

LEGAL DESCRIPTION

[metes and bounds if not platted; lot and block if platted. Current Legal description available from the City]

PERMITTED USES

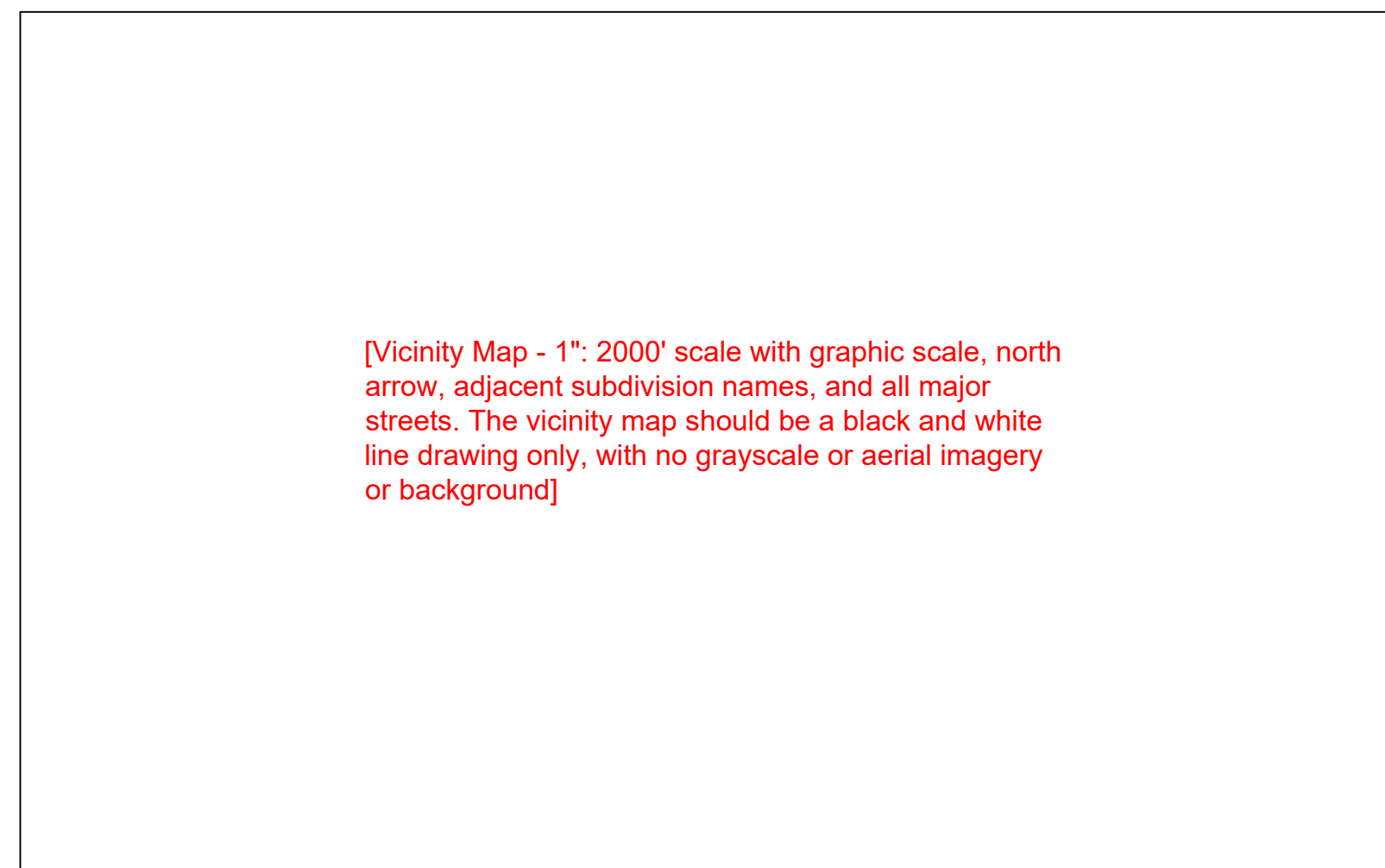
ALL USES AS LISTED IN TABLE 2.3.1.1 IN THE DOWNTOWN SPECIFIC PLAN

