



PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF PREVIOUS MEETING MINUTES
Meeting minutes of October 28, 2025
3. CONSIDERATION OF NEW BUSINESS
 - a. UDC Workshop #4- Introduction of Draft of the UDC
Prepared by: Andrew Spurgin, AICP, Principal Planner
 - b. Public Hearing and Recommendation: Public Hearing and Recommendation for a Preliminary Development Plan Amendment and Official Development Plan Amendment for the Summit Pointe at Briar Heights Subdivision – Filing 2
Prepared by: Rebecca Batzel, Planner
4. OLD BUSINESS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.

For participation guidelines please visit www.westminsterco.gov/pc

1. Staff will present agenda items. The Developer may present after Staff.
2. Those in attendance who favor the proposed development may address the Commission, followed by those who do not favor the proposed development. The Chair may impose time limits on speakers.
PLEASE SIGN THE SHEET IN THE FRONT OF THE COUNCIL CHAMBERS WHEN YOU SPEAK.
3. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
4. The Commission is charged with the review of Comprehensive Plan Amendments, Rezoning, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
5. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
 - a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
 - b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a “party-in-interest,” as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.

NOTE: Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no later than noon on the Thursday prior to the scheduled Planning Commission hearing to allow adequate time to discuss arrangements. Please call 303-658-2092/TTY711 or State Relay or email rgarcia@westminsterco.gov to make a reasonable accommodation request.



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
October 28, 2025

1. ROLL CALL

The meeting was called to order at 7:00 pm by Chairperson Jim Boschert. Present were Commissioners Rick Mayo, David Carpenter, Tracy Colling, Kevin Kinnear and Tim Pegg. Excused from attendance were Commissioners Chennou Xiong, Larry Dunn and David Tomecek. Also, present staff members, Associate Planner/Secretary Jennifer Baden, Principal Planner Jacob Kasza, Planning Manager John McConnell, Assistant City Engineer Heath Klein, Fire Marshal Jim Gagliano, Fire Chief Erik Birk and Deputy City Attorney Greg Graham. With the roll being called, Chairperson Boschert stated that both alternate Commissioners would be voting. Commissioners Kinnear and Pegg served as Alternates.

2. CONSIDERATION OF MINUTES

Meeting Minutes from September 9, 2025, and September 23, 2025.

Commissioner Carpenter made a motion to approve the minutes from the September 9, 2025, and the September 23, 2025, Planning Commission meeting.

Commissioner Pegg seconded the motion.

The minutes were unanimously approved (6-0).

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Action on a requested Public Hearing and Recommendation for a Remand of an Official Development Plan for Uplands Filing 2, Block 2 / PA-B2.

Chairperson Boschert opened the public hearing at 7:02 pm.

Jacob Kasza, Principal Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the Westminster Window. Notices were provided by the required deadline. Mr. Kasza narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend the City Council deny the Official Development Plan for Uplands Filing No 2, Block 2.

Chair Boschert asked staff if the Commission can make a recommendation to only consider Plan B to City Council. Staff explained the options that the Commission has.

Commissioner Pegg asked staff about the discrepancy between staff referring to Option 1 and Option 2 and the applicant referring to Plan A and Plan B. Staff responded that Option 1 is Plan A and Option 2 is Plan B.

Commissioner Kinnear asked Staff if when regarding a remand, if the application is to be considered as a whole with the proposed amendments, or if they are to just focus on the five concerns City Council had directed to be addressed.

Staff responded that both are to be considered with the five concerns being the main focus.

Chair Boschert asked staff where the City stands on Plan B. Staff responded Plan B does address the concerns with the alley connection and cut through traffic allowances, as well as allowing more space for emergency vehicles to turn around. Staff then noted that Plan B still does not address the other concerns Staff has about the development.

Staff added that the applicant did reach out to the neighborhood for input, agreed to address the concerns over guest parking, and agreed to address height limitations with either plan.

Chairperson Boschert opened the public testimony at 7:26 pm.

There was public testimony in support of Plan B and concerns with view obstruction, parking and street width on Bradburn.

Chairperson Boschert closed the public testimony at 7:34 pm.

Commissioner Carpenter asked staff about the City selling land back to the developer and what the repercussions would be if the land sale is denied or does not happen. Staff responded that selling the land would be one option, but that the City could also sell an easement rather than the property itself. It was also noted Council could allow the developer to build the turn around on City property, though that point would need to be discussed with the City Attorneys.

Commissioner Carpenter asked Staff if the property is part of the Public Land Dedication (PLD). Staff responded yes.

Commissioner Carpenter asked Staff about parking and the street width. Staff responded that Bradburn Drive is not part of the application for B2 and is instead considered in B1. Staff noted these streets would be considered modified minor collectors. The applicant responded they have included 49 guest parking spots along the south side of B1.

Commissioner Carpenter asked for more detail on the lot that would possibly obstruct the view. The applicant responded that they are expanding the angle of the view corridor, but as you move west, the viewer will start to see the homes on the B1 site, therefore it will be a challenge to preserve the view.

Chair Boschert asked staff if minor collector streets are designed to have parking on both sides and traffic in both directions. Staff clarified that the measurements of the street width coupled with the gutter measurements, does allow for 20-feet of traffic to pass through the center of the road and meets the City's requirements for Emergency Vehicle access.

Commissioner Kinnear asked staff regarding the PLD, if the City were to sell back the property would there be concerns over the ratio of public land dedication for the project. Staff responded no, and that it would be clarified with City Council. It was also noted that City Council could also redirect the revenue into a Capital Improvement Project (CIP) account that is reserved for the development of the Upland PLD parcels.

Commissioner Mayo asked the applicant where the turnaround will be on Newton Court. The applicant pulled up their diagram showing the location off Newton Court and the radius of the turnaround. Commissioner Mayo asked the applicant if the private drive would end before Lot 26. The applicant confirmed the private drive would not extend to Lot 26.

Commissioner Mayo asked for clarification of parking. The applicant explained that the homes are intended to have well-sized garages to accommodate vehicles, and including the driveway space, there should be sufficient parking for four vehicles. Commissioner Mayo asked the applicant if there will be ability for parking on Newton Court. The applicant responded there would not be parking allowed, and it would not be considered a public street.

Commissioner Colling asked the applicant how long the cul-de-sac on Osceola is before getting to the private drive on Newton Court. Staff responded it is more than 500- feet and Staff approved a variance for this. Commissioner Colling asked who would maintain Newton Court since it is a private drive. Staff responded the HOA would be responsible for maintenance.

Commissioner Colling asked how residents would be able to exit the development safely in case of a fire if the gate is not opened. Staff responded the fire code requires two points of access once you go over 100-200 units; since this development is only 26 units, it would not require a second access point.

Commissioner Colling asked the applicant about Lot 25 and why it is missing from the original Plan A. The applicant responded the lot is flipped so it would be accessed from the front off Osceola.

Commissioner Colling asked Staff for clarification of the remand of this site from City Council and if they are just looking at the five concerns that needed be addressed or the site as a whole. Staff responded they are asking the Commissioners to look at both aspects when making their decisions, while focusing on the five concerns. Commissioner Colling noted one of the items was to add a second access point off Bradburn Drive. The applicant stated they were not able to address that concern due to the potential loss of three to four lots at a minimum and the constraints the site presents with the grade.

Chair Boschert asked the applicant about the negotiations with staff to address guest parking, and a commitment from the applicant to maximize space. The applicant responded they would make a commitment to accommodate parking spots.

Chair Boschert noted he would like to see support of Plan B in their motion. There were no objections.

Commissioner Pegg noted the alternative motions provided to the Commissioners that included support for Plan B.

Commissioner Pegg made a motion that the Planning Commission recommend City Council approve the Official Development Plan for Uplands Filing No 2, Block 2 with Option 2 as proposed by the applicant and subject to the condition that prior to recordation of the ODP and issuance of a building permit, the applicant shall submit for staff review and approval the ODP with the changes shown in Option 2. This recommendation is based on a finding that the Official Development Plan is not supported by the criteria set forth in Section 11-5-15 of the Westminster Municipal Code.

Staff clarified that the motion would be supported by the criteria set forth in Section 11-5-15.

Commissioner Pegg re-made a motion that the Planning Commission recommend City Council approve the Official Development Plan for Uplands Filing No 2, Block 2 with Option 2 as proposed by the applicant and subject to the condition that prior to recordation of the ODP and issuance of a building permit, the applicant shall submit for staff review and approval the ODP with the changes shown in Option 2. This recommendation is based on a finding that the Official Development Plan is supported by the criteria set forth in Section 11-5-15 of the Westminster Municipal Code.

Commissioner Carpenter seconded the motion.

The motion passed (6-0).

4. MISCELLANEOUS BUSINESS

4a) Commissioner Mayo requested that the board discuss upcoming reappointments and term limits.

Commissioner Mayo expressed how the reappointment process could have the potential for disruption if many of the Commissioner's term limits expire at the same time.

Chair Boschert commented he was on the fence but has considered reapplying.

Commissioner Colling asked Staff how many Commissioner's terms are expiring. Staff responded there are three Commissioners approaching their term limits.

Commissioner Colling asked Staff for insight as to how many people have signed up to be members of the Planning Commission. Staff responded that business is handled by City Clerk's office and there would be follow up regarding information on public interest for the Planning Commission.

Commissioner Kinnear asked Staff for clarification on the process on term limits. Commissioner Mayo responded the process has changed so one is able to reapply for eight more years. Staff added that once a term limit has been reached, it is possible to reapply on the same Board or Commission, but the application process would be considered amongst other applicants.

5. ADJOURNMENT

The meeting was adjourned at 8:04 p.m.

THE WESTMINSTER PLANNING COMMISSION

James Boschert, Chairperson

A full recording of the meeting has been posted on The City of Westminster website. www.cityofwestminster.us/pc



WESTMINSTER

Staff Report

Agenda Item 3a

Planning Commission Meeting
November 18, 2025



Strategic Priority 1: Access to Opportunity

Advance access to opportunity and prosperity for all in Westminster through diverse housing choices, increased mobility options, safe and walkable neighborhoods, and strong social networks.



Strategic Priority 4: Economic Vitality

Promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base.

SUBJECT: INFO ONLY – UNIFIED DEVELOPMENT CODE WORKSHOP

PREPARED BY: Andrew Spurgin, AICP, Principal Planner
John McConnell, AICP, Planning Manager

SUMMARY STATEMENT:

- This report is for Planning Commission information only and requires no action by Planning Commission.
- The Unified Development Code (UDC) will implement the 2040 Comprehensive Plan (2040 Plan) and other recent policies and plans accepted by City Council through new and/or revised development regulations.
- Three workshops were scheduled earlier this year for the Planning Commission and Westminster residents to learn about the UDC earlier this year, and this fourth workshop will be used to introduce the first draft of the UDC.

BACKGROUND INFORMATION:

UDC is a unified set of development regulations establishing requirements for new construction. Policy for the UDC is largely informed by the 2040 Plan, with additional concepts resulting from the Sustainability Plan, Transportation & Mobility Plan, and the Housing Needs Assessment. Creating the UDC facilitates inclusion of concepts from these plans into actions through provisions such as missing middle housing, senior housing, standards for office and industrial development, and redevelopment and adaptive reuse. The scope of the UDC is citywide with generally applicable standards and procedures and not geographic-specific.

How is land development currently administered?

Currently key chapters within Westminster Municipal Code (W.M.C.), the stand-alone landscape regulations, and six different design standards/guidelines documents function as the regulatory documents for development proposals. Downtown Westminster and Westminster Station are governed by Specific Plan Districts (SPDs) which are a parallel regulatory structure to the more general citywide structure.

Most land in Westminster is zoned Planned Unit Development (PUD) or SPD, approximately 2/3 or 68% of the City's land area. An additional 20% is zoned as Open (O1), which is typically used for agriculture, open spaces, and some publicly owned properties. This leaves just 12% of the City's land area with conventional zoning districts for residential, commercial, or industrial uses. See also Attachment 1.

PUD in concept is "customized zoning" and allows tailoring of standards to a particular development site, instead of imposing citywide provisions without regard to neighborhood context. PUDs have further defined allowed uses and development characteristics for a particular site, through Preliminary Development Plans (PDP) and Official Development Plans (ODP). The ability to achieve negotiated outcomes aligned with the City's vision is a reason the PUD system has been in place for the last several decades. For example, in Bradburn Village and the Uplands the rezoning to PUD was used to obtain affordable housing commitments. Existing PUDs would remain regulated by their existing PDP and ODP approvals unless significant changes in land uses and site layout are requested.

Why is the UDC being done now?

Over the last several years the City has adopted the 2040 Comprehensive Plan (2040 Plan), as well as the Sustainability Plan, Transportation & Mobility Plan, Water Conservation & Efficiency Plan, an update the City Vision Statement, and Strategic Plan. Implementation of these plans in part relies on updated development regulations to balance community character with opportunities for economic vibrancy, housing development, and conveniences to support daily living.

There has not been a review of the larger organization and structure of the Code since 1997 and it is appropriate that an update reflect considerations such as the City's changing housing needs, water conservation, multi-modal mobility, and changing preferences and technologies that affect commercial and residential development patterns. Additionally, the City is now substantially built out and warrants a modified approach to development regulations that focuses on the remaining vacant, developable properties and the unique challenges related to infill development and redevelopment.

Approach

Work to form a UDC was initiated during the 2040 Plan process however the previous approach was far-reaching beyond the more context-based amendments needed to facilitate responsible development on the remaining land inventory in Westminster and the need to focus on infill and redevelopment. As of the time of this memo only about 2.3% of the City's land area is undeveloped without already having development applications or active construction in progress as shown in Attachment 2, further speaking to the need for a more targeted approach.

With changes from the 2021 draft of the 2040 Plan to the adopted 2023 version of the 2040 Plan, it was determined that the best course of action would be to reset the UDC process. Prior community engagement on the UDC, such as the visual preference survey results and stakeholder interview comments, is still relevant and helped inform the more focused scope of work.

Specifically with the 2040 Plan in place, the UDC will have zoning and development standards tailored to the type of land uses found in the 2040 Plan, including the associated maximum densities, intensities, and related design guidance set forth in the 2040 Plan. The existing zoning districts in W.M.C. bear no relationship to the land uses in the Comprehensive Plan, and the current design standards/guidelines are only in place for single-family attached or detached, senior housing, multi-family, commercial, and Traditional Mixed Use Neighborhood District (TMUND). This leaves a void for office and industrial projects and does not account for the variety of different housing and mixed-use formats typical of recent development proposals.

City Staff completed an effort to audit the existing design documents to determine what provisions should be retained, what should be revised or updated, and what content is no longer needed. This further focuses the UDC's approach to design issues. Similarly, the entitlement processes are proposed to remain largely unchanged with comprehensive plan amendments and rezonings being governed by state statute and the PDP and ODP processes to remain in place so as not to confuse residents nor decision makers.

Challenges

In prior discussions with City Council and Planning Commission, as well as in internal City Staff discussions, the degree of predictability versus the degree of flexibility has been a key concern. The current process includes minimum standards and elective choices; however, applicants increasingly have sought exceptions to minimum standards and the electives. Most applicant-requested exceptions have been approved by City Council, suggesting there is support for standards that allow more compact formats and/or which do not provide the scale of amenities as compared to earlier forms of development in Westminster.

As discussed above, draft UDC carries over many existing development standards but provides additional avenues to address deviations at the Staff level while continuing to engage with Planning Commission and City Council on more significant deviations that warrant larger conversations. Adaptive reuse, specifically repurposing an existing building for a new use, has been identified for a “sliding scale” approach to applicability of development standards. Similarly, nonconforming uses will benefit from new provisions to allow site improvements that incrementally meet standards without requiring retrofitting of an entire parcel to current standards.

Experience of Peer Communities

Many peer communities are either updating their land development codes or have recently completed such updates. Staff has reviewed materials, and in some cases spoken with City Staff in other communities, to understand the approaches taken and lessons learned. This scan included Arvada, Englewood, Fort Collins, Lakewood, Littleton, and Thornton.

Best practices pursued by peer communities include:

1. **Accessory Dwelling Units (ADUs):** allowances for ADUs on all single-family lots, which Westminster already codified in 2024, so this will not change with the UDC.
2. **Administrative Approvals:** reducing public hearing requirements to facilitate timely delivery of housing and business proposals. Due to concerns from prior City Councils and enactment of the Concept Plan Review process most approvals in Westminster’s UDC are proposed to remain as currently structured.
3. **Parking Reductions:** peer communities are reducing or eliminating parking requirements for certain uses, typically focused on residential uses, and establishing parking maximums. The UDC proposes slight adjustments to parking ratios, and will provide avenues to request further reductions, and the introduces parking maximums for uses that require more than 50 spaces.

With resident-initiated petitions (Fort Collins, Lakewood, Littleton) and City Council recall efforts (Englewood) experienced in some communities, Westminster Staff urges a balance between updating the code to meet current needs and maintaining standards and procedures understood by residents. Staff notes three key differences with our approach as compared our peers:

1. **Applicability:** Westminster’s approach is to apply the UDC to new development only, not changing the site-specific regulations in place through PUDs and SPDs for existing neighborhoods and business districts. As such, most of the City is expected to remain stable with the potential for incremental changes as new development occurs on the few remaining development sites.
2. **Comprehensive Plan:** Another difference is Westminster’s mandatory Comprehensive Plan. In many communities a Comprehensive Plan is used as a guide and is more advisory in nature rather than mandatory. As such the type, amount, and scale of new development has already been determined and the role of the UDC is provide technical code language to implement the ambitious goals and policies of the 2040 Plan

3. **Recent State Legislation:** Many nearby communities have chosen to include new state laws enacted in 2024 relative to zoning, housing, and parking. Staff has worked with City Council separately on this matter and Westminster has joined five other Front Range communities to challenge certain aspects of these laws that erode the City's home rule authority on zoning and development standards. However, key code changes already adopted, such as allowances for ADUs on single family lots and removal of residential occupancy limits, will be carried over into the UDC.

Key Concepts Included

Based on interest from residents and businesses as well as prior feedback from Planning Commission and the City Council, there are several topic areas worth highlighting, as shown in Attachment 2:

1. **Policy & Plan Alignment:** The existing zoning and development requirements are not aligned with either the current 2040 Plan or the previous Comprehensive Plan. The UDC will also incorporate concepts from the Sustainability Plan, Transportation & Mobility Plan, Housing Needs Assessment, and Redevelopment & Adaptive Reuse Toolkit.
2. **Organization:** The UDC will consolidate eight different documents with land planning and development standards into a single "unified" development code to provide a one-stop shop for development customers, residents, and decision makers.
3. **Residential Development:** Building on the 2040 Plan, the UDC will establish provisions for senior and special needs housing, relax residential minimum lot size requirements and dimensional standards such as setbacks to ensure efficient land use, and the opportunity to support lower price points on housing. These changes also support infill development in older parts of Westminster and provide opportunities for townhomes, small-lot homes, and similar products geared to homeownership.
4. **Commercial Development:** The UDC will simplify the commercial zoning districts which are seldom used with most applicants opting for PUD. The UDC will also provide avenues to facilitate revitalization by adding uses and creation of mixed-use settings as well as live-work units, which is limited under existing provisions. Uses identified in the 2040 Plan as potentially prohibited will be aligned with conditional use and special use permit processes.
5. **Employment Development:** The UDC will create standards for office and industrial development that are currently lacking. Currently the Retail Commercial Design Guidelines are used for office and industrial development and the business community has expressed a desire for provisions tailored to current employment needs, balancing aesthetics, and sense of place with practical considerations such as security, access, and loading.
6. **Procedures:** The UDC will clarify procedures to support transparency for applicants and residents; identify sequencing and opportunities for concurrent reviews to facilitate delivery of projects; provide administrative flexibility to reduce the number of exceptions brought to City Council for approval; and provide alternatives to PUD, which can be confusing to both applicants and residents. The UDC will also define variance and appeal procedures.
7. **Sustainability:** Building upon strategies from the Sustainability Plan, the UDC will incorporate provisions to ensure serviceable recycling collection facilities, healthy food access, low water use landscaping, sustainable building materials, provisions for renewable energy generation, and protection of natural areas.

8. **Mobility:** Building upon strategies from the Transportation & Mobility Plan, the UDC will also support multi-modal mobility with provisions for street and trail connectivity, transit stop enhancements, and electric vehicle infrastructure. The UDC will update parking requirements to facilitate options for shared parking, potential reductions in parking amounts, bicycle parking provisions, and creation of parking maximums.

Next Steps

This Planning Commission workshop will introduce the draft UDC and open a public review period. Staff will then review input received and determine the appropriate updates to be included. This may include an additional workshop with Planning Commission or a Study Session with City Council. After these additional checkpoints a final draft will be prepared, to include a detailed legal review, and published in the spring of 2026. Additional discussions will occur on the implementation approached once adopted considering Staff capacity and budget resources.

STRATEGIC PLAN PRIORITIES:

The City's Strategic Plan priority of Access to Opportunity is met by implementing the housing, mobility, and neighborhood development concepts of the 2040 Plan, Sustainability Plan, and Transportation & Mobility Plan. The Strategic Plan priority of Economic Vitality is met by establishing provisions for office and industrial development and through revitalization of older commercial areas with opportunities for new uses.

Respectfully Submitted,

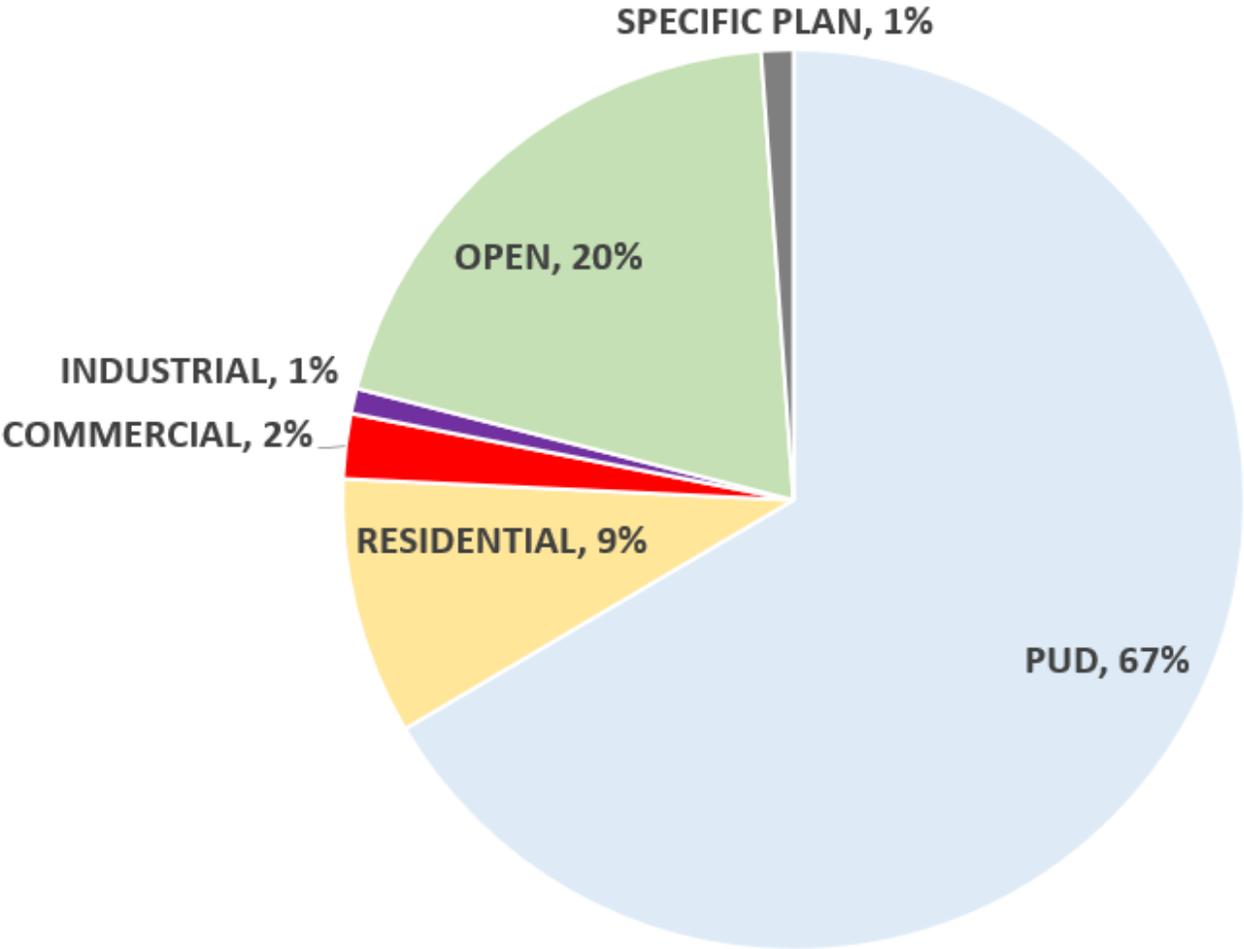


John McConnell, AICP
Planning Manager

ATTACHMENTS:

1. Existing zoning
2. Vacant developable land
3. UDC key concepts

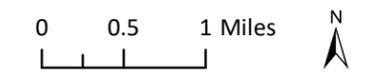
Zoning Districts Within Westminster



Vacant Land Status and 2040 Comp Plan

- Vacant Developable Land**
- No Development
 - Project
 - Under Construction
 - Under Review
 - FlexIndustrial
- Comp Plan 2040**
- Residential Large Lot
 - Residential Low Density
 - Residential Medium Density
 - Suburban Multi-Family
 - Urban Multi-Family
 - Mixed-Use Neighborhood
 - Specific Area
 - Employment-Flex
 - Neighborhood Office
 - Employment-Office/Inst... Campus
 - Public/Quasi Public
 - Commercial
 - Service Commercial
 - Commercial Mixed-Use
 - Mixed-Use Activity
 - Parks/Golf Courses
 - Open Space/Creek Corridor
 - Agricultural/Conservation Area
- City Limit**
- City Limit
 - Enclave

Project Status	Acres	Percentage
No Development	492.9	2.3%
Project Approved	2.6	0.0%
Under Construction	111.6	0.5%
Under Review	256.4	1.2%
Projected Completed	20.4	0.1%



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CODE ORGANIZATION & USABILITY

- Consolidate 8 different development regulations into a one-stop shop
- Defined applicability and enforceability
- Consistency to support fairness and transparency
- Simplify exception process
- Incorporates recently approved ordinances including the oil & gas regulations, telecommunications, and concept plan review



PLAN AND POLICY ALIGNMENT

- Incorporates concepts from Sustainability Plan, Transportation & Mobility Plan, 2040 Comprehensive Plan, Housing Needs Assessment, and Redevelopment & Adaptive Reuse Toolkit
- Perpetuates Westminster's sense of place achieved through gateways, streetscape enhancements, view preservation, and quality building materials



RESIDENTIAL DEVELOPMENT

- Updates and expands senior and special needs housing options
- Removes minimum lot sizes in most residential settings, subject to the densities in the 2040 Comprehensive Plan
- Incorporates provisions for homeownership through "missing middle" housing
- Housing product diversity/anti-monotony
- Adjusts standards to respond to remaining infill land inventory



COMMERCIAL & EMPLOYMENT

- Simplify zoning districts
- Removes obsolete land uses and add provisions for new land uses and changing technologies
- Provisions for mixed-use development
- Retail revitalization
- Provisions for live/work units
- Creates specific standards for office and industrial development



SUSTAINABILITY

- Provisions to support recycling collection
- Food access
- Low water using landscape concepts
- Solar access and battery storage systems
- Building materials resilient to moisture, wind, and fire damage
- Protection of natural areas



MOBILITY

- Updates parking requirements with options for shared parking, parking reductions, bicycle parking, and creation of parking maximums
- Multi-modal transportation options
- Trail and street connectivity
- Transit stop enhancements
- Electric vehicle infrastructure





WESTMINSTER

Agenda Memorandum

Agenda Item 3b

Planning Commission Meeting
November 18, 2025



Access to Opportunity: Advance access to opportunity and prosperity for all in Westminster through diverse housing choices, increased mobility options, safe and walkable neighborhoods, and strong social networks.



