

## Outstanding Technical Corrections for Uplands Filing 1, Block 7 Official Development Plan

Sheet 1:

## LEGAL DESCRIPTION

FINAL PLAT FOR BLOCK 7 OF UPLANDS FILING NO. 1, REC NO.

\_\_\_\_\_, DATED \_\_\_\_\_, CITY OF WESTMINSTER,  
COUNTY OF ADAMS, STATE OF COLORADO.

Please fill in.

## SURVEYOR'S CERTIFICATE

1

## ΔΙΔΑΣΚΑΛΕΙΑ

VI

NO PARKING - FIRE LANE

Signs shall be placed on both sides of a fire department access road where roads are 20-26 ft wide.

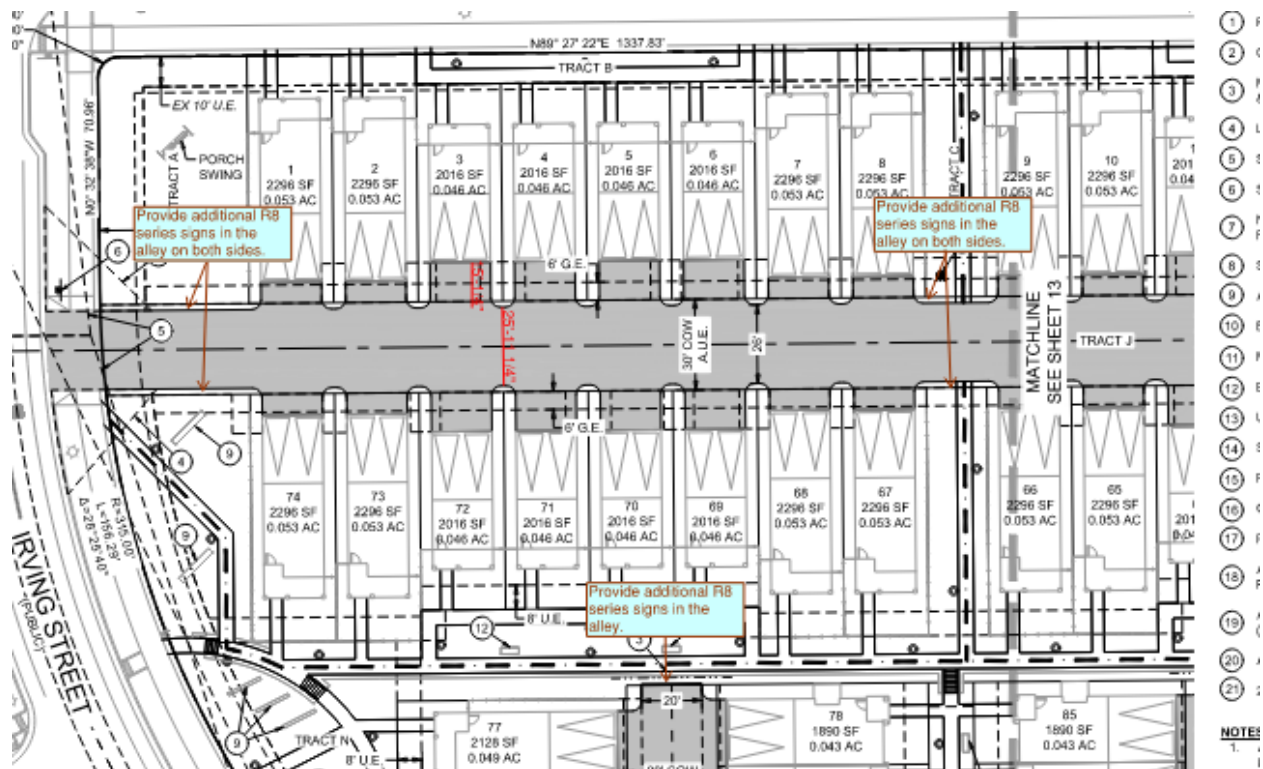
Signs shall be placed on one side of a fire department access road where roads are 26-32 ft wide.

Fire Apparatus turning exhibit from March 2024 had areas of concern where the apparatus interacted w/ the curbs.

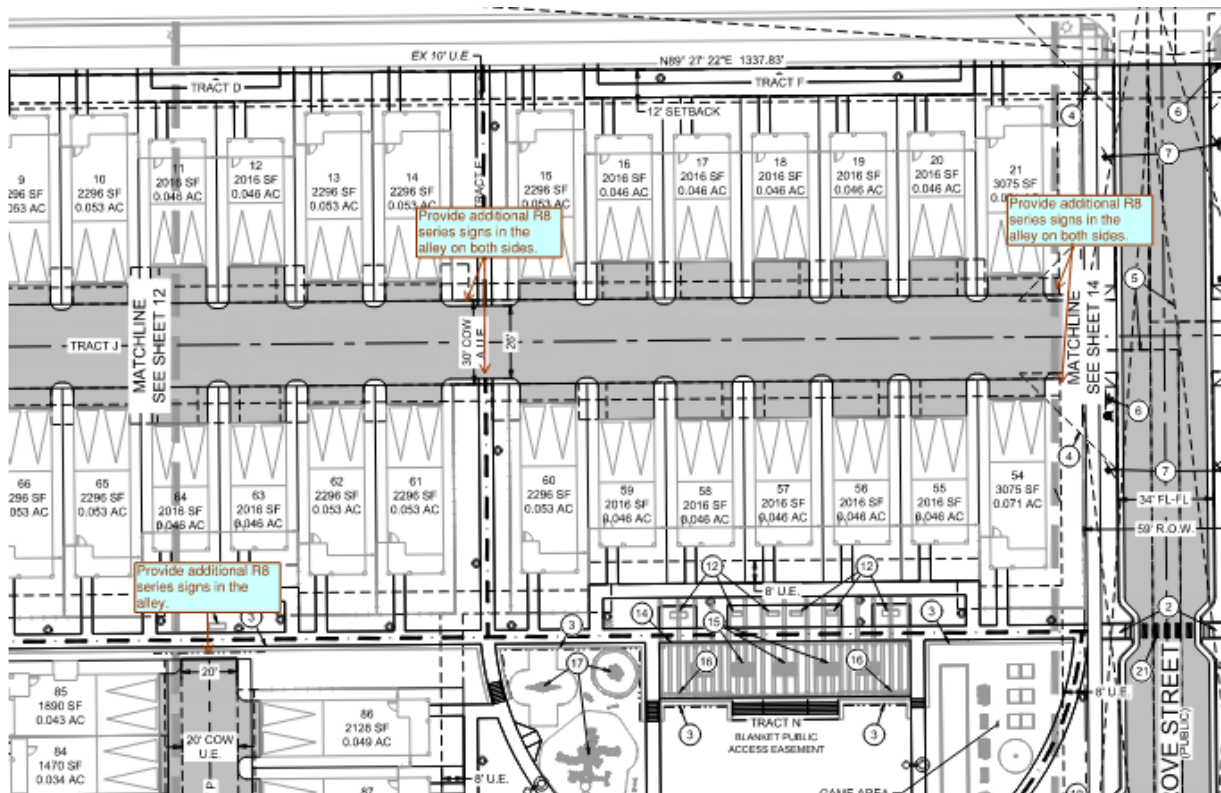
Additionally there is a comment on the graphic exhibit that stated the turning exhibits were to be added to the ODP sheets, not kept separately.

CASE #: PLN23-0105

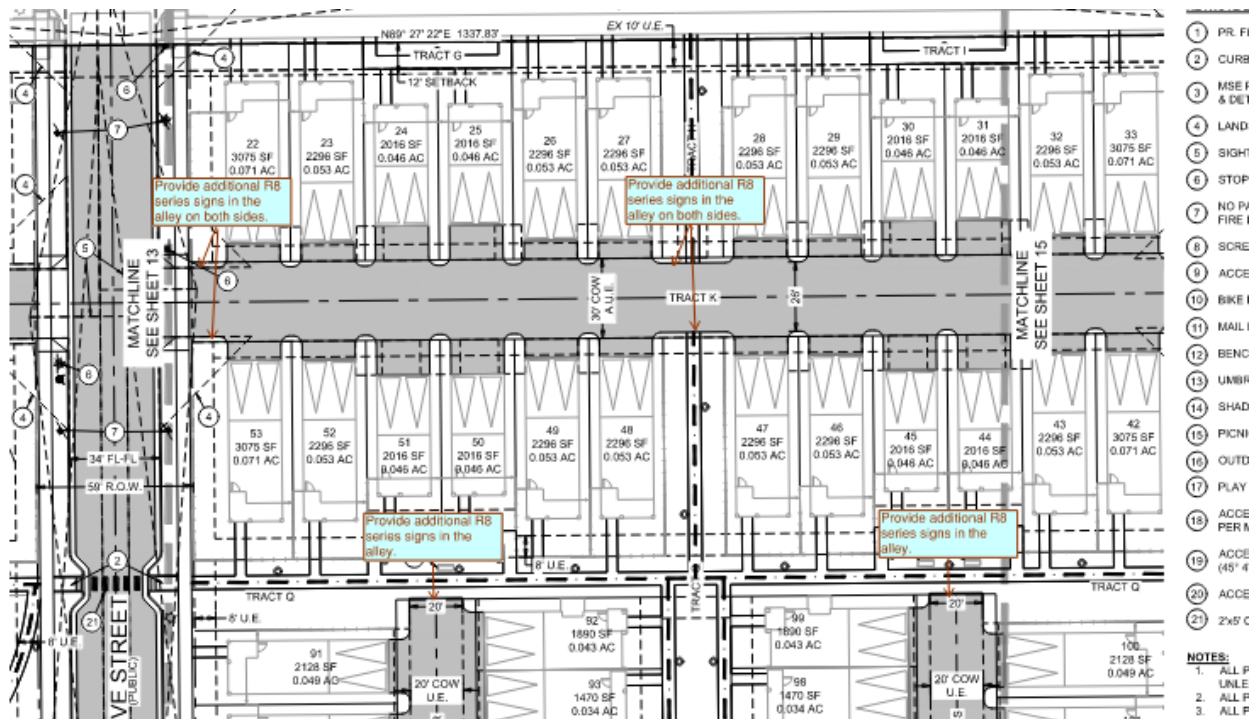
Sheet 12:



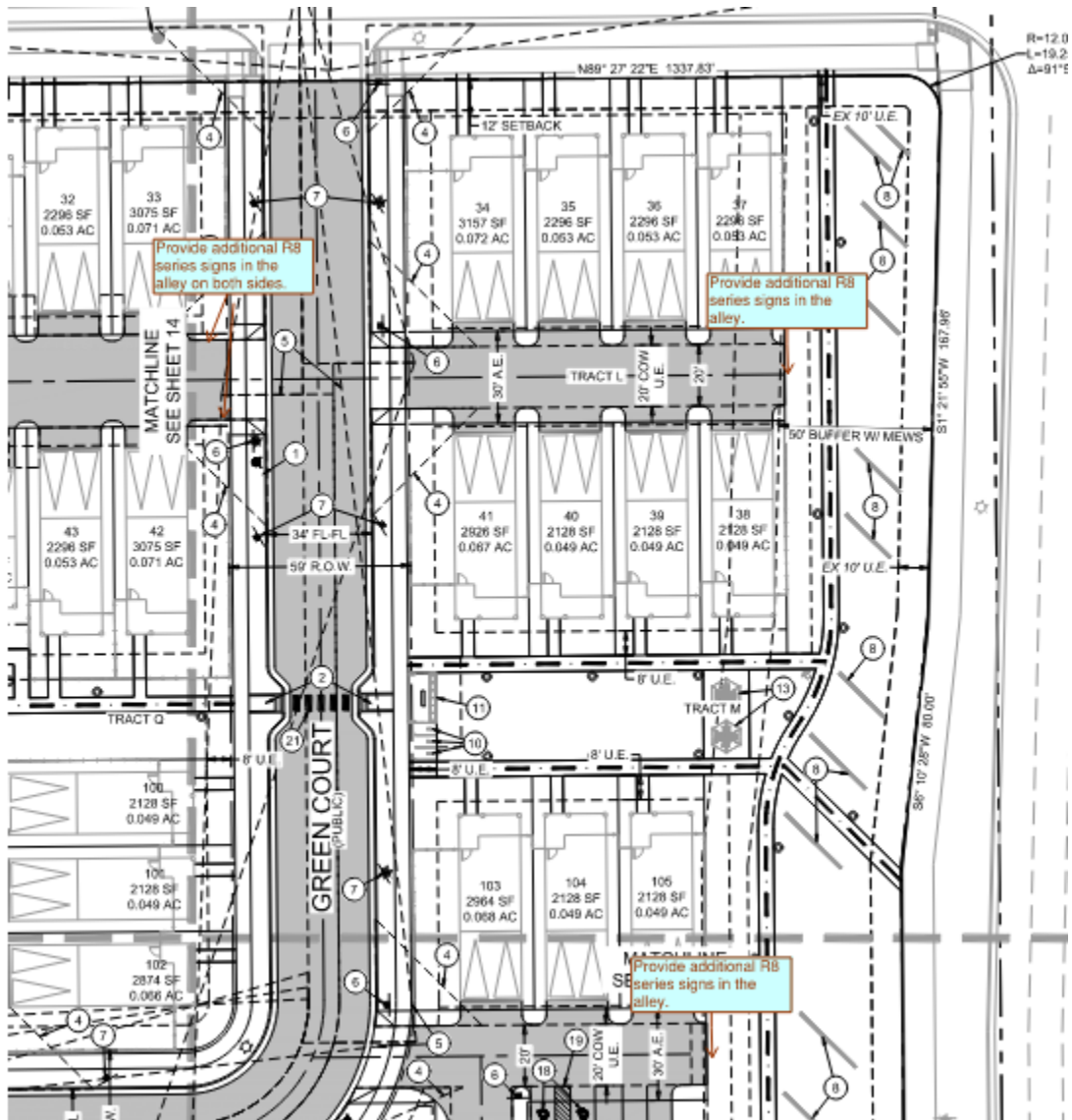
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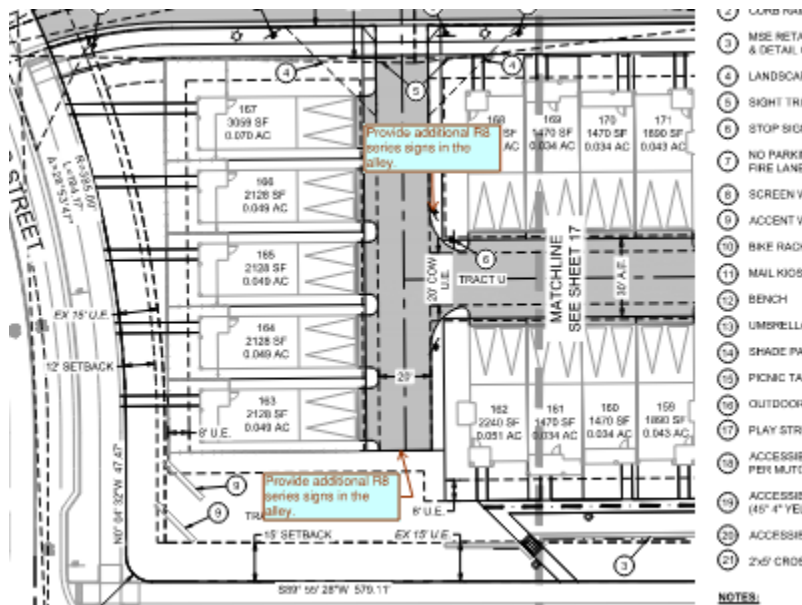
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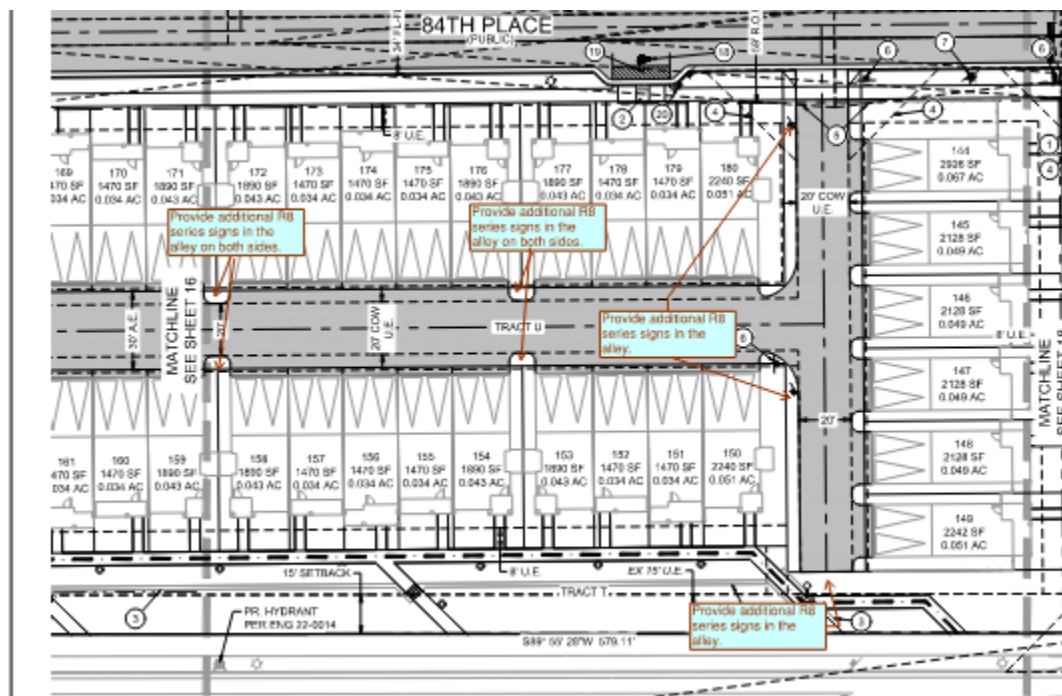
Sheet 15:



Sheet 16:

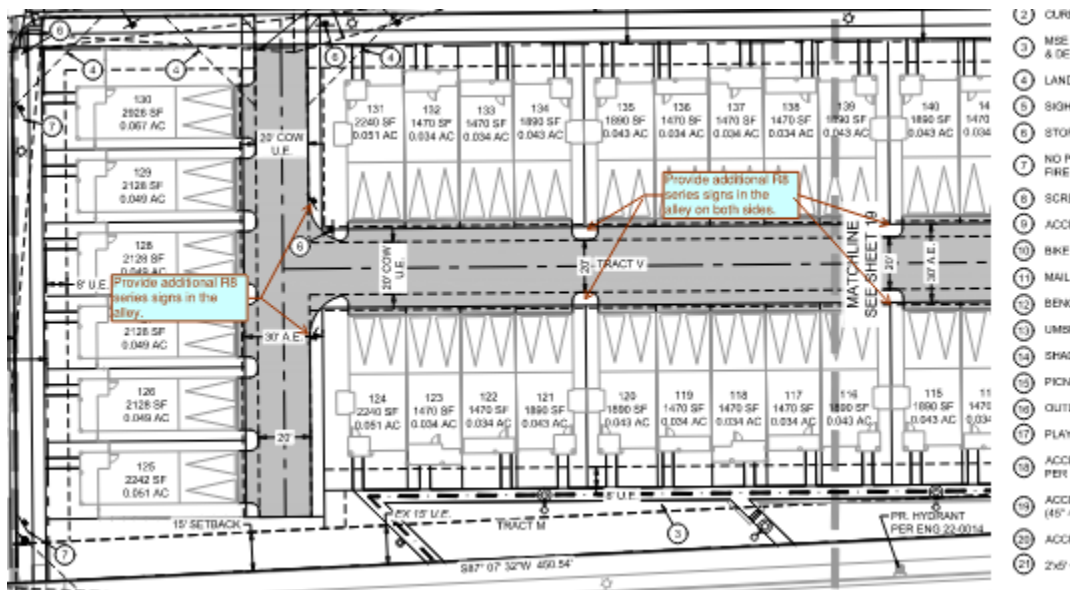


Sheet 17:

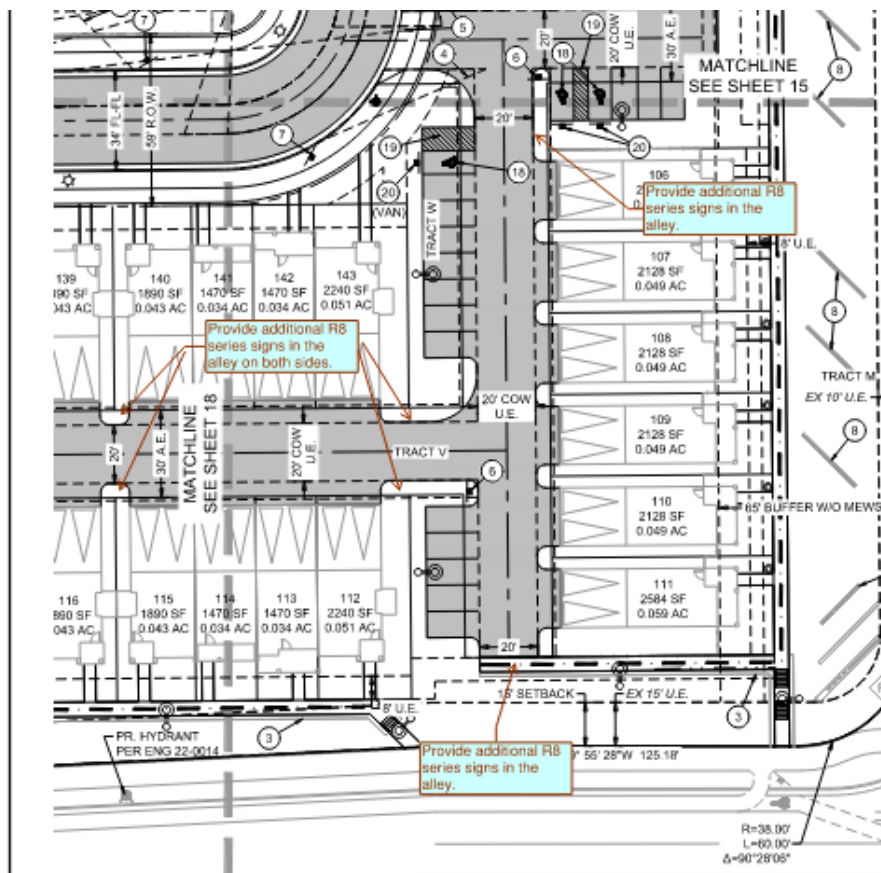


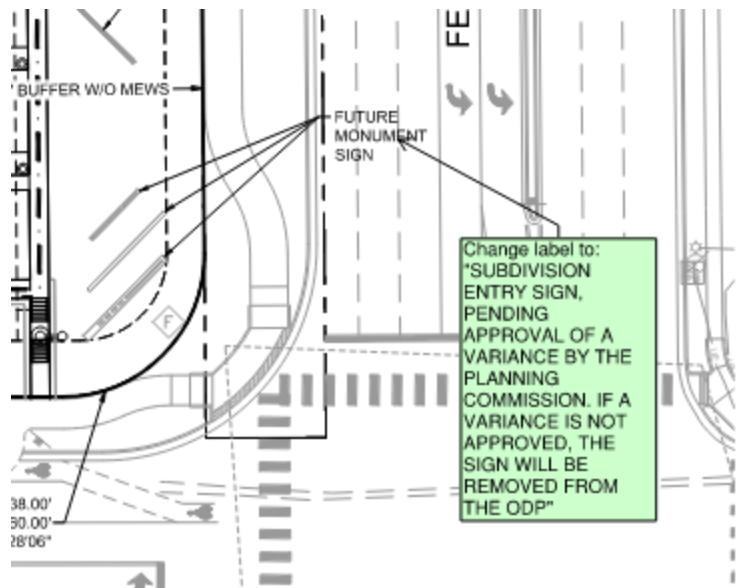


Sheet 18:



Sheet 19:





Sheet 46:

**LANDS - FILING NO. 1 - BLOCK 7**  
A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 46 OF 106 107

Verify sheet numbers.

TOTAL COMMON AREA LANDSCAPE

Sheet 50:

FILE WHERE PROPER  
VEHICLE PROVIDES MOBILITY  
; THAN FULL PANEL.

ROOT	SIZE	WATER USE	HEIGHT	SPREAD		NOTE:
B & B	2" CAL	LOW	25'-30'	20'-25'	Moderate	20% MIN. SHADE "
B & B	2" CAL.	MOD	40'-50'	30'-40'		TO 3" CAL AND 20
B & B	3" CAL	MOD	40'-50'	25'-30'		TREES ARE INCRI
B & B	2" CAL.	LOW	40'-50'	25'-30'		
B & B	2" CAL	VERY LOW	50'-60'	30'-40'	Low	
B & B	2" CAL.	VERY LOW	40'-50'	30'-40'		
B & B	2" CAL	VERY LOW	50'-60'	40'-60'		
B & B	2" CAL	LOW	40'-50'	40'-60'		
B & B	3" CAL.	MOD	50'-60'	40'-60'		
B & B	2" CAL.	MOD	40'-50'	30'-40'		
B & B	2" CAL	MOD	40'-50'	30'-40'		
B & B	6' HEIGHT	LOW	15'-20'	4'-6'	REQUIRED EVERGREEN TOTALS	

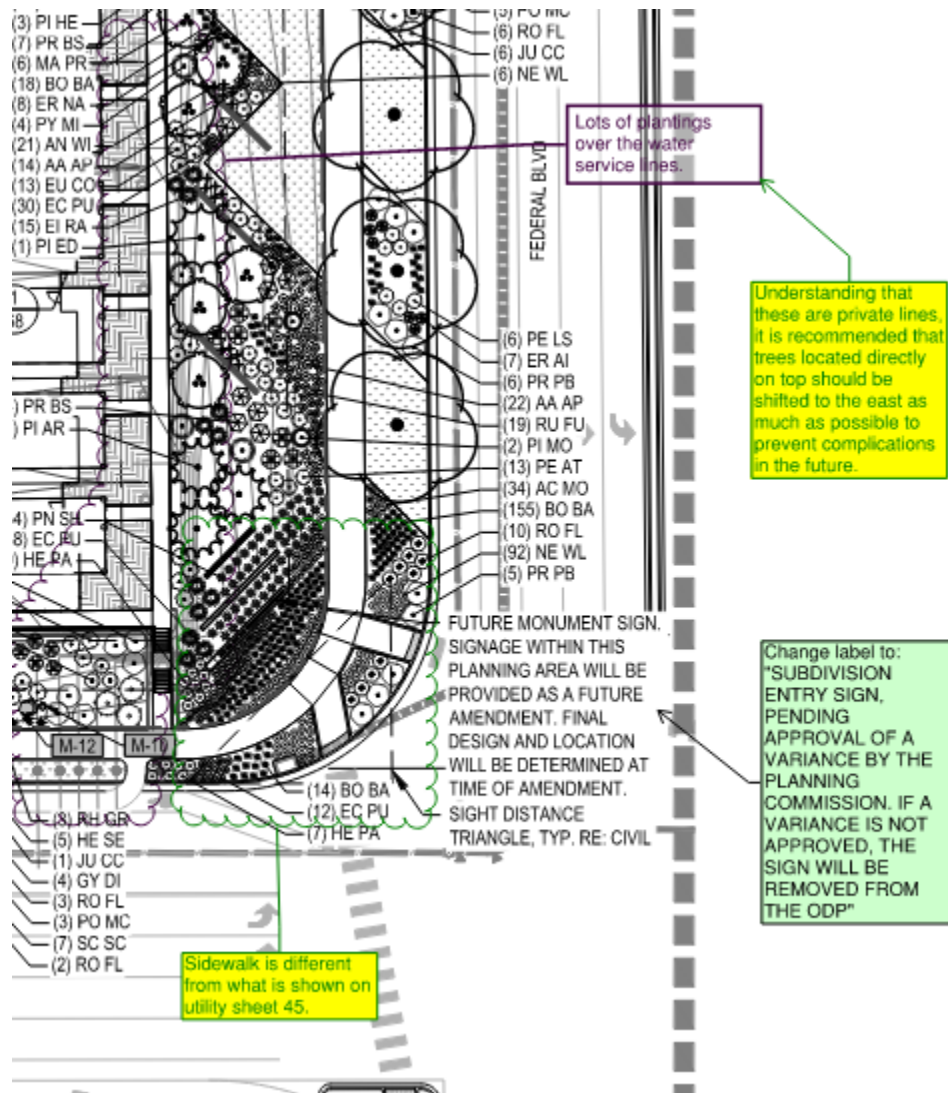
## Sheet 51:

THE CITY OF WESTMINSTER  
OF ADAMS, STATE OF COLORADO  
SHEET 51 OF 106

SIZE	WATER USE	HEIGHT	SPREAD	NOTE:
#5	VERY LOW	2'-3'	2'-3'	20% MIN. SHADE TREES ARE INCREASED TO 3" CAL AND 20% MIN OF EVERGREEN TREES ARE INCREASED TO 8' HEIGHT.
#5	MOD	3'-6'	5'-6'	
#5	LOW	2'-3'	5'-6'	
#5	LOW	4'-8'	4'-5'	
#5	MOD	4'-5'	3'-4'	
#5	LOW	2'-3'	3'-4'	
#5	VERY LOW	3'-4'	3'-4'	
#5	VERY LOW	2'-3'	2'-3'	
#5	LOW	8'-12'	9'-10'	
#5	LOW	2'-3'	2'-3'	
#5	LOW	4'-3'	2'-3'	
#5	LOW	4'-3'	2'-3'	
#5	VERY LOW	3'-6'	5'-6'	
#5	VERY LOW	1'-2'	5'-6'	
#5	LOW	2'-3'	7'-8'	
#5	MOD	2'-3'	3'-4'	
#5	MOD	4'-3'	2'-3'	
#5	VERY LOW	4'-5'	4'-5'	
#5	MOD	5'-6'	7'-8'	
#5	LOW	3'-5'	3'-4'	Repeat Comment: Low to very low can be planted in the same low hydrozone. You have only moderate and high hydrozones within your table. If you are planning on watering these at a moderate level, they will drown.  Emitters set up to plant watering needs could work, but it does not have longevity when it comes to maintenance for the HOA in the future. The plan needs to be very clear where very low and low are planted and that the area demonstrated can be watered to the low water hydrozone. Same goes for the moderate hydrozone.  Your planting plan will need to be adjusted as a result.
#5	VERY LOW	2'-4'	3'-4'	
#5	LOW	2'-2'	7'-8'	
#5	LOW	4'-2'	7'-8'	
#5	LOW	1'-2'	7'-8'	
#5	LOW	2'-3'	2'-3'	
#5	LOW	3'-4'	2'-3'	
#5	LOW	3'-5'	2'-3'	
#1	LOW	5'-6'	2'-3'	
#1	VERY LOW	2'-3'	1'-2'	
#1	VERY LOW	1'-2'	1'-2'	
#1	LOW	3'-4'	2'-3'	
#1	LOW	2'-5'	2'-3'	
#1	MOD	2'-12'	3'-4'	
#1	HIGH	4'-2'	1'-2'	
#1	LOW	2'-3'	1'-2'	
#1	MOD	4'-5'	2'-3'	
#1	MOD	4'-5'	2'-3'	
#1	LOW	3'-4'	2'-3'	
#1	LOW	3'-4'	2'-3'	
#1	LOW	2'-3'	1'-2'	
#1	VERY LOW	2'-3'	1'-2'	
#1	LOW	1'-2'	1'-2'	
#1	MOD	1'-2'	1'-2'	
#1	LOW	13'-15'	3'-4'	
#1	LOW	1'-2'	1'-2'	
#1	LOW	1'-2'	2'-3'	
#1	MOD	4'	1'-2'	
#1	MOD	1'-2'	1'-2'	
#1	MOD	1'-2'	1'-2'	
#1	MOD	1'-2'	1'-2'	
#1	MOD	1'-2'	2'-3'	
#1	MOD	2'-3'	3'-4'	
#1	LOW	4'-2'	1'-2'	
#1	MOD	3'-4'	1'-2'	
#1	LOW	2'-3'	2'-3'	
#1	LOW	2'-3'	1'-2'	
#1	LOW	2'-3'	1'-2'	
#1	LOW	3'	1'-2'	

