

## Outstanding Technical Corrections for Uplands Filing 1, Block 3 Official Development Plan

Sheet 1:

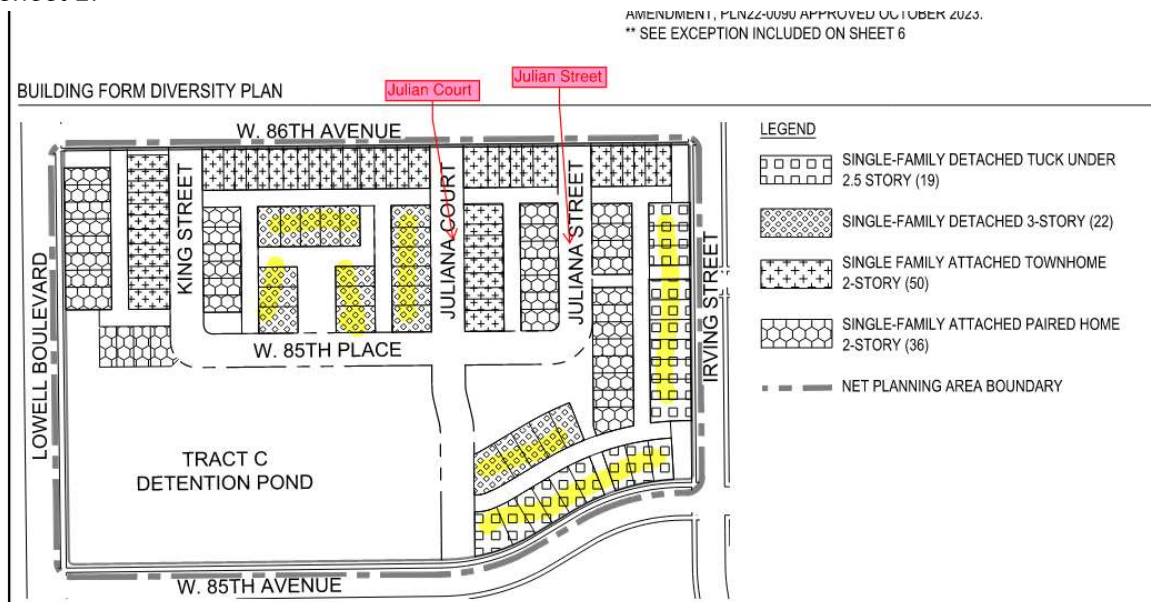
ALLOWED ON PRIVATE LOTS.

- ALL ACCESSORY STRUCTURES IN THE COMMON AREA MUST BE REVIEWED AND APPROVED VIA AN ODP AMENDMENT

REFER TO THE UPLANDS PRELIMINARY DEVELOPMENT PLAN FOR OVERALL PERMITTED/PROHIBITED USES BY PLANNING AREA THAT ARE NOT PROPOSED WITH THIS ODP.

Minimum 2" margin required on left side and minimum 1/2" margin required on all other sides. Typical all sheets.

Sheet 2:

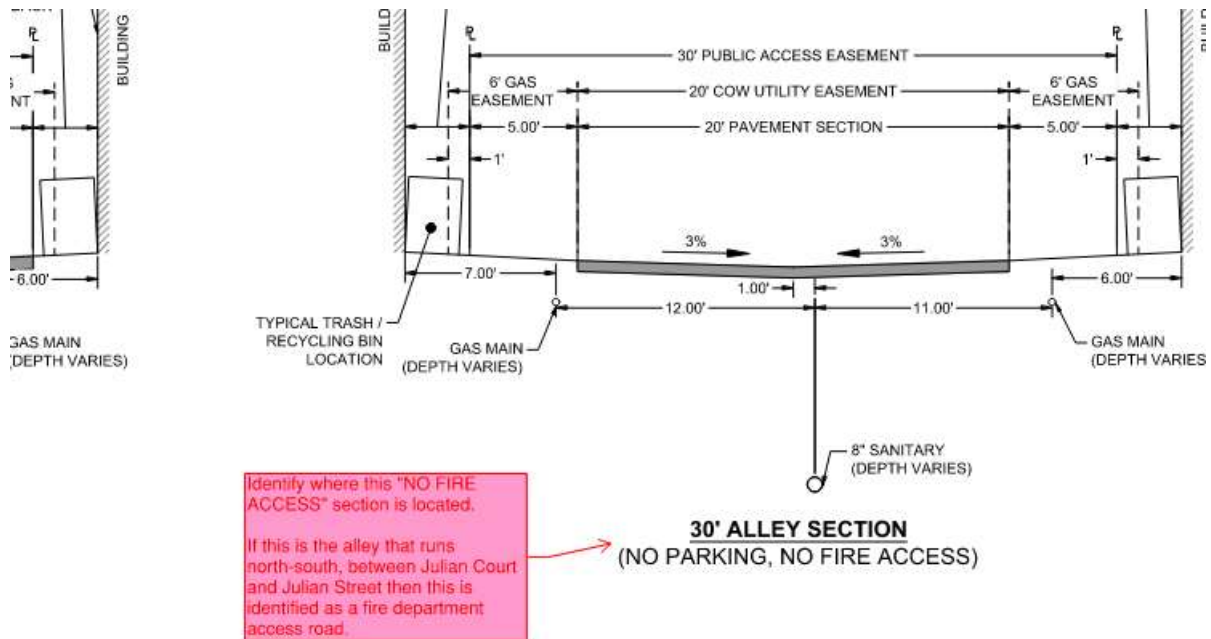


TOTAL	28	-	28
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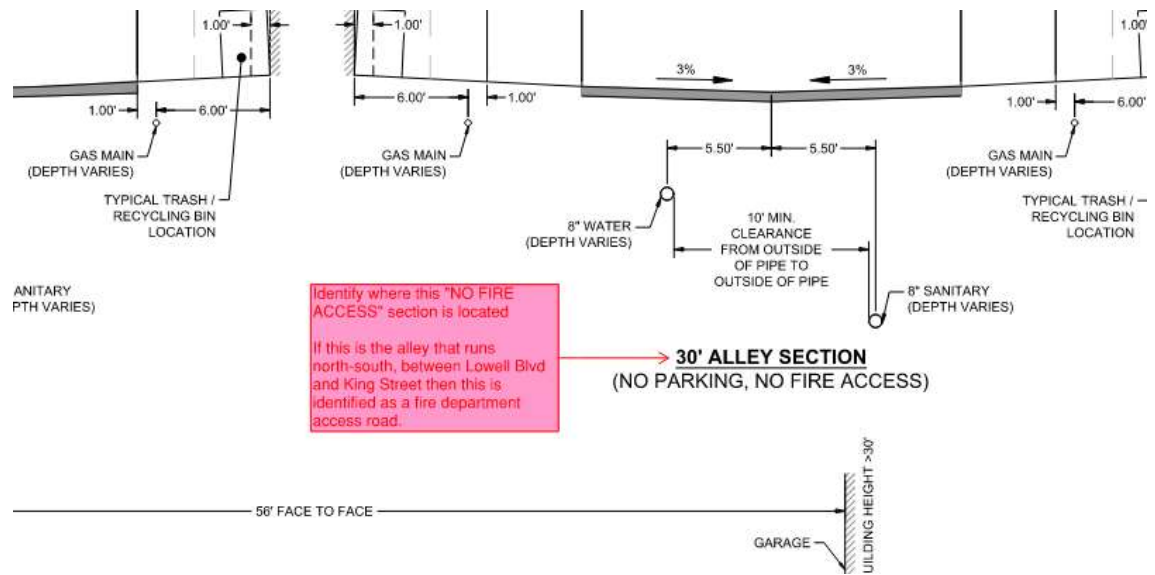
SEE GRADING PLAN FOR LOCATIONS OF ACCESSIBLE UNITS.

Per pages 25, 26, 27, & 29, details C-C and D-D and various sheets that demonstrate a 26 ft wide fire department access road on the garage loaded sides of the 2.5 tuck-under models - this meets the agreed upon building setbacks and fire department access widths.