Resilient Infrastructure: Maintain and invest in resilient infrastructure that creates the highest return for safety, community connectivity, enjoyment of life, and local economic success.

SUBJECT: Public Hearing and Recommendation for a Preliminary Development Plan Amendment and Official Development Plan Amendment for the Summit Pointe at Briar Heights Subdivision – Filing 2

PREPARED BY: Reb Batzel, Planner
Jacob Kasza, Principal Planner
John McConnell, AICP, Planning Manager

RECOMMENDED PLANNING COMMISSION ACTION:

1. Hold a public hearing.
2. Recommend that City Council approve the Fifth Amended Preliminary Development Plan for the Summit Pointe at Briar Heights Subdivision – Filing 2. This recommendation is based on the finding that the Preliminary Development Plan generally complies with the criteria in Section 11-5-14 of the Westminster Municipal Code.
3. Recommend that City Council approve the Tenth Amended Official Development Plan for the Summit Pointe at Briar Heights Subdivision – Filing 2. This recommendation is based on the finding that the Official Development Plan generally complies with the criteria in Section 11-5-15 of the Westminster Municipal Code.

SUMMARY STATEMENT:

- The proposed development consists of 5.28 acres of vacant land located on the corner of West 82nd Place and Clay Street. The property is currently addressed as 2677 West 82nd Drive, see Attachment 1.
- The applicant is requesting approval of the Fifth Amended Preliminary Development Plan (PDP) and the Tenth Amended Official Development Plan (ODP) for the development of 50 single-family attached units with attached garages, see Attachments 2 and 3.

FISCAL IMPACT:

\$0 in expenditures

SOURCE OF FUNDS:

Not applicable.

POLICY ISSUE(S):

Should Planning Commission recommend that City Council approve the PDP and ODP Amendments for the subject property known as Summit Pointe at Briar Heights Subdivision – Filing 2?

ALTERNATIVE(S):

Planning Commission could recommend that City Council deny the PDP and ODP. Staff does not recommend this option because the PDP and ODP are generally supported by the criteria set forth in Sections 11-5-14 and 11-5-15, Westminster Municipal Code (W.M.C.).

BACKGROUND INFORMATION:Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but typically requires a PDP and ODP pursuant to the land use allowances established by the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses, and identify allowed densities and intensities of use. The W.M.C. requires that all development be in compliance with the Comprehensive Plan. If City Council chooses to approve this PDP and ODP, the next steps in the development review process will be to secure the approval of civil construction and building construction documents prior to commencing construction on the site.

History of Subject Property

The property is located in the Summit Pointe Subdivision – Filing No.2. The final plat was recorded in 2022. The property is currently zoned Planned Unit Development (PUD) with the PDP having been approved in 1984. The parcel is currently designated Residential Medium Density under the Comprehensive Plan. The property is currently vacant, undeveloped land.

Nature of Request

The applicant is seeking approval of two development applications. The first application proposes a PDP Amendment for the property that will allow single-family attached homes as a land use and an increase to the allowable density. The second application proposes an ODP Amendment with six exceptions to the multi-family design standards. The exceptions and justifications for them are provided on Sheet 2 of the ODP, see Attachment 3.

Property Owner

W 82nd Dr, LLC
Contact: Otto Aichinger
7600 Landmark Way, #1011
Greenwood Village, CO 80111

Applicant

PCS Group, Inc.
Contact: Kurt Moje
200 Kalamath St
Denver, CO 80223

Location

The proposed development is located on the corner of West 82nd Place and Clay Street. The property is currently addressed as 2677 West 82nd Drive, see Attachment 1.

Surrounding Land Uses and Designations

Direction	Development Name	Zoning	Comp Plan Designation	Current Use
North	Panorama Pointe Cottages	PUD	Suburban Multi-family	Residential
East	Summit Pointe – Filing 1	PUD	Suburban Multi-family	Residential
South	Shadowridge at Briar Heights	PUD	Residential Medium-Density	Residential
West	Cobblestone Park	O-1	Parks/ Golf Courses	Park/ Open Space

Public Notification

Section 11-5-13(A), W.M.C. requires the following three public notification procedures:

- Published Notice: Notice of public hearings scheduled before Planning Commission shall be published and posted at least ten days prior to such hearing and at least four days prior to City Council public hearings. Notice was published in the *Westminster Window* by the required deadline.
- Property Posting: Notice of the public hearing shall be posted on the property with a minimum of one sign in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the City’s Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.
- Written Notice: At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to property owners and homeowner’s associations registered with the City within 1,000 feet of the subject property. The applicant has provided the City’s Planning Manager with a certification that the required notices were mailed by the required deadline.

Westminster Municipal Code Analysis

11-5-14. - *Standards for Approval of Planned Unit Development Zoning, Preliminary Development Plans and Amendments to Preliminary Development Plans.*

(A) In reviewing an application for approval of Planned Unit Development zoning and its associated Preliminary Development Plan, or an amended Preliminary Development Plan, the following criteria shall be considered:

1. *The Planned Unit Development (PUD) zoning and the proposed land uses in the associated Preliminary Development Plan are in conformance with the City's Comprehensive Plan and all City Codes, ordinances, and policies.*

The proposed PDP Amendment generally conforms to the density and allowable land uses of the Residential Medium Density Comprehensive Plan land use designation. The development proposes 9.47 dwelling units per acre. Typically, up to 8.0 dwelling units per acre are allowed in the Residential Medium Density Comprehensive Plan land use designation; however, up to 12 dwelling units per acre are allowed upon City Council approval. The density of the proposed development is compatible with adjacent residential land uses and acts as a buffer between higher density residential uses and the park/open space.

The proposed PDP Amendment and zoning generally conforms to all City Codes, ordinances, and policies and is a good infill opportunity for the City, while maintaining a similar size and scale with existing adjoining residential uses.

- 2. The Preliminary Development Plan exhibits the application of sound, creative, innovative, and efficient planning principles.*

The PDP Amendment exhibits sound and efficient planning principles. The PDP will facilitate a good opportunity for infill development while maintaining the same density and character as surrounding development.

- 3. Any exceptions from standard Code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Preliminary Development Plan (PDP).*

The PDP Amendment does not request any exceptions.

- 4. The PDP is compatible and harmonious with existing public and private development in the surrounding area.*

Staff finds that the proposed PDP Amendment is compatible and harmonious with existing development in the surrounding area. The residential uses and densities in the proposed development are very similar and compatible with the adjacent residential land uses.

- 5. The PDP provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.*

Staff finds that the development does not represent an adverse impact to the surrounding community and, in turn, is not affected adversely by the surrounding community. The development consists of single-family attached residences that are similar to the adjacent residential uses.

- 6. The PDP has no significant adverse impacts upon existing or future land uses nor upon the future development of the immediate area.*

Staff finds that the PDP Amendment will not have significant adverse impacts upon existing or future land uses.

- 7. Streets, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.*

The development will have direct access at the confluence of Clay Street and West 82nd Drive. Access is designed in a safe manner that will not create interruptions to traffic. The development will generate approximately 360 new vehicle trips on the average weekday.

- 8. The City may require rights-of-way adjacent to existing or proposed arterial or collector streets, any easements for public utilities and any other public lands to be dedicated to the City as a condition to approving the PDP. Nothing herein shall preclude further public land dedications as a condition to ODP or plat approvals by the City.*

The PDP Amendment does not preclude future land dedications for public roadways or utilities. The application identifies that all land dedications have been previously met by an 8.04-acre park site dedication to the west. This land dedication was approved by City Council on January 23, 1984.

9. *Performance standards are included that ensure reasonable expectations of future Official Development Plans being able to meet the Standards for Approval of an Official Development Plan contained in Section 11-5-15, W.M.C.*

The PDP Amendment includes all of the necessary performance standards to ensure reasonable expectations for the ODP to meet the standards for approval. Most performance standards are shown on the ODP rather than the PDP.

10. *The applicant is not in default or does not have any outstanding obligations to the City.*

The applicant is not in default and does not have outstanding obligations to the City.

(B) Failure to meet any of the above-listed standards may be grounds for denial of an application for Planned Unit Development zoning, a Preliminary Development Plan or an amendment to a Preliminary Development Plan.

11-5-15. - Standards for Approval of Official Development Plans and Amendments to Official Development Plans.

(A) In reviewing an application for the approval of an Official Development Plan or amended Official Development Plan, the following criteria shall be considered:

1. *The plan is in conformance with all City Codes, ordinances, and policies.*

The ODP Amendment generally meets all City codes, ordinances, and policies. The applicant identifies several exceptions to design standards that are requested for approval and are acceptable based on Staff review.

2. *The plan is in conformance with an approved Preliminary Development Plan or the provisions of the applicable zoning district, if other than Planned Unit Development (PUD).*

The applicant has prepared the PDP Amendment and the ODP Amendment at the same time. The ODP Amendment is in conformance with the proposed PDP Amendment.

3. *The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.*

The ODP Amendment does exhibit creativity and sound use of planning and design principles. The proposed development will facilitate a compatible infill development by maintaining a similar scale of development as neighboring uses.

4. *For plans in PUD zones, any exceptions from standard code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Official Development Plan.*

The applicant is requesting six exceptions with the ODP Amendment. The exceptions and justifications for the exceptions are provided in the ODP Amendment. The exceptions are supported by Staff largely because this project is an amendment to an existing entitlement, and the specific code requirements were not required in the previous ODP. In addition, the exceptions are supported by Staff due to the configuration of the site, existing grade, and size and scale of the development.

5. *The plan is compatible and harmonious with existing public and private development in the surrounding area.*

Staff finds that the proposed ODP Amendment is compatible and harmonious with existing development in the surrounding area. The residential uses and densities in the proposed development are very similar to the densities in the adjacent residential community.

6. *The plan provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.*

The ODP Amendment provides setbacks, landscaping, and screening from surrounding development. Staff finds that the proposed plan does provide for protection from adverse influences from the surrounding area and from within the development.

7. *The plan has no significant adverse impacts on future land uses and future development of the immediate area.*

The proposed ODP Amendment has no significant adverse impacts on future land uses and future development. The surrounding developments are similar sizes and uses.

8. *The plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.*

The ODP Amendment proposes 50 new single-family attached homes. The proposed site plan is safe, convenient, and harmonious to existing structures and allows for the appropriate relation of space to intended uses.

9. *Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.*

The ODP Amendment includes design standards for the new homes. The standards generally meet the requirements of the Multi-family Design Standards, except where exceptions are requested, and these exceptions were written with sound design principles and practice.

10. *The architectural design of all structures is internally and externally compatible, in terms of shape, color, texture, forms, and materials.*

The ODP Amendment includes design standards for the new homes. The standards generally meet the requirements of the Multi-family Design Standards, except where exceptions are requested, and these exceptions were written with sound design principles and practice.

11. *Fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development.*

The ODP Amendment clearly shows the fencing and landscaping that will be installed to mitigate any undesirable environmental effects attributable to the development.

12. *Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.*

Landscaping, as proposed, meets City Code requirements and is adequate and appropriate. The applicant proposes an acceptable landscaping plan that includes a private park. Landscaping makes up a total of 56 percent of the site.

13. *Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.*

The new development would generate approximately 360 new vehicle trips on the average weekday. All the existing streets in the surrounding vicinity have the capacity to accommodate the additional trips.

14. *Streets, parking areas, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.*

The development will have direct access at the confluence of Clay Street and West 82nd Drive. The access has been located to minimize any conflicts and hazards

15. *Pedestrian movement is designed in a manner that forms a logical, safe, and convenient system between all structures and off-site destinations likely to attract substantial pedestrian traffic.*

The development will continue the sidewalk alignment along the site frontage and provide pedestrian connections via sidewalks throughout the site.

16. *Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with the Preliminary Development Plans and utility master plans.*

Existing and proposed utility and drainage systems are adequate to serve this development.

17. *The applicant is not in default or does not have any outstanding obligations to the City.*

The applicant is not in default and does not have outstanding obligations to the City.

(B) Failure to meet any of the above-listed standards may be grounds for denial of an Official Development Plan or an amendment to an Official Development Plan.

Neighborhood Meeting(s) and Public Comments

A neighborhood meeting was held on March 5, 2025. Eight people attended the meeting. The general topics of concern from the public were construction noise, existing site conditions, and drainage.

Staff received one public comment on the proposed development, it is included in Attachment 4.

Summary of Staff Recommendation

Staff recommends approval of the proposed Fifth Amended PDP and the proposed Tenth Amended ODP, as the proposed development conforms with the Comprehensive Plan and provides a good opportunity for compatible infill development. Staff finds that the proposed PDP and ODP Amendments are in general conformance with the City's Comprehensive Plan and all City policies, standards and sound planning principles and practice, and that there is existing capacity in the City's street, drainage, and utility systems to accommodate the proposed development in accordance with Sections 11-5-14 and 11-5-15, W.M.C.

STRATEGIC PLAN PRIORITIES:

The City's Strategic Plan priority of Access to Opportunity is met by facilitating infill development within existing neighborhoods that provides additional housing types so that diverse households can live and thrive in the City of Westminster.

Respectfully Submitted,



John McConnell, AICP
Planning Manager

ATTACHMENTS:

Attachment 1: Vicinity Map

Attachment 2: Proposed Fifth Amended Preliminary Development Plan

Attachment 3: Proposed Tenth Amended Official Development Plan

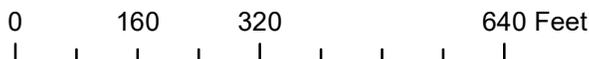
Attachment 4: Public Comments



Vicinity Map
Summit Pointe Filing 2
2677 W 82nd Dr



WESTMINSTER





LEGAL DESCRIPTION
 FIRST REPLAT SUMMIT POINTE SUBDIVISION FILING NO. 2, RECEPTION NO. 202200049275, DATED JUNE 3, 2022 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, CONTAINING 289,391 SQUARE FEET OR 6.64 ACRES.

SURVEYOR'S CERTIFICATE

I, _____, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PROPERTY BOUNDARY.

DATE _____ REGISTERED LAND SURVEYOR & NO. _____

PROPERTY OWNER
 W. 82ND DRIVE, LLC
 7600 LANDMARK WAY, #1011
 GREENWOOD VILLAGE, CO 80111

CONSULTANTS
PLANNER/LANDSCAPE ARCHITECT
 PCS GROUP, INC
 200 KALAMATH STREET
 DENVER, CO 80223
 303.531.4905

ENGINEER
 CALIBRE
 8822 S. RIDGELINE BLVD., STE 310
 HIGHLANDS RANCH, CO 80129
 303.730.0434

ARCHITECT
 GODDEN SUDIHK ARCHITECTS INC
 5975 S. QUEBEC ST., STE 250
 CENTENNIAL, CO 80111
 303.455.4437

DEVELOPMENT TIMING & PHASING
 IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S ODP OR LATEST ODP 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 CITY CODE.

THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS:
 PERMITTING: 01/2026
 CONSTRUCTION: 01/2026
 FINAL STABILIZATION: 01/2027

FULL FORCE & EFFECT
 ALL PROVISIONS OF THE ORIGINAL PDP, RECORDED AT RECEPTION NO. 8549285, AND SUBSEQUENT PDP AMENDMENTS SHALL REMAIN IN FULL FORCE AND EFFECT, EXCEPT AS OTHERWISE NOTED HEREIN.

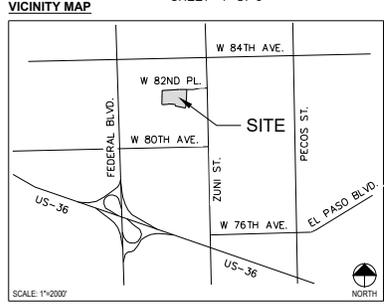
FIFTH AMENDED PRELIMINARY DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 6

PERMITTED USES:
 THE EXISTING AND PROPOSED ZONING IS PUD, RESIDENTIAL, SINGLE FAMILY ATTACHED, INCLUDING DUPLEX AND TOWNHOMES.

PROHIBITED USES
 ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. ANY USE IDENTIFIED AS POTENTIALLY PROHIBITED BY THE COMPREHENSIVE PLAN, THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALLS INTO THE DEFINITION OF A LISTED PERMITTED USE.

PURPOSE OF AMENDMENT
 THIS PORTION OF THE DEVELOPMENT WILL CONSIST OF SINGLE FAMILY ATTACHED TYPE DWELLING UNITS. THE INTENT IS TO PROVIDE 50 ATTACHED FEE SIMPLE DUPLEX AND 4-, 5-, AND 6- PLEX TOWNHOME RESIDENCES WITH ATTACHED GARAGES. THE UNITS ARE TO BE TWO TO THREE BEDROOM. ALL UNITS ARE FEE SIMPLE.

ZONING & LAND USE
 CURRENT ZONING & LAND USE: PUD / VACANT
 PROPOSED ZONING & LAND USE: PUD / RESIDENTIAL
 COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL MEDIUM DENSITY
ZONING & LAND USE



	ZONING	LAND USE	COMP. PLAN DESIGNATION
SUBJECT SITE	PUD	RESIDENTIAL	RESIDENTIAL MEDIUM DENSITY
NORTH:	PUD	RESIDENTIAL	SUBURBAN MULTI-FAMILY
SOUTH:	PUD	RESIDENTIAL	RESIDENTIAL MEDIUM DENSITY
EAST:	PUD	RESIDENTIAL	SUBURBAN MULTI-FAMILY
WEST:	O-1	PARK / OPEN SPACE	PARKS/GOLF COURSES

LAND USE TABLE

LAND USE	SF	AC	% OF PROPERTY	FAR OR DU/AC
PA1*	59,295	1.36	24	17.65
PA2	230,096	5.28	50	9.47
TOTAL	289,391	6.64	100	11.14

* NOT PART OF AMENDMENT.

SHEET INDEX
 SHEET 1 OF 6 COVER SHEET
 SHEET 2 OF 6 PROJECT NOTES
 SHEET 3 OF 6 OVER ALL SITE PLAN
 SHEET 4 OF 6 SITE PLAN
 SHEET 5 OF 6 SITE PLAN
 SHEET 6 OF 6 TYPICAL STREET SECTIONS

OWNER APPROVAL

OTTO AICHINGER AS PRESIDENT OF W. 82ND DRIVE, A LIMITED LIABILITY COMPANY, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

SIGNATURE _____ TITLE _____

CITY APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

ATTEST: CITY CLERK _____

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

MAYOR _____

ATTEST: CITY CLERK _____

CLERK AND 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 _____

SUMMARY OF AMENDMENTS

- ORIGINAL PDP/ODP PREPARED 04/27/84 APPROVED 06/28/84 WITH RECORDATION ON 01/15/85 BEING PUD #750 REC #B549285
- FIRST AMENDMENT APPROVED 11/04/84 WITH RECORDATION ON 01/15/85 BEING PUD #751 REC #B549286
- SECOND AMENDMENT PREPARED ON 01/15/85 APPROVED ON 02/06/85 WITH RECORDATION ON 03/19/85 BEING PUD #776 REC #B561571
- THIRD AMENDMENT PREPARED ON 09/06/85 APPROVED ON 11/06/85 WITH RECORDATION ON 11/08/85 BEING PUD #881 B611384
- FOURTH AMENDMENT PREPARED ON 04/24/95 APPROVED ON 06/30/96 WITH RECORDATION ON 11/27/96 BEING PUD #1758 REC #C0234026

CASE # PLN24-0098

DATE: 12.13.2024

SUMMIT POINTE

REVISIONS:

- 2ND SUBMITTAL: 04.01.2025
- 3RD SUBMITTAL: 05.23.2025
- 4TH SUBMITTAL: 07.14.2025

1 OF 6 COVER

FIFTH AMENDED PRELIMINARY DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 6



DATE: 12.13.2024

SUMMIT POINTE

REVISIONS:
 2ND SUBMITTAL 04.01.2025
 3RD SUBMITTAL 05.23.2025
 4TH SUBMITTAL 07.14.2025

PROJECT NOTES

PARK DEVELOPMENT FEE:

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. A FEE OF \$2,082.00 (2025) PER DWELLING UNIT IS DUE TO THE CITY. FOR 50 DWELLINGS THE TOTAL FEE IS \$104,100.00. 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.

PUBLIC LAND DEDICATION:

ALL LAND DEDICATIONS HAVE BEEN PREVIOUSLY MET BY AN 8.04 ACRE PARK SITE DEDICATION TO THE WEST (ADJACENT TO THE COBBLESTONE TOWNHOMES) WITH DOCUMENTS AS APPROVED BY THE WESTMINSTER CITY COUNCIL ON JANUARY 23, 1984.

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 AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED. FOR SINGLE FAMILY ATTACHED A FEE OF \$ 468.00 (2025) PER DWELLING UNIT IS DUE TO THE CITY. FOR 50 DWELLINGS THE TOTAL FEE IS \$ 23,400.00. 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:

CASH-IN-LIEU FOR BOTH THE ART PIECE AND AN IMPROVED SITE SHALL BE PAYABLE BY THE PROPERTY OWNER TO THE CITY IN THE AMOUNT OF \$2,000 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 OFFICIAL DEVELOPMENT PLAN RECORDING. FOR 5.2 ACRES A FEE OF \$10,560.00 IS DUE TO THE CITY.

SERVICE COMMITMENTS:

MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PDP USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY OR F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO REVISION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

STANDARD STATEMENTS

- | | |
|--|---|
| <p>A. 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.</p> <p>B. 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 OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.</p> <p>C. 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 OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.</p> | <p>D. 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.</p> <p>E. 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.</p> |
|--|---|

CASE # PLN24-0098

GENERAL DESIGN STANDARDS

ARCHITECTURE

ALL BUILDING IMPROVEMENTS SHALL REFLECT AND / OR COMPLEMENT THE ARCHITECTURAL STYLE OF THE SURROUNDING NEIGHBORHOOD. VARIATIONS IN MATERIALS, ROOFLINES, AND SETBACKS WILL CREATE VISUAL INTEREST AND LIMIT LARGE BLANK WALLS ON THE FAÇADE, OR SIDE ELEVATIONS. ROOFS WILL BE OF ARCHITECTURAL COMPOSITE SINGLES TO MATCH THE CUSTOM COLOR PALETTES CHOSEN. NO ROOFTOP OR WALL HUNG MECHANICAL EQUIPMENT WILL BE ALLOWED WITHOUT BEING SCREENED FROM PUBLIC VIEW. THE SCREENING ELEMENTS SHOULD BE AN INTEGRAL PART OF THE DESIGN OF THE BUILDING. BUILDINGS WILL BE LIMITED TO A MAXIMUM HEIGHT OF 30 FEET AS MEASURED BY THE INTERNATIONAL BUILDING CODE WHICH STATES "THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE".

SIGNAGE

SIGNAGE SHALL BE LIMITED TO ONE ENTRY SIGN / MONUMENT AT ENTRY OFF OF W. 82ND PLACE. SIGNAGE MATERIALS SHALL COMPLIMENT ARCHITECTURAL MATERIALS AND MEET CITY SIGN STANDARDS.

SERVING FACILITIES

PUBLIC RECREATION AREAS	BISHOP SQUARE PARK
PUBLIC OPEN SPACE	COBBLESTONE PARK
DRAINAGEWAYS	ALLEN DITCH
MAJOR DETENTION	
PRIMARY SCHOOL	FAIRVIEW PK-8
ELEMENTARY SCHOOL	SHERRELWOOD
MIDDLE SCHOOL	RANUM
HIGH SCHOOL	WESTMINSTER HIGH SCHOOL
NEARBY SHOPPING AREAS	HURON PLAZA
NEARBY FIRE STATIONS	NORTH WASHINGTON FIRE STATION, FEDERAL HEIGHTS FIRE DEPT.
NEARBY BUS STOPS	FEDERAL BLVD. & W 82ND AVE

FIFTH AMENDED PRELIMINARY DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 3 OF 6



Calibre

2402 East Hampden Avenue, Suite 100
 Englewood, CO 80150
 www.calibreengineering.com (303) 750-4444
 CIVIL ENGINEERING / STRUCTURAL ENGINEERING

DATE: 12.13.2024

SUMMIT POINTE

REVISIONS:
 2ND SUBMITTAL: 04.01.2025
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 4TH SUBMITTAL: 07.14.2025

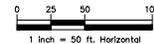
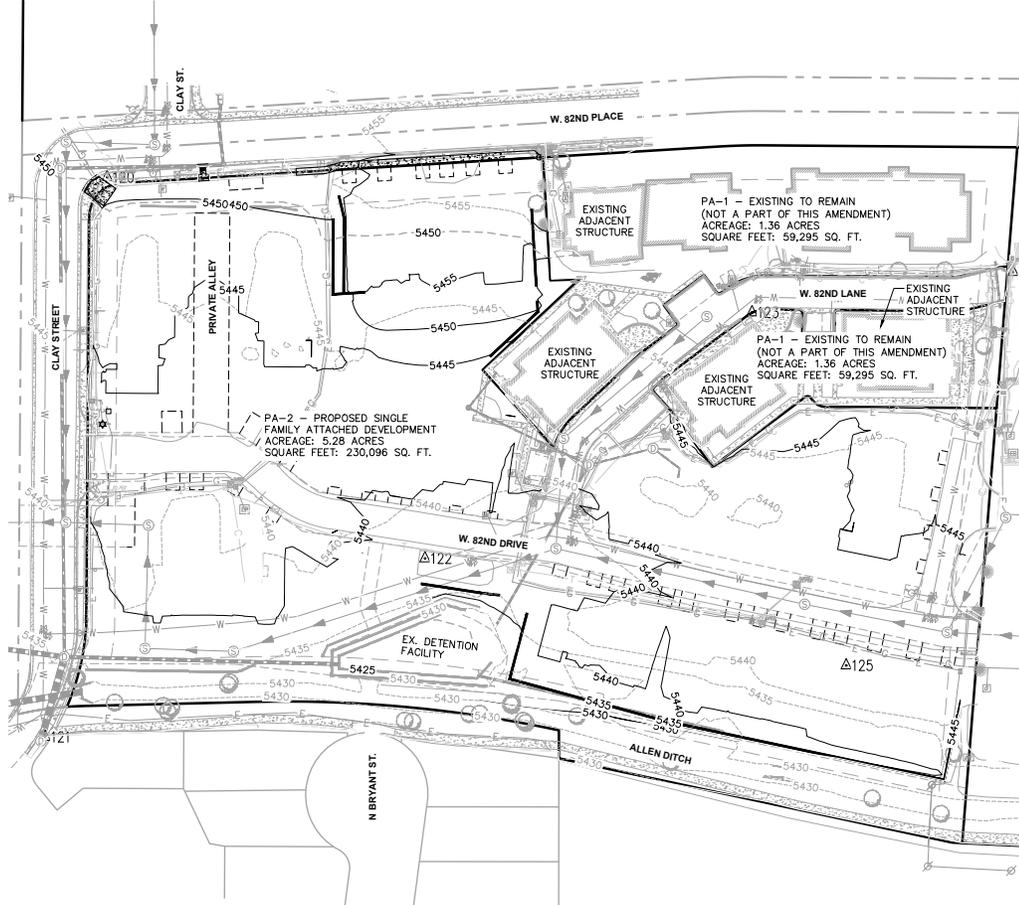
3 OF 6
 OVERALL
 SITE PLAN



KEYMAP
 1" = 300'
 NORTH

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- EXISTING CONCRETE/SIDEWALK
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING CATV
- EXISTING TELEPHONE
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM
- EXISTING FIRE HYDRANT
- PROPOSED CONTOUR
- EXISTING CONTOUR



UNCC
 CALL BEFORE
 YOU DIG
811
 OR
 1-800-922-1987
 Utility Notification
 Center of Colorado

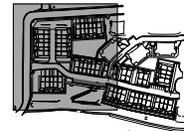
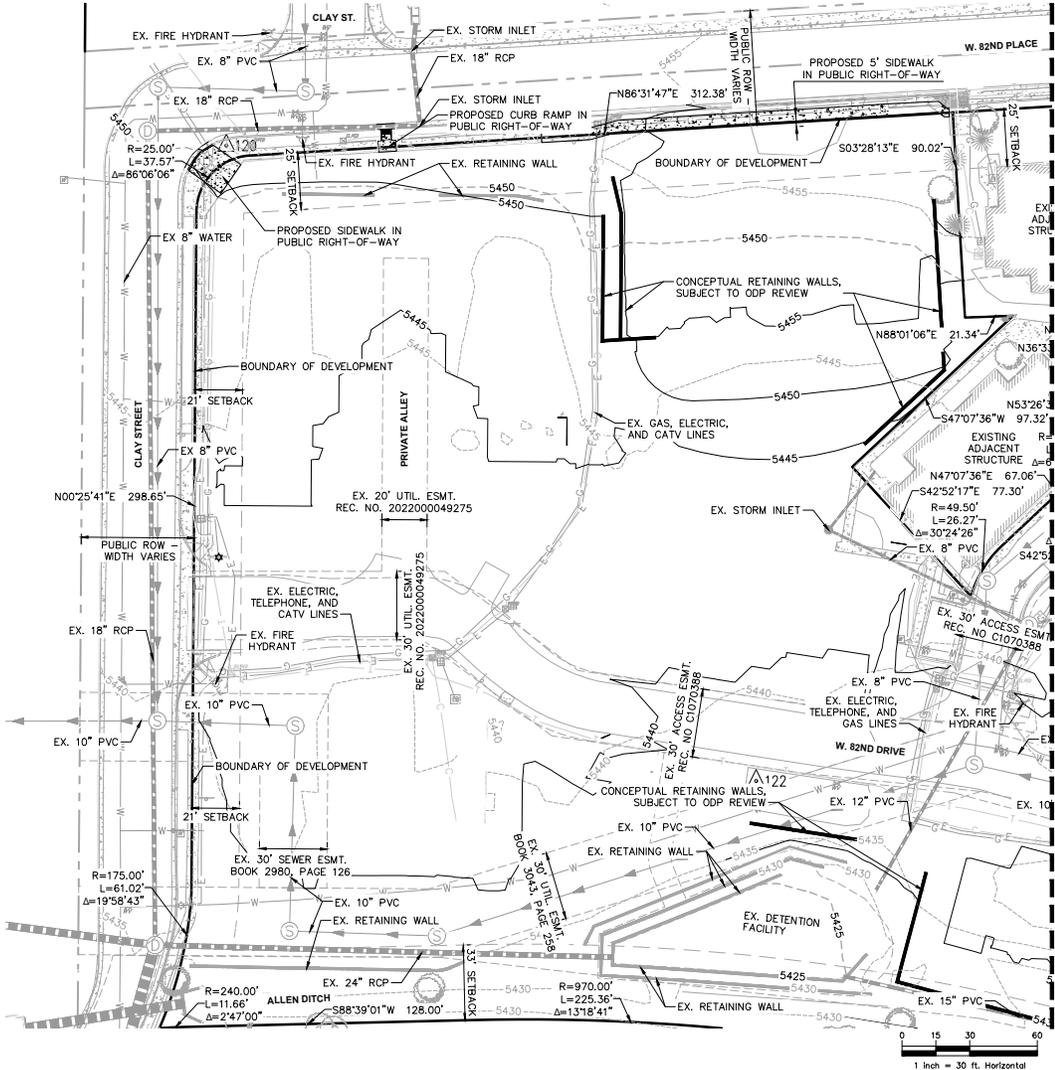
CASE # PLN24-0098

FIFTH AMENDED PRELIMINARY DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 4 OF 6



Calibre

Civil and Mechanical Engineering, Surveying
 1802 East Hampden Avenue, Suite 100
 Westminster, CO 80040
 www.calibreengineering.com (303) 750-1414
 CIVIL ENGINEERING / MECHANICAL ENGINEERING



KEYMAP
 1" = 300'
 NORTH

LEGEND

PROPERTY BOUNDARY	---
RIGHT OF WAY	---
EXISTING EASEMENT	---
EXISTING CURB & GUTTER	---
EXISTING CONCRETE/SIDEWALK	---
EXISTING GAS	---
EXISTING ELECTRIC	---
EXISTING CATV	---
EXISTING TELEPHONE	---
EXISTING WATER	---
EXISTING SANITARY SEWER	---
EXISTING STORM	---
EXISTING FIRE HYDRANT	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---



UNCC
 CALL BEFORE
 YOU DIG
811
 OR
 1-800-922-1987
 Utility Notification
 Center of Colorado

CASE # PLN24-0098

1 inch = 30 ft. Horizontal

DATE: 12.13.2024

SUMMIT POINTE

REVISIONS:
 2ND SUBMITTAL: 04.01.2025
 3RD SUBMITTAL: 05.23.2025
 4TH SUBMITTAL: 07.14.2025

4 OF 6
 SITE PLAN

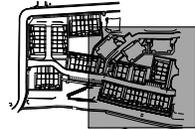
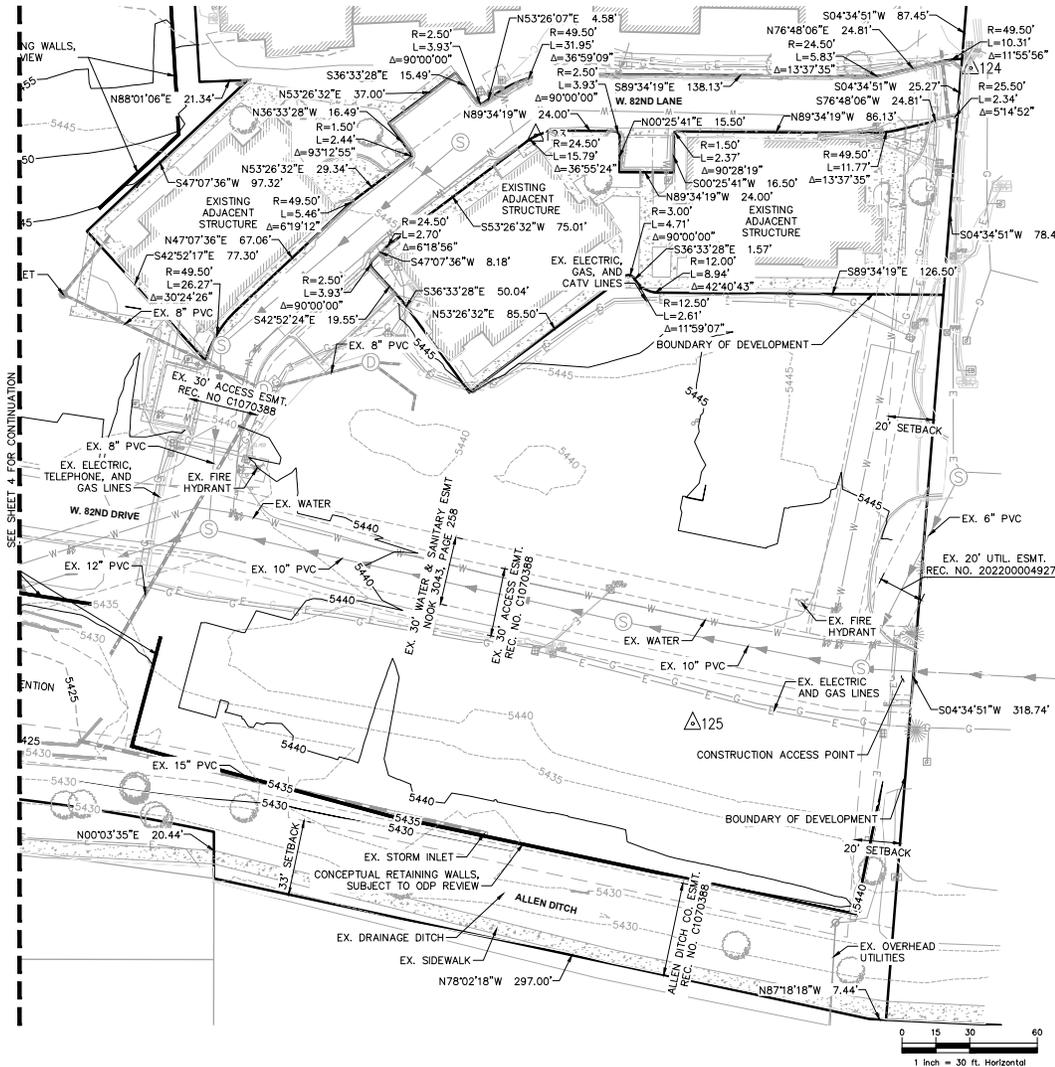
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 SHEET 5 OF 6



Calibre

Civil & Mechanical Engineering, Surveying
 1602 South Peoria Street, Suite 100
 Englewood, Colorado 80150
 www.calibreengineering.com (303) 750-7444
 CIVIL ENGINEERING / SURVEYING ENGINEERING

DATE: 12.13.2024



KEYMAP
 1" = 300'
 NORTH

LEGEND

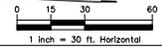
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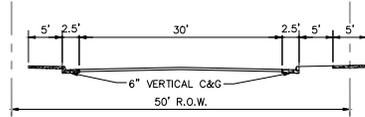


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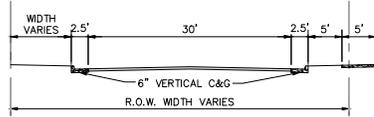
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5 OF 6
 SITE PLAN

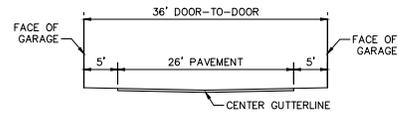
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 SHEET 6 OF 6



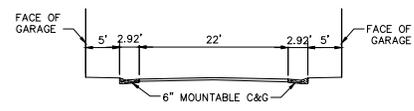
W. 82ND PLACE TYPICAL CROSS SECTION



CLAY STREET TYPICAL CROSS SECTION



PRIVATE ALLEY TYPICAL CROSS SECTION



PRIVATE W. 82ND DRIVE TYPICAL CROSS SECTION

DATE: 12.13.2024

SUMMIT POINTE

REVISIONS:

2ND SUBMITTAL: 04.01.2025
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CASE # PLN24-0098



DATE: 12.13.2024

SUMMIT POINTE

REVISIONS:
3RD SUBMITTAL: 05.23.2025
4TH SUBMITTAL: 07.14.2025
5TH SUBMITTAL: 08.07.2025
6TH SUBMITTAL: 09.05.2025
7TH SUBMITTAL: 10.03.2025
8TH SUBMITTAL: 10.20.2025

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2

A PLANNED UNIT DEVELOPMENT

IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 46

LEGAL DESCRIPTION
FIRST REPLAT SUMMIT POINTE SUBDIVISION FILING NO. 2, RECEPTION NO. 2022000049275, DATED JUNE 3, 2022 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, CONTAINING 289,391 SQUARE FEET OR 6.64 ACRES.

SURVEYOR'S CERTIFICATE
I, _____, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PROPERTY BOUNDARY.

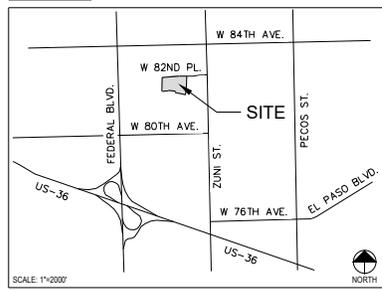
DATE _____ REGISTERED LAND SURVEYOR & NO. _____

PERMITTED USES:
THE EXISTING AND PROPOSED ZONING IS PUD, RESIDENTIAL, SINGLE FAMILY ATTACHED, INCLUDING DUPLEX AND TOWNHOMES.

PROHIBITED USES
ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. ANY USE IDENTIFIED AS POTENTIALLY PROHIBITED IN THE WESTMINSTER COMPREHENSIVE PLAN. THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALLS INTO THE DEFINITION OF A LISTED PERMITTED USE.

PURPOSE OF AMENDMENT
THIS PORTION OF THE DEVELOPMENT WILL CONSIST OF SINGLE FAMILY ATTACHED TYPE DWELLING UNITS. THE INTENT IS TO PROVIDE 50 ATTACHED FEE SIMPLE DUPLEX AND 4-, 5-, AND 6- PLEX TOWNHOME RESIDENCES WITH ATTACHED GARAGES. THE UNITS ARE TO BE TWO TO THREE BEDROOM. ALL UNITS ARE FEE SIMPLE.

VICINITY MAP



OWNER APPROVAL

OTTO AICHINGER AS PRESIDENT OF W. 82ND DRIVE, A LIMITED LIABILITY COMPANY, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

SIGNATURE _____ TITLE _____

CITY APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

ATTEST: CITY CLERK _____

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

MAYOR _____

ATTEST: CITY CLERK _____

CLERK AND 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 _____

SUMMARY OF AMENDMENTS

- ORIGINAL PDP/ODP PREPARED 04/27/84 APPROVED 06/28/84 WITH RECDORDATION ON 01/15/85 BEING PUD #750 REC #B549285
- FIRST AMENDMENT APPROVED 11/04/84 WITH RECDORDATION ON 01/15/85 BEING PUD #751 REC #B549286
- SECOND AMENDMENT PREPARED ON 01/15/85 APPROVED ON 02/06/85 WITH RECDORDATION ON 03/19/85 BEING PUD #776 REC #B561571
- THIRD AMENDMENT PREPARED ON 09/06/85 APPROVED ON 11/06/85 WITH RECDORDATION ON 11/08/85 BEING PUD #881 B611384
- FOURTH AMENDMENT PREPARED ON 04/24/95 APPROVED ON 06/30/96 WITH RECDORDATION ON 11/27/96 BEING PUD #1758 REC #C0234026
- FIFTH AMENDMENT PREPARED ON 07/19/01 APPROVED ON 07/24/01 WITH RECDORDATION ON 07/30/01 BEING PUD #3374 REC #C0834710
- SIXTH AMENDMENT PREPARED ON 05/23/02 APPROVED ON 05/29/02 WITH RECDORDATION ON 06/13/02 BEING PUD #3522 REC #983485
- SEVENTH AMENDMENT PREPARED ON 08/11/15 APPROVED ON 08/13/15 WITH RECDORDATION ON 08/13/15 REC #201500067021
- EIGHTH AMENDMENT PREPARED ON 02/25/20 APPROVED ON 04/15/21 WITH RECDORDATION ON 04/15/21 REC #202100045878
- NINTH AMENDMENT PREPARED ON 02/12/2024 APPROVED ON 02/22/2024 WITH RECDORDATION ON 03/25/2024 REC #B549285

ZONING & LAND USE

	ZONING	LAND USE	COMP. PLAN DESIGNATION
SUBJECT SITE	PUD	RESIDENTIAL	RESIDENTIAL MEDIUM DENSITY
NORTH:	PUD	RESIDENTIAL	SUBURBAN MULTI-FAMILY
SOUTH:	PUD	RESIDENTIAL	RESIDENTIAL MEDIUM DENSITY
EAST:	PUD	RESIDENTIAL	SUBURBAN MULTI-FAMILY
WEST:	O-1	PARK / OPEN SPACE	PARKS/GOLF COURSES

LOTS AND COVERAGE

AREA	SF	AC	%
TOTAL SITE AREA:	230,109	5.28	100%
NUMBER OF LOTS:		50 LOTS	
LOT COVERAGE:	64,978	1.49	28%
TRACT COVERAGE:	165,131	3.79	72%
BUILDING COVERAGE:	55,559	1.28	24%
PARKING AND DRIVES:	45,221	1.04	20%
LANDSCAPE AREA:	129,329	2.97	56%
MINIMUM LOT SIZE:	1,170		

PROJECT/SITE DATA

ODP BOUNDARY AREA:	230,109 SF / 5.28 AC *
FAR / DU PER ACRE (#):	9.47 DU/AC
MAXIMUM BUILDING HEIGHT(S)(FT):	40
* SF / AC REFLECTS AMENDED AREA IN 10TH AMENDED ODP.	

MINIMUM SETBACKS

	BUILDING
NORTH PROPERTY LINE (FT)	25
WEST PROPERTY LINE (FT)	21
SOUTH PROPERTY LINE (FT)	33
EAST PROPERTY LINE (FT)	20
INTERNAL DRIVE (FT)	5
BETWEEN BUILDINGS (FT)	10

NOTE: ACCESSORY BUILDINGS ARE NOT ALLOWED ON THE SINGLE FAMILY LOTS. ANY ACCESSORY BUILDINGS ON THE COMMON PROPERTY, MUST BE REVIEWED AND APPROVED THROUGH AN ODP AMENDMENT. FENCES ARE NOT ALLOWED IN THE DEVELOPMENT UNLESS APPROVED BY HOA AND THEY CITY THROUGH AN ODP AMENDMENT.

SHEET INDEX

1	COVER SHEET
2	PROJECT NOTES
3	DEMO PLAN
4	OVERALL SITE PLAN
5-6	SITE PLAN
7	TYPICAL SECTIONS
8-9	GRADING PLAN
10-11	UTILITY PLAN
12-13	LANDSCAPE NOTES
14	PLANT SCHEDULE
15	HYDRO ZONE MAP
16	TREE INVENTORY
17-22	LANDSCAPE PLAN
23-26	SITE DETAILS
27	PHOTOMETRIC PLAN
28	LIGHTING DETAILS
29	ARCHITECTURAL NOTES
30	ARCHITECTURAL TABLE ELEVATIONS
31-46	

PROPERTY OWNER
W. 82ND DRIVE, LLC
7600 LANDMARK WAY, #1011
GREENWOOD VILLAGE, CO 80111

CONSULTANTS
PLANNER / LANDSCAPE ARCHITECT
PCS GROUP, INC
200 KALAMATH STREET
DENVER, CO 80223
303.531.4905

ENGINEER
CALIBRE
8822 S. RIDGELINE BLVD.
SUITE 310
HIGHLANDS RANCH, CO 80129
303.730.0434

ARCHITECT
GODDEN SUDIK
5975 S. QUEBEC ST.
SUITE 250
CENTENNIAL, CO 80111
303.455.4437

LIGHTING
STUDIO LIGHTNING
63 SUNSET DR
BAILEY, CO 80421
303.242.1572

DEVELOPMENT TIMING & PHASING

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S ODP OR LATEST ODP AMENDMENT IS MORE THAN THREE (3) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE.

THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS:
PERMITTING: 01/2026
CONSTRUCTION: 01/2026
FINAL STABILIZATION: 01/2027

FULL FORCE & EFFECT

ALL PROVISIONS OF THE ORIGINAL PDP, RECORDED AT RECEPTION NO. 8549285, AND SUBSEQUENT PDP AMENDMENTS SHALL REMAIN IN FULL FORCE AND EFFECT, EXCEPT AS OTHERWISE NOTED HEREIN.

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2

A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 46

STANDARD STATEMENTS

- A. THE PROJECT OWNER/DEVELOPER AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT CONSTRUCTION DRAWINGS AND DOCUMENTS COMPLY WITH ALL REQUIREMENTS OF THE ODP. THE PROJECT OWNER/DEVELOPER SHALL BE HELD RESPONSIBLE FOR ANY CONSTRUCTION AND GRADING COMPLETED THAT DOES NOT COMPLY WITH THE APPROVED ODP AND SHALL BE REQUIRED TO MAKE ALL MODIFICATIONS NECESSARY TO BRING THE PROJECT IN COMPLIANCE WITH THE ODP.
- B. THE FINAL PLAN FOR THIS PROJECT MUST BE SUBMITTED FOR CITY APPROVAL WITHIN TWELVE (12) MONTHS OF THE APPROVAL DATE OF THIS OFFICIAL DEVELOPMENT PLAN.
- C. CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- D. THE DESIGN OF PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.
- E. ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW OR UTILITY EASEMENTS SHALL BE MAINTAINED BY THE CITY OF WESTMINSTER PUBLIC WORKS DEPARTMENT. THE CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PAVEMENT, CURB AND GUTTER, LANDSCAPING OR ANY OTHER PRIVATE IMPROVEMENTS WITHIN UTILITY EASEMENTS DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.
- F. UTILITY BOXES ARE TO BE INSTALLED IN THE LOCATION(S) SHOWN ON THIS ODP. ANY PROPOSED REVISIONS TO THE LOCATION(S) SHOWN ON THIS ODP SHALL REQUIRE AN ODP AMENDMENT PRIOR TO THE INSTALLATION OF THE BOXES, AND THE CITY'S APPROVAL OF SUCH AN AMENDMENT MAY BE CONDITIONAL UPON THE PROVISION OF ADDITIONAL SCREENING (E.G. MASONRY WALL AND/OR LANDSCAPING).
- G. THE INSTALLATION AND/OR MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS NEEDED TO SERVE THIS SITE, INCLUDING BUT NOT LIMITED TO OFFSITE STORM DRAINAGE DETENTION FACILITIES IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE OWNER, HIS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF WESTMINSTER WITH THE EXCEPTION OF DESIGNATED REGIONAL STORMWATER OR WATER QUALITY FACILITIES.
- H. THE PROPERTY OWNER WILL CONVEY TO THE CITY ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THIS PROJECT, AS WELL AS EASEMENTS FOR ACQUISITION OF SUCH WATER AS PART OF THE FINAL PLAN.
- I. STORM DRAINAGE SHALL ONLY BE DISCHARGED ONTO OR ACROSS PUBLIC LAND AS DESCRIBED IN THE APPROVED DRAINAGE STUDY.
- J. ANY NEW FACILITY OR MODIFICATIONS TO AN EXISTING DEVELOPMENT THAT RESULT IN ADDITIONAL FIXTURES AND/OR UTILITIES SUCH AS: LANDSCAPE, IRRIGATION OR OTHER WATER USE CATEGORY WILL REQUIRE A REVIEW OF EXISTING AND PROPOSED WATER USE PROJECTIONS. THIS REVIEW MAY RESULT IN AN INCREASE IN TAP FEES.
- K. CITY WILL INSTALL, AT DEVELOPER'S EXPENSE, ALL TRAFFIC CONTROL DEVICES REQUIRED, INCLUDING STREET NAME SIGNS.
- L. PUBLIC STREET LIGHTS WILL BE INSTALLED, AS DESIGNED BY XCEL ENERGY. IN ACCORDANCE WITH THE CURRENT DESIGN STANDARDS EMPLOYED BY XCEL ENERGY AND APPROVED BY THE CITY OF WESTMINSTER, AT THE DEVELOPER'S EXPENSE.
- M. ALL LIGHTING WILL BE DIRECTED DOWNWARD, FULL CUTOFF AND SHIELDED. THE PHOTOMETRIC PLAN WILL SHOW NO LIGHT TRESPASS TO RESIDENTIAL PROPERTIES, AND MINIMAL OFF SITE FOR OTHER PROPERTY.
- N. ALL ROOFTOP EQUIPMENT ON THE BUILDING WILL BE SCREENED TO ITS FULL HEIGHT AND DESIGNED AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.
- O. ALL WATER FEATURES MUST BE FUNCTIONAL AND OPERATE ANNUALLY - AT LEAST FROM MAY 1 THROUGH SEPTEMBER 30.
- P. ALL SIGNAGE PROPOSED / INSTALLED WILL COMPLY WITH THE WESTMINSTER MUNICIPAL CODE SIGNAGE REGULATIONS AND THIS ODP AND MUST BE SEPARATELY REVIEWED AND PERMITTED WITH A VALID SIGN PERMIT. SIGNAGE LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH THE INTENT OF PROVIDING ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE BEST INTEGRATED INTO THE ARCHITECTURE OF THE BUILDING. THESE LOCATIONS ARE INTENDED TO PROVIDE OPTIONS FOR THE BUILDING'S END-USER TO CONSIDER WHEN APPLYING FOR WALL SIGN PERMITS WITH THE UNDERSTANDING THAT THE CITY'S SIGN CODE MAY FURTHER RESTRICT THE MAXIMUM AREA, LOCATION, AND NUMBER OF PROPOSED SIGNS.

- Q. NO TEMPORARY OR PERMANENT ACCESS WILL BE ALLOWED ON ADJACENT TO, FROM, OR ACROSS PUBLIC OPEN SPACE AND PUBLIC PARKS, EITHER EXISTING OR LAND TO BE DEDICATED, AS PART OF THE DEVELOPMENT PROJECT.
- R. FENCING SHALL BE INSTALLED ON THE PRIVATE SIDE OF THE PROPERTY LINE ADJACENT TO PUBLIC LANDS, EITHER EXISTING OR LAND TO BE DEDICATED AS PART OF THE DEVELOPMENT PROJECT, PRIOR TO ANY CONSTRUCTION AND GRADING ACTIVITY. TEMPORARY FENCING IS TO BE MAINTAINED AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. PUBLIC LAND SHALL NOT BE DISTURBED.
- S. DURING THE CONSTRUCTION PROCESS, THE DEVELOPER AND/OR BUILDER WILL PROVIDE EMERGENCY ACCESS ROADWAYS TO WITHIN 150' OF ALL BUILDINGS AND STRUCTURES, PRIOR TO WALL CONSTRUCTION OR BY SUCH TIME THAT COMBUSTIBLES ARE BROUGHT ON SITE. ANY TEMPORARY ACCESS WILL BE CONSTRUCTED USING A MINIMUM OF 8" OF BASE COURSE AND A SUFFICIENT AMOUNT OF "ALL-WEATHER" SURFACE MATERIAL THAT WILL SUPPORT THE LOAD OF FIRE APPARATUS.
- T. DEVELOPER AND BUILDER SHALL PATROL ON A WEEKLY BASIS THE PUBLIC AND OTHER LANDS ADJACENT TO THE DEVELOPMENT DURING THE CONSTRUCTION PROCESS, AND REMOVE CONSTRUCTION DEBRIS TO KEEP THE ADJACENT LANDS CLEAN AND SAFE.
- U. ADDITIONAL PROJECT NOTES MAY BE FOUND THROUGHOUT THE ODP, INCLUDING STANDARD NOTES FOR LANDSCAPING AND IRRIGATION.
- V. NUMBER OF BEDROOMS PER SFA UNITS NOT TO EXCEED THREE (3).

PUD EXCEPTIONS:

1. **REQUEST:** THE PROPERTY OWNER IS REQUESTING TO EXCLUDE THE OPEN PLAY AREA FROM THE SITE PER THE PREVIOUS ODP.
STANDARD: AN OPEN PLAY AREA (1% MINIMUM OF SITE AREA) SHALL BE INCLUDED IN ALL MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.
JUSTIFICATION: AN OPEN PLAY AREA (1% MINIMUM OF SITE AREA) WAS NOT INCLUDED IN PRIOR ODP AND WILL NOT BE REQUIRED IN THIS AMENDMENT.
2. **REQUEST:** THE PROPERTY OWNER IS REQUESTING TREE LAWNS LESS THAN THE REQUIRED 6'-0" WIDTH PER THE PREVIOUS ODP.
STANDARD: 6'-0" LANDSCAPE BUFFER BETWEEN ROADWAY AND SIDEWALK.
JUSTIFICATION: THE MINIMUM 6-FOOT TREE LAWN WIDTH WAS NOT REQUIRED IN THE PREVIOUS ODP AND THE EXISTING SITE LAYOUT DOES NOT ALLOW FOR THAT WIDTH.
3. **REQUEST:** THE PROPERTY OWNER IS REQUESTING THE EXCLUSION OF STREET TREES ON 82ND PLACE.
STANDARD: STANDARD STREET TREE PLACEMENT WILL INCLUDE A MIX OF DECIDUOUS TREES.
JUSTIFICATION: STREET TREES WILL NOT BE REQUIRED ON 82ND PLACE DUE TO UNDERGROUND ELECTRIC LINES.
4. **REQUEST:** THE PROPERTY OWNER IS REQUESTING THE EXCLUSION OF DESIGN ELECTIVES PER THE PREVIOUS ODP.
STANDARD: FOR MULTI-FAMILY DEVELOPMENT SUBMITTALS SUBJECT TO THESE STANDARDS, APPLICANTS MUST SHOW AND PROVIDE ELECTIVES THAT TOTAL AT LEAST 3.242 POINTS ACCORDING TO THE ELECTIVES AND ASSOCIATED POINTS OUTLINED IN THIS DOCUMENT.
JUSTIFICATION: THIS PROJECT IS AN AMENDMENT TO AN EXISTING ENTITLEMENT, THEREFORE THE SITE ISNT REQUIRED TO MEET THE DESIGN ELECTIVES.
5. **REQUEST:** THE PROPERTY OWNER IS REQUESTING THE USE OF RETAINING WALLS OVER 4' IN HEIGHT.
STANDARD: THE MAXIMUM HEIGHT OF RETAINING WALLS IS 4'.
JUSTIFICATION: RESIDENTIAL UNITS ARE SLAB ON GRADE AND DO NOT ALLOW FOR ANY ADDITIONAL GRADE DROP ACROSS THE LOT. ADDITIONAL WALL HEIGHT IS REQUIRED TO TIE TO EXISTING GRADES. A HIGHER QUALITY BLOCK IS PROPOSED FOR THE RETAINING WALLS.
6. **MULTI-FAMILY DESIGN GUIDELINES EXCEPTIONS:**
REQUEST: PROVIDE SMALLER INTERIOR GARAGE DIMENSIONS OF 18' MINIMUM IN CLEAR WIDTH AND 20' MINIMUM IN CLEAR DEPTH.
STANDARD: DEPTH - SINGLE AND DOUBLE CAR GARAGES: 22 FEET, WIDTH - DOUBLE-CAR GARAGE: 20 FEET
JUSTIFICATION: WE PROVIDE 18' X 19' CLEAR INTERIOR DIMENSIONS IN ALL DOUBLE-CAR GARAGES AND 10' X 19' CLEAR INTERIOR DIMENSIONS IN ALL SINGLE-CAR GARAGES TO ADEQUATELY PARK 2 CARS AND 1 CAR RESPECTIVELY. LESS STORAGE AREA IS NEEDED IN THE GARAGE BECAUSE HOMEOWNERS DO NOT NEED TO KEEP AND STORE YARD MAINTENANCE EQUIPMENT, AS INDIVIDUAL LOTS ARE MAINTAINED BY THE HOA.

PROJECT NOTES

PARK DEVELOPMENT FEE:
 THE CITY CODE (§11-6-6(B)) REQUIRES A PARK DEVELOPMENT FEE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN ANY BUILDING. A FEE OF **\$2,035 (2024)** PER DWELLING UNIT IS DUE TO THE CITY. FOR 50 DWELLINGS THE TOTAL FEE IS **\$101,750**. 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.

PUBLIC LAND DEDICATION:
 ALL LAND DEDICATIONS HAVE BEEN PREVIOUSLY MET BY AN 8.04 ACRE PARK SITE DEDICATION TO THE WEST (ADJACENT) TO THE COBBLESTONE TOWNHOMES) WITH DOCUMENTS AS APPROVED BY THE WESTMINSTER CITY COUNCIL ON JANUARY 23, 1984.

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 PLAN OR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAN IS NOT REQUIRED. FOR **SINGLE FAMILY ATTACHED A FEE OF \$469 (2024)** PER DWELLING UNIT IS DUE TO THE CITY. FOR 50 DWELLINGS THE TOTAL FEE IS **\$23,400**. 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.

SERVICE COMMITMENTS:
 MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PRELIMINARY DEVELOPMENT PLAN USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY OR F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO REVISION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

TRASH COLLECTION:
 TRASH COLLECTION SERVICE WILL BE PROVIDED DOOR TO DOOR ON A WEEKLY BASIS. TRASH CONTAINERS WILL BE STORED IN GARAGES.

PARKING

REQUIREMENT PER SECTION 11-7.4, B, 2, A, ii.		
ALL UNITS ARE 2-3 BEDROOM		
RESIDENT PARKING	REQUIRED	PROVIDED
# OF UNITS		
50	100	106
GUEST PARKING	REQUIRED	PROVIDED
# OF UNITS		
50	17	23
BICYCLE PARKING		
REQUIREMENT PER SECTION 11-7.4, E, 2, a.		
# OF UNITS	REQUIRED	PROVIDED
50	13	14



SUMMIT POINTE

DATE: 12.13.2024

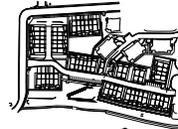
REVISED:	REVISED:
3RD SUBMITTAL: 05.23.2025	4TH SUBMITTAL: 07.14.2025
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7TH SUBMITTAL: 10.03.2025	8TH SUBMITTAL: 10.10.2025

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 3 OF 46



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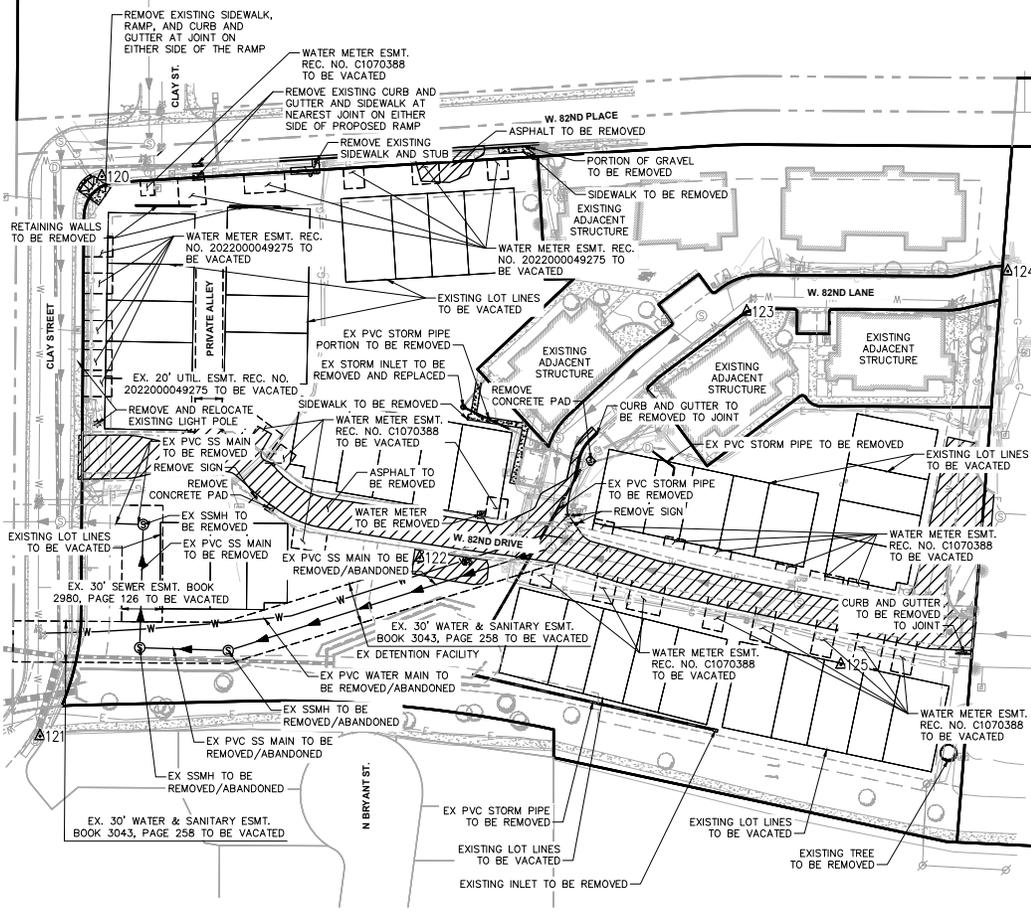
2025 East 17th Avenue, Suite 100
 Westminster, CO 80040
 www.calibreengineering.com (303) 750-1444
 CIVIL ENGINEERING / STRUCTURAL ENGINEERING



KEYMAP
 1" = 300'
 NORTH

DATE: 12.13.2024

SUMMIT POINTE



LEGEND

- PROPERTY/CDPA BOUNDARY
- RIGHT OF WAY
- EXISTING LOT LINE
- VACATED LOT LINE
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- EXISTING CONCRETE/SIDEWALK
- DEMO EXISTING CONCRETE/SIDEWALK
- DEMO EXISTING ASPHALT
- EXISTING RETAINING WALL
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING CATV
- EXISTING TELEPHONE
- EXISTING WATER
- DEMO EXISTING WATER
- EXISTING SANITARY SEWER
- DEMO SANITARY SEWER
- EXISTING STORM
- DEMO EXISTING STORM
- EXISTING FIRE HYDRANT
- DEMO EXISTING FIRE HYDRANT



CASE # PLN24-0099

- REVISIONS:
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 - 7TH SUBMITTAL: 10.03.2025
 - 8TH SUBMITTAL: 10.09.2025

3 OF 46
DEMO PLAN

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 4 OF 46



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DATE: 12.13.2024

SUMMIT POINTE



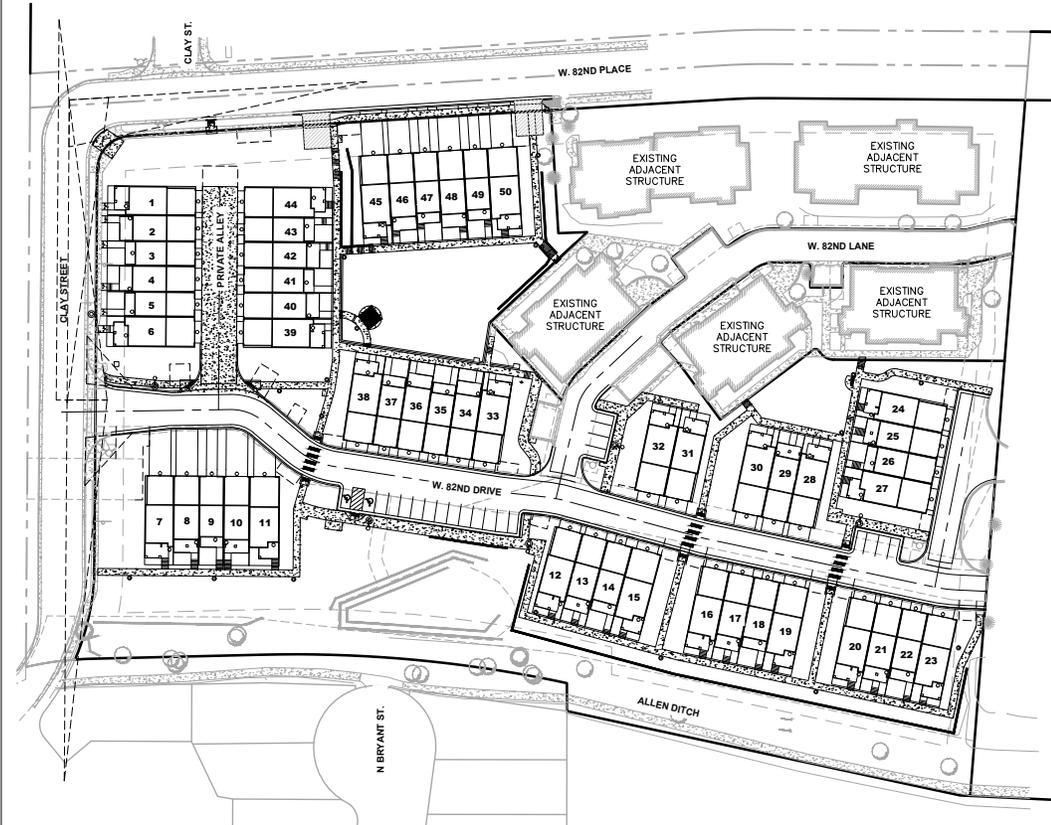
KEYMAP
 1" = 300'

NOTES

1. ALL SIDEWALKS ARE TO BE CONCRETE AND FIVE FEET IN WIDTH, UNLESS OTHERWISE ALL SIDEWALKS ADJACENT TO PARKING AREAS SHALL BE SEVEN FEET IN WIDTH TO ACCOUNT FOR OVERHANG.
2. ALL STREETS, PRIVATE DRIVES, AND PARKING AREAS WILL BE REPLACED AND ARE TO BE ASPHALTIC CONCRETE.
3. ALL PARKING STALLS ARE A MINIMUM 9 FEET WIDE AND 17 FEET LONG EXCEPT IN ROWS CONTAINING HANDICAP PARKING OR CARPOURTS. IN THESE AREAS, THE STALL WIDTH MAY BE REDUCED TO 8.5 FEET.
4. ALL OUTDOOR LIGHTING WILL BE DIRECTED DOWNWARD.
5. ALL EASEMENTS ARE NEEDED FOR THE UTILITIES. NO BUILDINGS INCLUDING FOUNDATIONS CAN BE PROPOSED WITHIN UTILITY EASEMENTS.
6. GENERAL CONTRACTOR AND ENGINEER TO VERIFY CONDITION OF EXISTING ASPHALT AND CONCRETE AND REPAIR OR REPLACE WHERE NECESSARY.
7. NEW STREET LIGHTS TO BE XCEL ENERGY OWNED LED FIXTURES; MATCH POLES TO EXISTING. NON-METERED WITH E3. RATE SERVICE DISCONNECT PANEL TO XCEL ENERGY SECONDARY.
8. NEW STREET LIGHTS ALONG WEST 82ND PLACE SHALL BE XCEL ENERGY OWNED AND MATCH EXISTING IN THE AREA. INSTALLATION TO BE COORDINATED WITH XCEL ENERGY.
9. MAIL KIOSK WILL BE COVERED AND USE SOLAR-POWER LIGHTING, PROVIDING 100% OF LIGHTING DEMAND REQUIRED.
10. TRASH COLLECTION SERVICE WILL BE PROVIDED DOOR TO DOOR ON A WEEKLY BASIS. TRASH CONTAINERS WILL BE STORED IN GARAGES.
11. EACH GARAGE TO CONTAIN ONE-TWO PARKING SPOTS.
12. ON THE SUBDIVISION PLAT, A PUBLIC ACCESS EASEMENT WILL BE PROVIDED OVER THE ENTIRETY OF OUTLOT A.
13. ALL DRIVEWAY CURBS ARE TO BE MOUNTABLE CURB AND GUTTER PER WESTMINSTER STANDARDS & SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.

LEGEND

PROPERTY/ODPA BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
EXISTING EASEMENT	---
SIGHT DISTANCE TRIANGLE	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
EXISTING CONCRETE/SIDEWALK	---
PROPOSED CONCRETE/SIDEWALK	---
PR. THICKENED EDGE CONCRETE	---
EXISTING RETAINING WALL	---
PROPOSED RETAINING WALL	---
PROPOSED LIGHT/LIGHT POLE	---
PROPOSED MONUMENT SIGN	---



LAND USE CHART

AREA	SF	AC	%
TOTAL SITE AREA:	230,109	5.28	100%
NUMBER OF LOTS:	50		
BUILDING COVERAGE:	55,559	1.28	24
PARKING AND DRIVES:	45,221	1.04	20
LANDSCAPE AREA:	129,329	2.97	56
MINIMUM LOT SIZE:	1,170		

PARKING

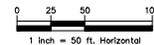
REQUIREMENT PER SECTION 11-7-4, B, 2, A, II.			
ALL UNITS ARE 2-3 BEDROOM			
RESIDENT PARKING	REQUIRED	PROVIDED	
# OF UNITS	50	100	106
GUEST PARKING	50	17	22
BICYCLE PARKING			
REQUIREMENT PER SECTION 11-7-4, E, 2, a			
# OF UNITS	REQUIRED	PROVIDED	
50	13	14	

PROJECT/SITE DATA

ODP BOUNDARY AREA:	230,096 SF / 5.28 AC
FAR / DU PER ACRE (#):	9.47 DU/AC
MAXIMUM BUILDING HEIGHT(S)(FT):	40

COVERAGE

AREA	SF	AC	%
LOT COVERAGE	64,978	1.49	28%
HOA TRACT COVERAGE	165,131	3.79	72
TOTAL SITE AREA	230,109	5.28	100



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4 OF 46
OVERALL SITE PLAN

CASE # PLN24-0099

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 5 OF 46



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 WWW.CALIBREPLANNING.COM
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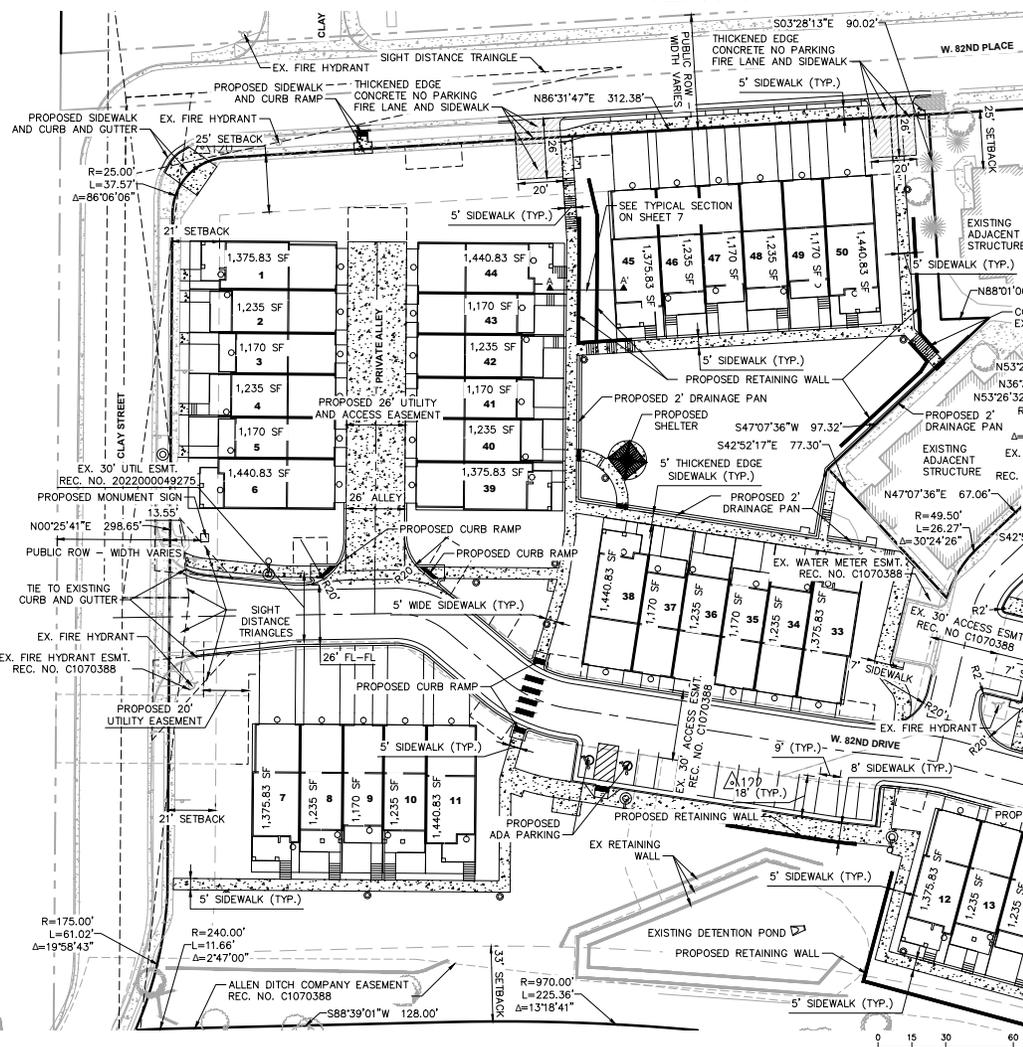
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5 OF 46
 SITE PLAN



KEYMAP
 1" = 300'
 NORTH

NOTES

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4. ALL OUTDOOR LIGHTING WILL BE DIRECTED DOWNWARD.
5. ALL EASEMENTS ARE NEEDED FOR THE UTILITIES. BUILDINGS INCLUDING FOUNDATIONS CAN BE PROPOSED WITHIN UTILITY EASEMENTS.
6. GENERAL CONTRACTOR AND ENGINEER TO VERIFY CONDITION OF EXISTING ASPHALT AND CONCRETE AND REPAIR OR REPLACE WHERE NECESSARY.
7. NEW STREET LIGHTS TO BE XCEL ENERGY OWNED LED FIXTURES; MATCH POLES TO EXISTING. NON-METERED WITH EX. RATE SERVICE DISCONNECT PANEL TO XCEL ENERGY SECONDARY.
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10. TRASH COLLECTION SERVICE WILL BE PROVIDED FOR TO DOOR ON A WEEKLY BASIS. TRASH CONTAINERS WILL BE STORED IN GARAGES.
11. EACH GARAGE TO CONTAIN ONE-TWO PARKING SPOTS.
12. ON THE SUBDIVISION PLAT, A PUBLIC ACCESS EASEMENT WILL BE PROVIDED OVER THE ENTIRETY OF OUTLET A.
13. ALL DRIVEWAY CURBS ARE TO BE MOUNTABLE CURB AND GUTTER PER WESTMINSTER STANDARDS & SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.

LEGEND

PROPERTY/ODPA BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
EXISTING EASEMENT	---
SIGHT DISTANCE TRIANGLE	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
EXISTING CONCRETE/SIDEWALK	---
PROPOSED CONCRETE/SIDEWALK	---
PR. THICKENED EDGE CONCRETE	---
EXISTING RETAINING WALL	---
PROPOSED RETAINING WALL	---
PROPOSED LIGHT/LIGHT POLE	---
PROPOSED MONUMENT SIGN	---

0 15 30 60
 1 Inch = 30 ft. Horizontal

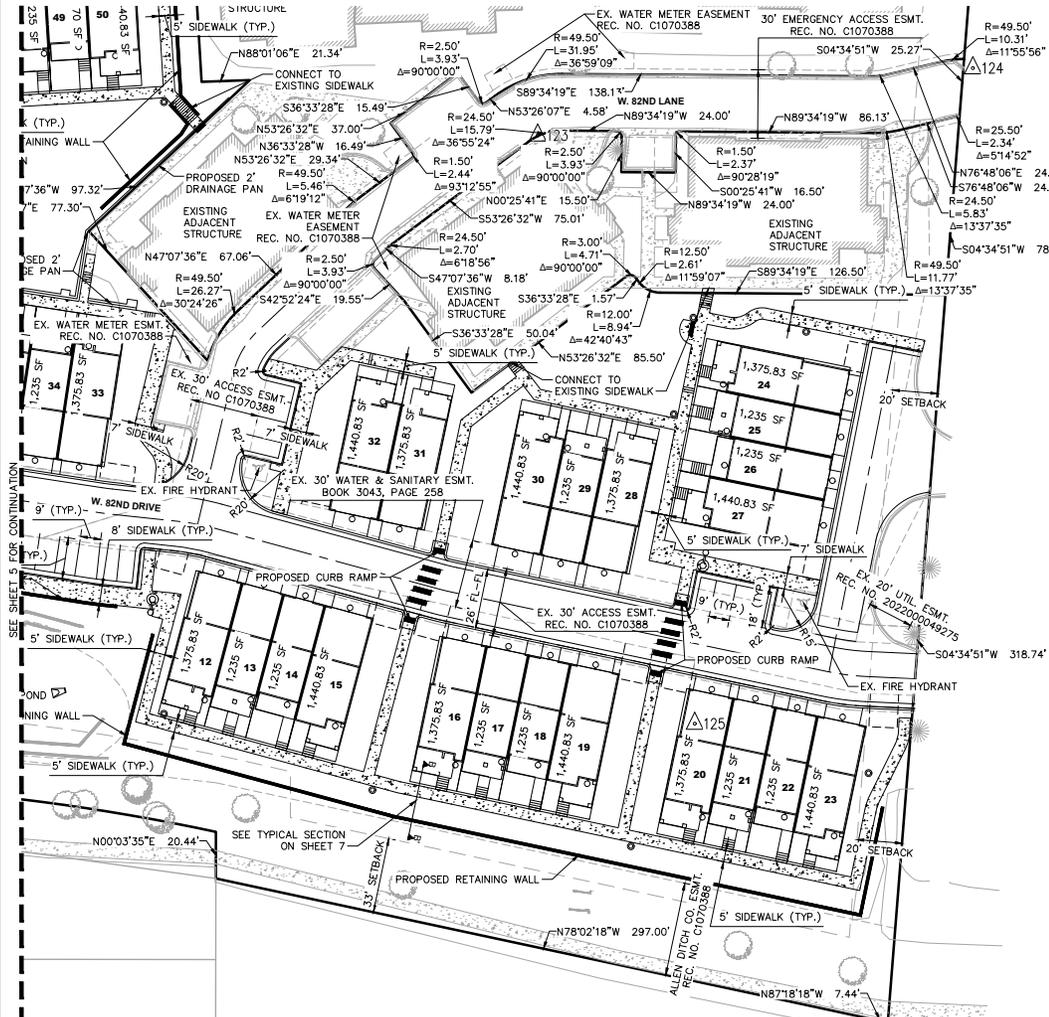
CASE # PLN24-0099

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 6 OF 46



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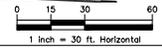
KEYMAP
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NOTES

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9. MAIL KIOSK WILL BE COVERED AND USE SOLAR-POWER LIGHTING, PROVIDING 100% OF LIGHTING DEMAND REQUIRED.
10. TRASH COLLECTION SERVICE WILL BE PROVIDED DOOR TO DOOR ON A WHEEL-BASED TRASH CONTAINERS WILL BE STORED IN GARAGES.
11. EACH GARAGE TO CONTAIN ONE-TWO PARKING SPOTS.
12. ON THE SUBDIVISION PLAT, A PUBLIC ACCESS EASEMENT WILL BE PROVIDED OVER THE ENTIRETY OF OUTLET A.
13. ALL DRIVEWAY CURBS ARE TO BE MOUNTABLE CURB AND GUTTER PER WESTMINSTER STANDARDS & SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.

LEGEND

PROPERTY/CDPA BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
EXISTING EASEMENT	---
SIGHT DISTANCE TRIANGLE	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
EXISTING CONCRETE/SIDEWALK	---
PROPOSED CONCRETE/SIDEWALK	---
PR. THICKENED EDGE CONCRETE	---
EXISTING RETAINING WALL	---
PROPOSED RETAINING WALL	---
PROPOSED LIGHT/LIGHT POLE	○
PROPOSED MONUMENT SIGN	○



CASE # PLN24-0099

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 - 8TH SUBMITTAL: 10.09.2025

6 OF 46
 SITE PLAN

DATE: 12.13.2024

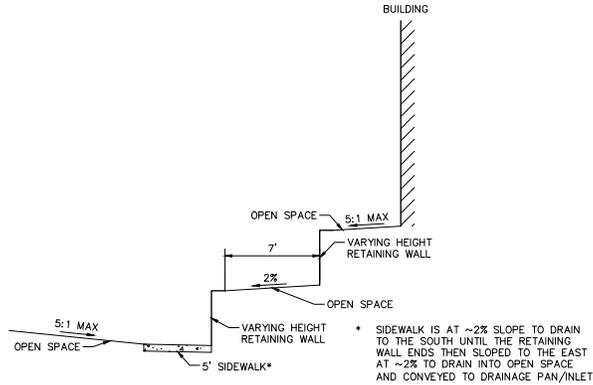
SUMMIT POINTE

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SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 7 OF 46

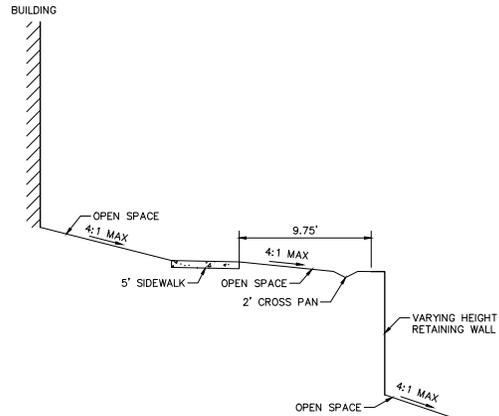


DATE: 12.13.2024

SUMMIT POINTE



A-A' TYPICAL SECTION



B-B' TYPICAL SECTION

NOTES

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LEGEND

PROPERTY/ODPA BOUNDARY	---
RIGHT OF WAY	----
LOT LINE	-----
EXISTING EASEMENT	-----
SIGHT DISTANCE TRIANGLE	-----
EXISTING CURB & GUTTER	=====
PROPOSED CURB & GUTTER	=====
EXISTING CONCRETE/SIDEWALK	=====
PROPOSED CONCRETE/SIDEWALK	=====
PR. THICKENED EDGE CONCRETE	=====
EXISTING RETAINING WALL	=====
PROPOSED RETAINING WALL	=====
PROPOSED LIGHT/LIGHT POLE	⊙ ⊙ ⊙ ⊙
PROPOSED MONUMENT SIGN	⊙ ⊙ ⊙ ⊙

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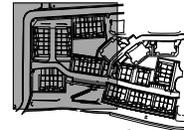
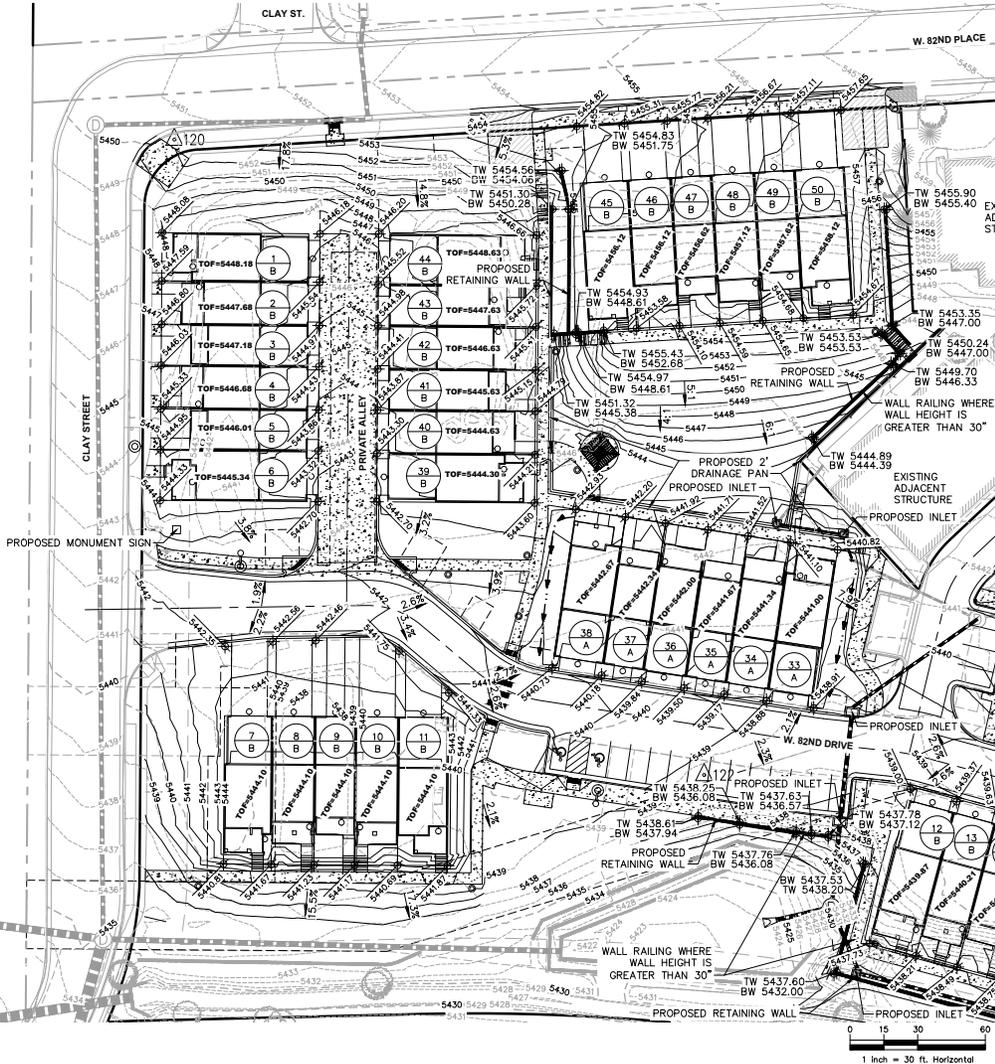
CASE # PLN24-0099

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINT AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
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 SHEET 8 OF 46



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 WESTMINSTER, CO 80031
 WWW.CALIBREINC.COM
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KEYMAP
 1" = 300'

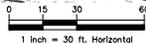
LEGEND

- PROPERTY/CDPA BOUNDARY
- RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONCRETE/SIDEWALK
- EXISTING STORM
- PROPOSED STORM
- EXISTING FIRE HYDRANT
- PROPOSED SWALE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED MONUMENT SIGN
- TOP = TOP OF FOUNDATION
- LOT TYPE: A, B
- # = LOT NUMBER
- ⊗ X = LOT TYPE

NOTES

ALL DRIVEWAY CURBS ARE TO BE MOUNTABLE CURB AND GUTTER PER WESTMINSTER STANDARDS & SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.

SEE SHEET 9 FOR CONTINUATION



DATE: 12.13.2024

SUMMIT POINTE

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CASE # PLN24-0099

8 OF 46
GRADING PLAN

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 9 OF 46



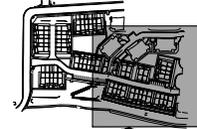
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 Civil & Mechanical Engineering, Inc.
 1402 East 19th Avenue, Suite 100
 Westminster, CO 80040
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 CIVIL ENGINEERING / STRUCTURAL ENGINEERING

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9 OF 46
 GRADING
 PLAN



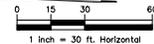
KEYMAP
 1" = 300'
 NORTH

LEGEND

- PROPERTY/CDPA BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONCRETE/SIDEWALK
- EXISTING STORM
- PROPOSED STORM
- EXISTING FIRE HYDRANT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SWALE
- PROPOSED MONUMENT SIGN
- TOF = TOP OF FOUNDATION
- LOT TYPE: A, B
- ⊙ # = LOT NUMBER
- ⊗ X = LOT TYPE

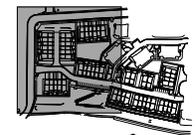
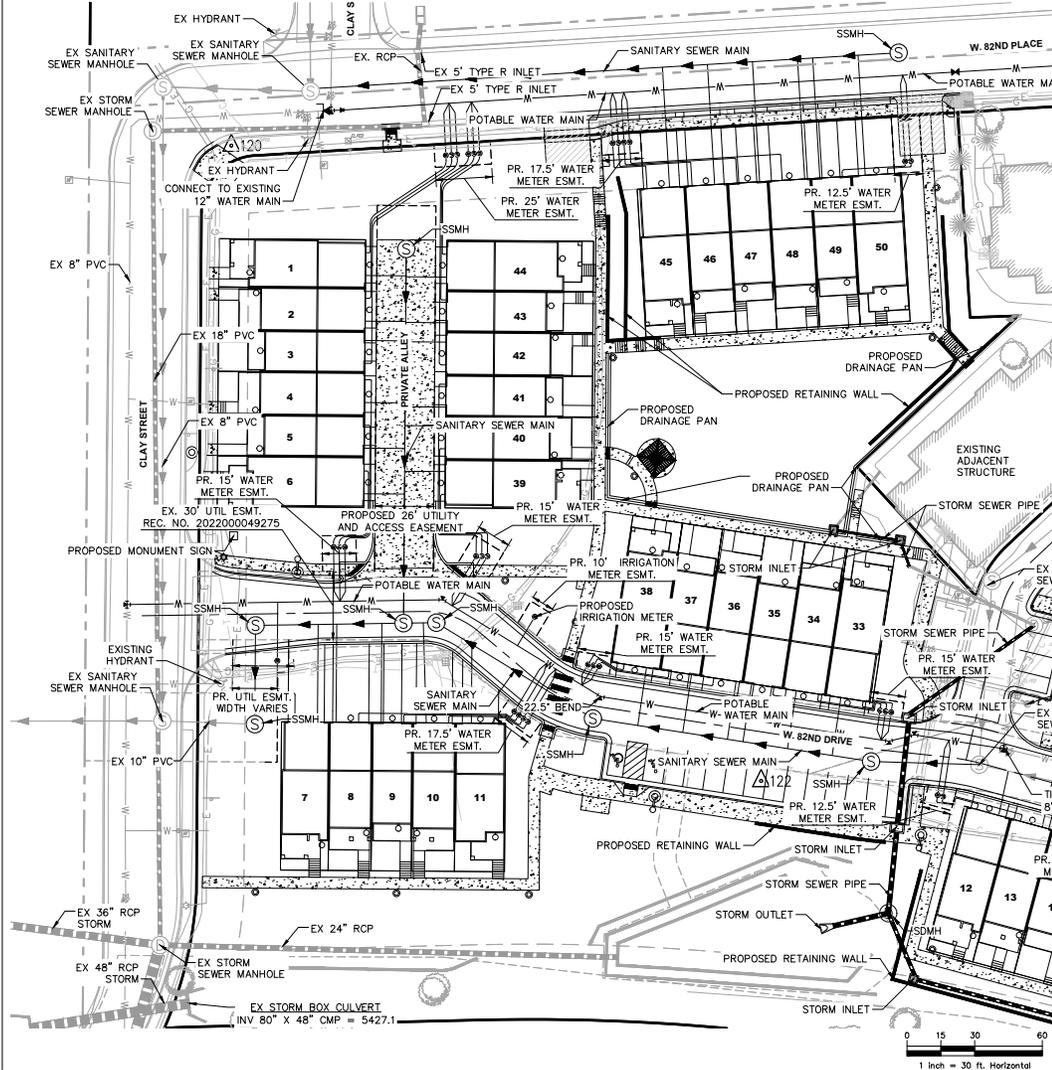
NOTES

ALL DRIVEWAY CURBS ARE TO BE MOUNTABLE CURB AND GUTTER PER WESTMINSTER STANDARDS & SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.



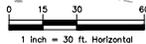
CASE # PLN24-0099

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 10 OF 46



- LEGEND**
- PROPERTY/CDPA BOUNDARY
 - RIGHT OF WAY
 - LOT LINE
 - EXISTING EASEMENT
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - EXISTING CONCRETE/SIDEWALK
 - PROPOSED CONCRETE/SIDEWALK
 - EXISTING RETAINING WALL
 - PROPOSED RETAINING WALL
 - EXISTING GAS
 - EXISTING ELECTRIC
 - EXISTING CATV
 - EXISTING TELEPHONE
 - EXISTING WATER
 - EXISTING SANITARY SEWER
 - EXISTING STORM
 - EXISTING FIRE HYDRANT
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY CLEAN OUT
 - PROPOSED STORM
 - PROPOSED WATER VALVE
 - PROPOSED WATER METER
 - PROPOSED FIRE HYDRANT
 - PROPOSED LIGHT/LIGHT POLE
 - PROPOSED MONUMENT SIGN
- NOTES**
- ALL AREA WITHIN THE PROPERTY LINE THAT IS NOT WITHIN A LOT LINE IS HOA TRACT.

SEE SHEET 11 FOR CONTINUATION



DATE: 12.13.2024

SUMMIT POINTE

REVISIONS:

3RD SUBMITTAL: 05.23.2025
4TH SUBMITTAL: 07.14.2025
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10 OF 46
 UTILITY PLAN

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 SHEET 11 OF 46



Calibre

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 CIVIL ENGINEERING / STRUCTURAL ENGINEERING

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11 OF 46
 UTILITY PLAN

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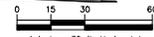
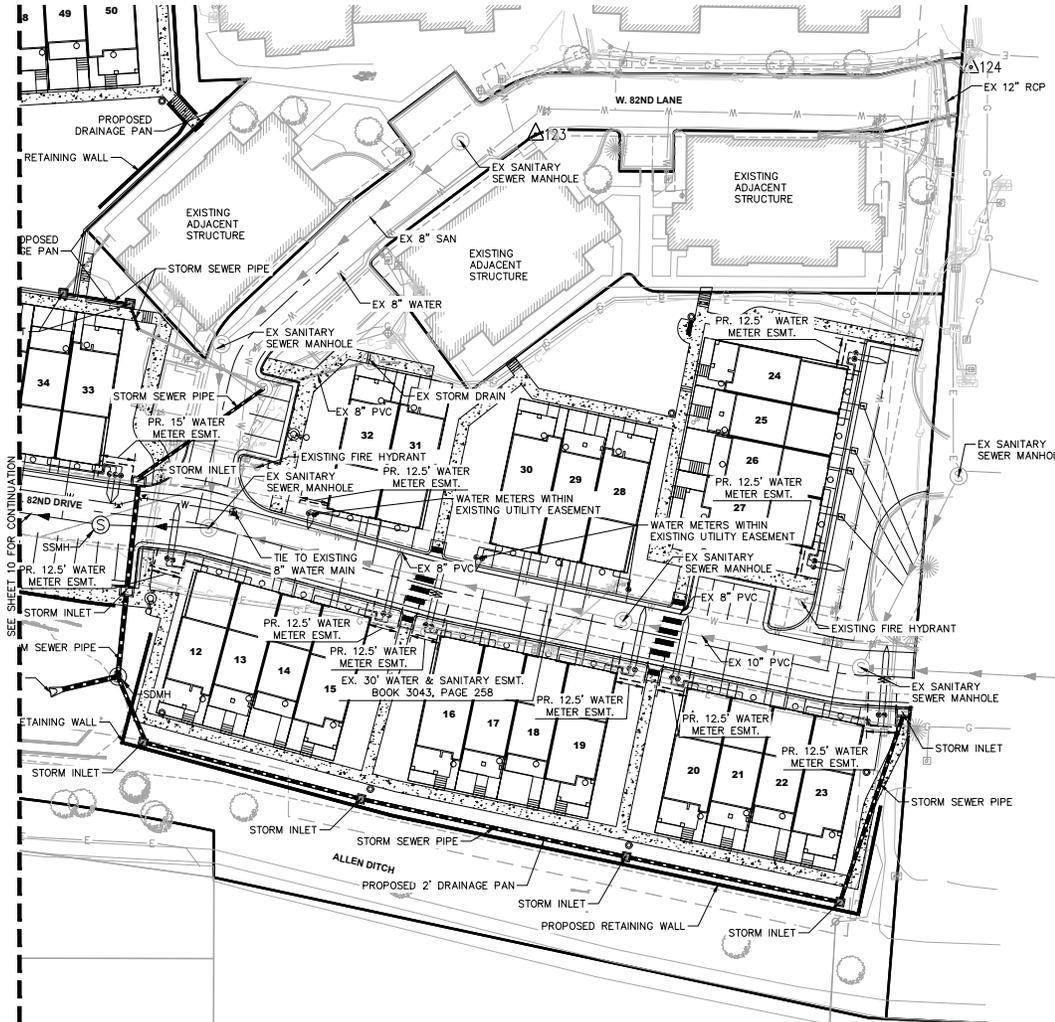
KEYMAP
 1" = 300' NORTH

LEGEND

- PROPERTY/CDPA BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONCRETE/SIDEWALK
- PROPOSED CONCRETE/SIDEWALK
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- PROPOSED LIGHT/LIGHT POLE
- PROPOSED MONUMENT SIGN

NOTES

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SEE SHEET TO TOP CONTINUATION

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2

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

- A. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION AND ORDINANCE NO. 3133, SERIES OF 2004.
- B. THE TOTAL WATER BUDGET SHALL NOT EXCEED 15 GALLONS/SQUARE FEET/IRRIGATION SEASON (YEAR), UNLESS APPROVED OTHERWISE BY THE CITY.
- C. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL, (AS DETERMINED BY THE CITY), SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE CITY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS OFFICIAL DEVELOPMENT PLAN.
- D. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 8" DEPTH INTO THE SOIL. AN INSPECTION AND AFFIDAVIT REGARDING SOIL PREPARATION WILL BE REQUIRED.
- E. ALL SINGLE FAMILY LOTS ARE REQUIRED TO HAVE SOIL AMENDMENT INSTALLED BY THE DEVELOPER IN ALL YARD AREAS NOT COVERED BY HARDSCAPE.
- F. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS. AN IRRIGATION AUDIT WILL BE REQUIRED FOR ALL IRRIGATION SYSTEMS, EXCEPTING THOSE INSTALLED BY THE SINGLE FAMILY DETACHED HOMEOWNER.
- G. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND PERIODICALLY ADJUSTED TO ASSURE WATERING EFFICIENCY AND CONSERVATION METHODS. IRRIGATION SHOULD NOT OCCUR BETWEEN THE HOURS OF 10 A.M. AND 6 P.M. IN ORDER TO REDUCE EVAPORATION. EXCESSIVE WATER RUN OFF, AS DETERMINED BY THE CITY, IS NOT PERMITTED.
- H. NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
- I. ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD AREAS BY EDGING MATERIAL. MULCH SHALL BE PLACED OVER A SUITABLE WEED BARRIER FABRIC.
- J. FINAL LANDSCAPING AND IRRIGATION DRAWINGS AND PRIVATE IMPROVEMENTS AGREEMENT SHALL BE SUBMITTED TO THE CITY OF WESTMINSTER FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF FINAL PLAT.
- K. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.

USE	SURFACE TYPE	AREA (SF)	%
RESIDENTIAL	BUILDING COVERAGE	55,559	24
	PUBLIC STREETS, ALLEYS, PARKING AND DRIVES	45,221	20
	PRIVATE LANDSCAPE PARK, OPEN SPACE, TRAILS	129,329	56
TOTAL:		230,109	100

COVERAGE			
AREA	SF	AC	%
LOT COVERAGE:	64,978	1.49	28%
HOA TRACT COVERAGE:	165,131	3.79	72%
TOTAL SITE AREA:	230,109	5.28	100%

LANDSCAPE AREA BREAKDOWN		AREA (SF)	%
TOTAL SITE AREA		230,109	100
LANDSCAPED AREA		129,329	56

LANDSCAPE DEDUCTIONS	AREA (SF)	% OF TOTAL AREA
EASEMENT-ALLEN DITCH COMPANY	20,780	9
UNDISTURBED LANDSCAPE AREA	2,050	1
ON LOT LANDSCAPE AREA	19,625	9
TOTAL LANDSCAPE DEDUCTIONS	51,089	18
PROPOSED LANDSCAPED AREA	86,874	38

	PRIVATE LANDSCAPE AREA (SF)*			RIGHT-OF-WAY LANDSCAPE AREA (SF)*		
	LANDSCAPE RATIO	# REQUIRED	# PROVIDED	LANDSCAPE RATIO	# REQUIRED	# PROVIDED
TREES	1/550 SF	145	162	1/550 SF	3	3
SHRUBS	3/550 SF	437	1025	3/550 SF	9	32

NOTE:
 A TOTAL OF 13 TREES AND 37 SHRUBS HAVE BEEN REMOVED FROM THE PLANTING REQUIREMENTS TO ACCOUNT FOR THE DETENTION POND (6,758 SF) AT A RATE ASSOCIATED WITH THE LANDSCAPE RATIOS TO THE LEFT.

TREE REPLACEMENT CHART	
CALIPER INCH REMOVED	11
CALIPER INCH REPLACE	12"
	(5-2.5" CALIPER TREES)

FRONT YARD TREE REQUIREMENT: ONE PER LOT	
NUMBER OF LOTS	50
TREES REQUIRED	50
TREES PROVIDED	50

SOIL AMENDMENT REQUIRED			
PRIVATE AREA (SF)	68,751*	x 5 YDS/1000 SF =	343.7550 CU.YDS.
R.O.W. AREA (SF)	1,639*	x 5 YDS/1000 SF =	8.1950 CU.YDS.
TOTAL:			356.002 CU.YDS.

* SOIL AMENDMENT AREAS INCLUDE SOD, SEED AND PLANTING BEDS.



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 SHEET 13 OF 46



DATE: 12.13.2024

SUMMIT POINTE

LANDSCAPE NOTES

1. ALL WORK SHALL CONFORM TO LOCAL TOWN AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
3. GRAPHIC SYMBOLS PRESEDE OVER WRITTEN PLANT QUANTITIES (IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND WRITTEN QUANTITIES, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.)
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OR LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
6. WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL. SEE SOD TO BE DROUGHT TOLERANT FESCUE TYPE BLEND AND COME FROM A SINGLE GROWER. SEE SOD SPECIFICATION FOR MORE INFORMATION.
8. ALL SHRUB BEDS SHALL RECEIVE MULCH AS SPECIFIED WITH LANDSCAPE FABRIC. CONTRACTOR TO SUBMIT A PRODUCT CHOICE OF THE LANDSCAPE FABRIC TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
3. WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
4. ROCK MULCH SHALL BE 1 1/2" RIVER ROCK, 3" DEPTH OVER LANDSCAPE FABRIC.
5. RIVER ROCK SHALL BE 3/4" RIVER ROCK, 3" DEPTH OVER LANDSCAPE FABRIC.
6. ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
7. FOR TREES IN SOD OR NATIVE GRASS, ALLOW A 6" DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF WOOD MULCH OVER 2 DIAMETER BED FOLLOWING SOD INSTALLATION.
8. ALL SHRUB AND SOD AREAS SHALL BE AMENDED PER SOILS TEST RESULTS CONDUCTED BY CONTRACTOR. SEE LINE 21 FOR MORE INFORMATION ON RECOMMENDED SOIL AMENDMENT MIX. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HELED IN AND WATERED TO PREVENT DEHYDRATION.
10. PLANTING FITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL, DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
11. PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL, WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SLIGHT SAUCER.
12. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
13. LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS HOA. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
14. LANDSCAPE MAINTENANCE AND REPLACEMENT: THE HOA SHALL MAINTAIN THE LANDSCAPING PLAN AS ORIGINALLY APPROVED, AND PROVIDE FOR REPLACEMENT OF PLANT MATERIALS THAT HAVE DIED OR HAVE OTHERWISE BEEN DAMAGED OR REMOVED, AND MAINTENANCE OF ALL NON-LIVE LANDSCAPING MATERIALS. IN THIS CASE, LIVE MATERIAL IS TO BE MAINTAINED AND

- REPLACED BY THE CONTRACTOR WHICH SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL INSPECTION.
15. ALL LANDSCAPES SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
16. THE CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT OR DEVELOPER (MAKING MODIFICATIONS AS MAY BE REQUIRED AT NO ADDITIONAL COST), PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
17. SOIL AMENDMENT BACKFILL MIXTURE FOR ALL PERENNIAL AND SHRUB BEDS SHALL BE 1/3 CLASS 1 COMPOST, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
18. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE HIS BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
19. THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
20. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS AND SIMILAR FEATURES ARE NOT SHOWN IN THE PLANS, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.
21. NO CONSTRUCTION ACCESS, ACTIVITY, OR STORAGE OF MATERIALS / DEBRIS / EQUIPMENT IS PERMITTED WITHIN TREE PROTECTION ZONES, INCLUDING GRADING, INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF SITE IMPROVEMENTS, AND / OR GRUBBING. ALL CONSTRUCTION ACTIVITY MUST OCCUR OUTSIDE TREE PROTECTION ZONES.
22. ALL EXISTING GRADES WITHIN TREE PROTECTION ZONES (TPZ) BOUNDARIES MUST REMAIN AS-IS. ALL PROPOSED GRADE CHANGES MUST OCCUR ENTIRELY OUTSIDE TPZ BOUNDARIES.
23. ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE, INSTALLATION INSTRUCTIONS AND THE LANDSCAPE DRAWINGS ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, TO INCLUDE PLANT SUBSTITUTIONS, MUST BE APPROVED BY THE CITY IN ADVANCE OF INSTALLATION.
24. ALL MULCH AND/OR ROCK MULCH SHALL BE INSTALLED AND MAINTAINED TO THE DEPTHS PROVIDED ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN.
25. ROCK MULCH TO BE INSTALLED AT A MINIMUM DEPTH OF 3" WITH AN APPROVED LANDSCAPE FABRIC TO BE SUBMITTED BY CONTRACTOR. SEE ROCK MULCH SPECIFICATION FOR MORE INFORMATION ON MATERIAL.
26. ORGANIC MULCH SHALL NOT BE PLACED WITHIN SIX (6) FEET OF STORM INLET/ THE USE OF IMPERMEABLE SHEET PLASTIC AS A WEED BARRIER IS PROHIBITED.
27. ALL LIVING PLANT MATERIALS, LOW GROW SEED MIX, AND SOD WILL BE PERMANENTLY IRRIGATED WITH RECYCLED WATER (PURPLE PIPE WATER).

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN FOR:
 - AREAS OF SEEDING AND MULCHING
 - TYPE OF SEED
 - SEE LANDSCAPE SCHEDULE AND DETAILS SHEET FOR SPECIFICS ON SEEDING MIX.
2. ALL SEED MIXES SHALL BE FREE FROM SUCH NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAP WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE.
4. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
5. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY %) (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
6. SEED MIXES AS SPECIFIED IN THESE PLANS SHALL BE USED UNLESS AUTHORIZED AND APPROVED BY LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE.
7. CONTRACTOR TO PROVIDE SOIL TEST RESULTS DURING MATERIAL SUBMITTALS TO VERIFY SOIL AMENDMENT MIX AND APPLICATION RATES.
8. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). ALL DISTURBED AREAS SHALL BE LOOSENEED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
9. SOIL IS TO BE THOROUGHLY LOOSENEED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE GENERALLY FREE OF ROCKS GREATER THAN 4" AND SOIL CLOSURE GREATER THAN 2 INCHES. SEEDING OVER COMPACTED AREAS THAT HAVE NOT BEEN THOROUGHLY LOOSENEED SHALL BE REJECTED.
10. SEED IS TO BE APPLIED USING A MECHANICAL DRILL SEEDER TO A DEPTH OF 1/4 INCH. ROW SPACING SHALL BE NO GREATER THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF LONG-STEMMED STRAW, AT LEAST 50 PERCENT OF THE MULCH BY WEIGHT, SHALL BE AS LONG AS POSSIBLE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 2000 LB. PER ACRE.
11. SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILL RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCH AS SPECIFIED ABOVE.
12. WHEN SEEDING AND MULCHING IS USED TO STABILIZE DISTURBED AREAS, ALL DISTURBED AREAS WHICH ARE EITHER FINAL GRADED, OR WILL REMAIN INACTIVE FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE REQUIRED TO BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. THIS MAY REQUIRE TIRE MOBILIZATION OF SEEDING AND MULCHING.
13. MULCH SHALL BE APPLIED WITHIN 24 HOURS OF SEEDING.
14. TACKIFIER SHALL BE UTILIZED TO HELP WITH STRAW DISPLACEMENT.
15. HYDRAULIC SEEDING IS NOT AN ACCEPTABLE METHOD OF SEEDING.
16. ROCK/MULCH MAY BE USED FOR LIMITED APPLICATION (STEEP SLOPES).
17. REFER TO THE GESC MANUAL FOR THIS PROJECT FOR FURTHER DETAILS AND NOTES.

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PLANT SCHEDULE

HYDROZONE	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
CANOPY TREE						
LOW	CS	CATALPA SPECIOSA	NORTHERN CATALPA	13	2.5" CAL	B & B
LOW	CJ	CELTIS OCCIDENTALIS	COMMON HACKBERRY	10	3" CAL	B & B
LOW	CK	ETHMOCLIDUS DIOICA 'EXPRESSO'	EXPRESSO KENTUCKY COFFEE TREE	12	2.2" CAL	B & B
MODERATE	GR2	QUERCUS ROBUR	ENGLISH OAK	10	3" CAL	B & B
				TOTAL:	45	
EVERGREEN TREE						
LOW	JM	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	26	6" HT	B & B
LOW	JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	29	6" HT	B & B
LOW	JW2	JUNIPERUS SCOPULORUM 'WOODWARD'	WOODWARD COLUMNAR JUNIPER	32	6" HT	B & B
LOW	JS	JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET JUNIPER	28	6" HT	B & B
LOW-MOD	PD3	PICEA GLAUCICA 'DENSA TA'	BLACK HILLS SPRUCE	8	8" HT	B & B
LOW	PP	PINUS EDULIS	PINON PINE	8	8" HT	B & B
LOW	PH	PINUS HELDREICHII	SCSNIAN PINE	9	8" HT	B & B
				TOTAL:	140	
ORNAMENTAL TREE						
LOW	AG	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	6	2" CAL	B & B
MODERATE	CF	CARPINUS BETULUS 'FASTIGIATA'	FRANZ FONTAINE HORNBEEAM	7	2" CAL	B & B
LOW-MOD	MR	MALUS X ROYAL 'RANDRPGS'	ROYAL RAMBROCKS GRABAPPLE	17	2" CAL	B & B
LOW-MOD	PC2	PIRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	8	2" CAL	B & B
LOW-MOD	QC	QUERCUS ROBUR X ALBA 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	7	2" CAL	B & B
				TOTAL:	35	
DECIDUOUS SHRUB						
LOW	AL	AMORPHA CANESCENS	LEADPLANT	23	5 GAL	CONT.
MODERATE	BA	BERBERIS THUNBERGII 'ATROPURPUREA'	RED LEAF JAPANESE BARBERRY	26	5 GAL	CONT.
LOW-MOD	BB2	BUDDELEJA DAVIDII 'BLUE CHIP'	DWARF BUTTERFLY BUSH	24	5 GAL	CONT.
LOW	CC	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	67	5 GAL	CONT.
LOW	CM	CHAMAEBITARNA MELLEIFOLIUM	FERNBRUSH	7	5 GAL	CONT.
LB	CR	CHRYSOTHAMNUS NAUSEOSUS	RABBIT BRUSH	9	5 GAL	CONT.
MODERATE	CB	CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW DOGWOOD	30	5 GAL	CONT.
MODERATE	CF2	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	19	5 GAL	CONT.
LOW	FF	FORSYTHIA X ARNOLD DWARD'	ARNOLD DWARF FORSYTHIA	15	5 GAL	CONT.
MODERATE	HA	HYDRANGEA AMBROSEANSIS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	14	5 GAL	CONT.
LOW	RS4	PEROVSKIA KYRILOVICIOLA	RUSSIAN SAGE	100	5 GAL	CONT.
MODERATE	PN2	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	32	5 GAL	CONT.
LOW-MOD	PD	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	DART'S GOLD NINEBARK	56	5 GAL	CONT.
LOW	PPB	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	63	5 GAL	CONT.
LOW-MOD	RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	12	5 GAL	CONT.
LOW	RS2	RIBES ALPIMUM 'GREEN MOJAVE'	GREEN MOJAVE ZEPHYR CURRANT	48	5 GAL	CONT.
LOW-MOD	RK	ROSA X 'RAUSUNNY'	SUNNY KNOCCK OUT YELLOW ROSE	49	5 GAL	CONT.
LOW	SC2	SYMPHORICARPOS X CHENAUILLI 'HANCOCK'	HANCOCK CHENAUILLI CORALBERRY	21	5 GAL	CONT.
LOW	SC	SYRINGA VULGARIS 'CHARLES JOLY'	CHARLES JOLY LILAC	53	5 GAL	CONT.
				TOTAL:	668	
EVERGREEN SHRUB						
LOW	AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	60	5 GAL	CONT.
MODERATE	EM	EUONYMUS FORTUNEI 'MOONSHADOW'	MOONSHADOW EUONYMUS	47	5 GAL	CONT.
LOW	JH	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	13	5 GAL	CONT.
LOW	JB	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	58	5 GAL	CONT.
LOW	JB2	JUNIPERUS SABINA 'BROCKMOR'	BROCKMOR JUNIPER	62	5 GAL	CONT.
LOW	JS2	JUNIPERUS X MEDIA 'SEA GREENY'	SEA GREEN JUNIPER	29	5 GAL	CONT.
LOW	MC	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	16	5 GAL	CONT.
MODERATE	PC5	PICEA GLAUCICA 'NORTH STAR'	COMPACT WHITE SPRUCE	10	5 GAL	CONT.
MODERATE	PG2	PICEA PLUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	22	5 GAL	CONT.
LOW	PC3	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	69	5 GAL	CONT.
MODERATE	TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	12	5 GAL	CONT.
				TOTAL:	389	
ORNAMENTAL GRASS						
LOW	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	222	1 GAL	CONT.
LOW	CK	CALLAMAGROSTIS X ACUTIFLORA 'KARL FOENSTER'	KARL FOENSTER FEATHER REED GRASS	81	1 GAL	CONT.
LOW	H2	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	86	1 GAL	CONT.
LOW	MV	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED EULALIA GRASS	82	1 GAL	CONT.
LOW	SNU	SORGHASTRUM NJUTANS	INDIAN GRASS	64	1 GAL	CONT.
				TOTAL:	525	
PERENNIALS						
LOW	CR	CENTRANTHUS RUBER	RED VALERIAN	6	1 GAL	CONT.
LOW-MOD	EC2	ECHINACEA X 'CHEYENNE SPIRIT'	CHEYENNE SPIRIT CONEFLOWER	15	1 GAL	CONT.
MODERATE	PD2	PULMONARIA X 'ROY DAVIDSON'	LUNGWORT	52	1 GAL	CONT.
MODERATE	RE	RUDEBECKIA FLUIDA 'GOLDSTURM'	BLACK EYED SUSAN	71	1 GAL	CONT.
LOW	SM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	39	1 GAL	CONT.
				TOTAL:	245	

NATIVE SEED MIX INFORMATION:

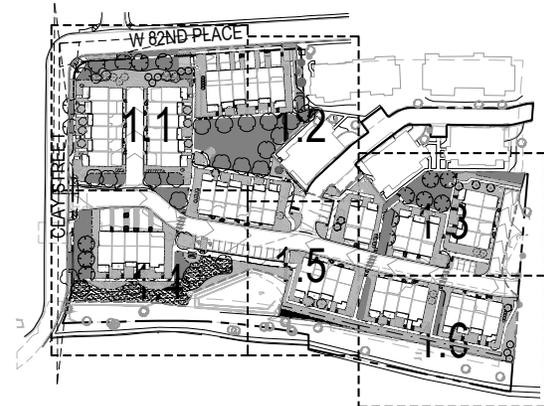
MIX CONTAINS:
 50% BUFFALO GRASS (SANDANCER)
 50% BLUE GRAMA GRASS

WATER DEMAND: LOW

NOTES:
 SEEDING RATE: 3 LBS PER 1,000 SF
 SEEDING DEPTH: 0.25-0.50 INCH
 SEEDING ESTABLISHMENT: THE DRILL SEEDER NEEDS TO BE EQUIPPED WITH SEED BOXES THAT ARE DESIGNED TO HANDLE NATIVE GRASS WITH AN AGITATOR AND PICKER WHEELS TO ASSURE EVEN DISTRIBUTION OF THE DIFFERENT SEEDS IN THE MIX.
 MOW / SHEER GRASS EVERY 10-20 DAYS FOR A MAXIMUM HEIGHT OF 5 INCHES.

SOD PRODUCT INFORMATION:

MAKE: NATURE'S PRAIRIE TURF
 WATER DEMAND: MEDIUM / MODERATE



1 MASTER LANDSCAPE PLAN
 SCALE: 1"=100'



DATE: 12.13.2024

SUMMIT POINTE

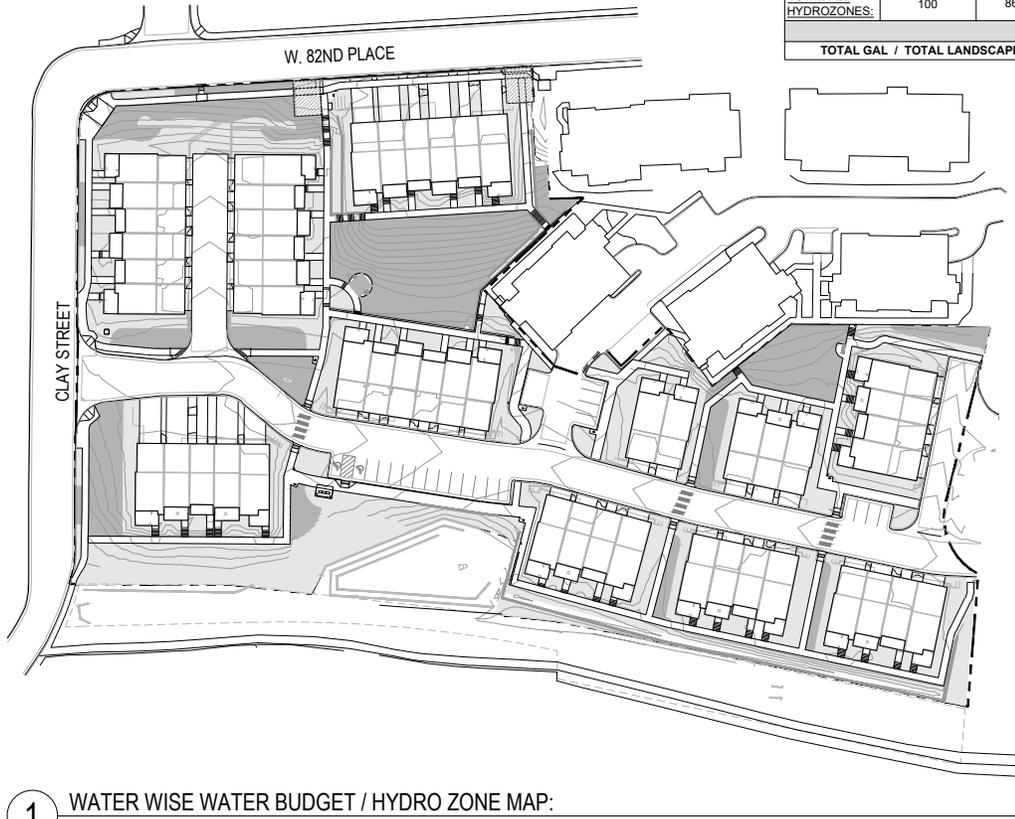
REVISIONS:

3RD SUBMITTAL: 05.23.2025
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8TH SUBMITTAL: 10.10.2025

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 15 OF 46


 WESTMINSTER
 COLORADO
 www.westminstercolorado.com
 303.535.4600

LANDSCAPE WATER BUDGET				
LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATER USE (GAL)	
HIGH	0	0	x 18 GAL =	0
MEDIUM	34	25,059	x 10 GAL =	250,590
LOW	45	45,331	x 3 GAL =	135,993
NO IRRIGATION	20	16,484	X 0 GAL =	0
TOTAL ALL HYDROZONES:	100	86,874	TOTAL GAL:	386,583
TOTAL GAL / TOTAL LANDSCAPE AREA = 4.4499			GAL/SF	



- LEGEND**
- HIGH WATER ZONE
 - MEDIUM WATER ZONE
 - LOW WATER ZONE
 - NO IRRIGATION
 - LIMITS OF IMPROVEMENTS

DATE: 12.13.2024

SUMMIT POINTE

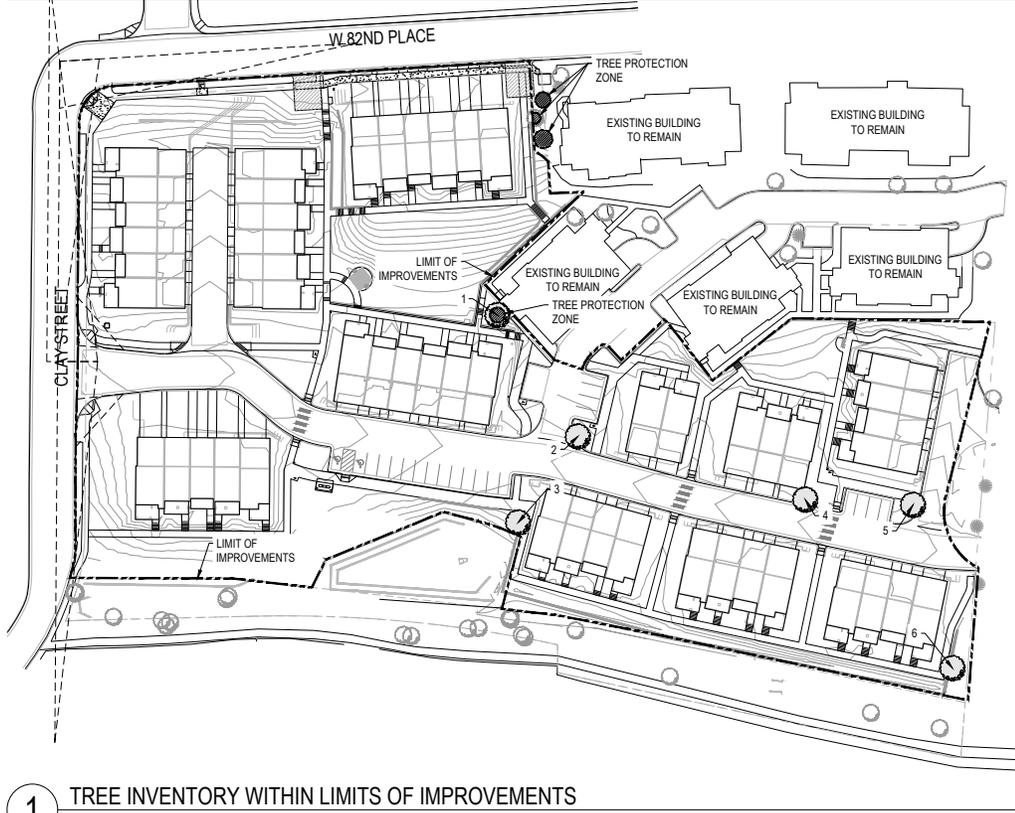
1 WATER WISE WATER BUDGET / HYDRO ZONE MAP:
 Scale: 1"=50'

- REVISIONS:
 3RD SUBMITTAL: 05.23.2025
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SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 16 OF 46


 people
 planning
 pc group inc. www.pcgpcplanning.com
 610 W. 14th St., Suite 100
 Westminster, CO 80231
 1.303.531.4760 | 703.531.4768

TREE INVENTORY OF TREES WITHIN LIMITS OF IMPROVEMENTS										
NUMBER	TYPE	QTY	BOTANICAL NAME	COMMON NAME	DBH	HT	CONDITION	CONDITION %	OBSERVATIONS	KEEP/REMOVE
1	ORNAMENTAL	1-MULTI STEM	AMELANCHIER CANADENSIS	SERVICEBERRY	VARIES, UP TO 4"	15'	GOOD	80%	NEEDS CLEANUP	KEEP
2	CANOPY	CLUSTER OF TREES	ULMUS PUMILA	SIBERIAN ELM	LESS THAN 2"	12'	GOOD	90%	WEED TREE	REMOVE
3	CANOPY	CLUSTER OF TREES	ULMUS PUMILA	SIBERIAN ELM	LESS THAN 2"	15'	GOOD	95%	WEED TREE	REMOVE
4	CANOPY	CLUSTER OF TREES	ULMUS PUMILA	SIBERIAN ELM	LESS THAN 2"	10'	GOOD	90%	WEED TREE	REMOVE
5	CANOPY	CLUSTER OF TREES	ULMUS PUMILA	SIBERIAN ELM	LESS THAN 2"	12'	GOOD	90%	WEED TREE	REMOVE
6	CANOPY	1, TWIN TRUNKS	FRAXINUS PENNSYLVANICA	GREEN ASH	6" & 5"	22'	GOOD	90%	SUSCEPTIBLE TO EMERALD ASH BORER	REMOVE
TOTAL INCHES REMOVED					11					



- LEGEND**
-  TREE CONIFER
 -  TREE DECIDUOUS
 -  TREE WITHIN LIMITS OF IMPROVEMENTS
 -  LIMITS OF IMPROVEMENTS LINE

1 TREE INVENTORY WITHIN LIMITS OF IMPROVEMENTS
 Scale: 1"=50'

DATE: 12.13.2024

SUMMIT POINTE

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SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
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DATE: 12.13.2024

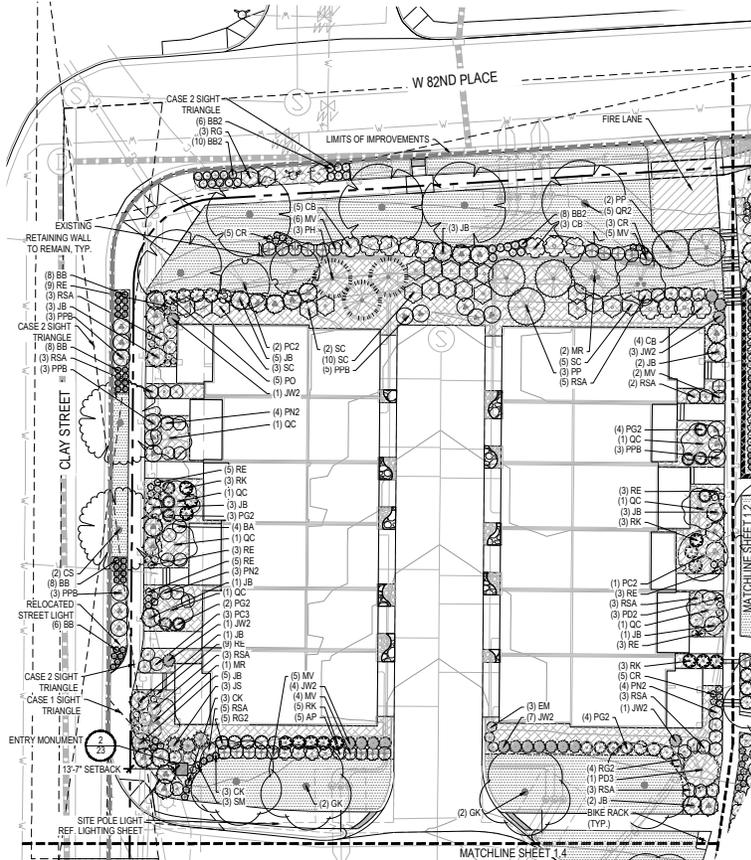
SUMMIT POINTE

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8TH SUBMITTAL: 10.10.2025

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CASE # PLN24-0099 LANDSCAPE PLAN



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- STEEL EDGER
- DROUGHT TOLERANT SOD
- SEED MIX 1
- WOOD MULCH
- ROCK MULCH
- RIVER ROCK
- BOULDER $\frac{1}{26}$



1 LANDSCAPE PLAN
 SCALE: 1"=20'

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 18 OF 46



DATE: 12.13.2024

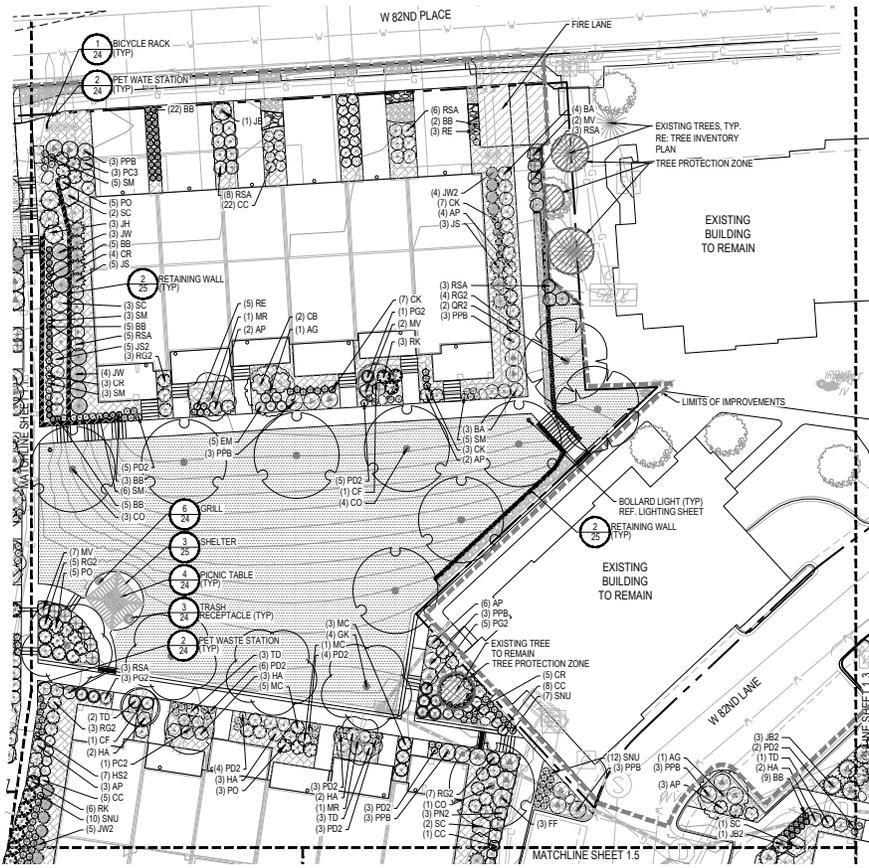
SUMMIT POINTE

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8TH SUBMITTAL: 10.20.2025

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CASE # PLN24-0099 LANDSCAPE PLAN



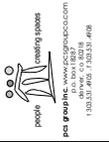
LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
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- ROCK MULCH
- RIVER ROCK
- BOULDER $\frac{1}{26}$

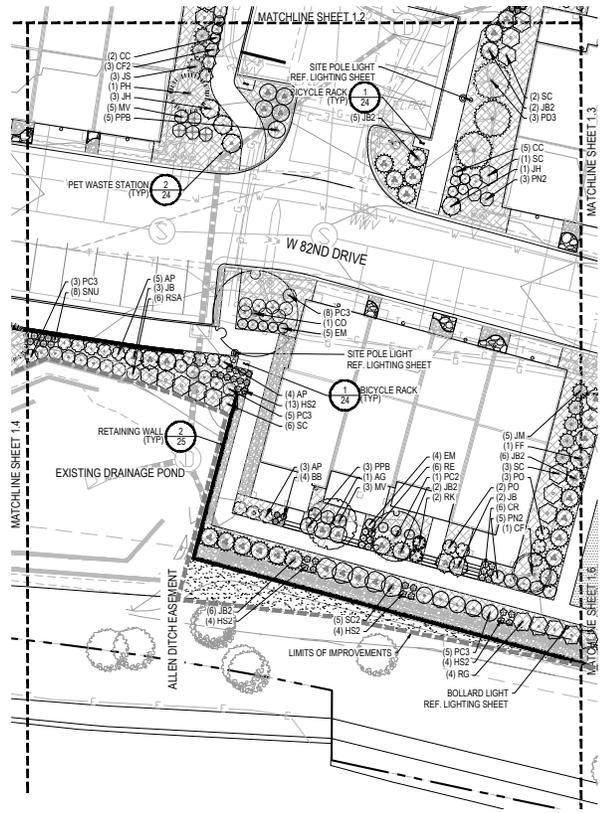
1 LANDSCAPE PLAN
SCALE: 1"=20'



TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
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DATE: 12.13.2024



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- STEEL EDGER
- DROUGHT TOLERANT SOD
- SEED MIX 1
- WOOD MULCH
- ROCK MULCH
- RIVER ROCK
- BOULDER $\frac{1}{26}$

1 LANDSCAPE PLAN
 SCALE: 1"=20'

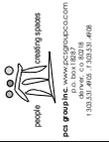


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 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
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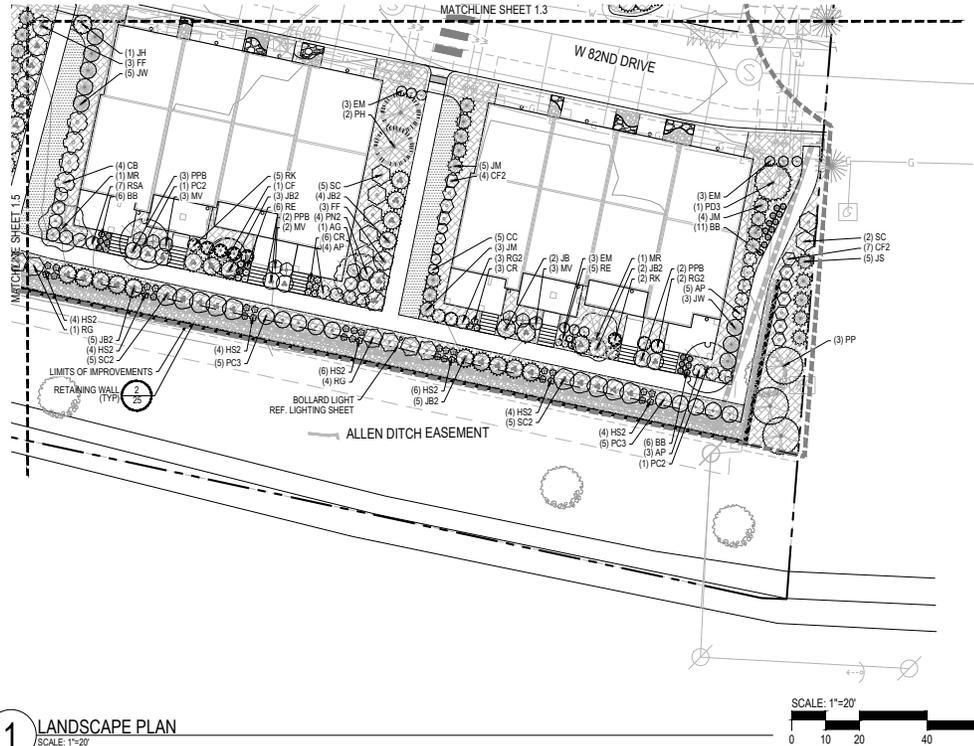
DATE: 12.13.2024

SUMMIT POINTE



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- STEEL EDGER
- DROUGHT TOLERANT SOD
- SEED MIX 1
- WOOD MULCH
- ROCK MULCH
- RIVER ROCK
- BOULDER $\frac{1}{26}$



1 LANDSCAPE PLAN
 SCALE: 1"=20'



REVISIONS:

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8TH SUBMITTAL: 10.20.2025

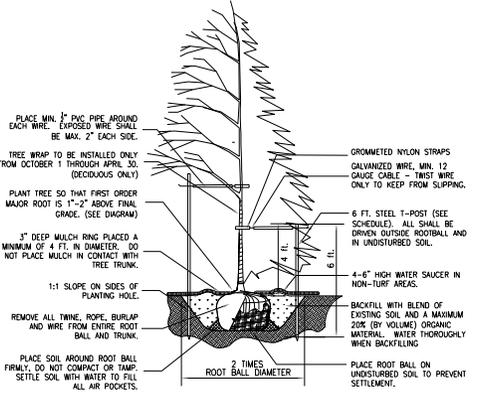
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 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
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DATE: 12.13.2024

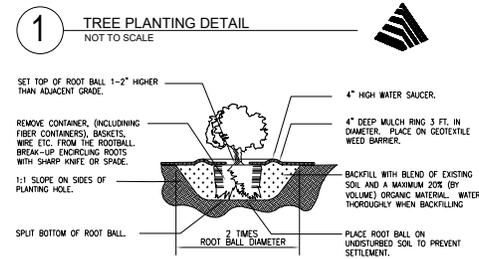
SUMMIT POINTE

REVISONS:	3RD SUBMITTAL: 05.23.2025
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	8TH SUBMITTAL: 10.10.2025



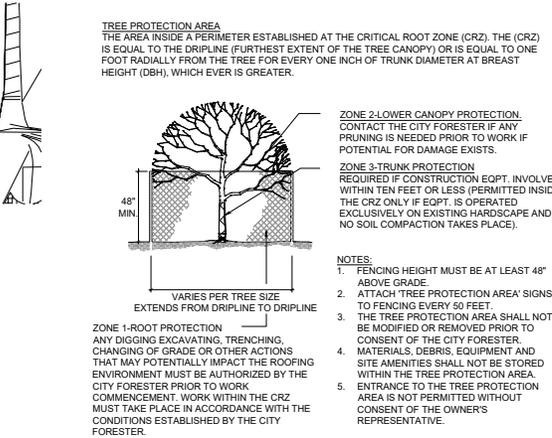
PRUNING NOTES:
 ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE NOTES:
 STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON, FOLLOWS:
 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE.
 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

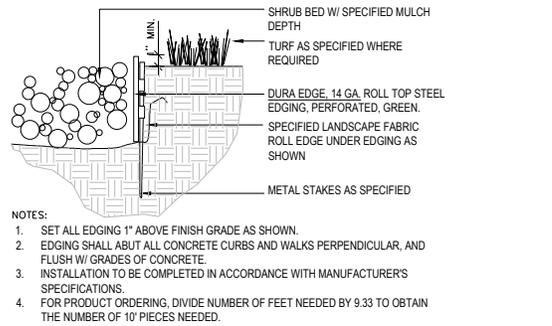


PLACEMENT NOTES:
 SET SHRUB PLUMB. SPACE PLANTS, AND PLACE FOR BEST EFFECT.

PRUNING NOTES:
 DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY DEAD OR BROKEN BRANCHES. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB.



2 EXISTING TREE PROTECTION DETAIL
 Scale: NTS



NOTES:
 1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.



4 Steel Edger Detail
 Scale: NTS

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
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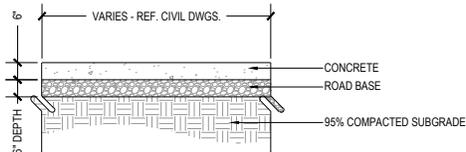
DATE: 12.13.2024

SUMMIT POINTE

REVISIONS:

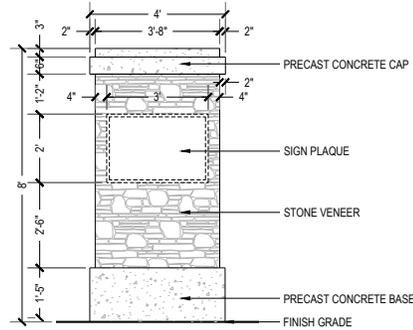
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 SITE DETAILS



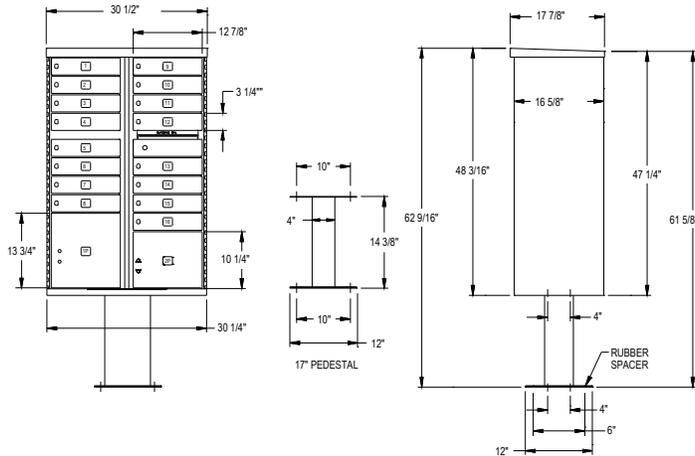
NOTES:

1. EXPANSION JOINTS TO BE EVERY 50' ALONG SIDEWALK AND AS ILLUSTRATED ON PLANS AND DETAILS.
3. CONTROL JOINTS TO BE EVERY 4' ALONG SIDEWALK, UNLESS ILLUSTRATED ON PLANS. CONTROL JOINTS SHALL BE SAW CUT.
4. COLOR: UNCOLORED, FINISH: MEDIUM BROOM
5. REFERENCE GEOTECH REPORT FOR FURTHER SPECIFICS FOR APPROVED CONCRETE MIX AND THICKNESS/DEPTH.
6. DETAIL FOR REFERENCE ONLY.



1 CONCRETE
 Scale: 1/2" = 1'- 0"

2 ENTRY MONUMENT
 Scale: 1/2" = 1'- 0"



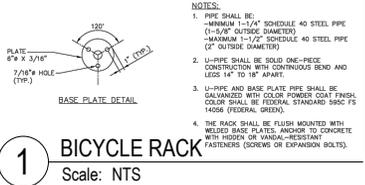
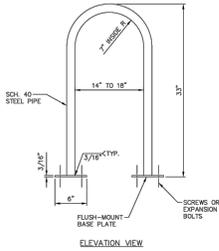
3 MAIL KIOSK
 Scale: 1/2" = 1'- 0"



4 MAIL KIOSK SHELTER
 Scale: NTS

MAIL KIOSK SHELTER BY MITCHELL METALS
 MODEL: 3 CLUSTER BOX UNIT (CBU) CANOPY
 WITH SOLAR LIGHT PANEL OR APPROVED
 EQUAL
 COLOR: BLACK
 INSTALL PER MANUFACTURER'S SPECS
 WWW.MITCHELLMETALS.COM
 P: 770.762.5604

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
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1 BICYCLE RACK
 Scale: NTS



2 PET WASTE STATION
 Scale: NTS

PET WASTE STATION BY DOG ON IT PARKS
 MODEL: 7408-R, COMPLETE DOG WASTE STATION WITH ROLL DISPENSER, GREEN, OR APPROVED EQUAL.
 INSTALL PER MANUFACTURER'S SPECS
 CONTACT: ATOZ RECREATION
 PHONE: 303.670.3789
 WWW.ATOZRECREATION.COM



3 TRASH RECEPTACLE
 Scale: NTS

DUMOR
 W: WWW.DUMOR.COM
 P: 800.598.4018
 ITEM: RECEPTACLE 157-32
 32-GAL STEEL RECEPTACLE, POWDER COATED- BLACK
 ATTACHMENT: PER MANUFACTURER'S RECOMMENDATION
 INSTALL PER MANUFACTURER'S SPECS



DUMOR
 W: WWW.DUMOR.COM
 MODEL: TABLE SET 475, OR APPROVED EQUAL
 MODEL #: 475-60-S2 (ADA ACCESSIBLE)
 HEIGHT: DINING
 LENGTH: 6' ADA
 MATERIAL: THERMALLY MODIFIED ASH
 METAL FINISH: POWDERED COATED STEEL
 COLOR: GUNMETAL
 ATTACHMENT: SURFACE MOUNT

4 PICNIC TABLE - ADA
 Scale: NTS

NOTE:
 INSTALL PER MANUFACTURER'S SPECS



DUMOR
 W: WWW.DUMOR.COM
 MODEL: BENCH 470, OR APPROVED EQUAL
 MODEL #: 470-60TR-2AR (THERMALLY MODIFIED ASH, 2 ARMRESTS)
 LENGTH: 6'
 MATERIAL: THERMALLY MODIFIED ASH
 METAL FINISH: POWDERED COATED STEEL
 COLOR: GUNMETAL
 ATTACHMENT: SURFACE MOUNT

5 BENCH
 Scale: NTS

NOTE:
 INSTALL PER MANUFACTURER'S SPECS



DUMOR
 W: WWW.DUMOR.COM
 P: 800-598-4018
 PRODUCT: Grill 21
 MODEL #: 21-00, OR APPROVED EQUAL
 MOUNTING: FOOTING PER MANUFACTURER RECOMMENDATIONS

6 GRILL STATION
 Scale: NTS

NOTE:
 INSTALL PER MANUFACTURER'S SPECS
 CONTACT: ROCKY MOUNTAIN RECREATION
 PHONE: 303.783.1452
 W: WWW.RMREC.COM

DATE: 12.13.2024

SUMMIT POINTE

REVISONS:

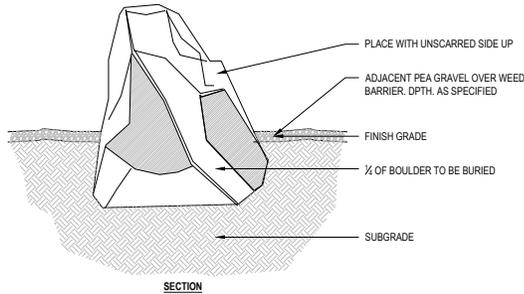
3RD SUBMITTAL: 05.23.2025
4TH SUBMITTAL: 07.14.2025
5TH SUBMITTAL: 08.07.2025
6TH SUBMITTAL: 09.05.2025
7TH SUBMITTAL: 10.05.2025
8TH SUBMITTAL: 10.10.2025

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 26 OF 46



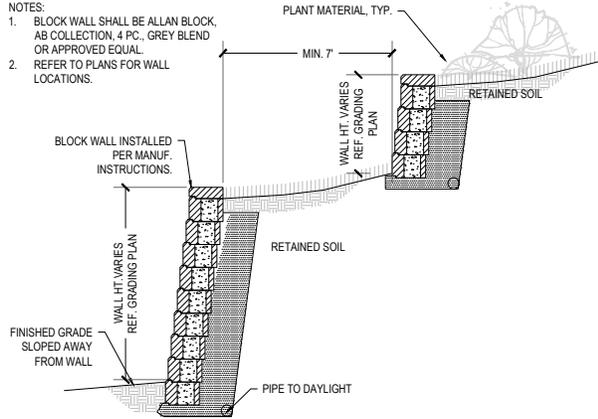
DATE: 12.13.2024

SUMMIT POINTE



NOTES:
 1. BOULDERS TO CONSIST OF GRAY GRANITE, 30"-48" MIN. DIA. LOCATE PER PLAN.

1 BOULDER
 Scale: 1/2" = 1'-0"



2 RETAINING WALL
 Scale: 1/2" = 1'-0"



ICON SHELTERS
 W: WWW.ICONSHelters.COM
 P: 800-748-0985

MODEL: SQUARE SHELTER, MODEL: SQ15TM-P6-36-100-21 OR APPROVED EQUAL.

SIZE: 12' W X 12' L X 14'-2" H.
 ROOF PITCH: 6:12
 COLORS:
 1. STANDARD STEEL ROOF: ASH GRAY
 2. POWDER COAT: BROWN TEXTURE (PCT29118)

ATTACHMENT: FOOTINGS PER MANUFACTURER

NOTE:
 1. INSTALL PER MANUFACTURER'S SPECS
 2. CONTRACTOR TO PROVIDE FINAL DESIGN AND ENGINEERING STAMPED AND SEALED BY A LICENSED ENGINEER IN THE STATE OF COLORADO.

CONTACT: RECREATION PLUS (JESSE RODGERS)
 O: (303) 278-1455
 E: JESSE@RECREATIONPLUS.COM

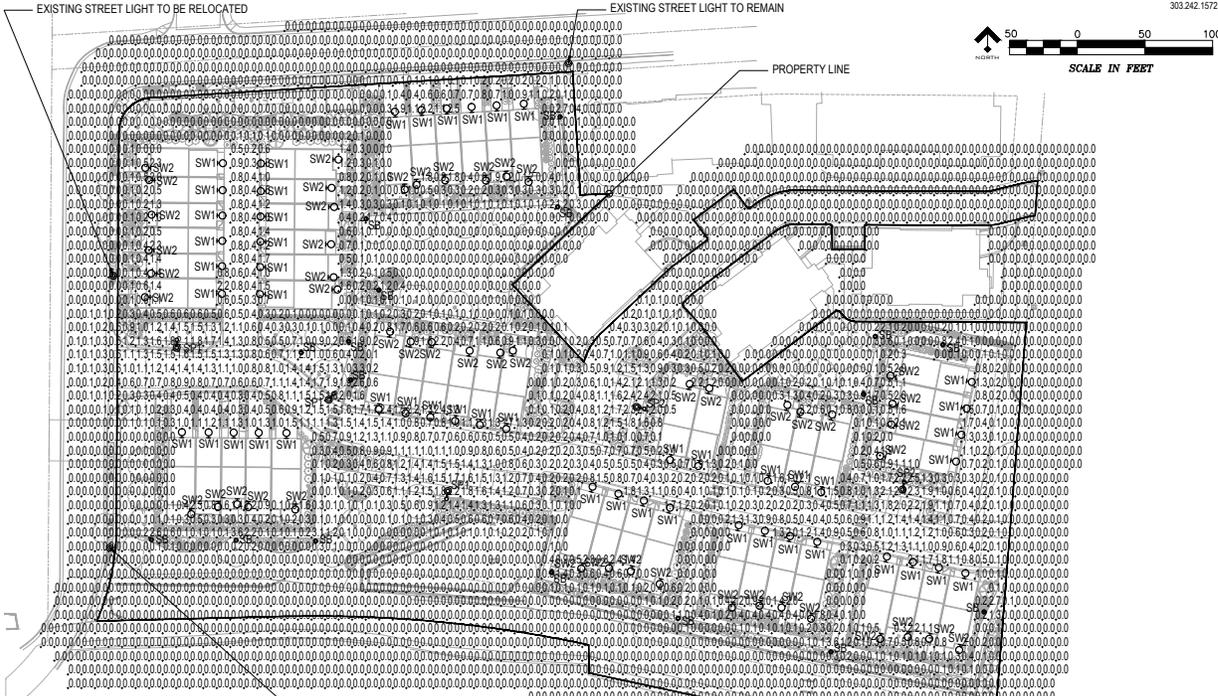
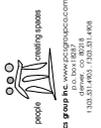
3 SHELTER
 Scale: NTS

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TENTH AMENDED OFFICIAL DEVELOPMENT PLAN SUMMIT POINT AT BRIAR HEIGHTS SUBDIVISION - FILING 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 27 OF 46

STUDIO LIGHTING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572



1 SITE LIGHTING PHOTOMETRIC
SCALE: 1" = 50'-0"

- PHOTOMETRY PLAN GENERAL NOTES:**
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
 - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
 - THERE WILL BE NO OFF-SITE GLARE ALLOWED.
 - ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF WESTMINSTER EXTERIOR LIGHTING STANDARDS

NOTE: NEW STREETLIGHTS TO BE XCEL ENERGY OWNED LED FIXTURES. MATCH POLES TO EXISTING NON-METERED WITH ESL RATE SERVICE DISCONNECT PANEL TO XCEL ENERGY SECONDARY.

NOTE: NEW STREETLIGHTS ALONG W. 82ND PLACE SHALL BE XCEL ENERGY OWNED AND MATCH EXISTING IN THE AREA. INSTALLATION TO BE COORDINATED WITH XCEL ENERGY.

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE:	1.0fc	3.6fc	0.0fc	NA	NA

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SUMMIT POINT

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SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2

A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 29 OF 46



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MULTI FAMILY DESIGN STANDARDS

THE ARCHITECTURAL DESIGN OF MULTI-FAMILY PROJECTS SHOULD CREATE VISUAL VARIETY AND, AT THE SAME TIME, PROMOTE AN INTEGRATED CHARACTER FOR THE PROJECT. MULTI-FAMILY PROJECTS SHOULD BE DESIGNED WITH A RESIDENTIAL, RATHER THAN INSTITUTIONAL STYLE.

BUILDINGS SHOULD PROVIDE INTEREST THROUGH THE USE OF VARYING FORMS, ARCHITECTURAL DETAIL, AND POSITIONING ON THE SITE WHILE STILL MAINTAINING CONTINUITY AS ONE PROJECT.

1. EXTERIOR DESIGN ELEMENTS

A) BUILDING DESIGN

MINIMUMS:

1. ARCHITECTURAL DETAILING, HORIZONTAL OFF-SETS, ARCHITECTURAL WINDOW DETAILS, PURPOSEFUL VARIATIONS OF ROOF FORMS, LINES, OR PROFILES AND OTHER FEATURES SHALL BE PROVIDED ON ALL SIDES OF THE BUILDING TO AVOID BLANK WALLS AND LARGE, MONOLITHIC MASSES. ALL SIDES OF ALL BUILDINGS SHALL BE DESIGNED WITH QUALITY MATERIALS (360 DEGREE ARCHITECTURE).
2. VERTICAL AND HORIZONTAL ELEMENTS SHALL BE USED IN CONTRAST TO ONE ANOTHER. CONTRAST AND DEPTH ARE PRESERVED BY OFFERING EXTERIOR SELECTIONS THAT EMPHASIZE A DOMINANT BUILDING MATERIAL BUT INCLUDE CONTRASTING COMPLEMENTARY MATERIALS AND COLORS.
3. BUILDINGS SHALL INCORPORATE VISUALLY HEAVIER AND MORE MASSIVE ELEMENTS AT THEIR BASES, AND LIGHTER ELEMENTS ABOVE THESE COMPONENTS. LOWER STORIES OF THE BUILDINGS SHALL APPEAR HEAVIER OR DEMONSTRATE GREATER MASS THAN UPPER STORIES.
4. FOR PROJECTS WITH MULTIPLE BUILDINGS, VARIETY SHALL BE USED IN SITE ORIENTATION AND AMONG BUILDINGS TO AVOID A "BARRACKS" APPEARANCE.
5. THE ARCHITECTURAL STYLE OF THE BUILDING SHALL EXHIBIT A RESIDENTIAL RATHER THAN INSTITUTIONAL CHARACTER.
6. TWO OR MORE DISTINCT BUILDING MODELS SHALL BE DESIGNED FOR PROJECTS WITH MORE THAN FOUR PRIMARY BUILDINGS.
7. FOR PROJECTS WITH MORE THAN 10 PRIMARY BUILDINGS, A MINIMUM OF THREE DISTINCT BUILDING MODELS SHALL BE REQUIRED.
8. FIREPLACE "BOX-OUTS" SHALL EXTEND VERTICALLY FROM GROUND LEVEL TO MEET THE ROOFLINE AND AVOID THE "TACKED-ON" LOOK.
9. EXTERIOR STAIRCASES SHALL NOT PROVIDE ACCESS TO MORE THAN FOUR UNITS ON A SINGLE LEVEL.

B) BUILDING HEIGHT

MINIMUM:

- BUILDINGS WITH MORE THAN TWO STORIES SHALL BE STEPPED DOWN AT THE EDGES OF THE STRUCTURE(S) BY ONE STORY AT A MINIMUM TO AID TRANSITION BETWEEN BUILDINGS AND REDUCE THE MASS OF THE BUILDINGS. VERTICAL PLANES EXTENDING MORE THAN TWO STORIES ON TALLER BUILDINGS SHALL BE AVOIDED.

C) BUILDING ENTRANCE

MINIMUM:

- A COVERED ENTRY AREA SHALL BE DESIGNED AT THE MAIN ENTRY AREA OF EACH BUILDING.

D) ROOF DESIGN

MINIMUM:

1. A ROOF PITCH OF 5 IN 12 OR GREATER SHALL BE PROVIDED ON ALL BUILDINGS. ALL ROOFS SHALL HAVE 18 INCH MINIMUM OVERHANGING EAVES. EXCEPTIONS MAY BE MADE, AT THE CITY'S DISCRETION, FOR UNIQUE, QUALITY, INTERESTING ARCHITECTURAL DESIGNS.
2. QUALITY ROOF MATERIALS SHALL BE USED ON ALL BUILDINGS (INCLUDES TILE, CONCRETE TILE, SLATE, ARCHITECTURAL METAL, DIMENSIONAL ASPHALT OR FIBERGLASS SHINGLES (WHICH PROVIDE SHADOW EFFECT)).
3. ROOFS WILL BE ARTICULATED BY PURPOSEFUL PLANES OR ROOF ELEMENTS. A MINIMUM OF TWO ROOF BREAKS (ROOFS THAT TURN A CORNER OR CHANGE ELEVATION) WILL BE PROVIDED ON ALL BUILDINGS. LARGE EXPANSES OF ROOF SURFACES OR LONG, UNINTERRUPTED RIDGE AND EAVE LINES SHALL BE AVOIDED. DORMERS, ROOF BREAKS, CUPOLAS OR OTHER ROOF FEATURES SHALL BE INCORPORATED.

2. GARAGES

- ADEQUATE INTERIOR GARAGE SPACE IS ESSENTIAL TO ENSURING FUTURE RESIDENTS HAVE SUFFICIENT SPACE TO PARK VEHICLES AND STORE RECREATIONAL ITEMS WITHIN THE GARAGE AREA IF GARAGES ARE PROPOSED AS PART OF A PROJECT. MINIMUMS ARE SPECIFIED BELOW TO HELP REDUCE THE FUTURE NEED FOR OUTDOOR STORAGE OF THESE ITEMS.

MINIMUMS:

- (A) GARAGE INTERIOR – MINIMUM DIMENSIONS, EXCLUDING ALL POSSIBLE AREAS OF STAIR LOCATIONS:
 - DEPTH: SINGLE- AND DOUBLE-CAR GARAGES: 22 FEET
 - WIDTH: SINGLE-CAR GARAGE: 12 FEET
 - WIDTH: DOUBLE-CAR GARAGE: 20 FEET
- (B) GARAGE DOOR – MINIMUM DIMENSIONS:
 - HEIGHT: 7 FEET
 - WIDTH: SINGLE-CAR GARAGE DOOR: 8 FEET
 - WIDTH: DOUBLE-CAR GARAGE DOOR: 16 FEET

3. PATIOS, BALCONIES AND FRONT PORCHES

PATIO AND BALCONY AREAS MUST INCLUDE THE MINIMUM OPEN AREA AND DEPTH AS DEFINED BELOW, UNOBSTRUCTED BY COLUMNS, RAILS, BOX OR BAY WINDOWS, FIREPLACES, STEPS, ETC.

MINIMUMS:

- A. WHEN INCLUDED IN THE DESIGN, BALCONIES SHALL BE OPAQUE AND ARCHITECTURALLY INTEGRATED WITH WALLS ON AT LEAST TWO SIDES. CANTILEVERED BALCONIES ARE GENERALLY NOT PERMITTED BUT WILL BE REVIEWED ON A CASE-BY-CASE BASIS.
- B. PRIVATE PATIOS (UNOBSTRUCTED 120 S.F. MINIMUM USABLE, FUNCTIONAL AREA) AND/OR BALCONIES (UNOBSTRUCTED 80 S.F. MINIMUM USABLE, FUNCTIONAL WITH SIX-FOOT MIN. DEPTH) SHALL BE PROVIDED ON AT LEAST 50% OF THE UNITS.