[Add #th AMENDED, if applicable]

OFFICIAL DEVELOPMENT PLAN
SECOND REPLAT OF DOWNTOWN WESTMINSTER

BLOCK ____ LOT ____
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF #

NOTE: THIS TEMPLATE IS ONLY FOR USE WITH PROJECTS IN DOWNTOWN WESTMINSTER



[Vicinity Map - 1": 2000' scale with graphic scale, north arrow, adjacent subdivision names, and all major streets. The vicinity map should be a black and white line drawing only, with no grayscale or aerial imagery or background]

OWNER APPROVAL

I, _____ [NAME], AS _____ [PRESIDENT] OF _____ [XYZ, LLC], A _____ [COLORADO LIMITED LIABILITY COMPANY], PROPERTY OWNER, DO SO APPROVE THIS OFFICIAL DEVELOPMENT PLAN FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

SIGNATURE _____ TITLE _____

CITY APPROVAL

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

CITY MANAGER _____

ATTEST: CITY CLERK _____



CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO. _____

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M.

JEFFERSON COUNTY CLERK AND RECORDER _____

BY: DEPUTY CLERK _____



TEMPLATE UPDATED: 08.22.19

DATE: [date plan prepared]

TITLE BLOCK

[date plan prepared and revision dates]

1 OF # COVER

PLACEHOLDER FOR TRAKIT CASE #

*ALL FONTS MUST BE ARIAL

*MARGINS CANNOT BE ALTERED



PROHIBITED USES

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

*CHOOSE ONE OF THE FOLLOWING:

PROJECT SCOPE

[for new ODPs]

PURPOSE OF AMENDMENT

[for ODP amendments]

SUMMARY OF AMENDMENTS

[for amended ODPs - history of past three relevant amendments and what they accomplished]

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

[name, phone, address - must match assessor's records]

CONSULTANTS

[name, phone, address, email of planner, engineer, landscape architect and architect]

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 ODP OR AMENDED ODP 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:

[complete]

FULL FORCE & EFFECT [if an amended ODP]

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

ZONING & LAND USE [within 300-feet of ODP boundary]

	ZONING	LAND USE	COMP. PLAN DESIGNATION
SUBJECT SITE:			
NORTH:			
SOUTH:			
EAST:			
WEST:			

RESIDENTIAL LOTS [if applicable]

MINIMUM LOT SIZE (SF):	
MAXIMUM LOT SIZE (SF):	
AVERAGE LOT SIZE (SF):	
NUMBER OF LOTS:	
BUILDING COVERAGE (%):	
ACCESSORY BUILDING SIZE (SF):	

PROJECT/SITE DATA

ODP BOUNDARY AREA (SF/ACRES):	
GFA (SF):	[per use]
FFA (SF):	[per use]
FAR (#):	
BUILDING TYPE:	[list type per Downtown Specific Plan]
BUILDING HEIGHT(S) (FT):	
RESIDENTIAL/ HOTEL UNITS (#):	
UNIT MIX (FOR RESIDENTIAL)	
OUTDOOR SPACE (%)	[% of lot area]

SETBACKS/BLOCK FRONTAGE STANDARDS

	BLOCKFRONT							
	[N.,S.,E.,W.]		[N.,S.,E.,W.]		[N.,S.,E.,W.]		[N.,S.,E.,W.]	
REQUIRED/PROVIDED	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
BUILD-TO LINE (FROM R.O.W) (FT):								
MIN. SETBACK (FT):								
MAX. SETBACK (FT):								
MIN. FRONTAGE OCCUPANCY (%):								

SHEET INDEX

- SHEET 1 OF # - COVER
- SHEET 2 OF # - PROJECT NOTES
- SHEET 3 OF # - SITE PLAN
- SHEET # OF # - GRADING PLAN
- SHEET # OF # - UTILITY PLAN
- SHEET # OF # - LANDSCAPE PLAN
- SHEET # OF # - LEVEL 1 FLOOR PLAN
- SHEET # OF # - LEVEL # FLOOR PLAN
- SHEET # OF # - ARCHITECTURAL ELEVATIONS
- SHEET # OF # - PHOTOMETRIC PLAN
- SHEET # OF # - LIGHTING DETAILS
- SHEET # OF # - OTHER PLANS AND DETAILS
- SHEET # OF # - LEED POINT EVALUATION

OFFICIAL DEVELOPMENT PLAN DOWNTOWN WESTMINSTER, FILING NO.1 BLOCK _____ LOT _____ IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 2 OF

PROJECT FEES/NOTES

PARK DEVELOPMENT FEE: *[for residential developments when cash-in-lieu is accepted. If not cash-in-lieu, show location, size and percent of total property on site plan]*

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 *[\$insert dollar amount] (insert year)* PER DWELLING UNIT IS DUE TO THE CITY. FOR *[insert total # of units]* DWELLINGS THE TOTAL FEE IS *[\$insert dollar amount]*. 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: *[for residential developments only]*

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. 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 FEE IS BASED ON THE FAIR MARKET VALUE OF THE LAND WHICH MIGHT HAVE BEEN DEDICATED TO THE CITY. PUBLIC LAND DEDICATION IS PROPOSED TO BE PAID CASH-IN-LIEU. THE CITY CODE (11-6-8(B)) REQUIRES 12 ACRES PER 1,000 RESIDENTS.

PROJECTED POPULATION FOR THIS DEVELOPMENT IS *[insert #]* PERSONS PER UNIT. FOR *[insert # of units]* UNITS THE POPULATION IS *[insert # of persons]* PERSONS. FOR *[insert # of persons]* PERSONS THE PUBLIC LAND DEDICATION REQUIRED IS *[insert # acres]* ACRES. BASED ON A LAND PURCHASE PRICE (OR FAIR MARKET VALUE AS DETERMINED BY A CURRENT APPRAISAL) OF \$ *[insert dollar amount]* PER ACRE MULTIPLIED BY *[insert # acres]* ACRES, THE CASH-IN-LIEU TOTALS *[\$insert dollar amount]*. THE CASH-IN-LIEU PAYMENT IS DUE PRIOR TO THE RECORDATION OF THE FINAL PLAT OR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED.

SCHOOL LAND DEDICATION: *[for residential developments only]*

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 *[insert type of unit]* A FEE OF \$ *[insert dollar amount] (insert year)* PER DWELLING UNIT IS DUE TO THE CITY. FOR *[insert total number of units]* DWELLINGS THE TOTAL FEE IS \$ *[insert dollar amount]*. 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: *[if public art is not provided on site, N/A to projects under 1-acre]*

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 *[number of acres]* ACRES A FEE OF *[\$dollar amount]* IS DUE TO THE CITY.

[if public art is provided on site]

PUBLIC ART REQUIREMENT HAS BEEN SATISFIED. SEE SHEET # FOR DETAILS.

RECOVERY COSTS: *[list public facilities for which recovery costs are due]*

ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL ALSO BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN.

SERVICE COMMITMENTS: *[for residential only, provide calculations]*

SERVICE COMMITMENTS IN CATEGORY W ARE AVAILABLE ON A FIRST COME, FIRST SERVED BASIS. ONCE THE ALLOCATION FOR ANY GIVEN YEAR IS EXHAUSTED, NO OTHER SERVICE COMMITMENTS OR BUILDING PERMITS WILL BE AVAILABLE.

CITY REIMBURSEMENTS

PUBLIC UTILITIES:

IF ANY PUBLIC UTILITIES ARE CONSTRUCTED WITHIN THE RIGHT-OF-WAY AS SHOWN ON THIS PLAN THEY SHALL BE CONSTRUCTED BY THE OWNER. THE CITY SHALL REIMBURSE THE OWNER PER TERMS PROVIDED IN THE PUBLIC IMPROVEMENTS AGREEMENT. THE OWNER SHALL ASSUME MAINTENANCE OF ALL PUBLIC IMPROVEMENTS DURING THE TWO YEAR WARRANTY PERIOD. ONCE SAID IMPROVEMENTS ARE ACCEPTED OUT OF THE WARRANTY PERIOD, THE CITY WILL ASSUME THE MAINTENANCE RESPONSIBILITY OF ALL PUBLIC IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.

PUBLIC STREETS:

IF ANY PAVEMENT, CURB OR GUTTER ARE CONSTRUCTED WITHIN THE RIGHT-OF-WAY WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN THEY SHALL BE CONSTRUCTED BY THE OWNER. THE CITY SHALL REIMBURSE THE OWNER PER TERMS PROVIDED IN THE PUBLIC IMPROVEMENTS AGREEMENT. THE OWNER SHALL ASSUME MAINTENANCE OF ALL PUBLIC IMPROVEMENTS DURING THE TWO YEAR WARRANTY PERIOD. ONCE SAID IMPROVEMENTS ARE ACCEPTED OUT OF THE WARRANTY PERIOD, THE CITY WILL ASSUME THE MAINTENANCE RESPONSIBILITY OF ALL PUBLIC IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.

STREETSCAPE:

IF STREETSCAPE IS CONSTRUCTED WITHIN THE RIGHT-OF-WAY WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN THEY SHALL BE CONSTRUCTED BY THE OWNER. THE CITY WILL REIMBURSE THE OWNER FOR THE CITY-APPROVED CONSTRUCTION COSTS OF THE STREETSCAPE WITHIN THE RIGHT-OF-WAY. THE OWNER IS RESPONSIBLE FOR THE COST AND MAINTENANCE OF THE PORTION OF THE STREETSCAPE WITHIN THE OWNER'S PROPERTY. ONCE THE STREETSCAPE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY ARE ACCEPTED, THE CITY WILL ASSUME THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS WHEREAS THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE HARDSCAPE IMPROVEMENTS DURING THE TWO YEAR WARRANTY PERIOD. ONCE THE IMPROVEMENTS ARE ACCEPTED OUT OF THE WARRANTY PERIOD IN ACCORDANCE WITH THE TERMS OF THE PUBLIC IMPROVEMENTS AGREEMENT, THE CITY WILL ASSUME THE MAINTAINANCE RESPONSIBILITY FOR BOTH THE HARDSCAPE AND LANDSCAPE WITHIN THE RIGHT-OF-WAY.

DOWNTOWN SPECIFIC PLAN INTERPRETATIONS/EXCEPTIONS

[list]

STANDARD STATEMENTS

- A. THE PROJECT OWNER/DEVELOPER AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT ALL 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 PLAT 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. ANY QUESTIONS REGARDING THE CITY'S USE TAX REQUIREMENTS SHOULD BE DIRECTED TO THE CITY TAX AUDITOR.GID STATEMENT (IN DEVELOPMENT).
- D. THIS PROJECT IS LOCATED INSIDE OF A GENERAL IMPROVEMENT DISTRICT (GID). THE GID HAS LEGAL AUTHORITY TO LEVY AD VALOREM TAXES TO FUND THE CONSTRUCTION AND MAINTENANCE OF PUBLIC INFRASTRUCTURE AND TO PROVIDE GENERAL SERVICES TO THE SPECIFIC PLAN DISTRICT.
- E. 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.
- F. 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.
- G. 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). FAILURE TO COMPLY MAY RESULT IN THE WITHHOLDING OF A BUILDING PERMIT OR OCCUPANCY CERTIFICATE.
- H. 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, ITS 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.
- 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 WATER USE INCLUDING BUILDING FIXTURES, 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. GUTTERS AND DOWNSPOUTS SHOULD BE MADE OF GALVANIZED STEEL, COPPER (NOT COPPER COATED), OR ALUMINUM.
- L. ROOF-VENT PENETRATIONS AND MECHANICAL EQUIPMENT SHOULD BE LOCATED AT LEAST TEN FEET FROM ANY EXTERIOR BUILDING FACE.
- M. POP-IN WINDOW MUNTINS ARE NOT PERMITTED BELOW THE THIRD FLOOR.
- N. HIGHLY-REFLECTIVE, MIRRORRED, HEAVILY-TINTED AND OPAQUE GLAZING ARE NOT PERMITTED (EXCEPT THAT OPAQUE GLAZING MAY BE USED AS SPANDREL GLASS). WINDOW GLAZING MUST BE TRANSPARENT WITH CLEAR OR LIMITED UV TINT SO AS TO PROVIDE VIEWS TO AND FROM THE INSIDE OF THE BUILDING AND THE STREET.
- 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. THE STREETSCAPE, AS CONTAINED WITHIN THE LIMITS OF CONSTRUCTION, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS CONTAINED IN THE MOST CURRENT "CITY OF WESTMINSTER DOWNTOWN STREETSCAPE 100% CONSTRUCTION DOCUMENTS AND SPECIFICATIONS." THE R.O.W. STREETSCAPE IS TO BE PAID FOR, INSTALLED AND MAINTAINED BY THE DEVELOPER FOR THE TWO YEAR WARRANTY PERIOD AS DEFINED IN THE LANDSCAPE PRIVATE IMPROVEMENTS AGREEMENT (LPIA). AFTER THE TWO YEAR WARRANTY PERIOD HAS EXPIRED AND THE CITY HAS ACCEPTED THE STREETSCAPE IMPROVEMENTS IN THE R.O.W., THE CITY WILL TAKE OVER OWNERSHIP AND MAINTENANCE OF ALL STREETSCAPE IMPROVEMENTS WITHIN THE R.O.W. THE DEVELOPER AND FUTURE PROPERTY OWNER SHALL CONTINUE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF STREETSCAPES WITHIN THEIR PRIVATE PROPERTY.
- R. TEMPORARY OR PERMANENT 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 WHEN 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.

DATE: [date plan prepared]

TITLE BLOCK

[date plan prepared and revision dates]

**OFFICIAL DEVELOPMENT PLAN
DOWNTOWN WESTMINSTER, FILING NO.1
BLOCK _____ LOT _____
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 3 OF #**

SITE PLAN

Provides site development details. Details regarding Utilities and Grading are separate from the site plan.

The approved design of the public right-of-way (area between the back of curb and property line) shall be shown on the site plan. The ODP will be reviewed to ensure design coordination of the public right-of-way with the private frontage. Although the City has various design requirements, the ultimate responsibility of the installation of the public right-of-way is that of the adjacent land owner. Maintenance of the public right-of-way will be the responsibility of the GID.

Please include all of the following content (existing and proposed) as applicable to your specific project:

1. Graphic and written scale, key, and north arrow.
2. Project area/project boundaries (include total size in square feet). A project may not extend across multiple blocks.
3. "ODP Boundary" boundary label (in most cases the property line)
4. "Limit of Construction" boundary label (in most cases from back of curb to the property line)
5. Streets and rights-of-way, including alleys, within 200' of project boundary.
6. Building footprints including footprints of existing off-site structures within 200' of project boundary.
7. Setback distances (min., max. and/or build-to as required) from property lines.
8. Easements within 200' of project boundary (including cross access and parking easements).
9. Streetscape enhancements including paving, curb and gutter to extent of right-of way surrounding all sides of of project.
10. Trash storage areas/enclosures within project boundary.
11. Outdoor spaces (provide area and percentage of lot calculations).
12. Retaining walls (show cross-section labeling height and materials) within 200' of project boundary.
13. Label service, utility, and loading areas.
14. Sidewalks and bike paths within 200' of project boundary (location and size). Must show connections to existing or proposed development(s).
15. Bus stop areas within 200' of project boundary.
16. