL BE PROVIDED VIA CASH-IN-LIEU
- **OTHER PRIVATELY OWNED AREAS USED FOR SCREENING AND/OR STORM WATER MANAGEMENT CAN ALSO SERVE AS PASSIVE OPEN AREA, BUT SHALL NOT BE COUNTED TOWARD THE MINIMUM 4% PRIVATE OPEN AREA REQUIREMENT WITH ANY PLANNING AREA UNLESS PROPERLY DESIGNED, REVIEWED, AND FOUND TO ADEQUATELY SERVE BOTH PURPOSES.**
 - A DETENTION POND LOCATED APPROXIMATELY NORTHEAST OF THE FUTURE PROPOSED INTERSECTION OF W. 85TH AVENUE AND LOWELL BLVD. THE INTENT IS TO MAKE THIS FACILITY AN AMENITY, IF POSSIBLE. ULTIMATE DESIGN AND POTENTIAL AMENITIES WILL BE DETERMINED WITH SITE SPECIFIC ODPs, FINAL PLAT AND/OR CONSTRUCTION DOCUMENTS.

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REVISIONS		COLORADO		PDP TEXT	UPLANDS PRELIMINARY DEVELOPMENT PLAN	WESTMINSTER
NO.	DATE	DESCRIPTION				
1	11.01.18	PRELIMINARY DEVELOPMENT PLAN				
2, 3	05.22.19, 02.24.20	PRELIMINARY DEVELOPMENT PLAN				
4, 5	08.28.20, 12.2.20	PRELIMINARY DEVELOPMENT PLAN				
6	1.3.21	PRELIMINARY DEVELOPMENT PLAN				
7	7.16.21	PRELIMINARY DEVELOPMENT PLAN				
8	10.08.21	PRELIMINARY DEVELOPMENT PLAN				
9	10.27.21	PRELIMINARY DEVELOPMENT PLAN				

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 29

PARCEL A: PERIMETER SETBACKS

LOCATION	MINIMUM BUILDING SETBACKS:			MIN. SETBACKS:
	SFD (ALL TYPES) & SFA (ALL TYPES)	MULTI- FAMILY, MIXED-USE W/ RESIDENTIAL	COMMERCIAL, MIXED USE W/O RESIDENTIAL	PARKING
FEDERAL BLVD.	PA-A(5), PA-A(7), & PA-A(8): 50 FT. (W/ MEWS) / 65 FT. (W/O MEWS)	35 FT.	15 FT.	25 FT.
LOWELL BLVD.	18 FT.	-	-	18 FT.
88TH AVE.	18 FT.	-	-	18 FT.
84TH AVE.	15 FT.	-	-	15 FT.
PUBLIC LAND DEDICATION (PUBLIC PARKS / OPEN SPACE)	20 FT.	20 FT.	15 FT.	15 FT.

NOTES:

1. SETBACKS ARE MEASURED FROM PERIMETER PROPERTY LINE OR RIGHT OF WAY.
2. PUBLIC LAND DEDICATION SETBACK (PUBLIC PARKS OR OPEN SPACE) IS MEASURED FROM TRACT OR OUTLOT PROPERTY LINE TO PRIMARY BUILDING.
3. ENCROACHMENTS INCLUDING PORCHES, FENCES, WALLS, PEDESTRIAN-ORIENTED PORTIONS OF ROW (SUCH AS TREE LAWN AND WALK), AND ALLEYS ARE PERMITTED WITHIN ALL SETBACKS AS NOTED IN THE CHART ABOVE.

PARCEL B: PERIMETER SETBACKS

LOCATION	MINIMUM BUILDING SETBACKS	
	SINGLE-FAMILY DETACHED (ALL TYPES)	SINGLE-FAMILY ATTACHED (ALL TYPES)
LOWELL BLVD.	32 FT.	30 FT.
84TH AVE.	25 FT.	30 FT.
BRADBURN DR.	32 FT.	30 FT.
NORTH PROPERTY LINE ADJACENCY	-	35 FT.
WEST PROPERTY LINE ADJACENCY	50 FT.	35 FT.
SOUTH PROPERTY LINE ADJACENCY	30 FT.	-
PUBLIC LAND DEDICATION (PUBLIC PARKS OR OPEN SPACE)	20 FT. (2)	20 FT. (2)

NOTES:

1. SETBACKS ARE MEASURED FROM PERIMETER PROPERTY LINE OR RIGHT OF WAY.
2. PUBLIC LAND DEDICATION SETBACK (PUBLIC PARKS OR OPEN SPACE) IS MEASURED FROM TRACT OR OUTLOT PROPERTY LINE TO PRIMARY BUILDING.
3. ENCROACHMENTS INCLUDING PORCHES, FENCES, WALLS, PEDESTRIAN-ORIENTED PORTIONS OF ROW (SUCH AS TREE LAWN AND WALK), AND ALLEYS ARE PERMITTED WITHIN ALL SETBACKS AS NOTED IN THE CHART ABOVE.

PARCEL C: PERIMETER SETBACKS

LOCATION	MINIMUM BUILDING SETBACKS	
	MULTI-FAMILY	COMMERCIAL, OFFICE, MIXED USE
FEDERAL BLVD.	50 FT.	50 FT.
88TH AVE.	50 FT.	50 FT.
EXISTING LOCAL STREETS (86TH AVE., CLAY ST., DECATUR ST.)	40 FT.	35 FT.
SOUTH PROPERTY LINE ADJACENCY	35 FT.	20 / 50 FT. (2)
EAST PROPERTY LINE ADJACENCY	35 FT.	-
PUBLIC LAND DEDICATION (PUBLIC PARKS / OPEN SPACE)	20 FT. (3)	15 FT. (3)

NOTES:

1. SETBACKS ARE MEASURED FROM PERIMETER PROPERTY LINE OR RIGHT OF WAY.
2. 20' BUILDING SETBACK TO OTHER PROPERTY LINE WHEN ADJACENT TO NON-RESIDENTIAL PROPERTY. 50' BUILDING SETBACK TO OTHER PROPERTY LINE WHEN ADJACENT TO A RESIDENTIAL PROPERTY OR PUBLIC PROPERTY.
3. PUBLIC LAND DEDICATION SETBACK (PUBLIC PARKS OR OPEN SPACE) IS MEASURED FROM TRACT OR OUTLOT PROPERTY LINE TO PRIMARY BUILDING.
4. ENCROACHMENTS INCLUDING PORCHES, FENCES, WALLS, PEDESTRIAN-ORIENTED PORTIONS OF ROW (SUCH AS TREE LAWN AND WALK), AND ALLEYS ARE PERMITTED WITHIN ALL SETBACKS AS NOTED IN THE CHART ABOVE.

PARCEL D: PERIMETER SETBACKS

LOCATION	MINIMUM BUILDING SETBACKS		
	SINGLE-FAMILY DETACHED (ALL TYPES)	SINGLE-FAMILY ATTACHED (ALL TYPES)	OFFICE
FEDERAL BLVD.	100 FT.	75 FT.	-
84TH AVE.	100 FT.	75 FT.	50 FT.
ZUNI ST.	-	-	50 FT.
EXISTING LOCAL STREETS (ALCOTT ST., BRYANT ST.)	25 FT.	25 FT.	35 FT.
SOUTH PROPERTY LINE ADJACENCY	30 FT.	35 FT.	20 / 50 FT. (2)
PUBLIC LAND DEDICATION (PUBLIC PARKS / OPEN SPACE)	20 FT. (3)	20 FT. (3)	15 FT. (3)

NOTES:

1. SETBACKS ARE MEASURED FROM PERIMETER PROPERTY LINE OR RIGHT OF WAY.
2. 20' BUILDING SETBACK TO OTHER PROPERTY LINE WHEN ADJACENT TO NON-RESIDENTIAL PROPERTY. 50' BUILDING SETBACK TO OTHER PROPERTY LINE WHEN ADJACENT TO A RESIDENTIAL PROPERTY OR PUBLIC PROPERTY.
3. PUBLIC LAND DEDICATION SETBACK (PUBLIC PARKS OR OPEN SPACE) IS MEASURED FROM TRACT OR OUTLOT PROPERTY LINE TO PRIMARY BUILDING.
4. ENCROACHMENTS INCLUDING PORCHES, FENCES, WALLS, PEDESTRIAN-ORIENTED PORTIONS OF ROW (SUCH AS TREE LAWN AND WALK), AND ALLEYS ARE PERMITTED WITHIN ALL SETBACKS AS NOTED IN THE CHART ABOVE.

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PDP TEXT

UPLANDS
PRELIMINARY DEVELOPMENT PLAN

COLORADO

WESTMINSTER

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 29

KEY:
PERMITTED USES, INDICATED AS "P," ARE ALLOWED AS A RIGHT.

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CONDITIONAL USES, INDICATED AS "C," ARE ALLOWED UPON A
DETERMINATION THAT THEY MEET THE CONDITIONS SPECIFIED IN
SECTION 11-4-9 W.M.C.

PERMITTED / PROHIBITED LAND USES

USES		PLANNING AREA							A(8)
		A(1)	A(2)	A(3)	A(4)	A(5)	A (6)	A(7)	
RESIDENTIAL USES									
SINGLE-FAMILY DETACHED CATEGORY									
	SINGLE-FAMILY DETACHED, FRONT LOADED	NP	NP	NP	NP	NP	NP	NP	NP
	SINGLE-FAMILY DETACHED, ALLEY LOADED	P	P	P	P	P	P	P	NP
SINGLE-FAMILY ATTACHED CATEGORY									
	SINGLE-FAMILY ATTACHED - PAIRED HOME, FRONT LOADED	NP	NP	NP	NP	NP	NP	NP	NP
	SINGLE-FAMILY ATTACHED - PAIRED HOME, ALLEY LOADED	P	P	P	P	P	P	P	NP
	SINGLE-FAMILY ATTACHED - TOWNHOME, FRONT LOADED	NP	NP	NP	NP	NP	NP	NP	NP
	SINGLE-FAMILY ATTACHED - TOWNHOME, ALLEY LOADED	P	P	P	P	P	P	P	P
MULTI-FAMILY & OTHER CATEGORY									
	MULTI-FAMILY	NP	NP	NP	NP	NP	P	NP	P
	LIVE/WORK	NP	NP	NP	NP	NP	P	NP	P
	ACCESSORY DWELLING UNIT	P	P	P	P	P	P	P	P
	BOARDING ROOM & HOUSES, INCLUDING HALFWAY HOUSES	NP	NP	NP	NP	NP	NP	NP	NP
	NURSING HOME/FACILITIES	NP	NP	NP	NP	NP	NP	NP	NP
	MOBILE HOME PARKS	NP	NP	NP	NP	NP	NP	NP	NP
	GROUP CARE FACILITIES	C	C	C	C	C	C	C	C
	INSTITUTIONAL CARE FACILITIES	NP	NP	NP	NP	NP	NP	NP	NP
	DOMESTIC VIOLENCE HOMES	C	C	C	C	C	C	C	C
CIVIC & COMMUNITY USES (AS DEFINED ON SHEET 7 HEREIN)		P	P	P	P	P	P	P	P
GENERAL USES									
PUBLIC UTILITIES		P	P	P	P	P	P	P	P
TEMPORARY CONSTRUCTION & REAL ESTATE BUILDINGS (PER W.M.C. 11-4-6)		P	P	P	P	P	P	P	P
ALL USES OWNED & OPERATED BY THE CITY		P	P	P	P	P	P	P	P
WIRELESS COMMUNICATIONS FACILITIES (PER W.M.C. 11-4-6)		P	P	P	P	P	P	P	P
PUBLIC SCHOOLS		P	P	P	P	P	P	P	P
OFFICE & SIMILAR USES (ALL USES PERMITTED IN B1 & C1, W.M.C. 11-4-6) (EXCEPT AS OTHERWISE SPECIFIED IN THIS TABLE)		NP	NP	NP	NP	NP	NP	NP	P
BUSINESS & COMMERCIAL USES (ALL USES PERMITTED IN B1 & C1, W.M.C. 11-4-6) (EXCEPT AS OTHERWISE SPECIFIED IN THIS TABLE)		NP	NP	NP	NP	NP	NP	NP	P
CHURCHES		P	P	P	P	P	P	P	P
BAR/NIGHTCLUB/TAVERN USES ARE PERMITTED, BUT LIMITED TO NO MORE THAN 5 BILLIARD TABLES		NP	NP	NP	NP	NP	NP	NP	P
INDOOR ENTERTAINMENT ESTABLISHMENTS, INCLUDING AMUSEMENT CENTERS, BOWLING, BILLIARDS, MOVIE THEATERS & SIMILAR USES ARE PERMITTED, BUT LIMITED TO NO MORE THAN 5 BILLIARD TABLES.		NP	NP	NP	NP	NP	NP	NP	P
CLEANING/LAUNDRY/TAILOR/FUR STORAGE USES, NO ON-SITE CLEANING		NP	NP	NP	NP	NP	NP	NP	P
MASSAGE THERAPISTS (MASSAGE PARLORS ARE PROHIBITED)		NP	NP	NP	NP	NP	NP	NP	P
ADULT BUSINESSES		NP	NP	NP	NP	NP	NP	NP	NP
INDUSTRIAL USES		NP	NP	NP	NP	NP	NP	NP	NP
OPEN & AGRICULTURAL USES									
CROP PRODUCTION (TIMED TO COORDINATE WITH PROJECT PHASING)		P	P	P	P	P	P	P	P
GRAVEL, MINERAL, SAND EXTRACTION UPON PERMIT GRANTED PURSUANT TO THIS CODE		NP	NP	NP	NP	NP	NP	NP	NP
PRIVATE COUNTRY CLUBS		NP	NP	NP	NP	NP	NP	NP	NP
PUBLIC OR PRIVATE GOLF COURSES		NP	NP	NP	NP	NP	NP	NP	NP
RIDING STABLES & ACADEMIES		NP	NP	NP	NP	NP	NP	NP	NP
WATER RESERVOIRS		NP	NP	NP	NP	NP	NP	NP	NP

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PDP TEXT

UPLANDS
PRELIMINARY DEVELOPMENT PLAN

WESTMINSTER

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 29

KEY:
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SECTION 11-4-9 W.M.C.

PERMITTED / PROHIBITED LAND USES

USES		PLANNING AREA						
		B(1)	B(2)	C(1)	C(2)	D(1)	D(2)	E
RESIDENTIAL USES								
SINGLE-FAMILY DETACHED CATEGORY								
	SINGLE-FAMILY DETACHED, FRONT LOADED	NP	P	NP	NP	NP	NP	NP
	SINGLE-FAMILY DETACHED, ALLEY LOADED	P	P	NP	P	P	NP	NP
SINGLE-FAMILY ATTACHED CATEGORY								
	SINGLE-FAMILY ATTACHED - PAIRED HOME, FRONT LOADED	NP	NP	NP	NP	NP	NP	NP
	SINGLE-FAMILY ATTACHED - PAIRED HOME, ALLEY LOADED	P	NP	NP	P	P	NP	NP
	SINGLE-FAMILY ATTACHED - TOWNHOME, FRONT LOADED	NP	NP	NP	NP	NP	NP	NP
	SINGLE-FAMILY ATTACHED - TOWNHOME, ALLEY LOADED	P	NP	P*	P	P	NP	NP
MULTI-FAMILY & OTHER CATEGORY								
	MULTI-FAMILY	NP	NP	P*	P	NP	NP	NP
	LIVE/WORK	NP	NP	P	P	NP	NP	NP
	ACCESSORY DWELLING UNIT	NP	NP	NP	NP	NP	NP	NP
	BOARDING ROOM & HOUSES, INCLUDING HALFWAY HOUSES	NP	NP	NP	NP	NP	NP	NP
	NURSING HOME/FACILITIES	NP	NP	P	P	NP	NP	NP
	MOBILE HOME PARKS	NP	NP	NP	NP	NP	NP	NP
	GROUP CARE FACILITIES	C	C	C	C	NP	NP	NP
	INSTITUTIONAL CARE FACILITIES	NP	NP	NP	NP	NP	NP	NP
	DOMESTIC VIOLENCE HOMES	C	C	C	C	C	C	NP
CIVIC & COMMUNITY USES (AS DEFINED ON SHEET 7 HEREIN)		P	P	P	P	P	P	P
GENERAL USES								
PUBLIC UTILITIES		P	P	P	P	P	P	P
TEMPORARY CONSTRUCTION & REAL ESTATE BUILDINGS (PER W.M.C. 11-4-6)		P	P	P	P	P	P	NP
ALL USES OWNED & OPERATED BY THE CITY		P	P	P	P	P	P	P
WIRELESS COMMUNICATIONS FACILITIES (PER W.M.C. 11-4-6)		P	P	P	P	P	P	P
PUBLIC SCHOOLS		NP	NP	P	P	P	P	NP
OFFICE & SIMILAR USES (ALL USES PERMITTED IN B1 & C1, W.M.C. 11-4-6) (EXCEPT AS OTHERWISE SPECIFIED IN THIS TABLE)		NP	NP	P	NP	NP	P	NP
BUSINESS & COMMERCIAL USES (ALL USES PERMITTED IN B1 & C1, W.M.C. 11-4-6) (EXCEPT AS OTHERWISE SPECIFIED IN THIS TABLE)		NP	NP	P	NP	NP	P	NP
CHURCHES		NP	NP	P	NP	NP	P	NP
BAR/NIGHTCLUB/TAVERN USES ARE PERMITTED, BUT LIMITED TO NO MORE THAN 5 BILLIARD TABLES		NP	NP	P	NP	NP	P	NP
INDOOR ENTERTAINMENT ESTABLISHMENTS, INCLUDING AMUSEMENT CENTERS, BOWLING, BILLIARDS, MOVIE THEATERS & SIMILAR USES ARE PERMITTED, BUT LIMITED TO NO MORE THAN 5 BILLIARD TABLES.		NP	NP	P	NP	NP	P	NP
CLEANING/LAUNDRY/TAILOR/FUR STORAGE USES, NO ON-SITE CLEANING		NP	NP	P	NP	NP	P	NP
MASSAGE THERAPISTS (MASSAGE PARLORS ARE PROHIBITED)		NP	NP	P	NP	NP	P	NP
ADULT BUSINESSES		NP	NP	NP	NP	NP	NP	NP
INDUSTRIAL USES		NP	NP	NP	NP	NP	NP	NP
OPEN & AGRICULTURAL USES								
CROP PRODUCTION (TIMED TO COORDINATE WITH PROJECT PHASING)		P	P	P	P	P	P	P
GRAVEL, MINERAL, SAND EXTRACTION UPON PERMIT GRANTED PURSUANT TO THIS CODE		NP	NP	NP	NP	NP	NP	NP
PRIVATE COUNTRY CLUBS		NP	NP	NP	NP	NP	NP	NP
PUBLIC OR PRIVATE GOLF COURSES		NP	NP	NP	NP	NP	NP	NP
RIDING STABLES & ACADEMIES		NP	NP	NP	NP	NP	NP	NP
WATER RESERVOIRS		NP	NP	NP	NP	NP	NP	NP

*ONLY WHEN COMBINED WITH COMMERCIAL USES.

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		NO.	DATE
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		2, 3	05.22.19, 02.24.20
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		COLORADO	
		WESTMINSTER	

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 29

EASEMENTS CONTAINED WITHIN THIS PROPERTY:
CITY OF WESTMINSTER PERMANENT EASEMENT, PARCEL A, REC. NO. 20040000967410
MODIFICATION OF PERMANENT EASEMENT, PARCEL A, REC. NO. 20050000565360
20' UTILITY EASEMENT, BOOK 1639, PAGE 308
CITY OF WESTMINSTER PERMANENT EASEMENT, PARCEL B, REC. NO. 20040000967410
MODIFICATION OF PERMANENT EASEMENT, PARCEL B, REC. NO. 20050000565360
15' PERMANENT & PERPETUAL SANITARY SEWER LINE EASEMENT, BOOK 2351, PAGE 31

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REVISIONS	
NO.	DESCRIPTION
1	PRELIMINARY DEVELOPMENT PLAN
2	PRELIMINARY DEVELOPMENT PLAN
3	PRELIMINARY DEVELOPMENT PLAN
4	PRELIMINARY DEVELOPMENT PLAN
5	PRELIMINARY DEVELOPMENT PLAN
6	PRELIMINARY DEVELOPMENT PLAN
7	PRELIMINARY DEVELOPMENT PLAN
8	PRELIMINARY DEVELOPMENT PLAN
9	PRELIMINARY DEVELOPMENT PLAN

EXISTING CONDITIONS MAP

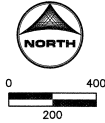
UPLANDS

PRELIMINARY DEVELOPMENT PLAN

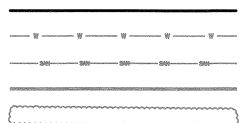
WESTMINSTER

COLORADO

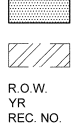
SHEET
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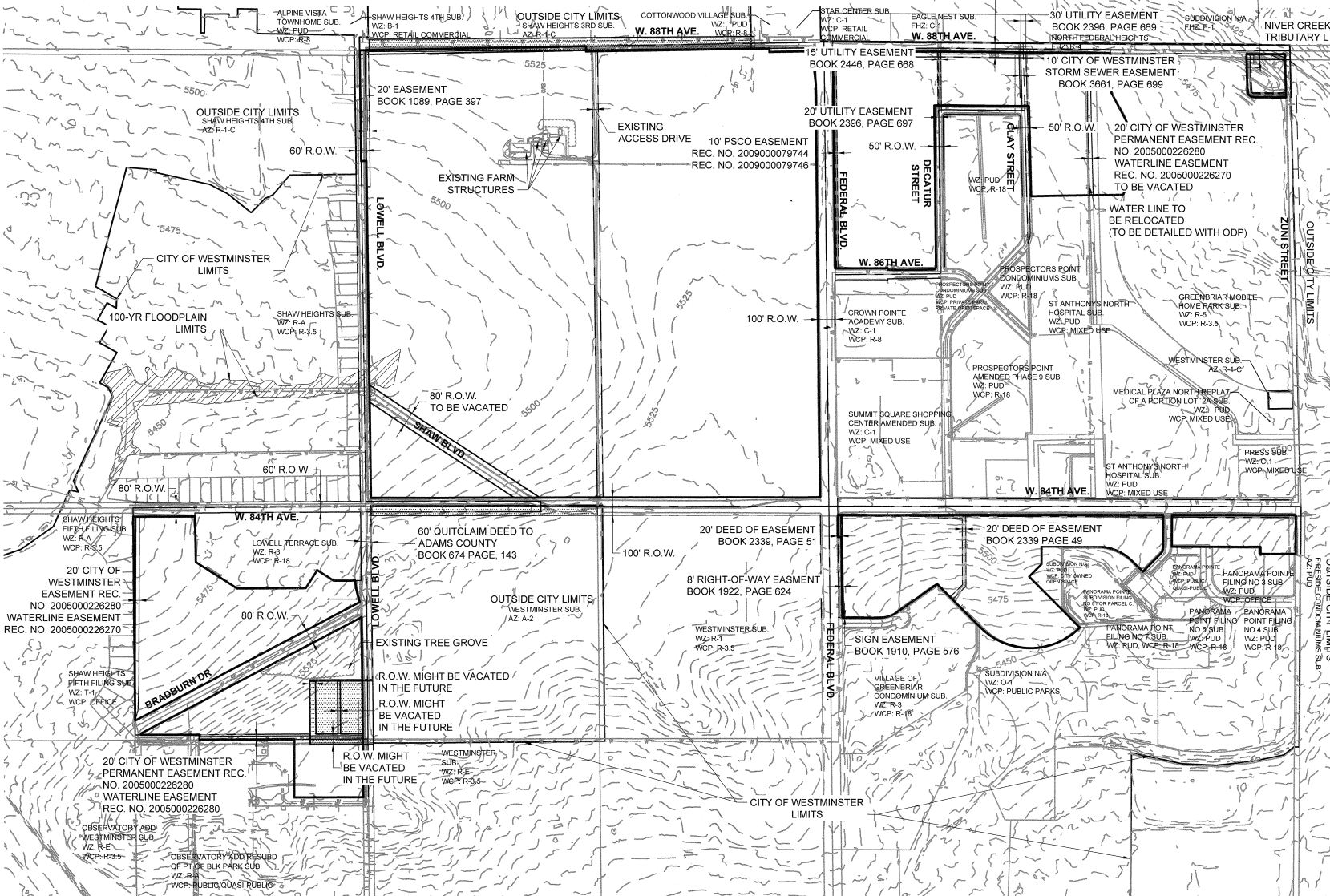
LEGEND



PROPERTY BOUNDARY
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING STORM DRAIN
EXISTING TREE CLUSTER



PROPERTY TO BE ANNEXED
100-YR FLOODPLAIN
R.O.W.
YEAR
REC. NO.
RIGHT OF WAY
RECORD NUMBER



Line Table		
Line #	Length	Direction
L1	122.00	N 32°33'44" E
L2	112.00	S 57°26'16" E
L3	30.00	S 0°12'09" E
L4	8.62	S 0°30'44" E
L5	100.01	S 44°51'43" W
L6	99.92	S 0°06'04" E
L7	199.75	S 56°35'57" W
L8	55.04	S 89°27'22" W
L9	586.32	N 89°44'26" W
L10	310.33	N 89°44'26" W
L11	622.76	S 0°32'38" E
L12	277.58	S 0°32'38" E

Line Table		
Line #	Length	Direction
L13	264.67	S 89°27'23" W
L14	300.00	N 0°32'38" W
L15	349.53	N 0°32'38" W
L17	511.71	N 1°18'41" W

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 29

Curve Table			
Curve #	Length	Radius	Delta
C1	128.90	350.00	21°06'07"
C2	200.71	350.00	32°51'25"
C3	166.79	350.00	27°18'15"

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9	10/27/21	PRELIMINARY DEVELOPMENT PLAN

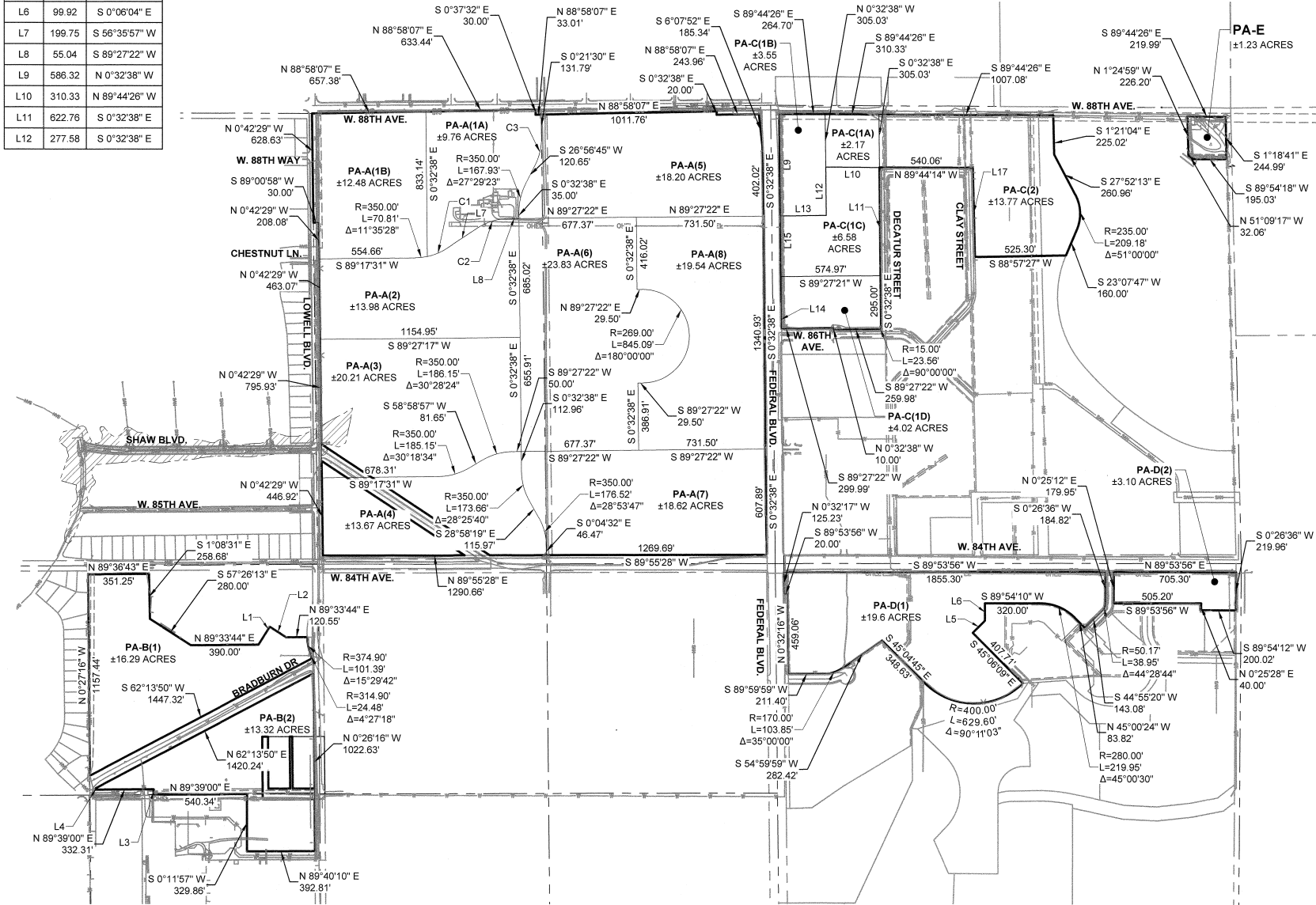
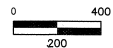
PLANNING AREA BOUNDARIES

UPLANDS
PRELIMINARY DEVELOPMENT PLAN

COLORADO

WESTMINSTER

SHEET
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PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 13 OF 29

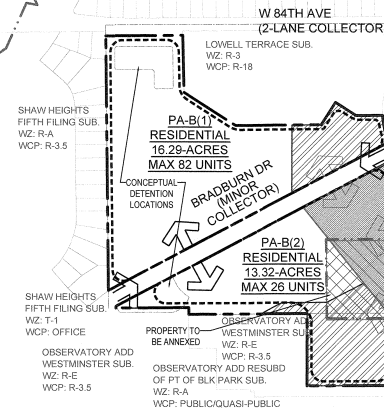


LAND USE PLAN

- LEGEND**
- WESTMINSTER CITY LIMITS
 - PROPERTY LINE
 - PLANNING AREA BUBBLES
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED ACCESS LOCATION
 - POTENTIAL ACCESS LOCATION
 - POTENTIAL MULTI-MODAL TRANSIT HUB
 - PROPERTY TO BE ANNEXED
 - VILLAGE CENTER
 - VILLAGE RESIDENTIAL
 - PUBLIC LAND DEDICATION (PLD)
 - VIEW CORRIDOR (VC)
 - POTENTIAL UNDERPASS (BY OTHERS)

SUMMARY PUBLIC LAND DEDICATION

PARCELS	PLD ACRES	VIEW CORRIDORS
PARCEL A	21.00 AC	-
PARCEL B	6.06 AC	3.28 AC
PARCEL C	3.00 AC	-
PARCEL D	4.24 AC	3.07 AC
PARCEL E	-	-
TOTAL	34.30 AC	6.35 AC



NOTES:

- THE FINAL SIZE, SHAPE, AND LOCATION OF PLD, IS SUBJECT TO CHANGE AND MAY BE ADJUSTED SLIGHTLY WITH THE OFFICIAL DEVELOPMENT PLAN TO ACCOMMODATE TOPOGRAPHY, FINAL STREET LAYOUT, AND UTILITY LOCATIONS.
- NO MORE THAN 70% OF PARCEL A RESIDENTIAL UNITS SHALL BE DETACHED. PERCENTAGES OF DETACHED UNITS PLANNED AT THE TIME OF EACH SITE SPECIFIC ODP WILL BE COMPREHENSIVELY TRACKED ON EACH ODP.
- NO MORE THAN 70% OF TOTAL UPLANDS RESIDENTIAL UNITS SHALL BE DETACHED. PERCENTAGES OF DETACHED UNITS PLANNED AT THE TIME OF EACH SITE SPECIFIC ODP WILL BE COMPREHENSIVELY TRACKED ON EACH ODP.
- ANY CHANGE TO THE PLANNING AREA BOUNDARIES OR CHANGE TO DENSITY REQUIRES REVIEW AND APPROVAL OF THE CHANGE

BY THE WESTMINSTER PLANNING COMMISSION AND/OR THE WESTMINSTER CITY COUNCIL PER THE WESTMINSTER CITY CODE IN EFFECT AT THE TIME OF THE CHANGE.

- PLANNING AREAS INCLUDE RIGHT-OF-WAY FOR MINOR COLLECTORS SHOWN WITHIN UPLANDS PROPERTY.
- UNIT COUNTS AND GROSS DENSITIES WILL BE COMPREHENSIVELY TRACKED WITH EACH SITE SPECIFIC ODP TO ENSURE THEY DO NOT EXCEED ALLOWED MAXIMUMS BY PARCEL / PLANNING AREA OR FOR THE ENTIRE PDP.
- GUIDELINES AND ELEMENTS FROM THE FEDERAL MOBILITY STUDY AND SUBSEQUENT STUDIES REGARDING MULTI-MODAL TRANSIT HUBS, SAFE CROSSINGS, AND AN UNDERPASS WILL BE INCORPORATED INTO FUTURE SITE SPECIFIC ODPs.
- A MINIMUM OF 30,000 SF OF MIXED-USE (AS DEFINED WITHIN THIS PDP) IS ANTICIPATED WITHIN PARCEL A, PA-A(8). THESE USES MAY BE HORIZONTALLY OR VERTICALLY MIXED AND WILL INCLUDE NEIGHBORHOOD SCALE RETAIL/SERVICES. THE 30,000 SQUARE FEET OF RETAIL/COMM. SPACE WILL BE CONSTRUCTED PRIOR TO 50% OF THE RESIDENTIAL DWELLING PERMITS IN THE UPLANDS. A MAXIMUM TOTAL OF 2,350 DWELLINGS ARE PROPOSED WITHIN THE OVERALL PDP, AND 50% IS 1,275 DWELLING UNITS.
- ULTIMATE MAX UNITS BY TYPE, WITHIN EACH PLANNING AREA, MAY INCLUDE A COMBINATION OF UNIT TYPES LISTED. THE MAX NUMBER OF UNITS SHALL NOT EXCEED OVERALL UNIT MAX OR UNIT TYPE MAXIMUMS.

LAND USE CHART

PLANNING AREA	LAND USE	GROSS AREA (AC)	% OF SITE	GROSS DENSITY RANGE MIN - MAX (DU/AC)	MAX # OF UNITS	TYPE OF DWELLING UNITS	MAX UNITS BY TYPE (9)				MAX HEIGHT	MIN / MAX NON-RESIDENTIAL SF
							MAX SFD	OR	MAX SFA	OR		
PA-A(1)	RESIDENTIAL	22.24 AC	9.51%	4.0 - 5.6	124	SFD, SFA	101	124	-	40'	-	-
PA-A(2)	RESIDENTIAL	13.98 AC	5.98%	6.0 - 10.3	143	SFD, SFA	125	143	-	40'	-	-
PA-A(3)	RESIDENTIAL	20.21 AC	8.65%	5.5 - 7.0	141	SFD, SFA	136	141	-	40'	-	-
PA-A(4)	RESIDENTIAL	13.67 AC	5.84%	7.0 - 9.5	129	SFD, SFA	123	129	-	40'	-	-
PA-A(5)	RESIDENTIAL	18.20 AC	7.78%	8.0 - 9.5	172	SFD, SFA	163	172	-	40'	-	-
PA-A(6)	RESIDENTIAL	23.83 AC	10.19%	5.2-5.9	140	SFD, SFA	124	140	-	50'	-	-
PA-A(7)	RESIDENTIAL	18.62 AC	7.96%	8.0 - 10.3	191	SFD, SFA	191	191	-	40'	-	-
PA-A(8)	RESIDENTIAL / MIXED-USE / COMMERCIAL	19.54 AC	8.35%	20.0 - 25.2	491	SFA	-	203	-	50'	MIN 30,000 SF COMM, MAX 1.0 FAR	-
PA-B(1)	RESIDENTIAL	16.29 AC	6.96%	4.15 - 5.0	82	SFD, SFA	68	82	-	40'	-	-
PA-B(2)	RESIDENTIAL	13.32 AC	5.69%	1.0 - 2.0	26	SFD	26	-	-	40'	-	-
PA-C(1)	MIXED-USE / COMMERCIAL	16.32 AC	6.98%	15.0 - 22.7	370	MF	-	-	370	65'	MIN 11,000 SF OFFICE, FAR MIN 0.1 - 1.5 MAX COMM	-
PA-C(2)	RESIDENTIAL	13.77 AC	5.89%	8.0 - 18.0	247	MF, SFD, SFA	111	165	247	65'	-	-
PA-D(1)	RESIDENTIAL	19.60 AC	8.38%	4.0 - 4.8	94	SFD, SFA	86	94	-	40'	-	-
PA-D(2)	OFFICE	3.10 AC	1.33%	-	-	-	-	-	-	65'	MIN 47,000 SF, MAX FAR 0.35	-
PA-E	PRIVATE O.S.	1.23 AC	0.53%	-	-	-	-	-	-	-	-	-
		233.92 AC	100%		2,350							

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COLORADO

UPLANDS
PRELIMINARY DEVELOPMENT PLAN

WESTMINSTER

OVERALL LAND USE PLAN

SHEET
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PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 14 OF 29

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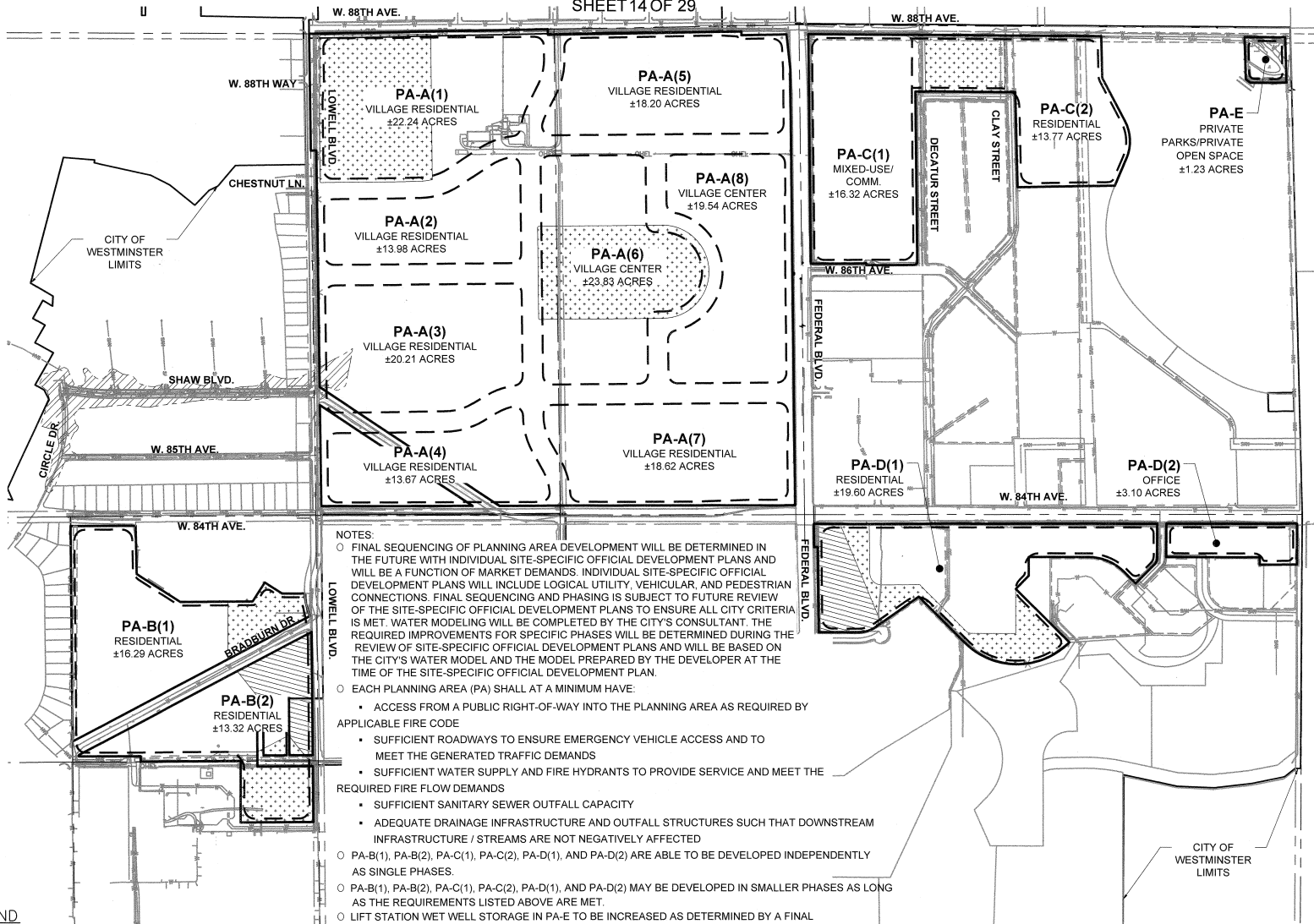
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OVERALL PHASING PLAN

UPLANDS
PRELIMINARY DEVELOPMENT PLAN

WESTMINSTER

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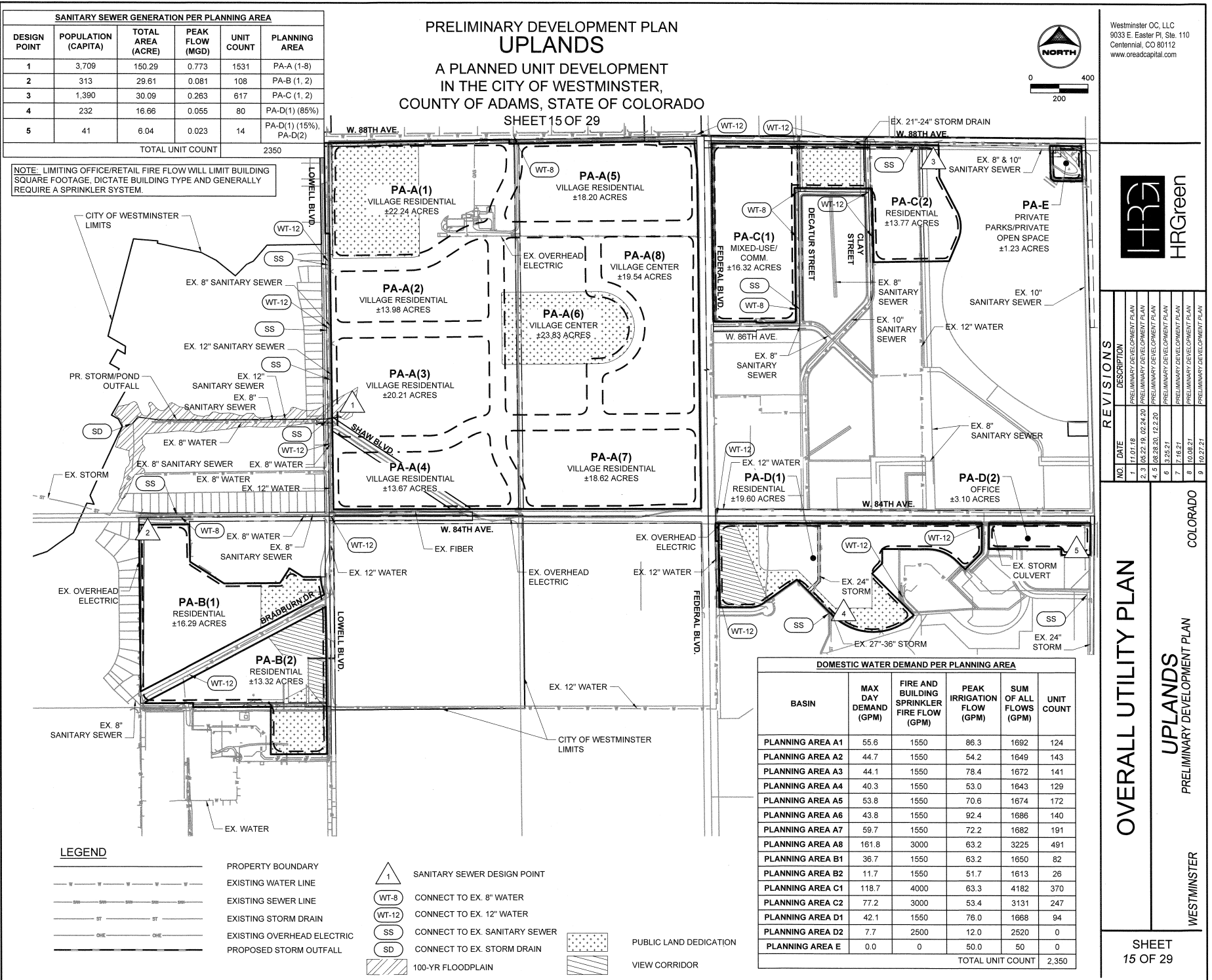
NOTES:

- FINAL SEQUENCING OF PLANNING AREA DEVELOPMENT WILL BE DETERMINED IN THE FUTURE WITH INDIVIDUAL SITE-SPECIFIC OFFICIAL DEVELOPMENT PLANS AND WILL BE A FUNCTION OF MARKET DEMANDS. INDIVIDUAL SITE-SPECIFIC OFFICIAL DEVELOPMENT PLANS WILL INCLUDE LOGICAL UTILITY, VEHICULAR, AND PEDESTRIAN CONNECTIONS. FINAL SEQUENCING AND PHASING IS SUBJECT TO FUTURE REVIEW OF THE SITE-SPECIFIC OFFICIAL DEVELOPMENT PLANS TO ENSURE ALL CITY CRITERIA IS MET. WATER MODELING WILL BE COMPLETED BY THE CITY'S CONSULTANT. THE REQUIRED IMPROVEMENTS FOR SPECIFIC PHASES WILL BE DETERMINED DURING THE REVIEW OF SITE-SPECIFIC OFFICIAL DEVELOPMENT PLANS AND WILL BE BASED ON THE CITY'S WATER MODEL AND THE MODEL PREPARED BY THE DEVELOPER AT THE TIME OF THE SITE-SPECIFIC OFFICIAL DEVELOPMENT PLAN.
- EACH PLANNING AREA (PA) SHALL AT A MINIMUM HAVE:
 - ACCESS FROM A PUBLIC RIGHT-OF-WAY INTO THE PLANNING AREA AS REQUIRED BY APPLICABLE FIRE CODE
 - SUFFICIENT ROADWAYS TO ENSURE EMERGENCY VEHICLE ACCESS AND TO MEET THE GENERATED TRAFFIC DEMANDS
 - SUFFICIENT WATER SUPPLY AND FIRE HYDRANTS TO PROVIDE SERVICE AND MEET THE REQUIRED FIRE FLOW DEMANDS
 - SUFFICIENT SANITARY SEWER OUTFALL CAPACITY
 - ADEQUATE DRAINAGE INFRASTRUCTURE AND OUTFALL STRUCTURES SUCH THAT DOWNSTREAM INFRASTRUCTURE / STREAMS ARE NOT NEGATIVELY AFFECTED
- PA-B(1), PA-B(2), PA-C(1), PA-C(2), PA-D(1), AND PA-D(2) ARE ABLE TO BE DEVELOPED INDEPENDENTLY AS SINGLE PHASES.
- PA-B(1), PA-B(2), PA-C(1), PA-C(2), PA-D(1), AND PA-D(2) MAY BE DEVELOPED IN SMALLER PHASES AS LONG AS THE REQUIREMENTS LISTED ABOVE ARE MET.
- LIFT STATION WET WELL STORAGE IN PA-E TO BE INCREASED AS DETERMINED BY A FINAL UTILITY STUDY AT THE TIME OF ODP AND PER A PUBLIC IMPROVEMENT AGREEMENT BETWEEN THE CITY, PROPERTY OWNER, AND OTHER ENTITIES AS APPROPRIATE.
- PARCEL A IS ANTICIPATED TO BE DEVELOPED IN EIGHT (8) INDIVIDUAL PLANNING AREAS
 - PA-A(1), PA-A(2), PA-A(3), PA-A(4), PA-A(5), PA-A(6), PA-A(7), PA-A(8)
 - IN ADDITION TO THE MINIMUM REQUIREMENTS NOTED ABOVE, THE SANITARY SEWER OUTFALL TO THE POINT OF CONNECTION NEAR SHAW BOULEVARD AND LOWELL BOULEVARD WILL BE REQUIRED WITH THE FIRST PA DEVELOPMENT WITHIN PARCEL A.
 - THE ONSITE DETENTION/WATER QUALITY POND WITHIN PA-A(3) AND ASSOCIATED OUTFALL WILL BE REQUIRED WITH THE FIRST PA DEVELOPMENT WITHIN PARCEL A. THE OUTFALL IS ANTICIPATED TO BE A COMBINATION OF A CLOSED CONDUIT AND OVERLAND FLOW. THE OUTFALL WILL CONNECT TO THE EXISTING SHAW HEIGHTS TRIBUTARY IN CIRCLE DRIVE. THE EXISTING CROSS PAN AT THE INTERSECTION OF SHAW BLVD. AND LOWELL BLVD. WILL BE REMOVED AND REPLACED WITH A TYPICAL CROWNED ROADWAY. STREET CAPACITY AND ALLOWABLE FLOW DEPTH WILL BE CONSIDERED WITH THE OUTFALL DESIGN.

LEGEND

- PROPERTY BOUNDARY
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- 100-YR FLOODPLAIN
- PUBLIC LAND DEDICATION
- VIEW CORRIDOR





PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 16 OF 29

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REVISIONS

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6	08.28.20	12.2.20
7	08.28.20	12.2.20
8	08.28.20	12.2.20
9	10.27.21	PRELIMINARY DEVELOPMENT PLAN

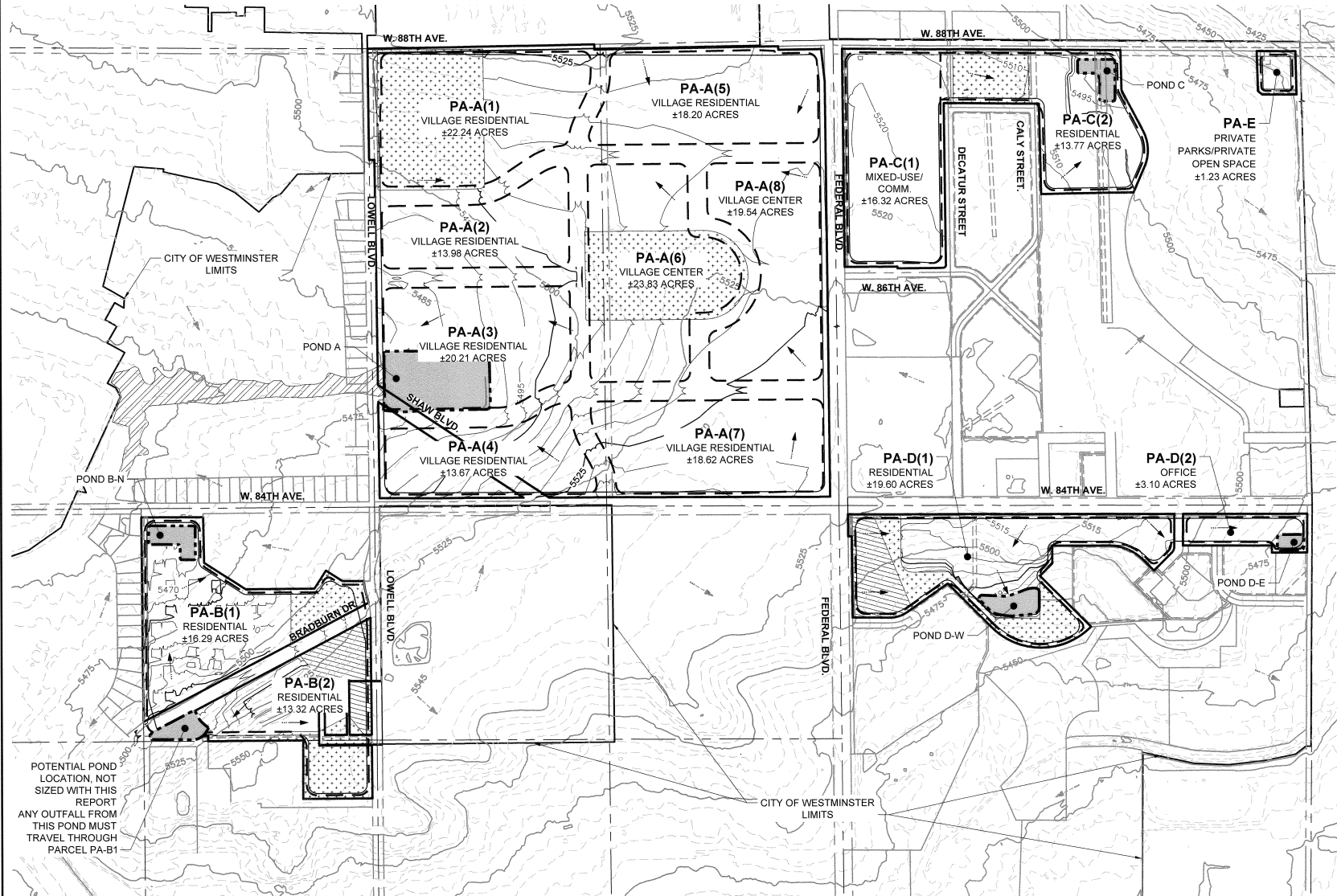
OVERALL GRADING PLAN

UPLANDS
PRELIMINARY DEVELOPMENT PLAN

WESTMINSTER

COLORADO

SHEET
16 OF 29



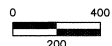
LEGEND

5500	PR. MAJOR CONTOUR (25')	EX. SLOPE ARROW
5500	PR. MINOR CONTOUR (5')	PR. SLOPE ARROW
5500	EX. MAJOR CONTOUR (25')	
5500	EX. MINOR CONTOUR (5')	
	PROPERTY BOUNDARY	
		100-YR FLOODPLAIN
		PROPOSED POND
		PUBLIC LAND DEDICATION
		VIEW CORRIDOR

NOTE: DETENTION PONDS LOCATED OUTSIDE OF PLANNING AREA A SHOWN ARE CONCEPTUAL. FINAL LOCATIONS AND CONFIGURATIONS WILL BE DETERMINED WITH THEIR ASSOCIATED ODDPS. DETENTION POND SHOWN IN PLANNING AREA A IS CONCEPTUAL. FINAL LOCATIONS AND CONFIGURATION WILL BE DETERMINED WITH THE FINAL PLAT ASSOCIATED WITH THE MASTER OFFICIAL DEVELOPMENT PLAN.

CONSTRUCTION NOTES:

- EFFECTIVE FLOODPLAIN INFORMATION SHOWN. PANELS 08059C0206F AND 08059C0207F EFFECTIVE 02/05/2014, TAKEN FROM NATIONAL FLOOD HAZARD LAYER FIRMETTE. THE FLOOD HAZARD INFORMATION IS DERIVED DIRECTLY FROM THE NFHL WEB SERVICES PROVIDED BY FEMA.
- BASIN INFORMATION SHOWN IS TAKEN DIRECTLY FROM THE LITTLE DRY CREEK, TRIBUTARY B AND SHAW HEIGHTS TRIBUTARY MAJOR DRAINAGEWAY PLAN AND THE NIVER CREEK AND TRIBUTARIES MAJOR DRAINAGEWAY PLAN.



PHASING NOTES:

- FINAL SEQUENCING OF PLANNING AREA DEVELOPMENT WILL BE DETERMINED IN THE FUTURE WITH INDIVIDUAL SITE-SPECIFIC OFFICIAL DEVELOPMENT PLANS AND WILL BE A FUNCTION OF MARKET DEMANDS. INDIVIDUAL SITE-SPECIFIC OFFICIAL DEVELOPMENT PLANS WILL INCLUDE LOGICAL UTILITY, VEHICULAR, AND PEDESTRIAN CONNECTIONS. FINAL SEQUENCING AND PHASING ARE SUBJECT TO FUTURE REVIEW OF THE SITE-SPECIFIC OFFICIAL DEVELOPMENT PLANS TO ENSURE ALL CITY CRITERIA IS MET.
- PUBLIC TRAILS NOTED ON SHEET 6 OF 29 IN THE PERFORMANCE STANDARDS SECTION WILL BE SHOWN ON THE ADJACENT ODP AND CONSTRUCTED AT THE TIME THAT THE ADJACENT ODP IMPROVEMENTS ARE CONSTRUCTED.
- THE FIRST PA DEVELOPMENT WITHIN PARCEL A WILL REQUIRE THE FOLLOWING IMPROVEMENTS IN ADDITION TO THE IMPROVEMENTS SHOWN ON ITS SITE-SPECIFIC OFFICIAL DEVELOPMENT PLAN:
 - THE ONSITE DETENTION/WATER QUALITY POND WITHIN PA-A(3) AND ASSOCIATED OUTFALL WILL BE REQUIRED WITH THE FIRST PA DEVELOPMENT WITHIN PARCEL A. THE OUTFALL IS ANTICIPATED TO BE A COMBINATION OF A CLOSED CONDUIT AND OVERLAND FLOW. THE OUTFALL WILL CONNECT TO THE EXISTING SHAW HEIGHTS TRIBUTARY IN CIRCLE DRIVE. THE EXISTING CROSS PAN AT THE INTERSECTION OF SHAW BLVD. AND LOWELL BLVD. WILL BE REMOVED AND REPLACED WITH A TYPICAL CROWNED ROADWAY. STREET CAPACITY AND ALLOWABLE FLOW DEPTH WILL BE EVALUATED WITH THE OUTFALL DESIGN.
 - LOWELL BOULEVARD - IMPROVEMENTS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT BETWEEN 82ND AND 88TH.
 - FULL INTERSECTION IMPROVEMENTS AT LOWELL BOULEVARD AND 84TH AVENUE AND LOWELL BOULEVARD AT 88TH AVENUE INCLUDING SIGNAL MODIFICATION AS DICTATED BY TRAFFIC STUDY REQUIREMENTS.
 - 88TH AVENUE - IMPROVEMENTS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT BETWEEN LOWELL BOULEVARD AND FEDERAL BOULEVARD. IMPROVEMENTS TO 88TH AVENUE SHALL BE PER TRAFFIC REQUIREMENTS.
 - FULL INTERSECTION IMPROVEMENTS AT 88TH AVENUE AND FEDERAL BOULEVARD INCLUDING SIGNALIZATION AS DICTATED BY TRAFFIC STUDY REQUIREMENTS.
 - 84TH AVENUE - IMPROVEMENTS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT BETWEEN LOWELL BOULEVARD AND FEDERAL BOULEVARD. IMPROVEMENTS TO 84TH AVENUE SHALL BE PER TRAFFIC REQUIREMENTS.
 - FULL INTERSECTION IMPROVEMENTS AT 84TH AVENUE AND FEDERAL BOULEVARD INCLUDING SIGNALIZATION AS DICTATED BY TRAFFIC STUDY REQUIREMENTS.
 - FEDERAL BOULEVARD - AT A MINIMUM, IMPROVEMENTS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT BETWEEN 84TH AVENUE AND 88TH AVENUE. FEDERAL BOULEVARD IMPROVEMENTS SHALL BE PER THE FEDERAL BOULEVARD MOBILITY STUDY, AND/OR AS WARRANTED BY TRAFFIC STUDY REQUIREMENTS, AND/OR AS REQUIRED BY CDOT.
 - FULL INTERSECTION IMPROVEMENTS AT 86TH AVENUE AND FEDERAL BOULEVARD INCLUDING SIGNALIZATION AS DICTATED BY TRAFFIC STUDY REQUIREMENTS.
 - 87TH AVENUE - FULL SECTION, TWO-LANE COLLECTOR BETWEEN LOWELL BOULEVARD AND FEDERAL BOULEVARD INCLUDING WATER, SANITARY SEWER, AND STORM SEWER, SPECIFICALLY:
 - 16-INCH WATER FROM LOWELL BOULEVARD TO IRVING STREET
 - 8-INCH WATER FROM IRVING STREET TO THE EASTERNMOST LOCAL ROADWAY IN PA-A5
 - 85TH AVENUE - FULL SECTION, TWO-LANE COLLECTOR BETWEEN LOWELL BOULEVARD AND FEDERAL BOULEVARD INCLUDING WATER, SANITARY SEWER, AND STORM SEWER, SPECIFICALLY:
 - 8-INCH WATER FROM LOWELL BOULEVARD TO THE EASTERNMOST LOCAL ROADWAY IN PA-A7
 - 86TH AVENUE - FULL SECTION, LOCAL ROADWAY BETWEEN LOWELL BOULEVARD AND IRVING STREET INCLUDING 8-INCH WATER, SANITARY SEWER, AND STORM SEWER.
 - 86TH AVENUE - TWO-WAY COUPLER BETWEEN IRVING STREET AND FEDERAL BOULEVARD INCLUDING WATER, SANITARY SEWER, AND STORM SEWER, SPECIFICALLY:
 - 12-INCH WATER LINE IN THE SOUTH COUPLER FROM IRVING STREET TO THE EASTERNMOST LOCAL ROADWAY/PRIVATE DRIVE IN PA-A6
 - 8-INCH WATER LINE IN THE NORTH COUPLER FROM IRVING STREET TO THE EASTERNMOST LOCAL ROADWAY/PRIVATE DRIVE IN PA-A6
 - IRVING STREET - FULL SECTION, TWO-LANE COLLECTOR BETWEEN 84TH AVENUE AND 88TH AVENUE INCLUDING WATER, SANITARY SEWER, AND STORM SEWER, SPECIFICALLY:
 - 16-INCH WATER LINE FROM 84TH AVENUE TO 87TH AVENUE
 - 12-INCH WATER LINE FROM 87TH AVENUE TO 88TH AVENUE
 - 24-INCH WATER LINE IN LOWELL BOULEVARD BETWEEN BRADBURN DRIVE AND 84TH AVENUE
 - 16-INCH WATER LINE IN 84TH AVENUE BETWEEN LOWELL BOULEVARD AND IRVING STREET
 - 12-INCH WATER LINE IN 84TH AVENUE BETWEEN IRVING STREET AND FEDERAL BOULEVARD, CONNECTING TO AN EXISTING 12-IN WATER LINE IN 84TH AVENUE EAST OF FEDERAL BOULEVARD.
 - 12-INCH WATER LINE IN THE EASTERNMOST LOCAL ROADWAY/PRIVATE ROADWAY IN PA-A5, PA-A6, AND PA-A7 CONNECTING TO THE EXISTING 8-INCH WATER LINE IN 88TH AVENUE ON THE NORTH, AND THE PROPOSED 12-INCH WATER LINE IN 84TH AVENUE ON THE SOUTH.
 - SANITARY SEWER - IN ADDITION TO THE SANITARY SEWER WITHIN THE ROADWAYS AS OUTLINED ABOVE, A SEWER MAIN WILL NEED TO EXTEND INTO PA-A3 CONNECTING TO AN EXISTING 12-INCH MAIN NEAR THE INTERSECTION OF LOWELL BOULEVARD AND SHAW BOULEVARD.
 - STORM SEWER - IN ADDITION TO THE REQUIRED STORM SEWER LOCATED WITHIN THE ROADWAYS AS OUTLINED ABOVE, IT WILL BE NECESSARY TO CONVEY RUNOFF TO THE PROPOSED DETENTION POND LOCATED WITHIN PA-A3 BY MEANS OUTSIDE OF THE INITIAL ROADWAY CONSTRUCTION, SPECIFICALLY THROUGH PA-A2 AND PA-A3. THE CONVEYANCE THROUGH THESE PLANNING AREAS, PRIOR TO THEIR SITE-SPECIFIC OFFICIAL DEVELOPMENT PLANS, WILL BE EITHER A CLOSED STORM SEWER SYSTEM, AN OPEN SWALE, OR A COMBINATION OF BOTH.
- REQUIRED OFFSITE IMPROVEMENTS:
 - WATER SYSTEM IMPROVEMENTS AS IDENTIFIED IN THE MEMORANDUM TITLED UPLANDS ONSITE AND OFFSITE WATER SYSTEM IMPROVEMENTS DATED FEBRUARY 19, 2021 PREPARED BY CITY OF WESTMINSTER PUBLIC WORKS AND UTILITIES, INCLUDING:
 - 16-INCH TRANSMISSION PIPE ROUTED THROUGH PARCEL A THAT INCREASES TO 24-INCH FOR ITS CONNECTION AT LOWELL BOULEVARD AND 87TH AVENUE AND FOR ITS CONNECTION IN LOWELL BOULEVARD BETWEEN 84TH AVENUE AND BRADBURN DRIVE.
 - UPLANDS IS RESPONSIBLE FOR PAYING CASH-IN-LIEU FOR THE 24-INCH TRANSMISSION MAIN IN LOWELL BLVD BETWEEN 87TH AVENUE AND 96TH AVENUE
 - SANITARY SEWER SYSTEM IMPROVEMENTS AS IDENTIFIED IN THE MEMORANDUM TITLED UPLANDS ONSITE AND OFFSITE SEWER SYSTEM IMPROVEMENTS DATED MARCH 18, 2021 PREPARED BY CITY OF WESTMINSTER PUBLIC WORKS AND UTILITIES, INCLUDING:
 - UPSIZE THE 12-INCH DIAMETER SEWER IN LOWELL BOULEVARD NORTH OF SHAW BOULEVARD FROM MANHOLE 110MH008 TO 110MH008 AND 110MH015 TO 111MH061.
 - UPLANDS IS RESPONSIBLE FOR PAYING CASH-IN-LIEU FOR INSTALLING APPROXIMATELY 3,000 FEET OF 16-INCH NEW SEWER INCLUDING A CROSSING OF THE BNSF RAILROAD. IN THE SUNSET OPEN SPACE LOCATED BETWEEN 78TH AVENUE AND 80TH AVENUE WEST OF STUART PLACE AND EAST OF THE BNSF RAILROAD.
 - EACH PLANNING AREA (PA) SHALL AT A MINIMUM HAVE:
 - ACCESS FROM A PUBLIC RIGHT-OF-WAY INTO THE PLANNING AREA AS REQUIRED BY APPLICABLE FIRE CODE
 - SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS AND TO MEET THE GENERATED TRAFFIC DEMANDS
 - SUFFICIENT WATER SUPPLY AND FIRE HYDRANTS TO PROVIDE SERVICE AND MEET THE REQUIRED FIRE FLOW DEMANDS
 - SUFFICIENT SANITARY SEWER OUTFALL CAPACITY
 - EACH PLANNING AREA (PA) WILL BE REQUIRED TO CONSTRUCT:
 - INTERNAL ROADWAYS AND ALLEYS
 - INTERNAL WATER MAINS
 - INTERNAL SANITARY SEWER MAINS
 - INTERNAL STORM SEWER
 - ANY NEIGHBORHOOD PARKS WITHIN THE PA
- PARCEL A IS ANTICIPATED TO BE DEVELOPED IN EIGHT (8) INDIVIDUAL PLANNING AREAS
 - PA-A(1)
 - PA-A(2)
 - PA-A(3)
 - PA-A(4)
 - PA-A(5)
 - PA-A(6)
 - PA-A(7)
 - PA-A(8)
- PDF AMENDMENT IS NEEDED TO CHANGE THE PHASING AS SHOWN HERE.

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 17 OF 29

GENERAL NOTES:

- SEE SHEETS 21-26 FOR TYPICAL ROADWAY CROSS SECTIONS

LEGEND:

PROPOSED PLANNING AREA	
RIGHT-OF-WAY	
PROPERTY BOUNDARY	
PROPOSED RIGHT-OF-WAY	
PROPOSED POND OUTFALL	
PHASE LINE/BOUNDARY	
SECTION LINE	
EXISTING WATER	
EXISTING SANITARY SEWER	
EXISTING 100-YR FLOODPLAIN	
ZONE-A	
CONCEPTUAL DETENTION POND	
PUBLIC LAND DEDICATION TO BE DEDICATED AT TIME OF PLATTING	
VIEW CORRIDOR	



0 150 300

PROPOSED STORM OUTFALL

Westminster OC, LLC
9033 E. Easter Pl. Ste. 110
Centennial, CO 80112
www.oreadcapital.com



REVISIONS

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9	10.22.21	PRELIMINARY DEVELOPMENT PLAN

OVERALL PA-A PHASING PLAN

UPLANDS
PRELIMINARY DEVELOPMENT PLAN

COLORADO

WESTMINSTER

SHEET
17 OF 29

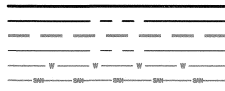
GENERAL NOTES:

1. SEE SHEETS 21-26 FOR TYPICAL ROADWAY CROSS SECTIONS

LEGEND:

PR
PA
ROW
PROPERTY BOUNDARY
PROPOSED RIGHT-OF-WAY
PHASE LINE/BOUNDARY
SECTION LINE
EXISTING WATER
EXISTING SANITARY SEWER

PROPOSED
PLANNING AREA
RIGHT-OF-WAY



PUBLIC LAND DEDICATION TO
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PLATTING



VIEW CORRIDOR



CONCEPTUAL DETENTION POND



PROPOSED STORM
OUTFALL

PRELIMINARY DEVELOPMENT PLAN UPLANDS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 18 OF 29

PA-B1

REQUIRED ONSITE IMPROVEMENTS:

- PUBLIC TRAILS NOTED ON SHEET 6 OF 29 IN THE PERFORMANCE STANDARDS SECTION WILL BE SHOWN ON THE ADJACENT ODP AND CONSTRUCTED AT THE TIME THAT THE ADJACENT ODP IMPROVEMENTS ARE CONSTRUCTED.
- INTERNAL ROADWAYS AND ALLEYS
- INTERNAL 12-INCH WATER MAIN CONNECTING TO THE EXISTING 8-INCH LINE IN 84TH AVENUE AND THE 12-INCH LINE IN BRADBURN, AND OTHER INTERNAL WATER MAINS.
- INTERNAL SANITARY SEWER MAINS CONNECTING TO THE EXISTING 8-INCH LINE IN 84TH AVENUE.
- INTERNAL STORM SEWER. STORM SEWER WILL DRAIN TO THE ONSITE WATER QUALITY AND DETENTION POND LOCATED SOUTH OF 84TH AVENUE.
- ONSITE WATER QUALITY AND DETENTION POND
- ANY NEIGHBORHOOD PARKS WITHIN PA-B(1)

REQUIRED OFFSITE IMPROVEMENTS:

- BRADBURN DRIVE - IMPROVEMENTS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT ALONG PLANNING AREA FRONTAGE WITH TRANSITIONAL IMPROVEMENTS TO EXISTING CONDITIONS WEST OF PLANNING AREA FRONTAGE.
- LOWELL BOULEVARD - IMPROVEMENTS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT BETWEEN 82ND AVENUE AND 84TH AVENUE.
- FULL INTERSECTION IMPROVEMENTS AT 84TH AVENUE AND LOWELL BOULEVARD INCLUDING SIGNALIZATION AS DICTATED BY TRAFFIC STUDY REQUIREMENTS.
- FULL INTERSECTION IMPROVEMENTS AT BRADBURN DRIVE AND LOWELL BOULEVARD.
- UPLANDS IS RESPONSIBLE FOR PAYING CASH-IN-LIEU FOR INSTALLING APPROXIMATELY 3,000 FEET OF 18-INCH NEW SEWER INCLUDING A CROSSING OF THE BNSF RAILROAD, IN THE SUNSET OPEN SPACE LOCATED BETWEEN 78TH AVENUE AND 80TH AVENUE WEST OF STUART PLACE AND EAST OF THE BNSF RAILROAD.
- OUTFALL FROM THE PROJECT'S POND LOCATED IN PA-B1. THE STORM SYSTEM WILL CONVEY RUNOFF IN CONFORMANCE TO THE PHASE II DRAINAGE REPORT ASSOCIATED WITH THE PA-B1 ODP.
- AT PUBLIC LAND DEDICATIONS, PUBLIC PARKS AND OPEN SPACE, INSTALL WATER AND SANITARY STUB OUTS DURING UTILITY WORK. LOCATION AND SIZING OF STUB OUTS TO BE DETERMINED AT SITE SPECIFIC ODP'S.

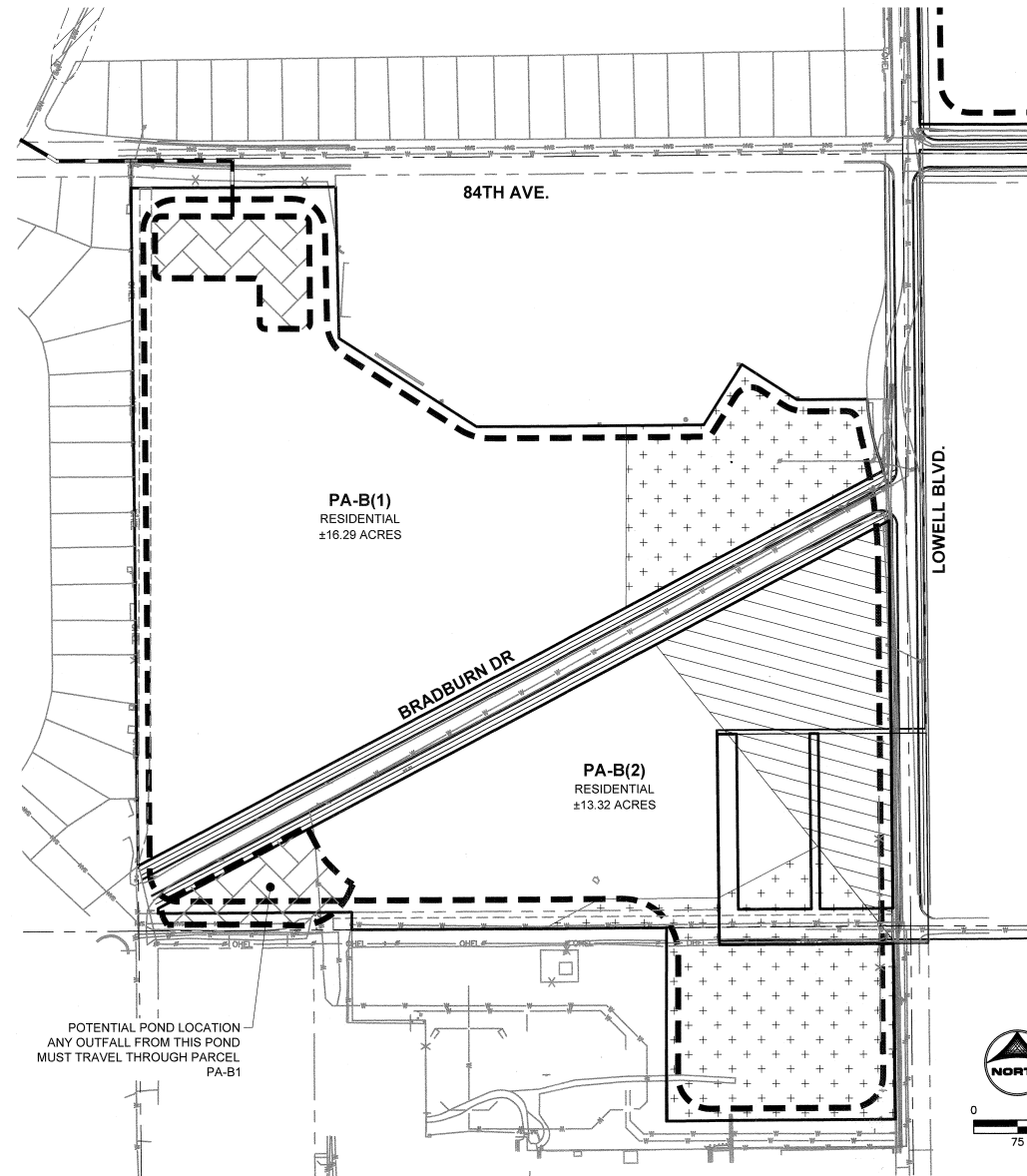
PA-B2

REQUIRED ONSITE IMPROVEMENTS:

- PUBLIC TRAILS NOTED ON SHEET 6 OF 29 IN THE PERFORMANCE STANDARDS SECTION WILL BE SHOWN ON THE ADJACENT ODP AND CONSTRUCTED AT THE TIME THAT THE ADJACENT ODP IMPROVEMENTS ARE CONSTRUCTED.
- INTERNAL ROADWAYS AND ALLEYS
- INTERNAL 8-INCH WATER MAIN CONNECTING TO THE 12-INCH LINE IN BRADBURN AND THE EXISTING 12-INCH LINE LOCATED WITHIN PA-B2 RUNNING ALONG THE ALIGNMENT OF 82ND AVENUE.
- INTERNAL SANITARY SEWER MAINS CONNECTING TO THE EXISTING SANITARY SEWER.
- POTENTIALLY A WATER QUALITY AND DETENTION POND LOCATED ADJACENT TO BRADBURN DRIVE IN THE WEST CORNER OF PA-B(2). THE POTENTIAL POND WOULD OUTFALL THROUGH PA-B(1).
- IN LIEU OF THE POTENTIAL WATER QUALITY AND DETENTION POND IN PA-B(2), RUNOFF FROM THIS AREA WILL NEED TO BE DIRECTED TO THE PROPOSED POND IN PA-B(1) IN ACCORDANCE WITH THE PHASE I AND II DRAINAGE REPORTS.
- INTERNAL STORM SEWER
- ANY NEIGHBORHOOD PARKS WITHIN PA-B(2)

REQUIRED OFFSITE IMPROVEMENTS:

- BRADBURN DRIVE - IMPROVEMENTS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT ALONG PLANNING AREA FRONTAGE WITH TRANSITIONAL IMPROVEMENTS TO EXISTING CONDITIONS WEST OF PLANNING AREA FRONTAGE.
- LOWELL BOULEVARD - IMPROVEMENTS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT BETWEEN 82ND AVENUE AND 84TH AVENUE.
- FULL INTERSECTION IMPROVEMENTS AT 84TH AVENUE AND LOWELL BOULEVARD INCLUDING SIGNALIZATION AS DICTATED BY TRAFFIC STUDY REQUIREMENTS.
- FULL INTERSECTION IMPROVEMENTS AT BRADBURN DRIVE AND LOWELL BOULEVARD.
- UPLANDS IS RESPONSIBLE FOR PAYING CASH-IN-LIEU FOR INSTALLING APPROXIMATELY 3,000 FEET OF 18-INCH NEW SEWER INCLUDING A CROSSING OF THE BNSF RAILROAD, IN THE SUNSET OPEN SPACE LOCATED BETWEEN 78TH AVENUE AND 80TH AVENUE WEST OF STUART PLACE AND EAST OF THE BNSF RAILROAD.
- OUTFALL FROM THE PROJECT'S POND LOCATED IN PA-B1. THE STORM SYSTEM WILL CONVEY RUNOFF IN CONFORMANCE TO THE PHASE II DRAINAGE REPORT ASSOCIATED WITH THE PA-B1 ODP.
- AT PUBLIC LAND DEDICATIONS, PUBLIC PARKS, AND OPEN SPACE, INSTALL WATER AND SANITARY STUB OUTS DURING UTILITY WORK. LOCATION AND SIZING OF STUB OUTS TO BE DETERMINED AT SITE SPECIFIC ODP'S.



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Centennial, CO 80112
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9	10/27/21	PRELIMINARY DEVELOPMENT PLAN

OVERALL PA-B PHASING PLAN

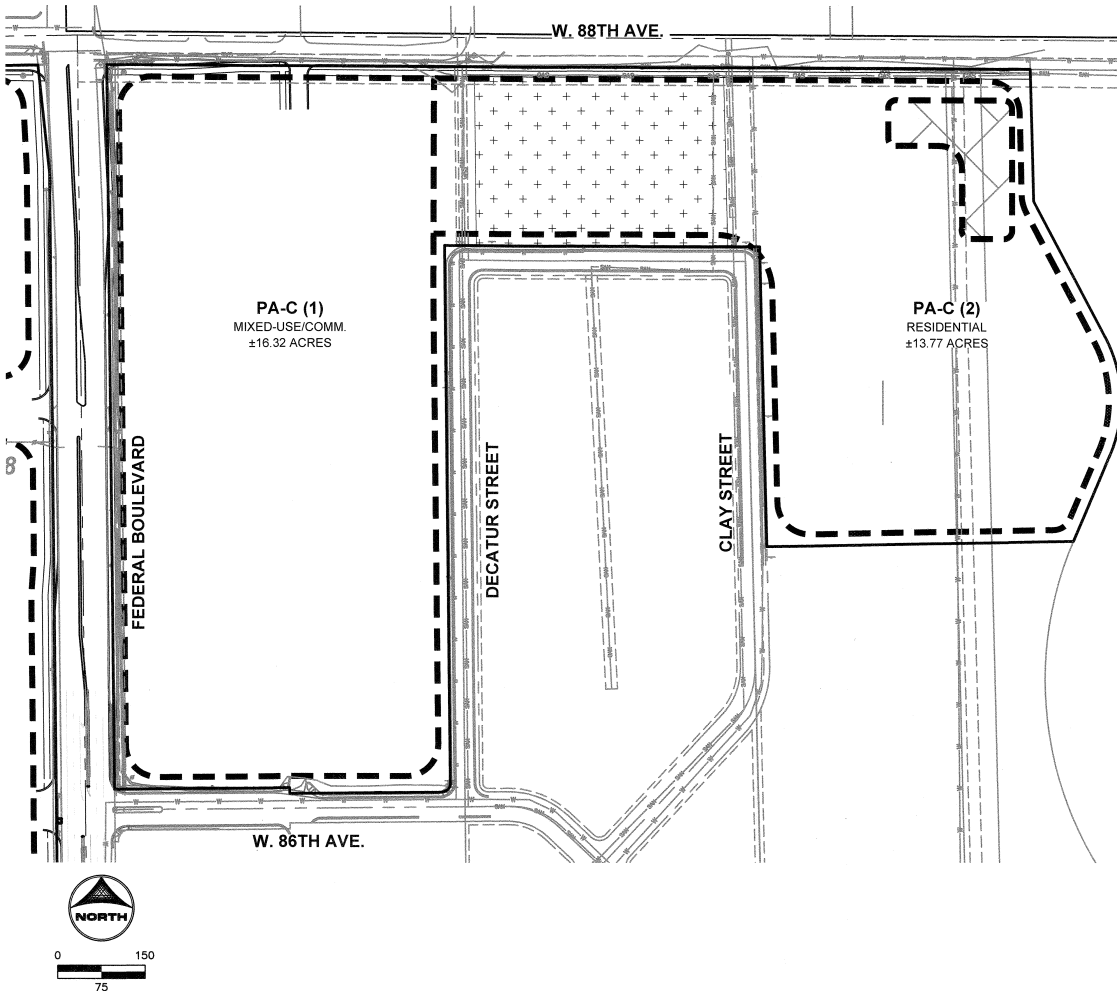
UPLANDS PRELIMINARY DEVELOPMENT PLAN

COLORADO

WESTMINSTER

SHEET
18 OF 29

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 19 OF 29



GENERAL NOTES:
1. SEE SHEETS 21-28 FOR TYPICAL ROADWAY CROSS SECTIONS

LEGEND:

PR
PA
ROW
PROPERTY BOUNDARY
PROPOSED RIGHT-OF-WAY
PHASE LINE/BOUNDARY
SECTION LINE
EXISTING WATER
EXISTING SANITARY SEWER

PROPOSED
PLANNING AREA
RIGHT-OF-WAY

PUBLIC LAND DEDICATION TO
BE DEDICATED AT TIME OF
PLATTING



CONCEPTUAL DETENTION POND



VIEW CORRIDOR



PHASING DETAILS:

PA-C1

REQUIRED ONSITE IMPROVEMENTS:

- PUBLIC TRAILS NOTED ON SHEET 6 OF 29 IN THE PERFORMANCE STANDARDS SECTION WILL BE SHOWN ON THE ADJACENT ODP AND CONSTRUCTED AT THE TIME THAT THE ADJACENT ODP IMPROVEMENTS ARE CONSTRUCTED.
- INTERNAL ROADWAYS AND ALLEYS
- INTERNAL WATER MAINS CONNECTING TO THE EXISTING 12-INCH WATER LINE IN 88TH AVENUE AND EXISTING 8-INCH WATER LINE IN DECATUR STREET, INCLUDING AN INTERNAL 12-INCH LOOP
- INTERNAL SANITARY SEWER MAINS CONNECTING TO THE EXISTING 8-INCH SANITARY SEWER LINE IN DECATUR STREET.
- INTERNAL STORM SEWER, STORM SEWER WILL NEED TO EXTEND SOUTH THROUGH PA-C2 TO THE PROJECT'S DETENTION AND WATER QUALITY POND LOCATED WITHIN PA-C2.
- ANY NEIGHBORHOOD PARKS WITHIN PA-C(1)

REQUIRED OFFSITE IMPROVEMENTS:

- 88TH AVENUE - IMPROVEMENTS AS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT BETWEEN FEDERAL BOULEVARD AND LIMITS OF PA-C2.
- WATER SYSTEM IMPROVEMENTS AS IDENTIFIED IN THE MEMORANDUM TITLED UPLANDS ONSITE AND OFFSITE WATER SYSTEM IMPROVEMENTS DATED FEBRUARY 19, 2021 PREPARED BY CITY OF WESTMINSTER PUBLIC WORKS AND UTILITIES.
- UPLANDS IS RESPONSIBLE FOR PAYING CASH-IN-LIEU FOR THE FOLLOWING SANITARY IMPROVEMENTS:
 - UPSIZE THE SEWER IN DECATUR STREET AND 86TH AVENUE STARTING FROM MANHOLE 19MH029 AND TRAVELING SOUTH THROUGH H9MH018.
- DETENTION AND WATER QUALITY POND OUTFALL FROM THE PROJECT'S POND LOCATED IN PA-C2. THE OUTFALL WILL BE A CLOSED STORM SEWER SYSTEM THROUGH HYLAND HILL PARK AND RECREATION DISTRICT (HHRPD) PROPERTY AND WILL DISCHARGE TO NIVER CREEK TRIBUTARY L. PERMISSION/EASEMENT WILL BE OBTAINED FROM HHRPD FOR CONSTRUCTION AND MAINTENANCE OF THE POND OUTFALL.
- 10' PEDESTRIAN/BICYCLE TRAIL FOR ACCESS FROM PA-C TO PA-E WITHIN THE EXISTING 88TH AVENUE ROW, AND COORDINATE WITH THE CITY AND HHRPD FOR ALIGNMENT. THE TRAIL SHALL CONNECT TO THE EXISTING HYLAND HILLS PARK AND RECREATION DISTRICT TRAIL SYSTEM AT CAMENISCH PARK.

PA-C2

REQUIRED ONSITE IMPROVEMENTS:

- PUBLIC TRAILS NOTED ON SHEET 6 OF 29 IN THE PERFORMANCE STANDARDS SECTION WILL BE SHOWN ON THE ADJACENT ODP AND CONSTRUCTED AT THE TIME THAT THE ADJACENT ODP IMPROVEMENTS ARE CONSTRUCTED.
- INTERNAL ROADWAYS AND ALLEYS
- INTERNAL WATER MAINS CONNECTING TO THE EXISTING 12-INCH WATER LINE IN 88TH AVENUE AND EXISTING 8-INCH WATER LINE ALONG EAST BOUNDARY OF PA-C2.
- REALIGN EXISTING 12-INCH WATER LINE LOCATED ALONG CLAY STREET ALIGNMENT TO ALLOW CONSTRUCTION OF ONSITE DETENTION AND WATER QUALITY POND.
- INTERNAL SANITARY SEWER MAINS CONNECTING TO THE EXISTING 8-INCH SANITARY SEWER LINE 88TH AVENUE.
- INTERNAL STORM SEWER.
- ONSITE WATER QUALITY AND DETENTION POND.
- ANY NEIGHBORHOOD PARKS WITHIN PA-C(2)

REQUIRED OFFSITE IMPROVEMENTS:

- 88TH AVENUE - IMPROVEMENTS AS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT BETWEEN FEDERAL BOULEVARD AND LIMITS OF PA-C2.
- FULL INTERSECTION IMPROVEMENTS AT 88TH AVENUE AND FEDERAL BOULEVARD INCLUDING SIGNALIZATION AS DICTATED BY TRAFFIC STUDY REQUIREMENTS.
- WATER SYSTEM IMPROVEMENTS AS IDENTIFIED IN THE MEMORANDUM TITLED UPLANDS ONSITE AND OFFSITE WATER SYSTEM IMPROVEMENTS DATED FEBRUARY 19, 2021 PREPARED BY CITY OF WESTMINSTER PUBLIC WORKS AND UTILITIES.
- UPLANDS IS RESPONSIBLE FOR PAYING CASH-IN-LIEU FOR THE FOLLOWING SANITARY IMPROVEMENTS:
 - UPSIZE THE SEWER IN DECATUR STREET AND 86TH AVENUE STARTING FROM MANHOLE 19MH029 AND TRAVELING SOUTH THROUGH H9MH018.
- WATER QUALITY AND DETENTION POND OUTFALL. THE OUTFALL WILL BE A CLOSED STORM SEWER SYSTEM THROUGH HYLAND HILLS PARK AND RECREATION DISTRICT (HHRPD) PROPERTY AND WILL DISCHARGE TO NIVER CREEK TRIBUTARY L. PERMISSION/EASEMENT WILL BE OBTAINED FROM HHRPD FOR CONSTRUCTION AND MAINTENANCE OF THE POND OUTFALL.
- 10' PEDESTRIAN/BICYCLE TRAIL FOR ACCESS FROM PA-C TO PA-E WITHIN THE EXISTING 88TH AVENUE ROW, AND COORDINATE WITH THE CITY AND HHRPD FOR ALIGNMENT. THE TRAIL SHALL CONNECT TO THE EXISTING HYLAND HILLS PARK AND RECREATION DISTRICT TRAIL SYSTEM AT CAMENISCH PARK.
- AT PUBLIC LAND DEDICATIONS, PUBLIC PARKS, AND OPEN SPACE, INSTALL WATER AND SANITARY STUB OUTS DURING UTILITY WORK. LOCATION AND SIZING OF STUB OUTS TO BE DETERMINED AT SITE SPECIFIC ODP'S.

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9033 E. Eastway Pl, Ste. 110
Centennial, CO 80112
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7	10/22/21 PRELIMINARY DEVELOPMENT PLAN

OVERALL PA-C PHASING PLAN

COLORADO
UPLANDS
PRELIMINARY DEVELOPMENT PLAN
WESTMINSTER

SHEET
19 OF 29

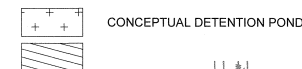
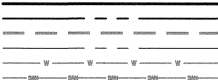
GENERAL NOTES:

1. SEE SHEETS 21-26 FOR TYPICAL ROADWAY CROSS SECTIONS

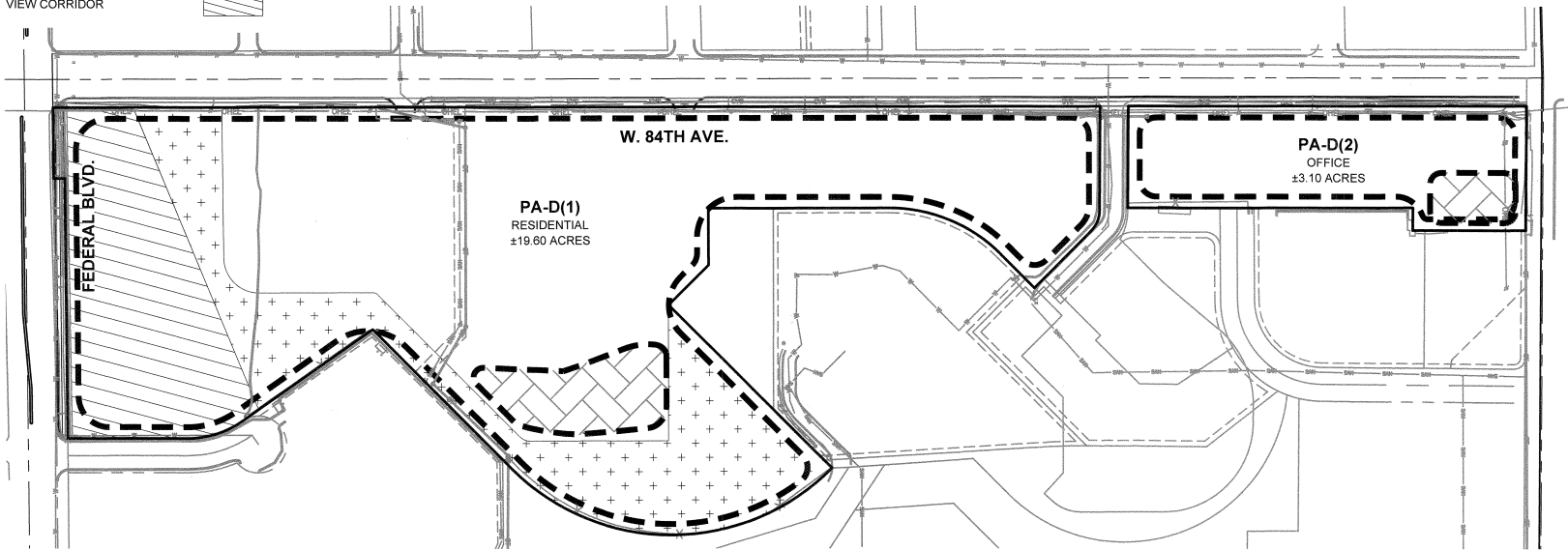
LEGEND:

PR
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PUBLIC LAND DEDICATION TO
BE DEDICATED AT TIME OF
PLATTING
VIEW CORRIDOR

PROPOSED
PLANNING AREA
RIGHT-OF-WAY



PRELIMINARY DEVELOPMENT PLAN UPLANDS A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO SHEET 20 OF 29



PHASING DETAILS:

PA-D1

REQUIRED ONSITE IMPROVEMENTS:

- PUBLIC TRAILS NOTED ON SHEET 6 OF 29 IN THE PERFORMANCE STANDARDS SECTION WILL BE SHOWN ON THE ADJACENT ODP AND CONSTRUCTED AT THE TIME THAT THE ADJACENT ODP IMPROVEMENTS ARE CONSTRUCTED.
- INTERNAL ROADWAYS AND ALLEYS
- INTERNAL WATER MAINS
- INTERNAL SANITARY SEWER LINES
- INTERNAL STORM SEWER.
- ONSITE DETENTION AND WATER QUALITY POND.
- ANY NEIGHBORHOOD PARKS WITHIN PA-D(1)

REQUIRED OFFSITE IMPROVEMENTS:

- FEDERAL BOULEVARD - IMPROVEMENTS AS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT BETWEEN 83RD AVENUE AND 84TH AVENUE WITH TRANSITIONAL IMPROVEMENTS TO EXISTING CONDITIONS SOUTH OF THE INTERSECTION WITH 83RD AVENUE.
- 84TH AVENUE - IMPROVEMENTS AS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT BETWEEN FEDERAL BOULEVARD AND ZUNI STREET.
- FULL INTERSECTION IMPROVEMENTS AT 84TH AVENUE AND FEDERAL BOULEVARD INCLUDING SIGNALIZATION AS DICTATED BY TRAFFIC STUDY REQUIREMENTS.
- REPLACE EXISTING 6-INCH WATER LINE IN 83RD AVENUE WITH 12-INCH WATER LINE.
- WATER SYSTEM IMPROVEMENTS AS IDENTIFIED IN THE MEMORANDUM TITLED UPLANDS ONSITE AND OFFSITE WATER SYSTEM IMPROVEMENTS DATED FEBRUARY 19, 2021 PREPARED BY CITY OF WESTMINSTER PUBLIC WORKS AND UTILITIES
- SANITARY SEWER SYSTEM IMPROVEMENTS AS IDENTIFIED IN THE MEMORANDUM TITLED UPLANDS ONSITE AND OFFSITE SEWER SYSTEM IMPROVEMENTS DATED MARCH 18, 2021 PREPARED BY CITY OF WESTMINSTER PUBLIC WORKS AND UTILITIES INCLUDING:
 - UPSIZE THE SEWER FROM H9MH018 THROUGH H9MH006 THAT RUNS THROUGH PARCEL D.
- ANY OFF-SITE STORM SEWER IMPROVEMENTS WILL BE DETERMINED WITH THE ASSOCIATED ODP FOR THE SUBJECT PLANNING AREA, OR AS DETERMINED BY THE CITY ENGINEER.
- AT PUBLIC LAND DEDICATIONS, PUBLIC PARKS, AND OPEN SPACE, INSTALL WATER AND SANITARY STUB OUTS DURING UTILITY WORK. LOCATION AND SIZING OF STUB OUTS TO BE DETERMINED AT SITE SPECIFIC ODP'S.

PA-D2

REQUIRED ONSITE IMPROVEMENTS:

- INTERNAL ROADWAYS AND ALLEYS
- INTERNAL WATER MAINS
- INTERNAL SANITARY SEWER LINES
- INTERNAL STORM SEWER.
- ONSITE DETENTION AND WATER QUALITY POND.
- ANY NEIGHBORHOOD PARKS WITHIN PA-D(2)

REQUIRED OFFSITE IMPROVEMENTS:

- 84TH AVENUE - IMPROVEMENTS AS SHOWN ON CROSS-SECTIONS WITHIN THIS DOCUMENT BETWEEN FEDERAL BOULEVARD AND ZUNI STREET.
- FULL INTERSECTION IMPROVEMENTS AT 84TH AVENUE AND FEDERAL BOULEVARD INCLUDING SIGNALIZATION AS DICTATED BY TRAFFIC STUDY REQUIREMENTS.
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OVERALL PA-D PHASING PLAN

UPLANDS PRELIMINARY DEVELOPMENT PLAN

COLORADO

WESTMINSTER

SHEET
20 OF 29

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8	10.07.21	PRELIMINARY DEVELOPMENT PLAN

COLORADO

TYPICAL SECTIONS

UPLANDS
PRELIMINARY DEVELOPMENT PLAN

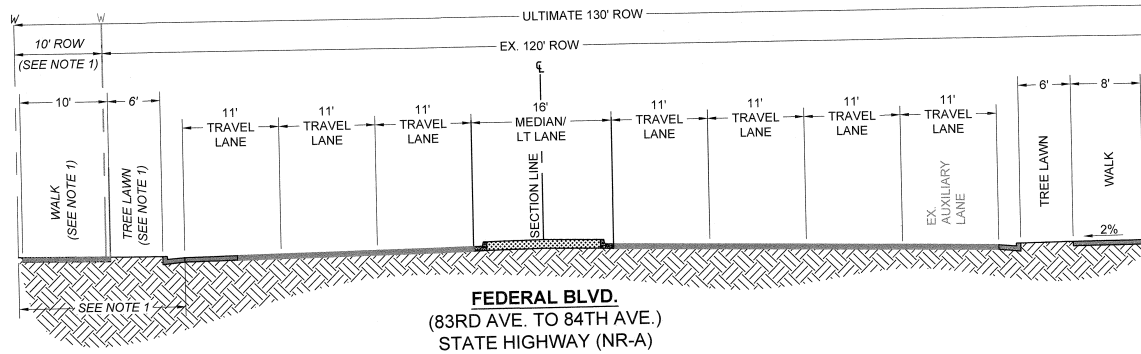
WESTMINSTER

SHEET
21 OF 29

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 21 OF 29

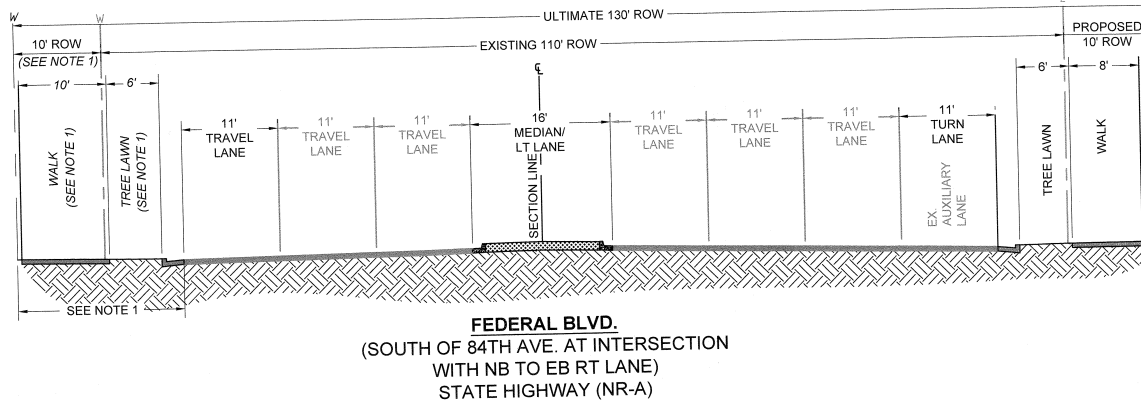
NOTES:

- IMPROVEMENTS ELIGIBLE FOR RECOVERY COSTS FROM FUTURE DEVELOPMENTS
- PROPOSED RIGHT OF WAY SHOWN WILL BE DEDICATED AT TIME OF PLATTING OF ADJACENT PLANNING AREA
- RIGHT OF WAY SHOWN TO BE VACATED WILL OCCUR BY SEPARATE DOCUMENT
- MAX SLOPE BEHIND WALK = 4:1
- EXISTING UTILITY BOXES WILL BE RELOCATED OR THE WALK WILL BE ADJUSTED TO AVOID UTILITY BOXES.



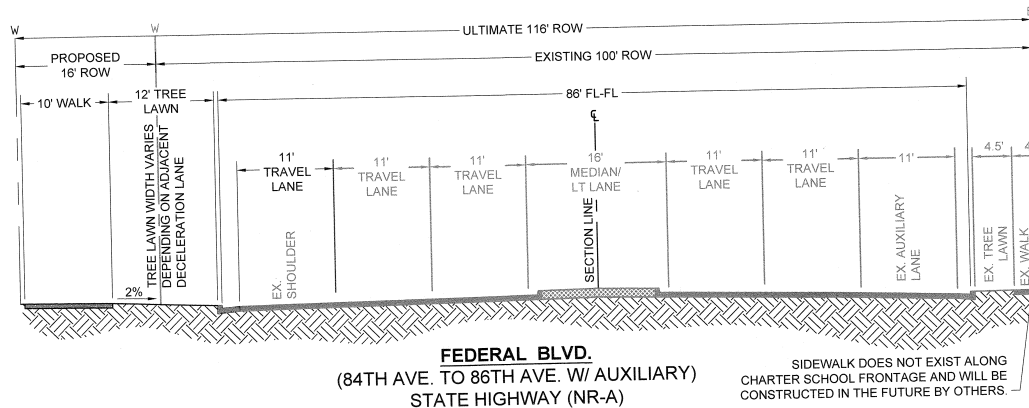
NOTES:

- UPLANDS WILL BE FORMALIZING AND RECONFIGURING THE MEDIAN FOR THE TURN/AUXILIARY LANES IN MEDIAN AND AT THE INTERSECTIONS. THE EXISTING MEDIANS ARE LIMITED IN WIDTH AND CONCRETE MEDIAN COVER WILL BE UTILIZED PER THE CITY'S AND OR CDOT STANDARDS. NO MEDIAN LANDSCAPING IS PROPOSED THUS NO PRIVATE ENTITY MAINTENANCE IS PROPOSED.
- CROSS SECTIONS FOR FEDERAL BOULEVARD SHOW THE ULTIMATE CONFIGURATION WITH THE THIRD LANE BEING USED AS A TRAVEL LANE AND AN ADDITIONAL AUXILIARY LANE WHEN NECESSARY. IF THE THIRD LANE IS CONVERTED TO A MULTIMODAL LANE, THEN THE LANE WILL ALSO BE USED FOR MULTIMODAL, AND THE AUXILIARY LANE AND THE ADDITIONAL AREA CAN BE USED FOR THE DEVELOPMENT.



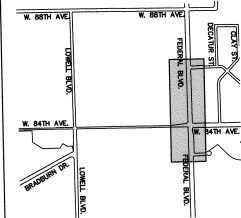
NOTES:

- UPLANDS WILL BE FORMALIZING AND RECONFIGURING THE MEDIAN FOR THE TURN/AUXILIARY LANES IN MEDIAN AND AT THE INTERSECTIONS. THE EXISTING MEDIANS ARE LIMITED IN WIDTH AND CONCRETE MEDIAN COVER WILL BE UTILIZED PER THE CITY'S AND OR CDOT STANDARDS. NO MEDIAN LANDSCAPING IS PROPOSED THUS NO PRIVATE ENTITY MAINTENANCE IS PROPOSED.
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NOTES:

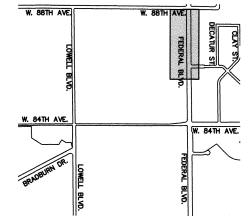
- UPLANDS WILL BE FORMALIZING AND RECONFIGURING THE MEDIAN FOR THE TURN/AUXILIARY LANES IN MEDIAN AND AT THE INTERSECTIONS. THE EXISTING MEDIANS ARE LIMITED IN WIDTH AND CONCRETE MEDIAN COVER WILL BE UTILIZED PER THE CITY'S AND OR CDOT STANDARDS. NO MEDIAN LANDSCAPING IS PROPOSED THUS NO PRIVATE ENTITY MAINTENANCE IS PROPOSED.
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SECTION LOCATION MAP
N.T.S.

SIDEWALK DOES NOT EXIST ALONG CHARTER SCHOOL FRONTAGE AND WILL BE CONSTRUCTED IN THE FUTURE BY OTHERS.

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 22 OF 29



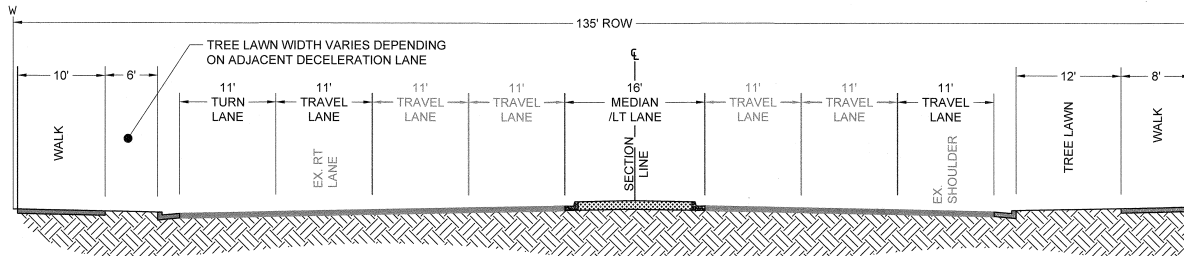
SECTION LOCATION MAP
N.T.S.

Westminster OC, LLC
9033 E. Easter Pl, Ste. 110
Centennial, CO 80112
www.oreadcapital.com



NOTES:

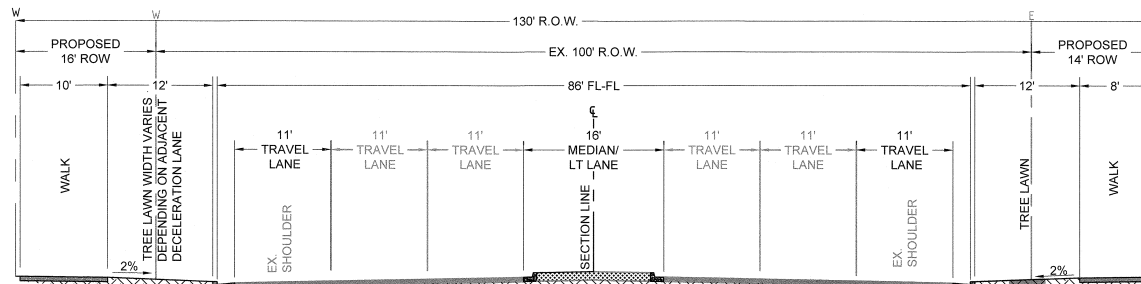
1. IMPROVEMENTS ELIGIBLE FOR RECOVERY COSTS FROM FUTURE DEVELOPMENTS
2. PROPOSED RIGHT OF WAY SHOWN WILL BE DEDICATED AT TIME OF PLATTING OF ADJACENT PLANNING AREA
3. RIGHT OF WAY SHOWN TO BE VACATED WILL OCCUR BY SEPARATE DOCUMENT
4. MAX SLOPE BEHIND WALK = 4:1
5. EXISTING UTILITY BOXES WILL BE RELOCATED OR THE WALK WILL BE ADJUSTED TO AVOID UTILITY BOXES.



FEDERAL BOULEVARD
(86TH AVE. TO 88TH AVE. TYPICAL SECTION
W/ SB TO WB RT LANE)
STATE HIGHWAY (NR-A)

NOTES

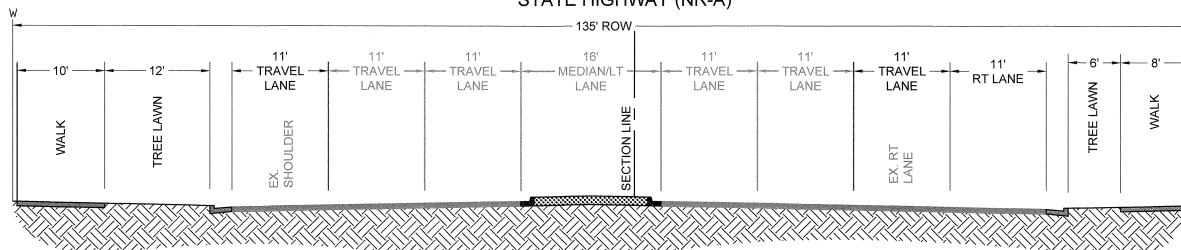
- UPLANDS WILL BE FORMALIZING AND RECONFIGURING THE MEDIAN FOR THE TURN/AUXILIARY LANES IN MEDIAN AND AT THE INTERSECTIONS. THE EXISTING MEDIANS ARE LIMITED IN WIDTH AND CONCRETE MEDIAN COVER WILL BE UTILIZED PER THE CITYS AND OR CDOT STANDARDS. NO MEDIAN LANDSCAPING IS PROPOSED THUS NO PRIVATE ENTITY MAINTENANCE IS PROPOSED
- CROSS SECTION FOR FEDERAL BOULEVARD SHALL BE THE ULTIMATE CONFIGURATION WITH THE THIRD LANE BEING USED AS A TRAVEL LANE AND AN ADDITIONAL AUXILIARY LANE WHEN NECESSARY. IF THE THIRD LANE IS CONVERTED TO A MULTIMODAL LANE, THEN THE LANE WILL ALSO BE USED FOR MULTIMODAL, AND THE AUXILIARY LANE AND THE ADDITIONAL AREA CAN BE USED FOR THE DEVELOPMENT.



FEDERAL BLVD.
(86TH AVE. TO 88TH AVE. WITHOUT AUXILIARY)
STATE HIGHWAY (NR-A)

NOTES:

- UPLANDS WILL BE FORMALIZING AND RECONFIGURING THE MEDIAN FOR THE TURN/AUXILIARY LANES IN MEDIAN AND AT THE INTERSECTIONS. THE EXISTING MEDIANS ARE LIMITED IN WIDTH AND CONCRETE MEDIAN COVER WILL BE UTILIZED PER THE CITIES AND OR CDOT STANDARDS. NO MEDIAN LANDSCAPING IS PROPOSED THUS NO PRIVATE ENTITY MAINTENANCE IS PROPOSED.
- CROSS SECTIONS FOR FEDERAL BULEVARD SHOW THE UPLIMATE CONFIGURATION WITH THE THIRD LANE BEING USED AS A TRAVEL LANE AND AN ADDITIONAL AUXILIARY LANE WHEN NECESSARY. IF THE THIRD LANE IS CONVERTED TO A MULTIMODAL LANE, THEN THE LANE WILL ALSO BE USED FOR MULTIMODAL, AND THE AUXILIARY LANE AND THE ADDITIONAL AREA CAN BE USED FOR THE DEVELOPMENT.



FEDERAL BOULEVARD
(SOUTH OF 88TH AVE. AT INTERSECTION
WITH NB TO EB RT LANE)
STATE HIGHWAY (NR-A)

NOTES:

- UPLANDS WILL BE FORALIZING AND RECONFIGURING THE MEDIAN FOR THE TURN/AUXILIARY LANES IN MEDIAN AND AT THE INTERSECTIONS. THE EXISTING MEDIANS ARE LIMITED IN WIDTH AND CONCRETE MEDIAN COVER WILL BE UTILIZED PER THE CITYS AND OR CDOT STANDARDS. NO MEDIAN LANDSCAPING IS PROPOSED THUS NO PRIVATE ENTITY MAINTENANCE IS PROPOSED.
- CROSS SECTIONS FOR FEDERAL BOULEVARD SHOW THE ULTIMATE CONFIGURATION WITH THE THIRD LANE BEING USED AS A TRAVEL LANE AND AN ADDITIONAL AUXILIARY LANE WHEN NECESSARY; IF THE THIRD LANE IS CONVERTED TO A MULTIMODAL LANE, THEN THE LANE WILL ALSO BE USED FOR MULTIMODAL, AND THE AUXILIARY LANE AND THE ADDITIONAL AREA CAN BE USED FOR THE DEVELOPMENT.