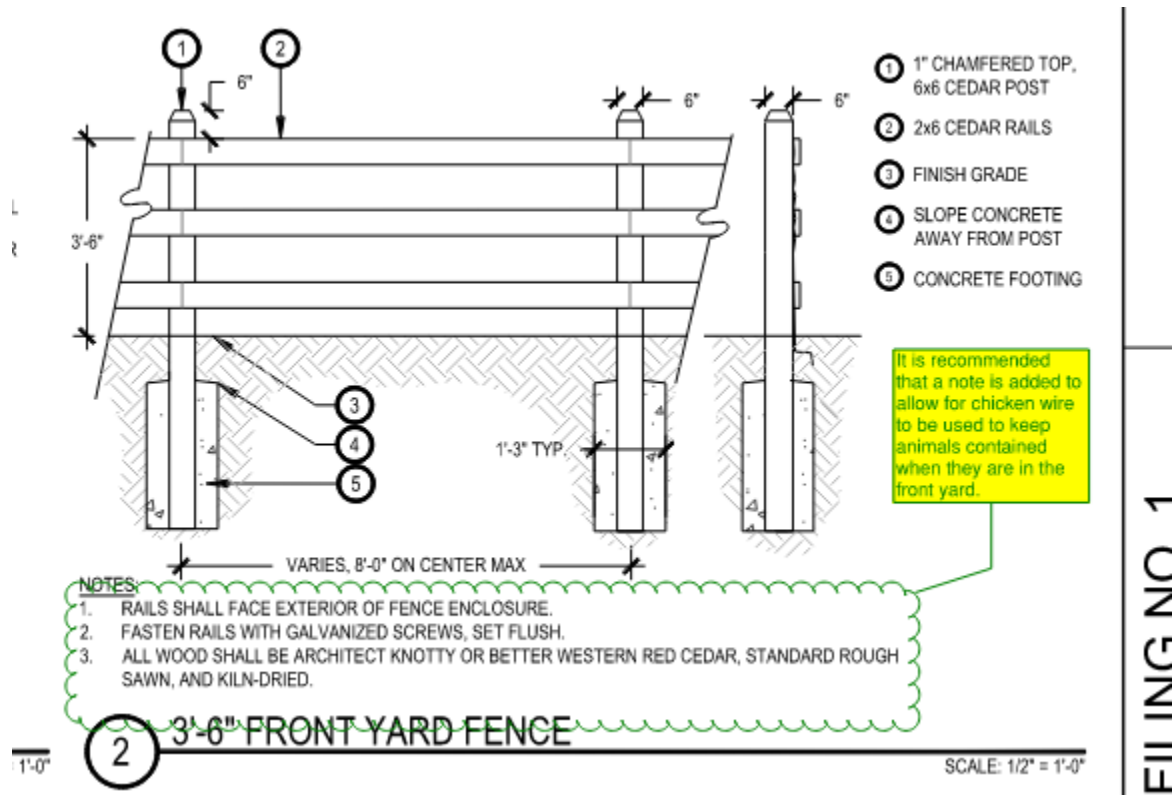


Sheet 62:





Sheet 68:



Sheet 78:

