



# Summit Pointe Concept Plan

Westminster, CO

June 17, 2024

# Design Team

Applicant

Otto Aichinger

Civil Engineering

Calibre Engineering

Land Planning &  
Landscape Architecture

PCS Group

Owner

W. 82<sup>nd</sup> Drive LLC

# About the Applicant



Otto Aichinger, a prominent figure in the local building and development scene, has been proudly serving the Denver metropolitan area for over 25 years. As a seasoned builder and developer, Otto specializes in crafting exceptional residences that stand as testaments to quality, innovation, and timeless design.

Throughout his history, Otto has built a diverse portfolio, including custom homes, single-family residences, and townhomes, each meticulously crafted to exceed the expectations of his discerning clientele. From luxurious estates to cozy family dwellings, his commitment to excellence shines through in every project he undertakes.

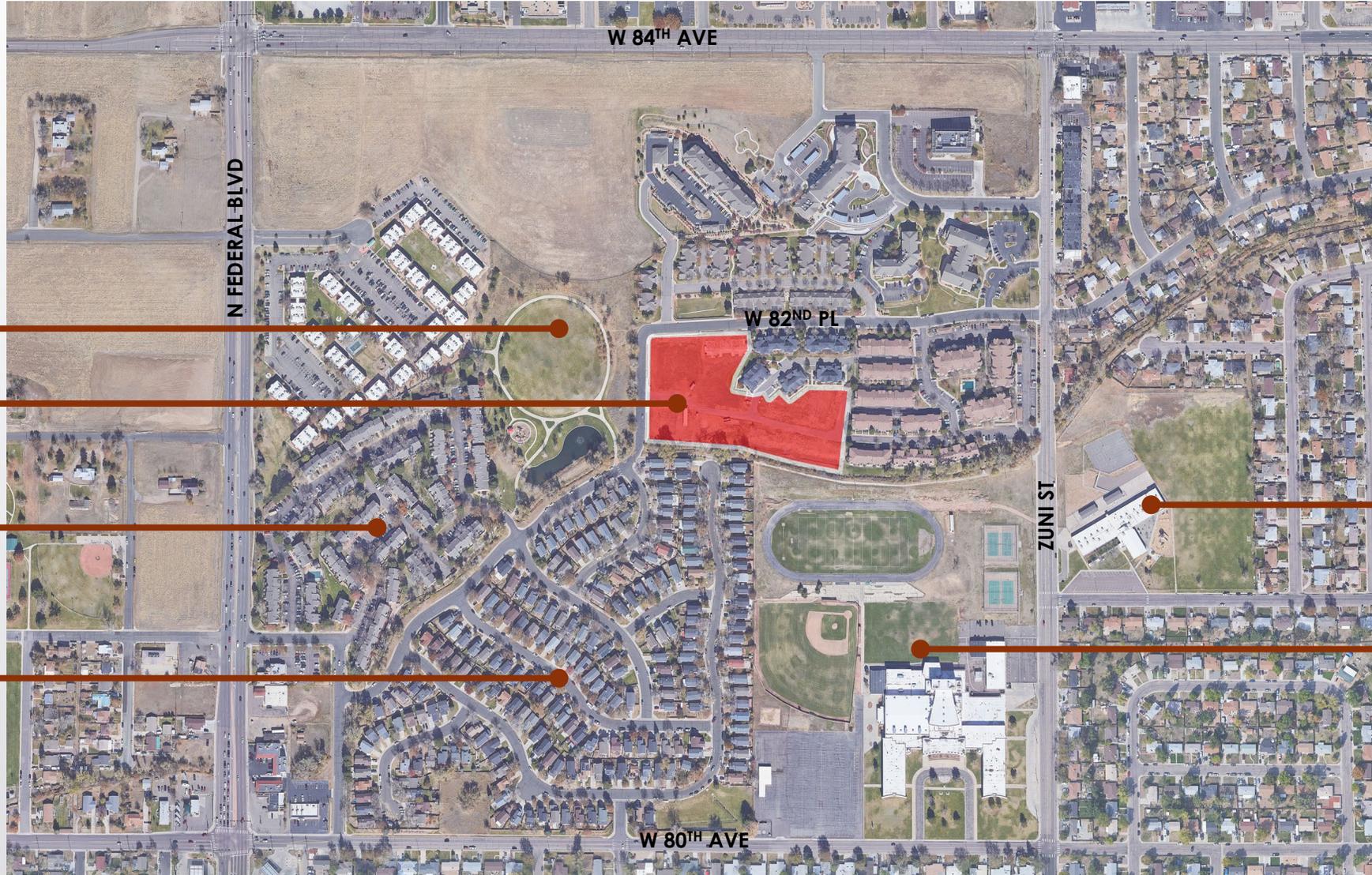
Currently, Otto is proud to be spearheading several exciting projects across the Denver metropolitan area, each poised to make a lasting impact on the local landscape. From revitalizing neighborhoods to redefining modern living spaces, his dedication to innovation and quality continues to drive him forward.

Applicant

COBBLESTONE  
PARK  
SITE LOCATION

COBBLESTONE  
VILLAGE

SHADOW  
RIDGE



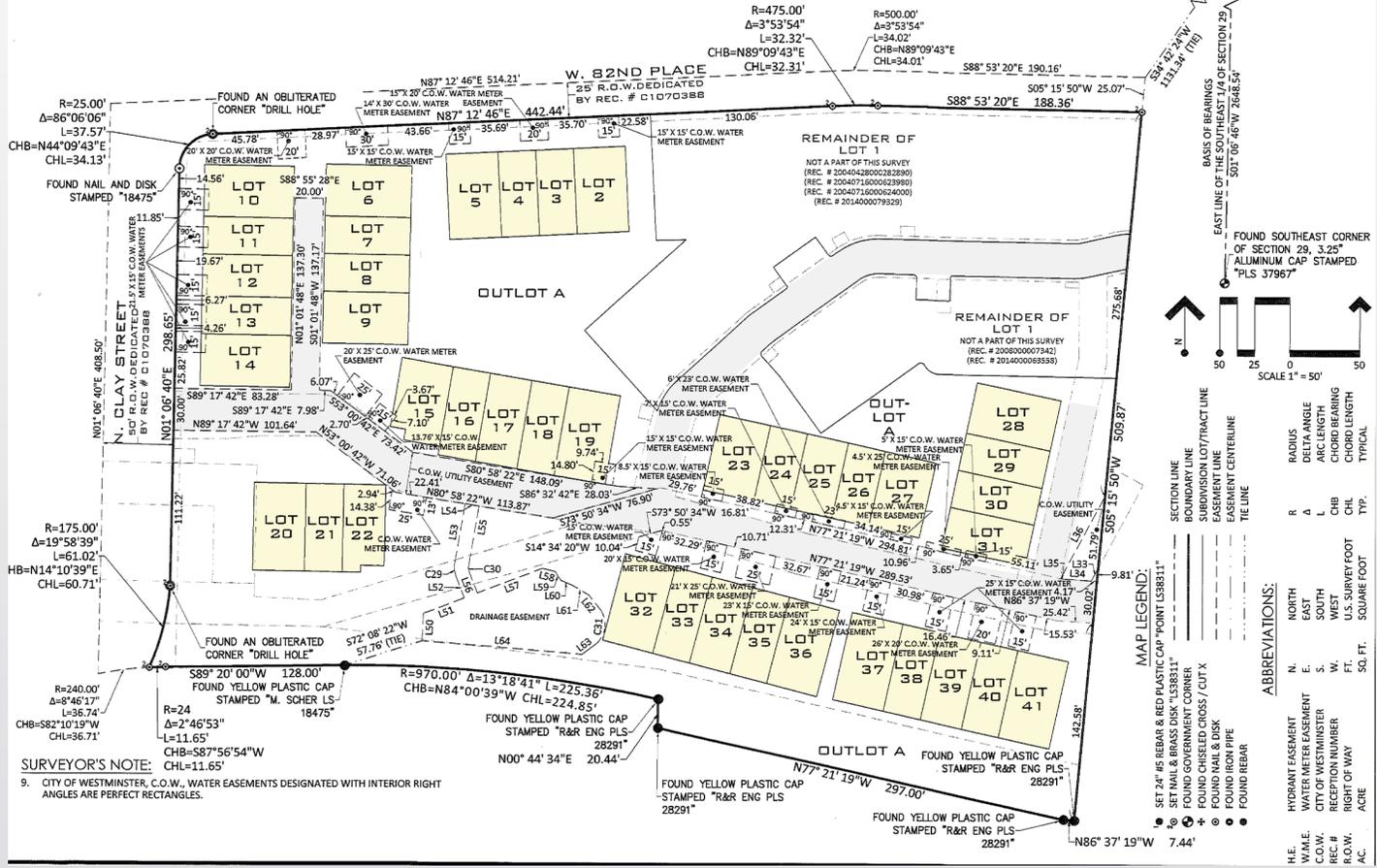
METROPOLITAN  
ARTS ACADEMY

RANUM MIDDLE  
SCHOOL

# Vicinity Map

FINAL PLAT  
**FIRST REPLAT, SUMMIT POINTE SUBDIVISION-FILING NO. 2**  
 BEING A SUBDIVISION OF SUMMIT POINTE SUBDIVISION - FILING NO. 2, SITUATED IN THE  
 SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 4 OF 4

DEDICATED CURVE TABLE					DEDICATED LINE TABLE						
TAG #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TAG #	LENGTH	DIRECTION	TAG #	LENGTH	DIRECTION
C29	10.69	20.00	C30°37'57"	S05°43'46"E	10.57	L33	10.78	S27°58'58"W	L56	15.60	N21°02'45"W
C30	5.35	10.00	C30°37'57"	N05°43'46"W	5.28	L34	19.81	N86°37'19"W	L57	49.73	S68°53'58"W
C31	30.70	18.71	C84°00'43"	N06°49'38"E	27.37	L35	2.06	N77°21'19"W	L58	9.26	N75°46'04"W
						L36	67.34	N27°58'56"E	L59	7.87	N33°36'34"W
						L50	19.68	S02°50'09"W	L60	8.05	N67°39'59"W
						L51	31.18	S68°53'58"W	L61	14.40	N58°32'46"W
						L52	15.91	S21°02'45"E	L62	11.66	N35°37'21"W
						L53	43.28	S09°35'12"W	L63	10.67	N53°08'24"E
						L54	10.00	N80°37'58"W	L64	114.73	S85°20'28"E
						L55	43.32	N09°35'12"E			



**SURVEYOR'S NOTE:**  
 9. CITY OF WESTMINSTER, C.O.W., WATER EASEMENTS DESIGNATED WITH INTERIOR RIGHT ANGLES ARE PERFECT RECTANGLES.

DUPLEX LOTS  
(50'x74')

POCKET PARK  
(Passive  
gathering  
space)

UTILITY  
EASMENTS

EXISTING  
DETENTION  
POND



LAND USE CHART		
SEGMENTATION DATA		
BUILDING TYPE	UNITS	
50'x74' LOT DUPLEX UNITS	46	
<b>TOTAL</b>		<b>46</b>
<b>DWELLING UNITS PER ACRE</b>		<b>9.1</b>
SITE DATA		
WALKS & DRIVES	0.47 ACRES	9%
RIGHT OF WAY	0.64 ACRES	13%
LOTS	1.95 ACRES	38%
GREEN SPACE	2.02 ACRES	40%
<b>TOTAL SITE</b>	<b>5.08 ACRES</b>	

Site Plan



**ELEVATION A**



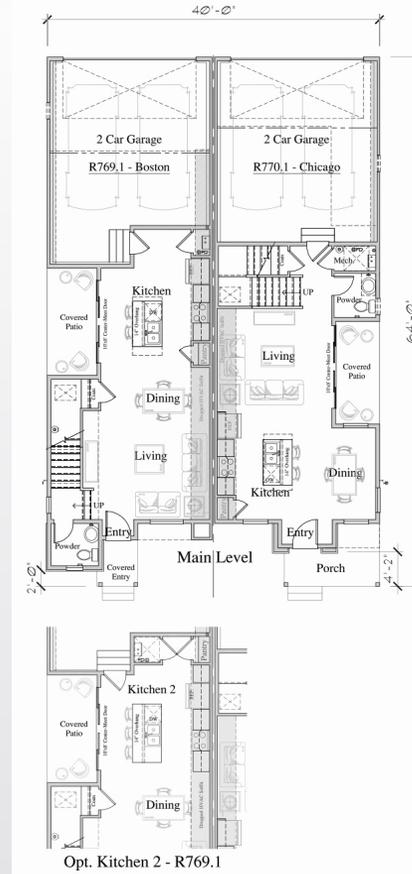
**ELEVATION B**



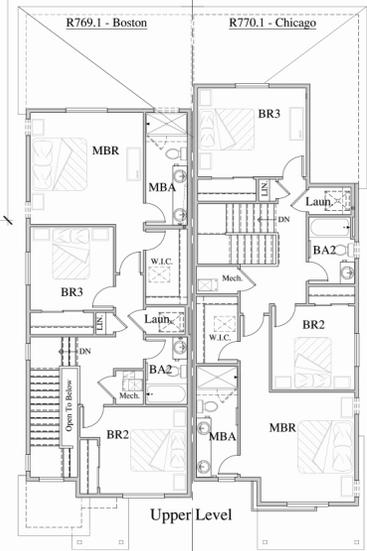
**ELEVATION C**



**ELEVATION D**



**FLOORPLAN**

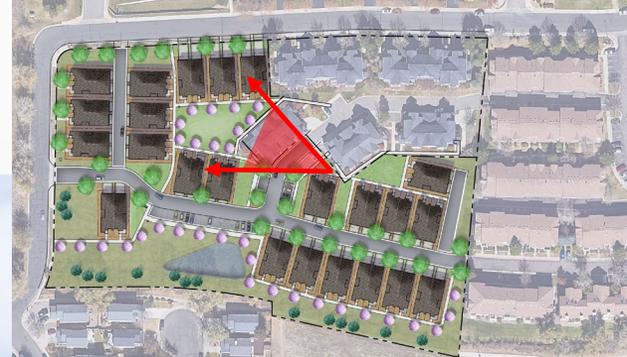


- Features:**
- **R769.1 - Boston**
  - **1448 Sq. Ft.**
  - 2 Story Home
  - 2 1/2 Baths
  - 3 Bedrooms
  - 2 Car Garage
  - Opt. Ext. Kitchen Island
  - Crawspace

- Features:**
- **R770.1 - Chicago**
  - **1475 Sq. Ft.**
  - 2 Story Home
  - 3 Bedrooms
  - 2 1/2 Baths
  - 2 Car Garage
  - Opt. Ext. Kitchen Island
  - Crawspace

# BOSTON/CHICAGO DUPLEX ELEVATIONS

Example of Architecture – Duplex



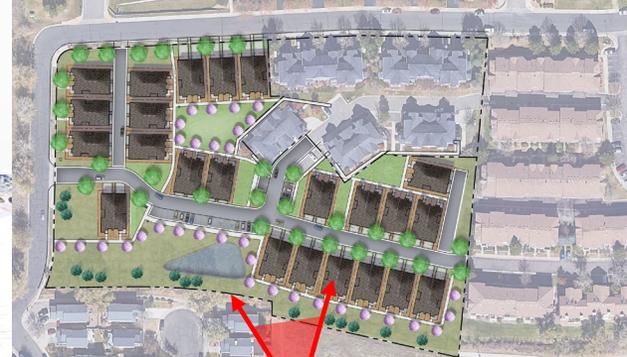
Key Map View

Conceptual Renderings - Park



Key Map View

Conceptual Renderings – Entrance



Key Map View

# Conceptual Renderings – Birdseye



**Thank YOU for  
your consideration**