REVISIONS		
NO.	DATE	DESCRIPTION
1	11.01.18	PRELIMINARY DEVELOPMENT PLAN
2	05.22.19	PRELIMINARY DEVELOPMENT PLAN
3	02.24.20	PRELIMINARY DEVELOPMENT PLAN
4	08.28.20	PRELIMINARY DEVELOPMENT PLAN
5	12.2.20	PRELIMINARY DEVELOPMENT PLAN
6	3.25.21	PRELIMINARY DEVELOPMENT PLAN
7	7.16.21	PRELIMINARY DEVELOPMENT PLAN
8	10.08.21	PRELIMINARY DEVELOPMENT PLAN
9	10.27.21	PRELIMINARY DEVELOPMENT PLAN

TYPICAL SECTIONS

UPLANDS
PRELIMINARY DEVELOPMENT PLAN

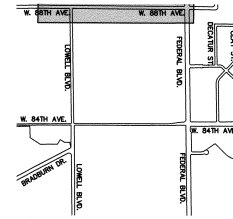
WESTMINSTER

SHEET
22 OF 29

NOTES:

1. IMPROVEMENTS ELIGIBLE FOR RECOVERY COSTS FROM FUTURE DEVELOPMENTS
2. PROPOSED RIGHT OF WAY SHOWN WILL BE DEDICATED AT TIME OF PLATTING OF ADJACENT PLANNING AREA
3. RIGHT OF WAY SHOWN TO BE VACATED WILL OCCUR BY SEPARATE DOCUMENT
4. MAX SLOPE BEHIND WALK - 4:1
5. EXISTING UTILITY BOXES WILL BE RELOCATED OR THE WALK WILL BE ADJUSTED TO AVOID UTILITY BOXES.

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 23 OF 29



SECTION LOCATION MAP
N.T.S.

Westminster OC, LLC
9033 E. Easter Pl. Ste. 110
Centennial, CO 80112
www.oreadcapital.com



REVISIONS

NO.	DATE	DESCRIPTION
1	11.01.18	PRELIMINARY DEVELOPMENT PLAN
2	05.22.19	02.24.20
3	08.28.20	12.2.20
4	08.28.20	12.2.20
5	08.28.20	12.2.20
6	08.28.20	12.2.20
7	08.28.20	12.2.20
8	08.28.20	12.2.20
9	08.28.20	12.2.20

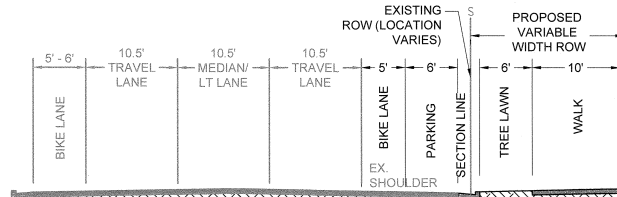
COLORADO

UPLANDS
PRELIMINARY DEVELOPMENT PLAN

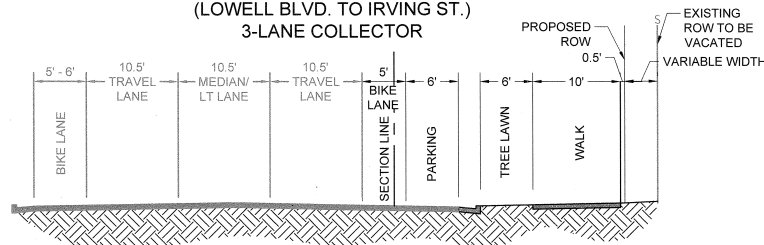
WESTMINSTER

TYPICAL SECTIONS

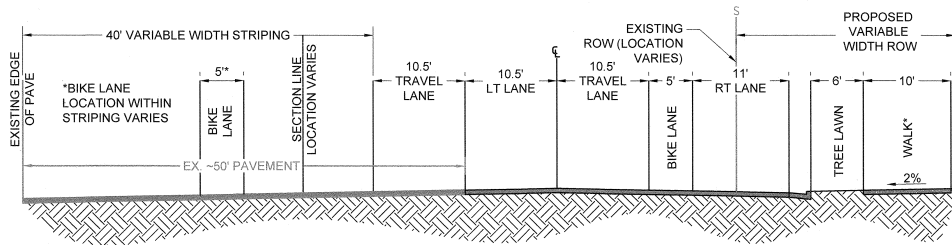
SHEET
23 OF 29



88TH AVE.
(LOWELL BLVD. TO IRVING ST.)
3-LANE COLLECTOR

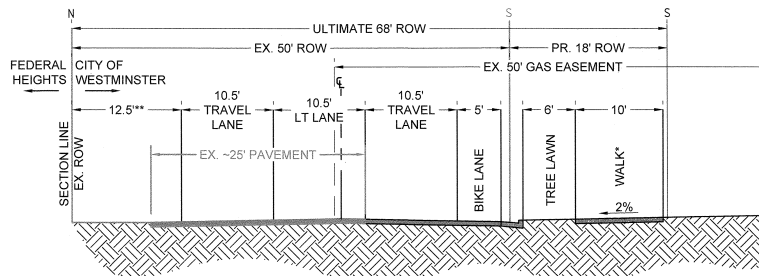


88TH AVE.
(IRVING ST. TO FEDERAL BLVD.)
3-LANE COLLECTOR

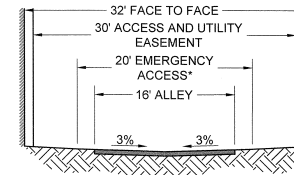


88TH AVE.
(WEST OF FEDERAL AT INTERSECTION)
3-LANE COLLECTOR

*10' WALK TO EXTEND FROM PA(C) TO PA (E) IN CITY OF WESTMINSTER EASEMENT AND CONNECT TO THE EXISTING HYLAND HILLS PARK AND RECREATION DISTRICT TRAIL SYSTEM AT CAMENISCH PARK.
**PROPOSED IMPROVEMENTS SHOWN ON THIS CROSS SECTION ARE CONSTRUCTED BY UPLANDS. THE NORTH SIDE OF 88TH (NORTH OF THE SECTION LINE) WILL NOT BE IMPROVED AND IS NOT IN THE CITY OF WESTMINSTER.

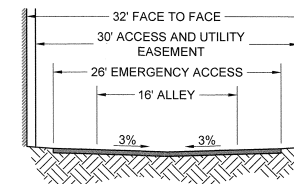


88TH AVE.
(EAST OF FEDERAL AT INTERSECTION)
2-LANE LOCAL



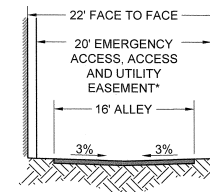
30' ALLEY SECTION
(NO PARKING)

WATER MAINS WILL NOT BE PERMITTED.
*20' SHALL BE ALL-WEATHER DRIVING SURFACE



30' ALLEY SECTION W/ 26' EMERGENCY
ACCESS (FOR BUILDINGS >30' HEIGHT)
(NO PARKING)

WATER MAINS WILL NOT BE PERMITTED.



20' ALLEY SECTION
(NO PARKING)

FOR USE IN PARCEL A ONLY IF ONE OR NO CITY UTILITIES ARE PRESENT. WATER MAINS WILL NOT BE PERMITTED.

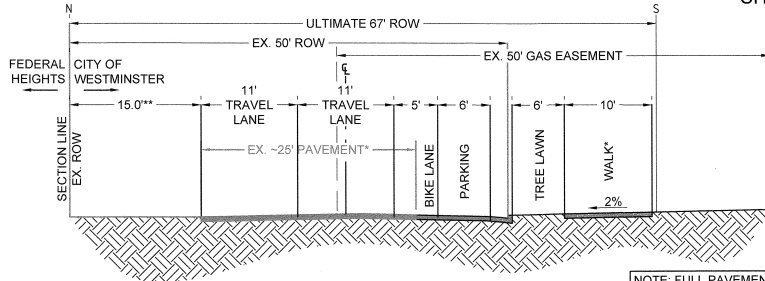
*20' SHALL BE ALL-WEATHER DRIVING SURFACE

NOTE: IF SEPARATION FROM EMERGENCY ACCESS EASEMENT TO BUILDING IS GREATER THAN 7' PARKING WILL BE ALLOWED.

NOTES:

1. IMPROVEMENTS ELIGIBLE FOR RECOVERY COSTS FROM FUTURE DEVELOPMENTS
2. PROPOSED RIGHT OF WAY SHOWN WILL BE DEDICATED AT TIME OF PLATTING OF ADJACENT PLANNING AREA
3. RIGHT OF WAY SHOWN TO BE VACATED WILL OCCUR BY SEPARATE DOCUMENT
4. MAX SLOPE BEHIND WALK = 4:1
5. EXISTING UTILITY BOXES WILL BE RELOCATED OR THE WALK WILL BE ADJUSTED TO AVOID UTILITY BOXES.

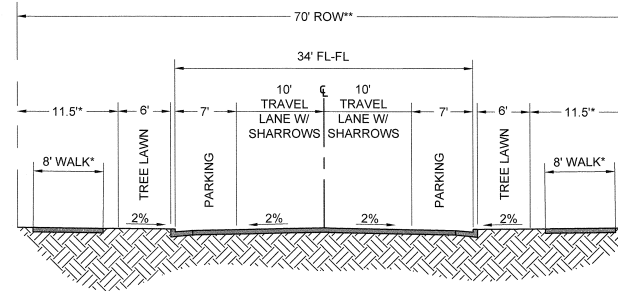
PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 24 OF 29



88TH AVE.
(EAST OF ELM CT ALONG PA-C FRONTAGE)
2-LANE LOCAL

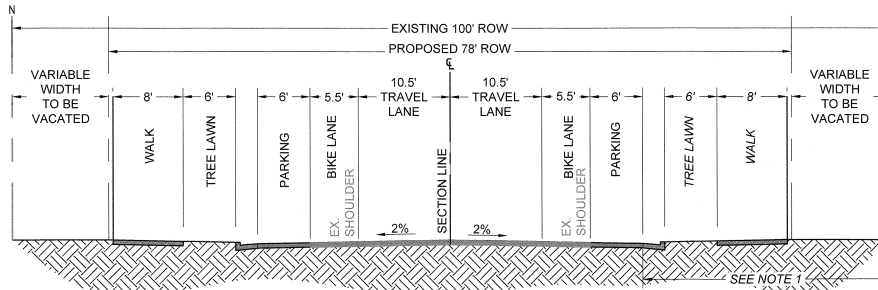
*10' WALK TO EXTEND FROM PA(C) TO PA (E) IN CITY OF WESTMINSTER EASEMENT AND CONNECT TO THE EXISTING HYLAND HILLS PARK AND RECREATION DISTRICT TRAIL SYSTEM AT CAMENISCH PARK
**PROPOSED IMPROVEMENTS SHOWN ON THIS CROSS SECTION ARE CONSTRUCTED BY UPLANDS. THE NORTH SIDE OF 88TH (NORTH OF THE SECTION LINE) WILL NOT BE IMPROVED AND IS NOT IN THE CITY OF WESTMINSTER.

NOTE: FULL PAVEMENT SECTION REQUIRED EAST OF ELM CT.



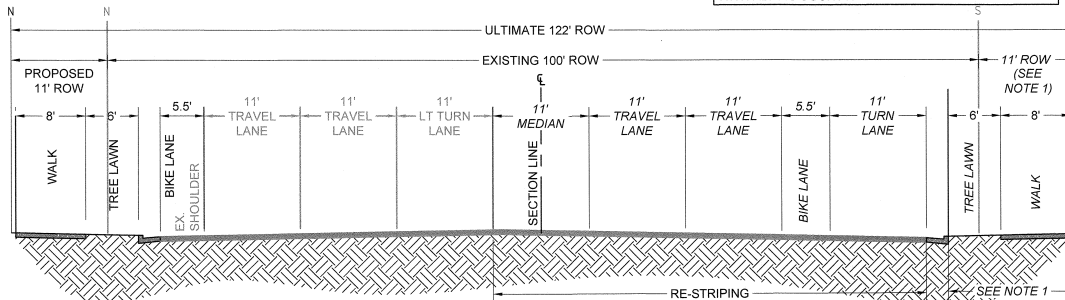
**IRVING STREET, BRADBURN DRIVE,
85TH STREET, AND 87TH STREET**
MINOR COLLECTOR
(PARKING ALLOWED)

- NOTES:
- * WALK MAY SHIFT WITHIN THE 11.5' AREA TO ALLOW FOR MEANDERING SIDEWALKS OR ADDITIONAL SPACE FOR PLANTING
 - ** EXISTING ROW FOR BRADBURN DRIVE IS 80'. ROW ON EITHER SIDE MAY BE VACATED BY SEPARATE DOCUMENT.



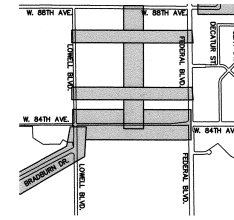
84TH AVE.
(LOWELL BLVD. TO FEDERAL BLVD.)
2-LANE COLLECTOR

A PORTION OF 84TH AVENUE IS LOCATED WITHIN ADAMS COUNTY. PROPOSED IMPROVEMENTS OUTSIDE OF WESTMINSTER CITY LIMITS WILL BE COORDINATED WITH ADAMS COUNTY.



84TH AVE.
(WEST OF FEDERAL BLVD.
AT INTERSECTION)

A PORTION OF 84TH AVENUE IS LOCATED WITHIN ADAMS COUNTY. PROPOSED IMPROVEMENTS OUTSIDE OF WESTMINSTER CITY LIMITS WILL BE COORDINATED WITH ADAMS COUNTY.



SECTION LOCATION MAP
N.T.S.

Westminster OC, LLC
9033 E. Easter Pl. Ste. 110
Centennial, CO 80112
www.oreadcapital.com



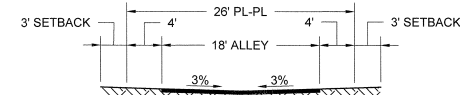
REVISIONS

NO.	DATE	DESCRIPTION
1	11.01.18	PRELIMINARY DEVELOPMENT PLAN
2	05.22.19	PRELIMINARY DEVELOPMENT PLAN
3	05.22.19	PRELIMINARY DEVELOPMENT PLAN
4	08.28.20	PRELIMINARY DEVELOPMENT PLAN
5	08.28.20	PRELIMINARY DEVELOPMENT PLAN
6	08.28.20	PRELIMINARY DEVELOPMENT PLAN
7	10.08.21	PRELIMINARY DEVELOPMENT PLAN
8	10.08.21	PRELIMINARY DEVELOPMENT PLAN
9	10.27.21	PRELIMINARY DEVELOPMENT PLAN

TYPICAL SECTIONS

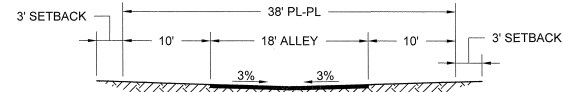
COLORADO
UPLANDS
PRELIMINARY DEVELOPMENT PLAN
WESTMINSTER

PARCEL B ALLEY SECTIONS



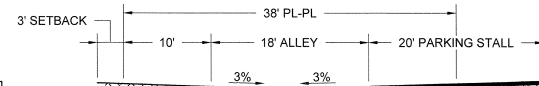
**20' ALLEY SECTION
(NO PARKING)**

*20' SHALL BE ALL WEATHER DRIVING SURFACE FOR EMERGENCY ACCESS



**30' ALLEY SECTION
(NO PARKING)**

*20' SHALL BE ALL WEATHER DRIVING SURFACE FOR EMERGENCY ACCESS



**30' ALLEY SECTION
(PARKING)**

*20' SHALL BE ALL WEATHER DRIVING SURFACE FOR EMERGENCY ACCESS

Westminster OC, LLC
9033 E. Easter Pl. Ste. 110
Centennial, CO 80112
www.oreadcapital.com



REVISIONS

NO.	DATE	DESCRIPTION
1	11.01.18	PRELIMINARY DEVELOPMENT PLAN
2, 3	05.22.19, 02.24.20	PRELIMINARY DEVELOPMENT PLAN
4, 5	08.28.20, 12.2.20	PRELIMINARY DEVELOPMENT PLAN
6	3.25.21	PRELIMINARY DEVELOPMENT PLAN
7	7.18.21	PRELIMINARY DEVELOPMENT PLAN
8	10.08.21	PRELIMINARY DEVELOPMENT PLAN
9	10.27.21	PRELIMINARY DEVELOPMENT PLAN

TYPICAL SECTIONS

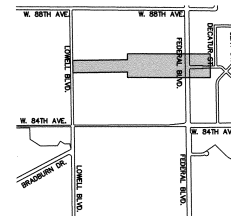
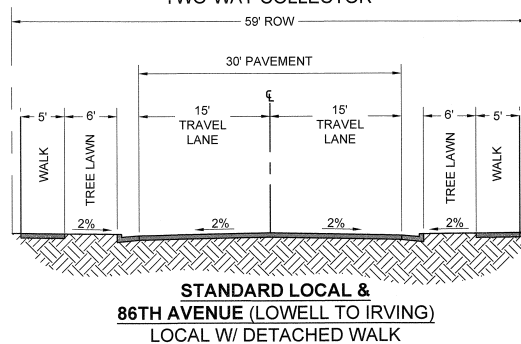
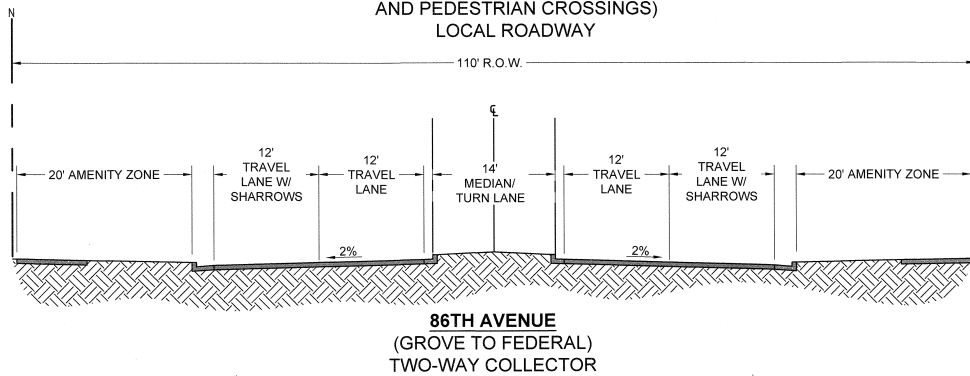
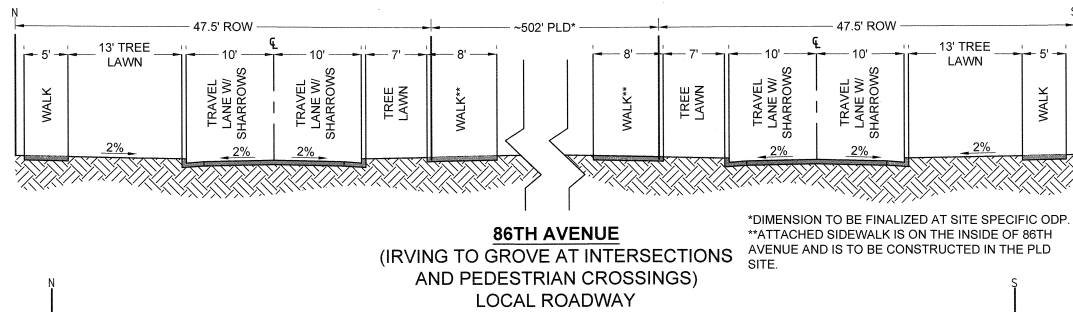
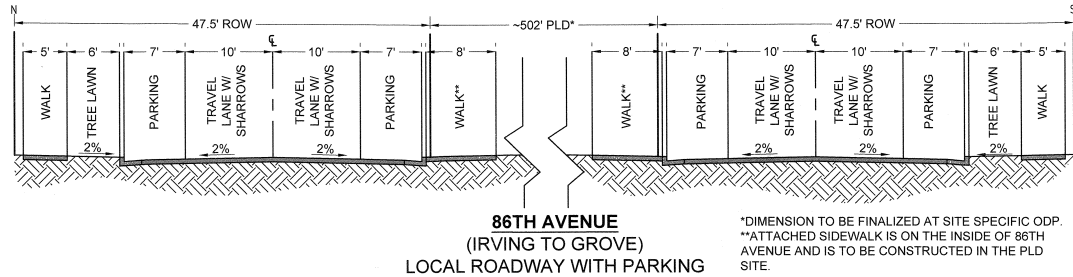
UPLANDS
PRELIMINARY DEVELOPMENT PLAN
WESTMINSTER
COLORADO

SHEET
26 OF 29

NOTES:

1. IMPROVEMENTS ELIGIBLE FOR RECOVERY COSTS FROM FUTURE DEVELOPMENTS
2. PROPOSED RIGHT OF WAY SHOWN WILL BE DEDICATED AT TIME OF PLATTING OF ADJACENT PLANNING AREA
3. RIGHT OF WAY SHOWN TO BE VACATED WILL OCCUR BY SEPARATE DOCUMENT
4. MAX SLOPE BEHIND WALK = 4:1
5. EXISTING UTILITY BOXES WILL BE RELOCATED OR THE WALK WILL BE ADJUSTED TO AVOID UTILITY BOXES.

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 26 OF 29



SECTION LOCATION MAP
N.T.S.

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 27 OF 29

LEGAL DESCRIPTION

PARCEL A

A PARCEL OF LAND BEING ALL THOSE CERTAIN PORTIONS OF BLOCKS 317-320, 345-352 OF WESTMINSTER 2ND FILING RECORDED AUGUST 26, 1891 IN MAP BOOK 1, AT PAGE 26, A PORTION OF BLOCKS 9-12, 21-24, 41-44, AND 53-56 OF WESTMINSTER RECORDED AUGUST 26, 1891 IN MAP BOOK 3, AT PAGE 46, ALL OF MAP AND DEED OF VACATION RECORDED MARCH 21, 1925 AT RECEPTION NO. 112416, ALL IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 29, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID MAP AND DEED OF VACATION;

THENCE ALONG THE NORTH LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, AND ALONG THE NORTH LINE OF SAID MAP AND DEED OF VACATION, NORTH 88°58'07" EAST, A DISTANCE OF 1,290.82 FEET TO THE NORTHEAST CORNER OF SAID MAP AND DEED OF VACATION;

THENCE DEPARTING SAID NORTH LINE OF SAID NORTHWEST QUARTER, ALONG THE EASTERLY BOUNDARY OF SAID MAP AND DEED OF VACATION, SOUTH 00°37'32" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WEST 88TH AVE;

THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 88°58'07" EAST, A DISTANCE OF 1,044.77 FEET TO THE WESTERLY BOUNDARY OF RIGHT-OF-WAY DEDICATION RECORDED FEBRUARY 22, 1971 IN BOOK 1669 AT PAGE 206 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID RIGHT-OF-WAY DEDICATION, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°32'38" EAST, A DISTANCE OF 20.00 FEET;
- 2) NORTH 88°58'07" EAST, A DISTANCE OF 243.96 FEET TO THE WESTERLY BOUNDARY OF SPECIAL WARRANTY DEED RECORDED SEPTEMBER 7, 1962 IN BOOK 1012, AT PAGE 64;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID WESTERLY BOUNDARY, SOUTH 06°07'52" EAST, A DISTANCE OF 185.34 FEET TO THE WESTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°32'38" EAST, A DISTANCE OF 2,350.84 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WEST 84TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°55'28" WEST, A DISTANCE OF 2,560.35 FEET TO THE EASTERLY RIGHT-OF-WAY OF LOWELL BOULEVARD;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°42'29" WEST, A DISTANCE OF 1,914.03 FEET;
2. SOUTH 89°00'58" WEST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29;
3. ALONG SAID WEST LINE, NORTH 00°42'29" WEST, A DISTANCE OF 628.63 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 150.293 ACRES, (6,546,777 SQUARE FEET), MORE OR LESS.

PARCEL B

PLANNING AREA - B(1)

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, WHENCE THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 BEARS NORTH 00°27'16" WEST, A DISTANCE OF 1,318.70 FEET, WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE ALONG SAID WEST LINE, NORTH 00°27'16" WEST, A DISTANCE OF 111.26 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°27'16" WEST, A DISTANCE OF 1157.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WEST 84TH AVENUE AS DESCRIBED IN BOOK 502, PAGE 60 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDERS OFFICE, SAID COUNTY AND STATE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°36'43" EAST, A DISTANCE OF 351.25 FEET TO THE WESTERLY BOUNDARY OF LOWELL TERRACE SUBDIVISION, AS DESCRIBED IN FILE 13, MAP 13, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID LOWELL TERRACE SUBDIVISION, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 01°08'31" EAST, A DISTANCE OF 258.68 FEET;
2. SOUTH 57°26'13" EAST, A DISTANCE OF 280.00 FEET;
3. NORTH 89°33'44" EAST, A DISTANCE OF 390.00 FEET;
4. NORTH 32°33'44" EAST, A DISTANCE OF 122.00 FEET;
5. SOUTH 57°26'16" EAST, A DISTANCE OF 112.00 FEET;
6. NORTH 89°33'44" EAST, A DISTANCE OF 120.55 FEET TO THE WESTERLY BOUNDARY OF THAT CERTAIN QUITCLAIM DEED TO ADAMS COUNTY AS DESCRIBED IN BOOK 674, PAGE 143 IN SAID OFFICIAL RECORDS BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 374.90 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 86°28'28" EAST;

THENCE ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°29'42", AN ARC LENGTH OF 101.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 314.90 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°57'47" WEST;
2. THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°27'18", AN ARC LENGTH OF 24.48 FEET TO THE NORTHERLY RIGHT-OF-WAY OF BRADBURN BOULEVARD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 62°13'50" WEST, A DISTANCE OF 1447.32 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 16.288 ACRES, (709,516 SQUARE FEET), MORE OR LESS.

PLANNING AREA - B(2)

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, WHENCE THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 BEARS NORTH 00°27'16" WEST, A DISTANCE OF 1,318.70 FEET, WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, NORTH 89°39'00" EAST, A DISTANCE OF 365.77 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°12'09" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WEST 82ND AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°39'00" WEST, A DISTANCE OF 332.31 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'44" WEST, A DISTANCE OF 8.62 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF BRADBURN BOULEVARD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 62°13'50" EAST, A DISTANCE OF 1420.24 FEET;

THENCE SOUTH 00°26'16" EAST, A DISTANCE OF 692.65 FEET;

THENCE SOUTH 00°26'16" EAST, A DISTANCE OF 329.98 FEET;

THENCE SOUTH 89°40'10" WEST, A DISTANCE OF 392.81 FEET;

THENCE NORTH 00°11'57" EAST, A DISTANCE OF 329.86 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°39'00" WEST, A DISTANCE OF 540.34 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 13.323 ACRES, (580,338 SQUARE FEET), MORE OR LESS.

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REVIEWS		DESCRIPTION		NO.		DATE	
LEGAL DESCRIPTION	UPLANDS PRELIMINARY DEVELOPMENT PLAN	COLORADO	WESTMINSTER	1	11	01	18
				2	05	22	19
				3	08	28	20
				4	12	22	20
				5	03	25	21
				6	07	16	21
				7	10	08	21
				8	10	08	21
				9	10	27	21

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 28 OF 29

LEGAL DESCRIPTION

PARCEL C

PLANNING AREA - C(1)A

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 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 2,656.46 FEET, WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE SOUTH 80°43'58" EAST, A DISTANCE OF 319.34 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WEST 88TH AVENUE AS DESCRIBED IN RIGHT-OF-WAY DEDICATION RECORDED IN BOOK 1639, AT PAGE 307, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, SAID COUNTY AND STATE, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°44'26" EAST, A DISTANCE OF 310.33 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°32'38" EAST, A DISTANCE OF 305.03 FEET TO THE NORTHWEST CORNER OF DECATUR STREET AS DESCRIBED IN RIGHT-OF-WAY DEDICATION RECORDED IN BOOK 2396, AT PAGE 692, IN SAID OFFICIAL RECORDS;

THENCE NORTH 89°44'26" WEST, A DISTANCE OF 310.33 FEET;

THENCE NORTH 00°32'38" WEST, A DISTANCE OF 305.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2.173 ACRES, (94,650 SQUARE FEET), MORE OR LESS.

PLANNING AREA - C(1)B

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 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 2,656.46 FEET, WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE SOUTH 45°08'32" EAST, A DISTANCE OF 71.21 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WEST 88TH AVENUE AS DESCRIBED IN RIGHT-OF-WAY DEDICATION RECORDED IN BOOK 1639, AT PAGE 307, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, SAID COUNTY AND STATE, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°44'26" EAST, A DISTANCE OF 264.70 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°32'38" EAST, A DISTANCE OF 582.61 FEET;

THENCE SOUTH 89°27'23" WEST, A DISTANCE OF 264.67 FEET TO SAID EASTERLY RIGHT-OF-WAY;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°32'38" WEST, A DISTANCE OF 586.32 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3.551 ACRES, (154,693 SQUARE FEET), MORE OR LESS.

PARCEL C(1)C

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 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 2,656.46 FEET, WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE SOUTH 41°44'39" EAST, A DISTANCE OF 477.73 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°44'26" EAST, A DISTANCE OF 310.33 FEET THE WESTERLY RIGHT-OF-WAY OF DECATUR STREET AS DESCRIBED IN BOOK 2396, AT PAGE 692 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, SAID COUNTY AND STATE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°32'38" EAST, A DISTANCE OF 622.76 FEET;
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°27'21" WEST, A DISTANCE OF 574.97 FEET TO THE EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°32'38" WEST, A DISTANCE OF 349.53 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 89°27'23" EAST, A DISTANCE OF 264.67 FEET;

THENCE NORTH 00°32'38" WEST, A DISTANCE OF 277.58 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 6.575 ACRES, (286,428 SQUARE FEET), MORE OR LESS.

PARCEL C(1)D

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 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 2,656.46 FEET, WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE SOUTH 03°26'43" EAST, A DISTANCE OF 987.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 89°27'21" EAST, A DISTANCE OF 574.97 FEET TO THE WESTERLY BOUNDARY OF THE RIGHT-OF-WAY DEDICATION RECORDED IN BOOK 2396 AT PAGE 692 IN THE OFFICIAL RECORDS OF

THE CLERK AND RECORDER, SAID COUNTY;

THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID RIGHT-OF-WAY DEDICATION, THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°32'38" EAST, A DISTANCE OF 295.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
3. SOUTH 89°27'22" WEST, A DISTANCE OF 259.98 FEET;
4. NORTH 00°32'38" WEST, A DISTANCE OF 10.00 FEET;
5. SOUTH 89°27'22" WEST, A DISTANCE OF 299.99 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID FEDERAL BOULEVARD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°32'38" WEST, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 4.022 ACRES, (175,192 SQUARE FEET), MORE OR LESS.

CONTAINING AN AREA OF 4.022 ACRES, (175,192 SQUARE FEET), MORE OR LESS.

PLANNING AREA C(2)

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 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 2,656.46 FEET, WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE SOUTH 85°10'19" EAST, A DISTANCE OF 627.73 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WEST 88TH AVENUE AS DESCRIBED IN RIGHT-OF-WAY DEDICATION RECORDED IN BOOK 1639, AT PAGE 307, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, SAID COUNTY AND STATE, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°44'26" EAST, A DISTANCE OF 1007.08 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, GREENBRIER MOBILE HOME PARK, RECORDED IN FILE 19, MAP 256, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 01°21'04" EAST, A DISTANCE OF 225.02 FEET;
2. SOUTH 27°52'13" EAST, A DISTANCE OF 260.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 235.00 FEET;
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°00'00", AN ARC LENGTH OF 209.18 FEET;
4. SOUTH 23°07'47" WEST, A DISTANCE OF 160.00 FEET;

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LEGAL DESCRIPTION	REVISIONS		
	NO.	DATE	DESCRIPTION
	1	11/01/18	PRELIMINARY DEVELOPMENT PLAN
	2	05/22/19	PRELIMINARY DEVELOPMENT PLAN
	3	08/28/20	PRELIMINARY DEVELOPMENT PLAN
	4	08/28/20	PRELIMINARY DEVELOPMENT PLAN
	5	08/28/20	PRELIMINARY DEVELOPMENT PLAN
	6	3/25/21	PRELIMINARY DEVELOPMENT PLAN
	7	7/16/21	PRELIMINARY DEVELOPMENT PLAN
	8	10/08/21	PRELIMINARY DEVELOPMENT PLAN
9	10/27/21	PRELIMINARY DEVELOPMENT PLAN	
UPLANDS PRELIMINARY DEVELOPMENT PLAN	COLORADO		
	WESTMINSTER		
	SHEET 28 OF 29		

PRELIMINARY DEVELOPMENT PLAN
UPLANDS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 29 OF 29

LEGAL DESCRIPTION

PLANNING AREA - C(2), CONTINUED

THENCE DEPARTING SAID WESTERLY BOUNDARY, SOUTH 88°57'27" WEST, A DISTANCE OF 525.30 FEET TO THE EASTERLY RIGHT-OF-WAY OF CLAY STREET;

THENCE ALONG SAID CLAY STREET, NORTH 01°18'41" WEST, A DISTANCE OF 511.71 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WEST 87TH PLACE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 89°44'14" WEST, A DISTANCE OF 540.06 FEET TO THE NORTHWEST CORNER OF DECATUR STREET AS DESCRIBED IN RIGHT-OF-WAY DEDICATION RECORDED IN BOOK 2396, AT PAGE 692, IN SAID OFFICIAL RECORDS;

THENCE NORTH 00°32'38" WEST, A DISTANCE OF 305.03 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 13.770 ACRES, (599,801 SQUARE FEET), MORE OR LESS.

PARCEL D

PLANNING AREA - D(1)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 29, WHENCE THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 BEARS SOUTH 00°32'16" EAST, A DISTANCE OF 2,639.52 FEET, WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE SOUTH 45°19'10" EAST, A DISTANCE OF 70.98 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°53'56" EAST, A DISTANCE OF 1855.30 FEET;

THENCE SOUTH 00°26'36" WEST, A DISTANCE OF 184.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.17 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°28'44", AN ARC LENGTH OF 38.95 FEET;

THENCE SOUTH 44°55'20" WEST, A DISTANCE OF 143.08 FEET;

THENCE NORTH 45°00'24" WEST, A DISTANCE OF 83.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 280.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°54'32" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'30", AN ARC LENGTH OF 219.95 FEET;

THENCE SOUTH 89°54'10" WEST, A DISTANCE OF 320.00 FEET;

THENCE SOUTH 00°06'04" EAST, A DISTANCE OF 99.92 FEET;

THENCE SOUTH 44°51'43" WEST, A DISTANCE OF 100.01 FEET;

THENCE SOUTH 45°06'09" EAST, A DISTANCE OF 407.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 400.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 45°15'18" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'03",

AN ARC LENGTH OF 629.60 FEET;

THENCE NORTH 45°04'45" WEST, A DISTANCE OF 348.63 FEET;

THENCE SOUTH 54°59'59" WEST, A DISTANCE OF 282.42 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WEST 83RD AVENUE, BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 170.00 FEET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°00'00", AN ARC LENGTH OF 103.85 FEET;
2. SOUTH 89°59'59" WEST, A DISTANCE OF 211.40 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°32'16" WEST, A DISTANCE OF 459.06 FEET;

THENCE SOUTH 89°53'56" WEST, A DISTANCE OF 20.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°32'17" WEST, A DISTANCE OF 125.23 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 19.597 ACRES, (853,665 SQUARE FEET), MORE OR LESS.

PLANNING AREA - D(2)

A PARCEL OF LAND BEING THAT CERTAIN PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29; WHENCE THE NORTH LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 89°53'56" WEST, A DISTANCE OF 2,691.37 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 31°15'45" WEST A DISTANCE OF 58.56 FEET TO THE WESTERLY RIGHT-OF-WAY OF ZUNI STREET AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°26'36" WEST, A DISTANCE OF 219.96 FEET TO THE NORTHEAST CORNER OF PANORAMA POINTE SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. B901585 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, SAID COUNTY AND STATE;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PANORAMA POINTE SUBDIVISION FILING NO. 3 THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 89°54'12" WEST, A DISTANCE OF 200.02 FEET;
- 2) NORTH 00°25'28" EAST, A DISTANCE OF 40.00 FEET;
- 3) ALONG SAID NORTHERLY BOUNDARY AND THE WESTERLY EXTENSION THEREOF, SOUTH 89°53'56" WEST, A DISTANCE OF 505.20 FEET;

THENCE NORTH 00°25'12" EAST, A DISTANCE OF 179.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WEST 84TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°53'56" EAST, A DISTANCE OF 705.30 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 3.097 ACRES, (134,907 SQUARE FEET), MORE OR LESS.

PARCEL E

LOT 2, BLOCK 1, GREENBRIER MOBILE HOME PARK RECORDED AT RECEPTION NO. 904634 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

CONTAINING AN AREA OF 1.233 ACRES, (53,722 SQUARE FEET), MORE OR LESS.

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REVISIONS

NO.	DATE	DESCRIPTION
1	11.01.18	PRELIMINARY DEVELOPMENT PLAN
2, 3	05.22.19, 02.24.20	PRELIMINARY DEVELOPMENT PLAN
4, 5	08.28.20, 12.2.20	PRELIMINARY DEVELOPMENT PLAN
6	3.25.21	PRELIMINARY DEVELOPMENT PLAN
7	7.18.21	PRELIMINARY DEVELOPMENT PLAN
8	10.08.21	PRELIMINARY DEVELOPMENT PLAN
9	10.27.21	PRELIMINARY DEVELOPMENT PLAN

LEGAL DESCRIPTION

COLORADO
UPLANDS
PRELIMINARY DEVELOPMENT PLAN

WESTMINSTER

SHEET
29 OF 29