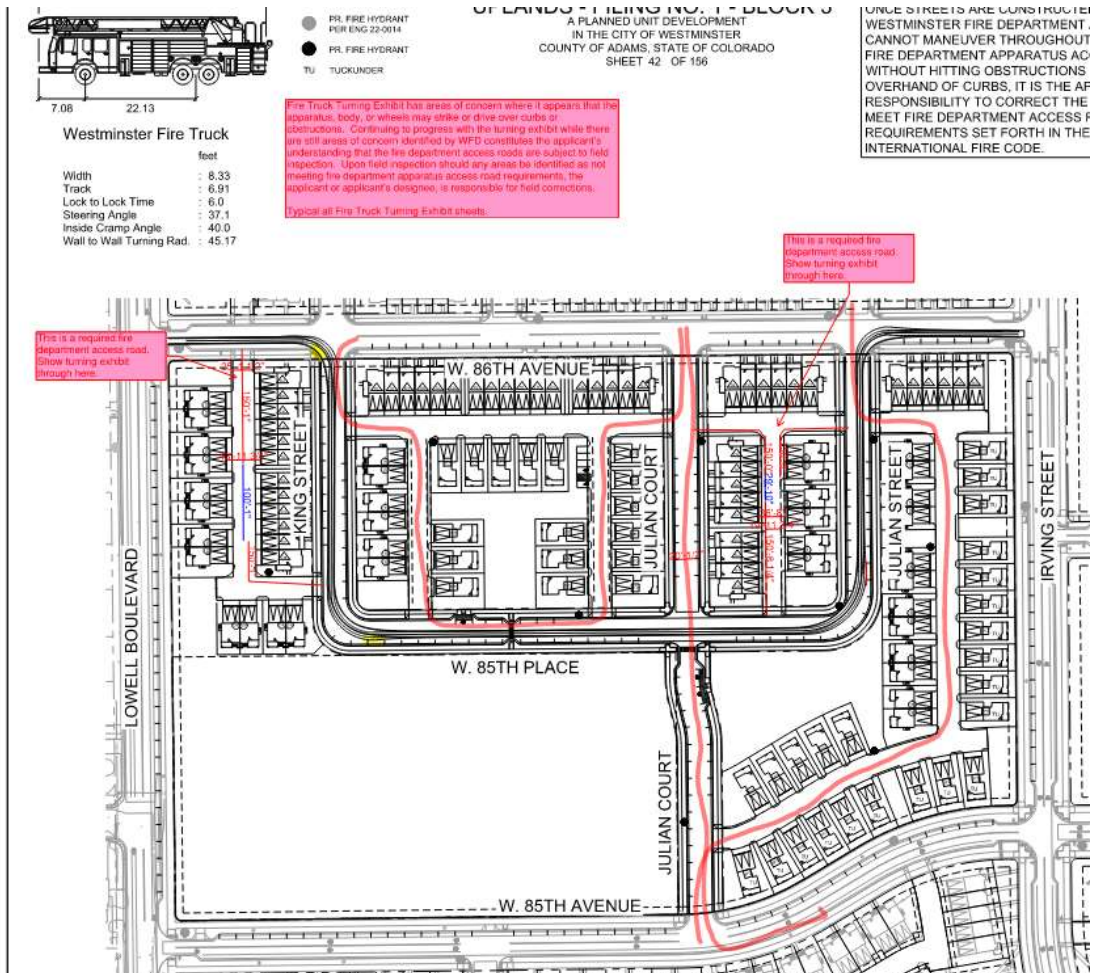
Sheet 31:



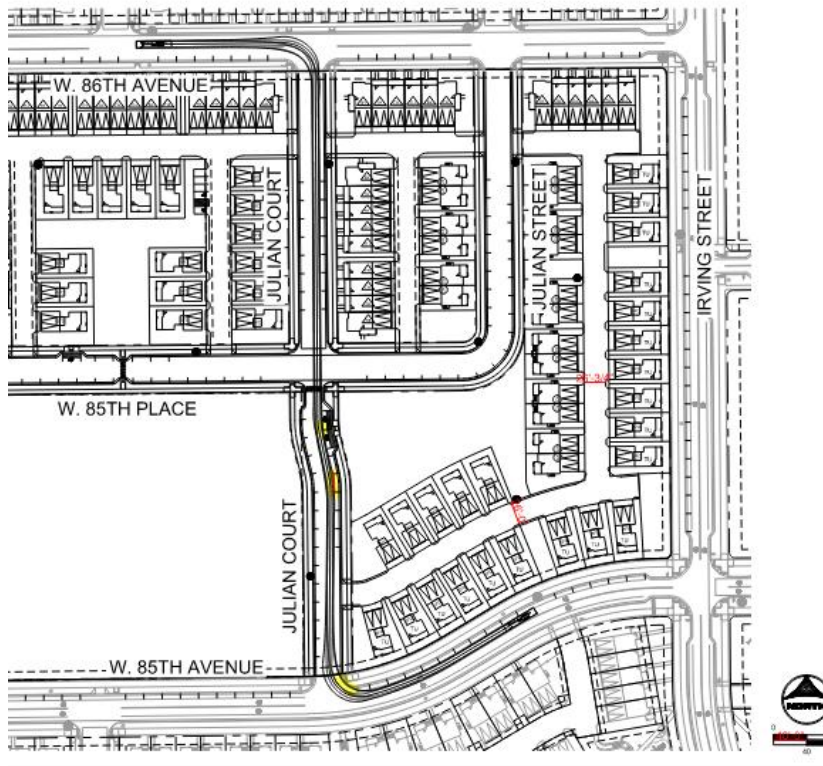
Sheet 32:



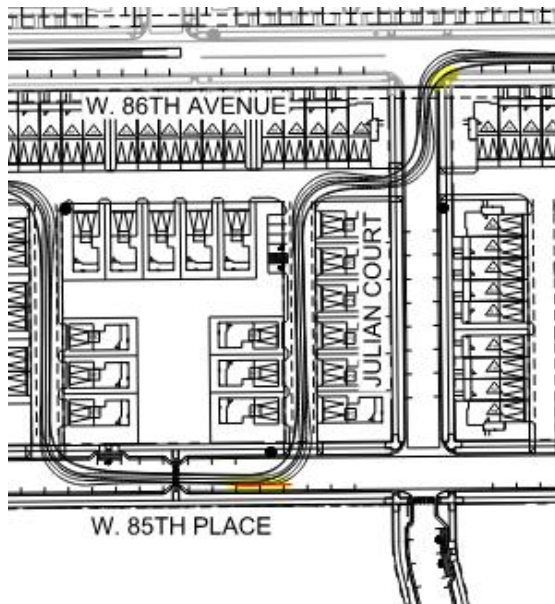
Sheet 42:



Sheet 43:

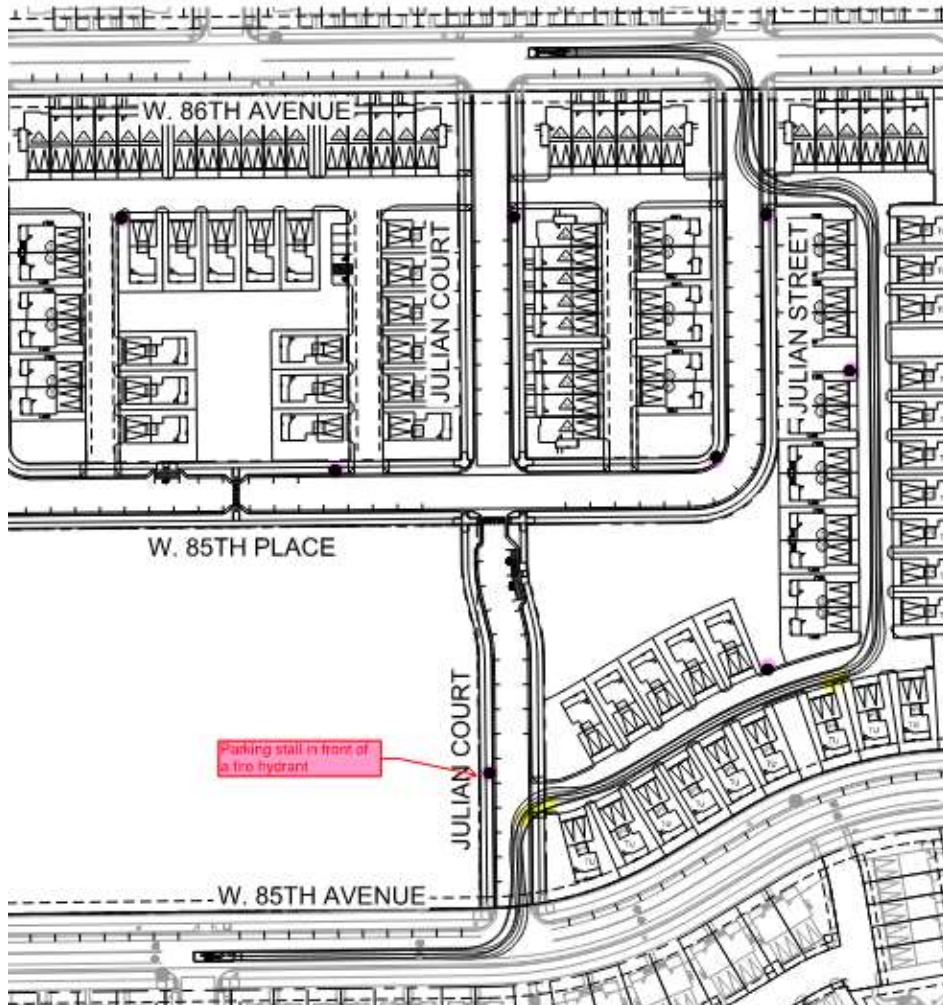


Sheet 44:





Sheet 45:



Sheet 46:

OFFICIAL DEVELOPMENT PLAN  
**UPLANDS - FILING NO. 1 - BLOCK 3**  
 A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 46 OF 156

This statement does not match with the list of homeowner responsibilities on Sheet 7. Please clarify or fix this note to clearly delineate maintenance responsibilities.

	LANDSCAPE AREA (ROW EXCLUDED) * (310,117 SF = 40.1%)			RIGHT-OF-WAY LANDSCAPE AREA (44,421 SF)			TOTAL COMMON AREA LANDSCAPE (COMMON AREA AND RIGHT-OF-WAY LANDSCAPE) (ON-LOT & DETENTION POND AREA EXCLUDED **)			PUBLICLY ACCESSIBLE PRIVATE PARK (42,202 SF = 5.5%) (23,941 SF LANDSCAPE AREA)		
	LANDSCAPE RATIO	# REQUIRED	# PROVIDED	LANDSCAPE RATIO	# REQUIRED	# PROVIDED	LANDSCAPE RATIO	# REQUIRED	# PROVIDED	LANDSCAPE RATIO	# REQUIRED	# PROVIDED
TREES	1 / 550 SF	211***	253	1 / 550 SF	81	121	1 / 550 SF	292***	374	1 / 550 SF	44	33
SHRUBS	3 / 550 SF	632***	1,081	3 / 550 SF	242	697	3 / 550 SF	874 ***	1788	3 / 550 SF	131	371
TREES	1 / 550 SF	124	124**	NOTES: 1. *INCLUDES ON LOT HOA MAINTAINED FRONT YARD LANDSCAPE, PARK, AND ALL NON-ROW LANDSCAPE AREA. 2. **INCLUDES REQUIRED 1 TREE AND 3 SHRUBS PER 550 SF FOR ALL FRONT YARD LANDSCAPES. PLEASE SEE LOT AND LANDSCAPE TYPICALS FOR CRITICAL PARAMETERS OF LANDSCAPE PLANS. CHANGES WITHIN THESE PARAMETERS MAY BE ALLOWED PENDING FINAL PRODUCT CONFIGURATION. 3. *** DETENTION POND EXCLUDING POND BELOW 5 YEAR WATER SURFACE ELEVATION LINE (IS EXCLUDED FROM REQUIRED TREE AND SHRUB CALCS). 4. WOOD MULCH AS SPECIFIED IN MATERIAL SCHEDULE SHALL BE USED UNDER ALL SHRUBS, TREES, PERENNIALS, AND GRASSES. 5. ALL LANDSCAPING SHOWN IN THE ROW SHALL BE MAINTAINED BY THE HOA.								
SHRUBS	3 / 550 SF	371	371**									
TREES	1 / 550 SF	335±	377*									
SHRUBS	3 / 550 SF	1003±	1,452*									

Add (tree levels)  
 This language should match the language used on sheet 7 to avoid confusion.

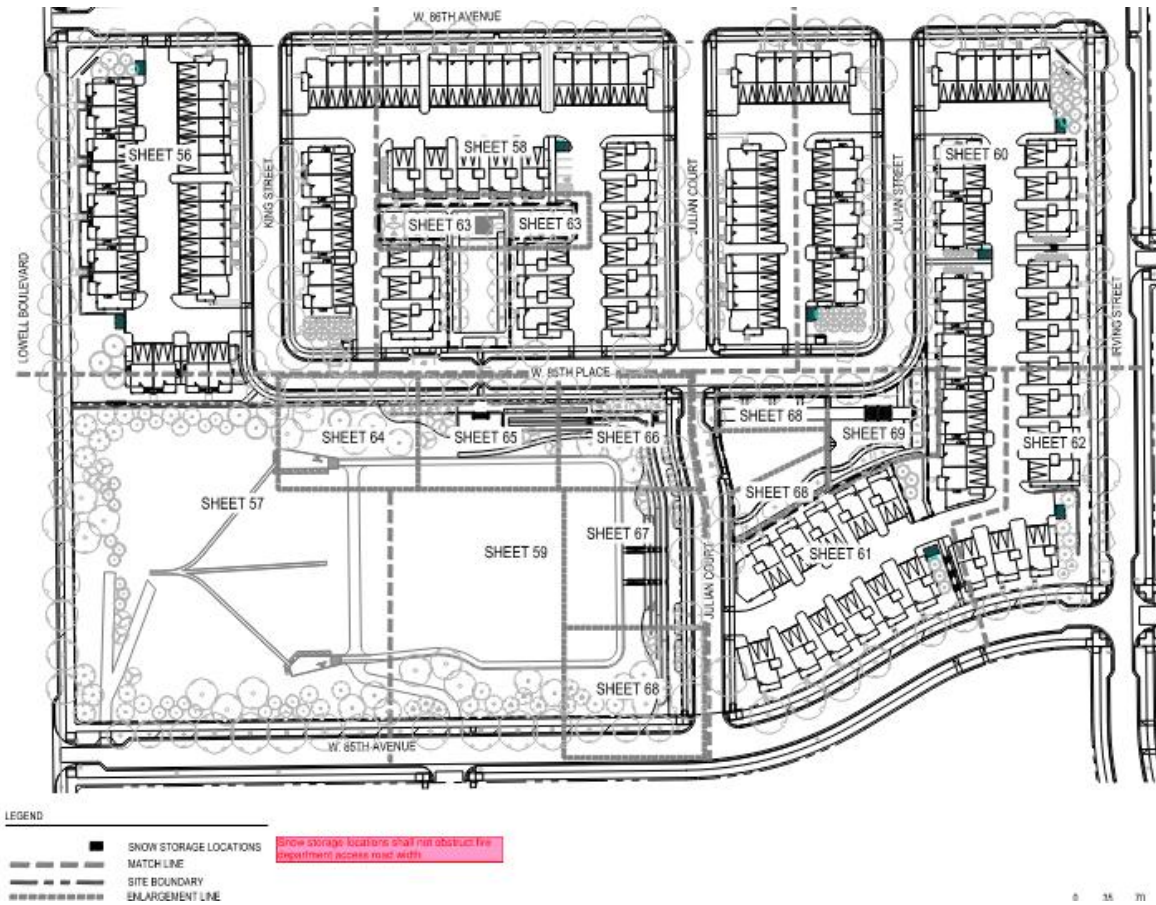
**STANDARD STATEMENTS**

NG SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, ID ORDINANCE NO. 3133, SERIES OF 2004.  
 ER BUDGET SHALL NOT EXCEED 15 GALLONS/SQUARE  
 N SEASON (YEAR), UNLESS APPROVED OTHERWISE BY THE CITY.  
 I SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY  
 L LANDSCAPE IMPROVEMENTS MATERIALS MUST HAVE A 100%  
 IVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL, (AS

LANDSCAPE QUANTITIES: HIGH WATER TURF AREA		
LANDSCAPE AREA (ON-LOT EXCLUDED)	MAX HIGH WATER TURF AREA (LESS THAN 20%)	PROVIDED HIGH WATER TURF AREA
286,567 SF	< 57,313 SF	12,831 SF (4.5%)

SOIL AMENDMENT REQUIRED				
LANDSCAPE AREA (EXCLUDING ROW)		X 5 YDS/1000 SF =		CU. YDS.
310,117			1,551	
RIGHT-OF-WAY AREA		X 5 YDS/1000 SF =		CU. YDS.
44,421			222	
TOTAL: 354,538 SF			1,773	CU. YDS.

Sheet 52:



Sheet 55:

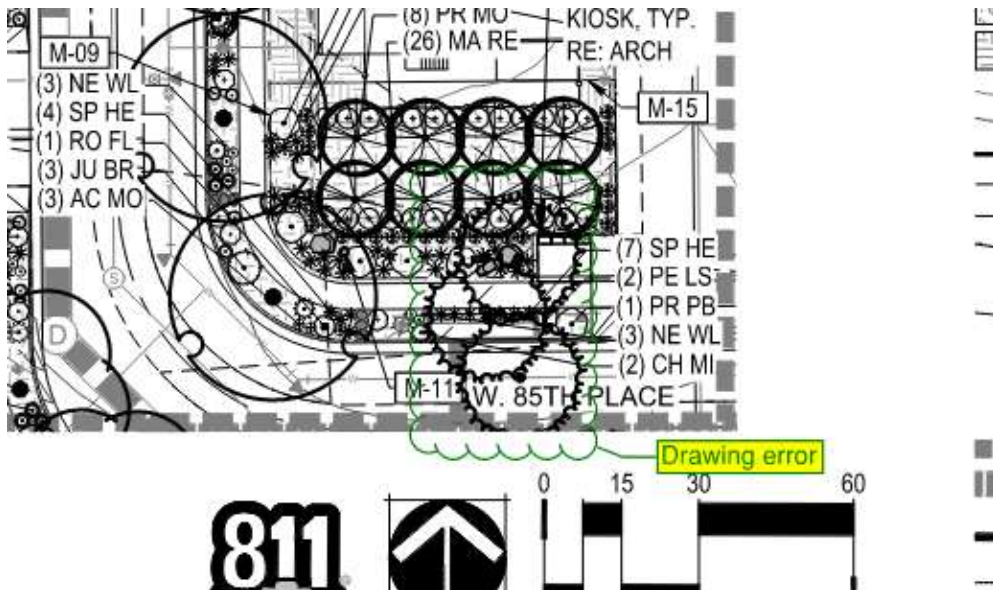
A 3-ft clear space shall be maintained around the circumference of fire hydrants. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

KEY MAP PA-A(3)

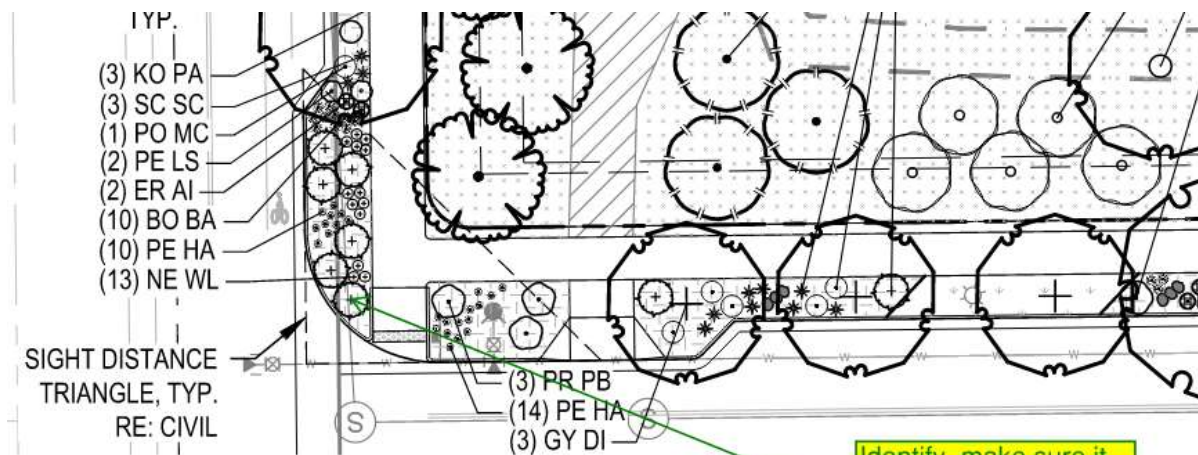


107  
12  
20



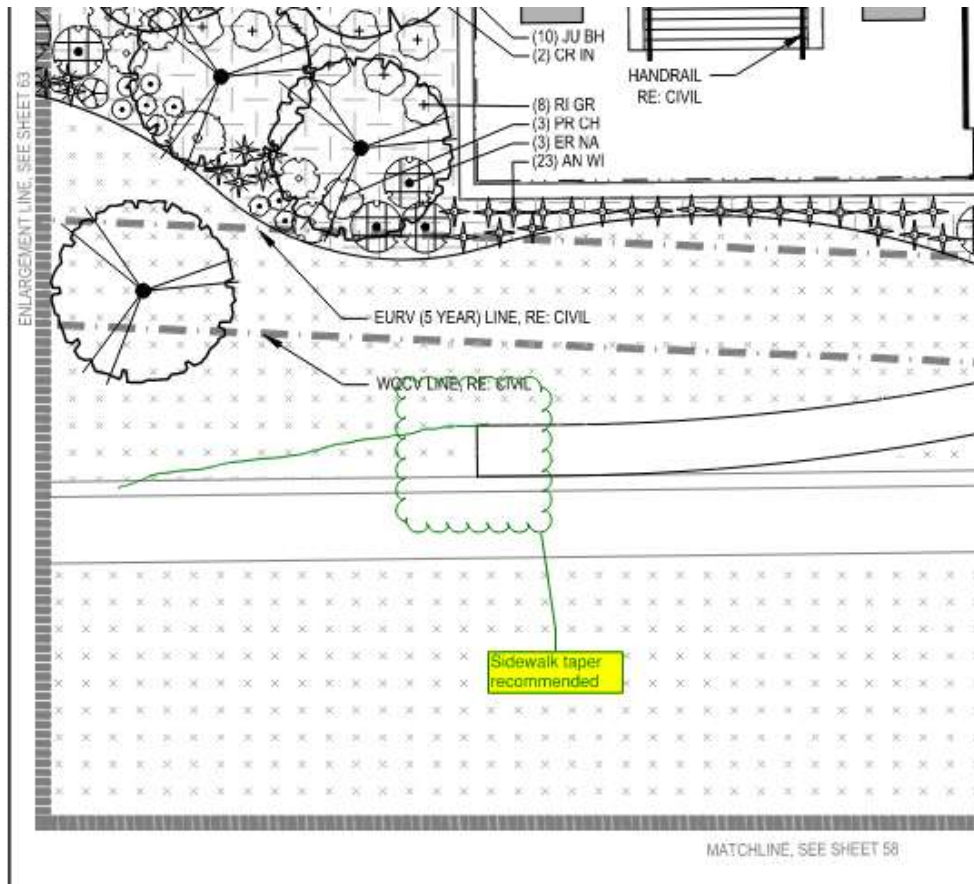


Sheet 56:

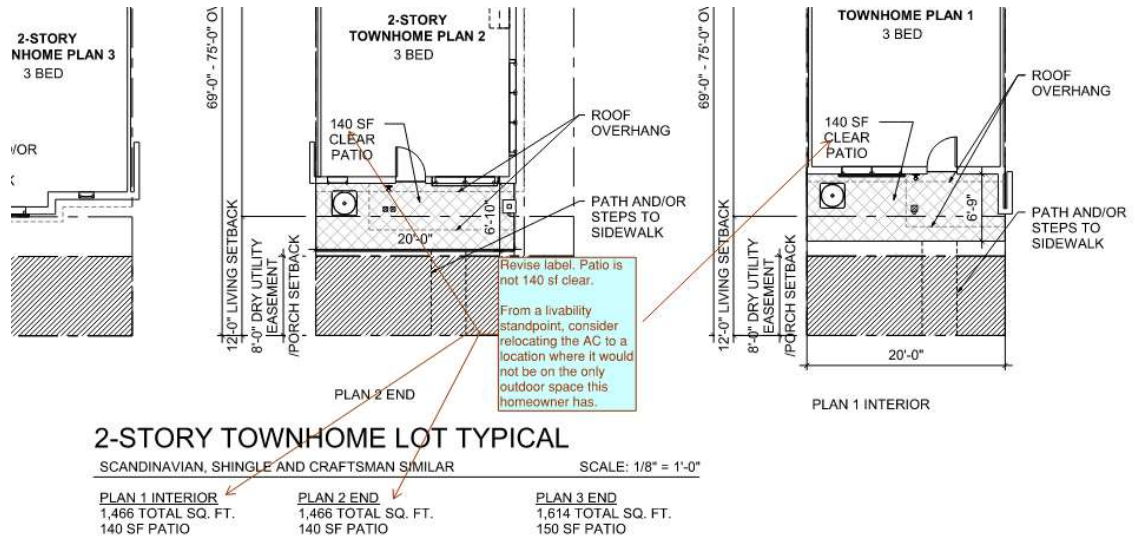


DTE:  
WOOD MULCH AS SPECIFIED IN MATERIAL SCHEDULE WILL BE THE PRIMARY GROUND COVER.

Sheet 64:



Sheet 90:



3-LEVEL MECHANICAL & UTILITY EQUIPMENT & LINES SHALL BE COMPLETELY SCREENED YEAR-ROUND WITH EVERGREEN OR