4. SITE CONSIDERATIONS RELATED TO ARCHITECTURE

WHEN MULTIPLE BUILDINGS ARE PROPOSED, DEVELOPERS ARE ENCOURAGED TO VARY THE BUILDING IN ORDER TO PROVIDE A VARIETY OF VIEWS, PROVIDE OPPORTUNITIES FOR LANDSCAPING AND OPEN AREAS, AND PROVIDE INTEREST IN THE RELATIONSHIP OF THE BUILDINGS TO ONE ANOTHER. ALTHOUGH THE BUILDINGS CAN BE VARIED IN THEIR ORIENTATION, STREET SCENES MAY BE UNIFIED AND ARTICULATED THROUGH THE USE OF STYLE, SIMILAR FORMS, ROOF SYSTEMS, DETAILS, AND ARCHITECTURAL MATERIALS.

MINIMUMS:

- A. GARAGES, CARPORTS, ATTACHED PARKING STRUCTURES, AND OTHER ACCESSORY BUILDINGS SHALL ALL RELATE TO THE BUILDING ARCHITECTURE AND DEMONSTRATE SIMILAR COMPATIBLE FORMS, SCALE, MATERIALS, COLORS, AND DETAIL.
- B. GARAGES AND CARPORTS SHALL NOT EXCEED SIX (6) SIDE-BY-SIDE PARKING SPACES UNLESS PARKING SPACES ARE DESIGNED AS TWO ROWS OF PERPENDICULAR SPACES, ALIGNED NOSE TO NOSE, WHICH WOULD ALLOW A MAXIMUM OF 12 PARKING SPACES PER CARPORT OR GARAGE STRUCTURE.

5. EXTERIOR BUILDING MATERIALS AND COLORS

BUILDING MATERIALS FOR MULTI-FAMILY DEVELOPMENTS SHOULD BE OF A HIGH QUALITY AS APPROVED BY THE CITY. SUGGESTED EXTERIOR WALL MATERIALS INCLUDE NATURAL WOOD, STUCCO, BRICK, AND STONE, WHICH MAY INCLUDE QUALITY MANUFACTURED STONES AND VENEERS WITH INTEGRAL COLOR. IN GENERAL, DUE TO THE IMPOSING NATURE OF MANY MULTI-DWELLING UNIT BUILDINGS, MAIN EXTERIOR MATERIALS SHOULD HAVE SUBDUED COLORS AND MUTED TONES. IN GENERAL, ROOF MATERIAL COLORS SHOULD BE DARKER, EARTH-TONED HUES THAT LESSEN REFLECTIVITY AND LIGHT POLLUTION.

MINIMUMS:

- A. THIRTY PERCENT (30%) OR MORE OF ALL EXTERIOR CLADDING SURFACE ABOVE THE BASE OF THE BUILDING, BUT EXCEPTING WINDOW, DOOR, OR RAILING PORTIONS, ON ALL SIDES OF ALL PRIMARY AND ACCESSORY BUILDINGS SHALL BE FINISHED WITH MASONRY (BRICK OR STONE).
- B. CLADDING WILL EXTEND TO THE GROUND, COVERING ALL EXPOSED FOUNDATION EXCEPT WHERE STEPPING IS NECESSARY TO ACCOMMODATE THE GRADE, WHERE A MAXIMUM OF 18 INCHES OF FOUNDATION WILL BE EXPOSED.

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DATE: 12.13.2024

SUMMIT POINTE

MODEL:	DUPLEX	4- PLEX	5- PLEX	6- PLEX
(A-1) 360 DEGREE ARCHITECTURE	X	X	X	X
(A-2) VERTICAL AND HORIZONTAL ELEMENTS CONTRAST TO ONE ANOTHER	X	X	X	X
(A-3) GREATER MASS AT BASE OF BUILDING	X	X	X	X
(A-4) VARIETY IN SITE ORIENTATION AND BUILDINGS AVOID "BARRACKS" APPEARANCE	X	X	X	X
(A-5) NO MORE THAN 8 UNITS	X	X	X	X
(A-7) 3 DISTINCT MODELS FOR PROJECTS WITH MORE THAN 6 BUILDINGS	X	X	X	X
(B) BUILDING HEIGHT (2-STORIES)	X	X	X	X
(C) COVERED ENTRY AREA	X	X	X	X
(D-1) 5 IN 12 MIN. SLOPE & MIN 18" O.H.	X	X	X	X
(D-2) QUALITY ROOF MATERIALS	X	X	X	X
(D-3) ROOF BREAKS	X	X	X	X
(2-A) GARAGE INTERIOR MINIMUM	NOTE: SEE EXCEPTION REQUEST ON SHEET 2			
(2-B) GARAGE DOOR MINIMUM	X	X	X	X
(3-A) BALCONIES ARE OPAQUE & WITH WALLS ON TWO SIDES	X	X	X	X
(3-B) PRIVATE PATIOS 120 S.F. AND/OR BALCONIES 80 S.F. ON 50% OF UNITS	X	X	X	X
(4-A) ACCESSORY BUILDINGS RELATE TO BUILDING ARCHITECTURE	X	X	X	X
(4-B) GARAGES NOT EXCEED 6 SIDE BY SIDE PARKING SPACES	X	X	X	X
(5-A) 30% MASONRY ON ENTIRE BUILDING	X	X	X	X
(5-B) CLADDING WILL EXTEND TO GROUND EXCEPT AT STEPPING	X	X	X	X

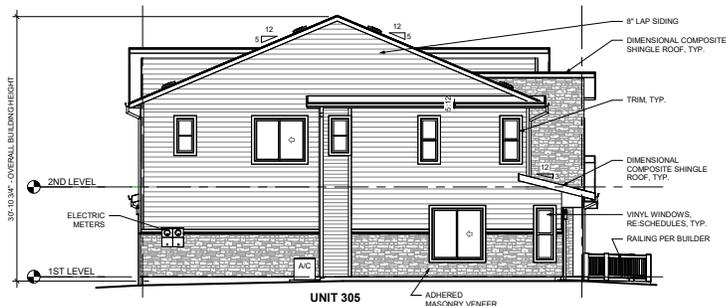
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 ARCHITECTURAL
 TABLE

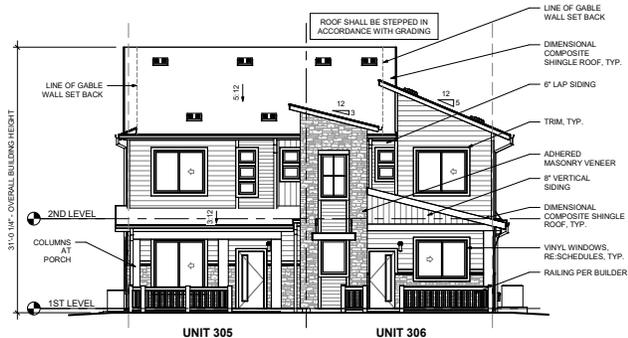
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 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 31 OF 46

SUMMIT POINTE



2 DUPLEX - COLORADO MODERN - LEFT ELEVATION
 1/8" = 1'-0"

2-PLEX - COLORADO MODERN - MASONRY CALCS		
ELEVATION	NET ELEVATION AREA	MASONRY AREA
FRONT	492 S/F	211 S/F (43%)
REAR	473 S/F	163 S/F (34%)
LEFT	843 S/F	287.3 S/F (32%)
RIGHT	842 S/F	259 S/F (30%)



1 DUPLEX - COLORADO MODERN - FRONT ELEVATION
 1/8" = 1'-0"

*ALL SFA UNITS ARE LIMITED TO THREE BEDROOMS MAXIMUM IN PERPETUITY.

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DATE: 12.13.2024

SUMMIT POINTE



2-PLEX - COLORADO MODERN - MASONRY CALCS		
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2 DUPLEX - COLORADO MODERN - RIGHT ELEVATION
 1/8" = 1'-0"



1 DUPLEX - COLORADO MODERN - REAR ELEVATION
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ELEVATIONS

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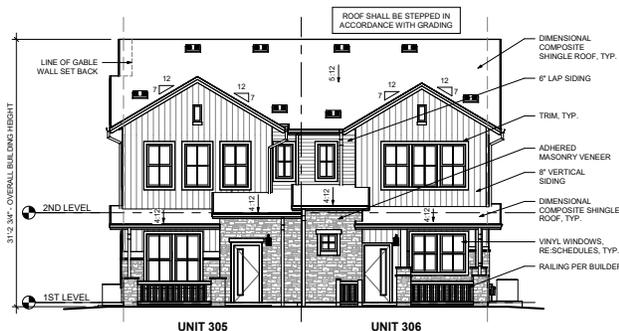
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2-PLEX - MODERN HILL COUNTRY - MASONRY CALCS

ELEVATION	NETT ELEVATION AREA	MASONRY AREA
FRONT	439 S/F	229 S/F (52%)
REAR	479 S/F	142 S/F (30%)
LEFT	816 S/F	365.3 S/F (45%)
RIGHT	834 S/F	276 S/F (33%)

2 DUPLEX - MODERN HILL COUNTRY - LEFT ELEVATION
 1/8" = 1'-0"



1 DUPLEX - MODERN HILL COUNTRY - FRONT ELEVATION
 1/8" = 1'-0"

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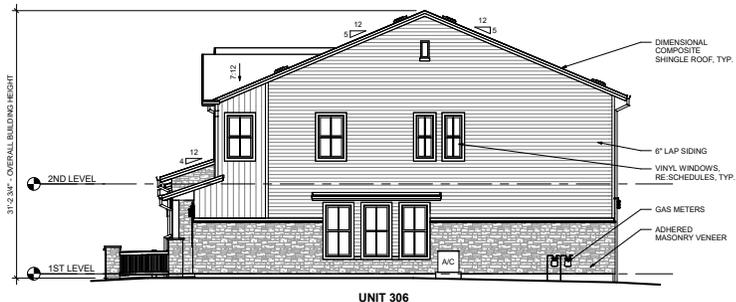
ELEVATIONS

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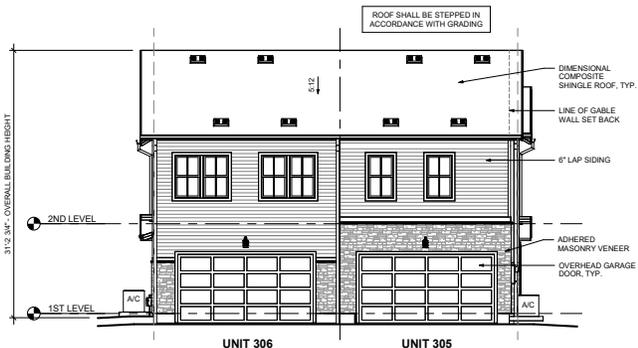
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2 DUPLEX - MODERN HILL COUNTRY - RIGHT ELEVATION
 1/8" = 1'-0"



1 DUPLEX - MODERN HILL COUNTRY - REAR ELEVATION
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3-PLEX - COLORADO MODERN - MASONRY CALCS

ELEVATION	NETT ELEVATION AREA	MASONRY AREA
FRONT	714 S/F	322 S/F (45%)
REAR	662 S/F	85 S/F (13%)
LEFT	856 S/F	267 S/F (31%)
RIGHT	865 S/F	267 S/F (31%)

② 3-PLEX - COLORADO MODERN - LEFT ELEVATION
 1/8" = 1'-0"



① 3-PLEX - COLORADO MODERN - FRONT ELEVATION
 1/8" = 1'-0"

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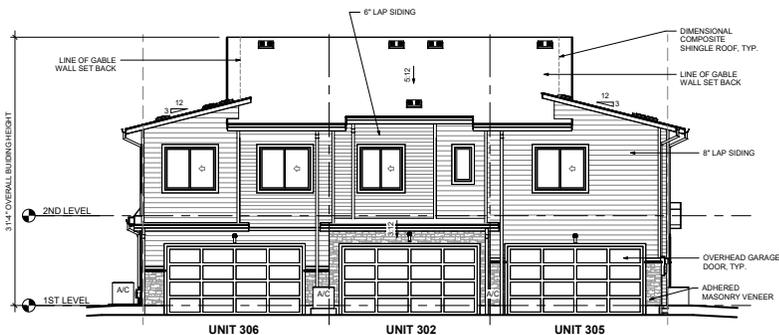
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2 3-PLEX - COLORADO MODERN - RIGHT ELEVATION
 1/8" = 1'-0"



1 3-PLEX - COLORADO MODERN - REAR ELEVATION
 1/8" = 1'-0"

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 - 6TH SUBMITTAL: 08.12.2025
 - 7TH SUBMITTAL: 10.03.2025

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ELEVATIONS

*ALL SFA UNITS ARE LIMITED TO THREE BEDROOMS MAXIMUM IN PERPETUITY.

CASE # PLN24-0099

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 37 OF 46



4-PLEX - COLORADO MODERN - MASONRY CALCS

ELEVATION	NETT ELEVATION AREA	MASONRY AREA
FRONT	894 S/F	460 S/F (51%)
REAR	891 S/F	300 S/F (34%)
LEFT	843 S/F	267 S/F (32%)
RIGHT	842 S/F	259 S/F (30%)

2 4-PLEX - COLORADO MODERN - LEFT ELEVATION
 1/8" = 1'-0"



1 4-PLEX - COLORADO MODERN - FRONT ELEVATION
 1/8" = 1'-0"

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SUMMIT POINTE

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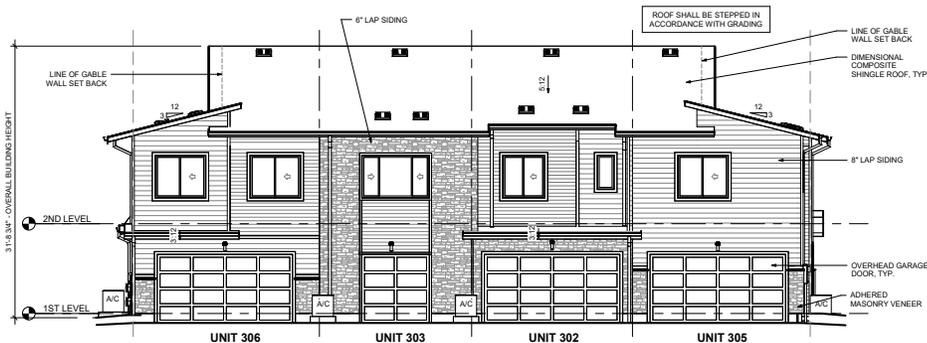
ELEVATIONS

TENTH AMENDED OFFICIAL DEVELOPMENT PLAN
SUMMIT POINTE AT BRIAR HEIGHTS SUBDIVISION - FILING 2
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2 4-PLEX - COLORADO MODERN - RIGHT ELEVATION
 1/8" = 1'-0"

4-PLEX - COLORADO MODERN - MASONRY CALCS		
ELEVATION	NETT ELEVATION AREA	MASONRY AREA
FRONT	894 S/F	460 S/F (51%)
REAR	891 S/F	300 S/F (34%)
LEFT	843 S/F	267 S/F (32%)
RIGHT	842 S/F	259 S/F (30%)



1 4-PLEX - COLORADO MODERN - REAR ELEVATION
 1/8" = 1'-0"

SUMMIT POINTE

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4-PLEX - MODERN HILL COUNTRY - MASONRY CALCS

ELEVATION	NET ELEVATION AREA	MASONRY AREA
FRONT	863 S/F	325 S/F (38%)
REAR	886 S/F	277 S/F (31%)
LEFT	816 S/F	365 S/F (45%)
RIGHT	834 S/F	276 S/F (33%)

① 4-PLEX - MODERN HILL COUNTRY - LEFT ELEVATION
 1/8" = 1'-0"



① 4-PLEX - MODERN HILL COUNTRY - FRONT ELEVATION
 1/8" = 1'-0"

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DATE: 12.13.2024

SUMMIT POINTE



4-PLEX - MODERN HILL COUNTRY - MASONRY CALCS

ELEVATION	NET ELEVATION AREA	MASONRY AREA
FRONT	853 S/F	325 S/F (38%)
REAR	886 S/F	277 S/F (31%)
LEFT	816 S/F	365 S/F (45%)
RIGHT	834 S/F	276 S/F (33%)

4-PLEX - MODERN HILL COUNTRY - RIGHT ELEVATION
 1/8" = 1'-0"



4-PLEX - MODERN HILL COUNTRY - REAR ELEVATION
 1/8" = 1'-0"

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ELEVATIONS

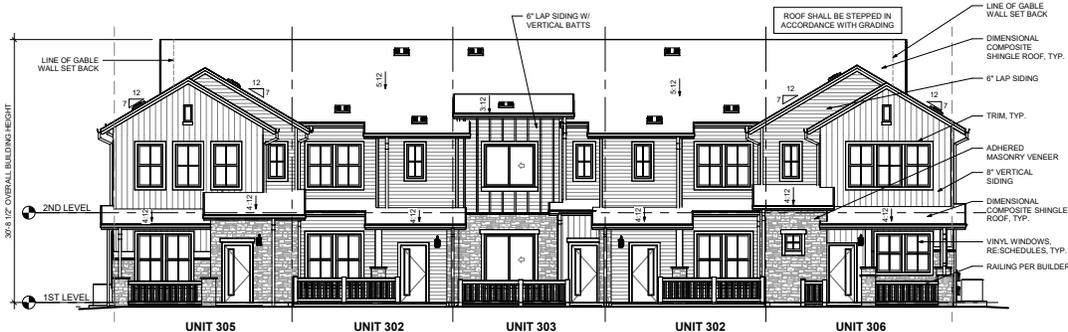
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5-PLEX - MODERN HILL COUNTRY - MASONRY CALCS

ELEVATION	NETT ELEVATION AREA	MASONRY AREA
FRONT	1063 S/F	344 S/F (33%)
REAR	1064 S/F	322 S/F (30%)
LEFT	816 S/F	365 S/F (45%)
RIGHT	834 S/F	276 S/F (33%)

② 5-PLEX - MODERN HILL COUNTRY - LEFT ELEVATION
 1/8" = 1'-0"



① 5-PLEX - MODERN HILL COUNTRY - FRONT ELEVATION
 1/8" = 1'-0"

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5-PLEX - MODERN HILL COUNTRY - MASONRY CALCS

ELEVATION	NETT ELEVATION AREA	MASONRY AREA
FRONT	1063 S/F	344 S/F (33%)
REAR	1064 S/F	322 S/F (30%)
LEFT	816 S/F	365 S/F (45%)
RIGHT	834 S/F	276 S/F (33%)

2 5-PLEX - MODERN HILL COUNTRY - RIGHT ELEVATION
 1/8" = 1'-0"



1 5-PLEX - MODERN HILL COUNTRY - REAR ELEVATION
 1/8" = 1'-0"

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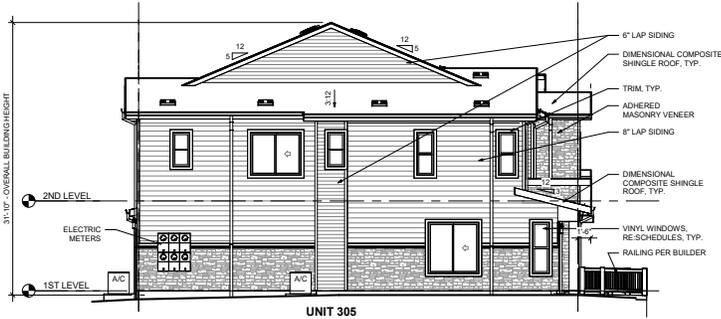
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DATE: 12.13.2024

SUMMIT POINTE



6-PLEX - COLORADO MODERN - MASONRY CALCS		
ELEVATION	NETT ELEVATION AREA	MASONRY AREA
FRONT	1306 S/F	710 S/F (54%)
REAR	1309 S/F	562 S/F (43%)
LEFT	843 S/F	267 S/F (32%)
RIGHT	842 S/F	259 S/F (30%)

2 6-PLEX - COLORADO MODERN - LEFT ELEVATION
 1/8" = 1'-0"



1 6-PLEX - COLORADO MODERN - FRONT ELEVATION
 1/8" = 1'-0"

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ELEVATIONS

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6-PLEX - COLORADO MODERN - MASONRY CALCS		
ELEVATION	NETT ELEVATION AREA	MASONRY AREA
FRONT	1306 S/F	710 S/F (54%)
REAR	1309 S/F	562 S/F (43%)
LEFT	843 S/F	287 S/F (32%)
RIGHT	842 S/F	259 S/F (30%)

2 6-PLEX - COLORADO MODERN - RIGHT ELEVATION
 1/8" = 1'-0"



1 6-PLEX - COLORADO MODERN - REAR ELEVATION
 1/8" = 1'-0"

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 SHEET 45 OF 46

SUMMIT POINTE



6-PLEX - MODERN HILL COUNTRY - MASONRY CALCS

ELEVATION	NETT ELEVATION AREA	MASONRY AREA
FRONT	1267 S/F	421 S/F (33%)
REAR	1293 S/F	425 S/F (33%)
LEFT	816 S/F	365 S/F (45%)
RIGHT	834 S/F	276 S/F (33%)

2 6-PLEX - MODERN HILL COUNTRY - LEFT ELEVATION
 1/8" = 1'-0"



1 6-PLEX - MODERN HILL COUNTRY - FRONT ELEVATION
 1/8" = 1'-0"

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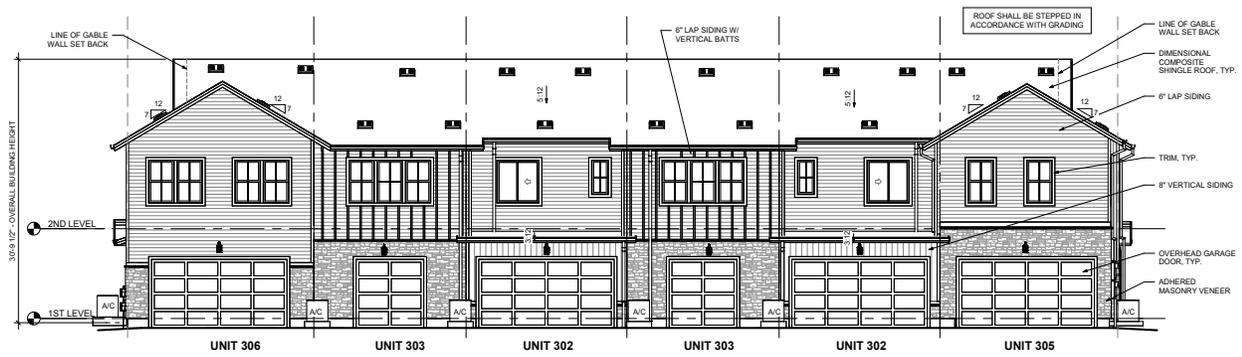
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ELEVATIONS

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② 6-PLEX - MODERN HILL COUNTRY - RIGHT ELEVATION
 1/8" = 1'-0"



① 6-PLEX - MODERN HILL COUNTRY - REAR ELEVATION
 1/8" = 1'-0"

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Attachment 4

Public Comments

Received as of

November 12, 2025

Batzel, Rebecca

To: Berkleigh Warren
Subject: RE: [EXTERNAL] Fwd: Summit Pointe potential development

----- Original message -----

From: berkleigh <berkleigh@thewpb.com>
Date: 3/25/25 3:20 AM (GMT-07:00)
To: rbatzel@westminsterco.com
Subject: Summit Pointe potential development

Good morning,

I wanted to write in regards to the development that is proposed for Summit Pointe at 26.75 West 82nd Ave. As you might see I'm writing this email at 3:10 a.m. in the morning. I work from home and it is extremely common that I work these late hours into the night and I'm sleeping during the day or I am working at home during the day as well. Also, oftentimes I rent part of my property out to nurses and medical staff that work swing shifts and sometimes night shifts and they sleep during the daytime. Construction starting 5 days a week from 7:00 or 8:00 in the morning with the loud reverse beeping of the machinery and pounding of the Hammers would substantially impact the quiet enjoyment of my property for a year and a half.

As you can tell I am in real estate from my email signature below. I am no stranger to construction and the excessive noise that it makes. This type of excessive noise 5 days a week during the hours of 8:00 a.m. to likely 2:00 p.m. because they typically and early would drastically impact the use of my property. I am located in unit F closest to the field in building 2600.

Noise during these hours would impact:

1. My ability to rent part of my property to the type of individuals that have consistently rented my property for work assignments that last between 30 days up to 9 months, which would substantially negatively impact my monthly income that I depend on for the lower part of my house which I have turned into a separate unit.
2. Impact my sleeping schedule and hours, which commonly is only a few hour nap between the hours of 5:00 a.m. and 11:00 a.m. I have to be able to sleep in the home that I own as my primary residence in alignment with my business schedule.
3. If I am working from home assistant hammering and backup beeping noises from construction equipment would be highly distracting and unwelcome as I am trying to execute my business day. I do not have an office that I will be going into. This is not an expense I plan to take on. Additionally, my work hours change from day to day. I work not only in real estate but in other types of business as well that may include International transactions.

It is not acceptable for me to have the quiet enjoyment of my home negatively impacted for over a year and a half while they complete a construction project impacting my sleep, my income, and the work that

I do. I am not sure what the resolution is but I need to maintain the quiet enjoyment of my property for these reasons. The negative impact for me is very serious and could cause financial losses as well as pure exhaustion if I'm not able to sleep in alignment with my work schedule in my primary residence.

Can you provide me with some guidance? This is not going to be acceptable

Regards,

Berkleigh M Warren

Managing Broker

W Property Brokers

720-841-5014

Berkleigh@thewpb.com

Batzel, Rebecca

Subject: FW: [EXTERNAL] Support for the Proposed Development at 2677 W 82nd Dr, Westminster, CO

From: Thomas Scott <thomas.scott.phd@gmail.com>

Sent: Friday, November 7, 2025 4:31 PM

To: Planning <planning@westminsterco.gov>

Subject: [EXTERNAL] Support for the Proposed Development at 2677 W 82nd Dr, Westminster, CO

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

November 7, 2025

Dear Members of the Planning Commission,

LIVE ROI LLC, as the owner of 2422 W 82nd Pl Unit 3F in the park Rise community, supports the proposed development of 50 single-family attached units with garages at 2677 W 82nd Dr as part of the Summit Pointe at Briar Heights.

We believe this project will strengthen the local neighborhood by increasing owner occupancy, improving property values, and completing the planned use of available land in a cohesive manner. The design aligns with the existing residential character while addressing housing demand in Westminster.

We encourage the Planning Commission to approve the Official Development Plan Amendment and Preliminary Development Plan Amendment for this property.

Sincerely,
Thomas Scott
LIVE ROI LLC, CEO

Thomas Scott, PhD, MBA, IBP-5
Email: thomas.scott.phd@gmail.com
Cell: 720-663-7303

Connect with me: <https://www.linkedin.com/in/thomas-scott-global-business/>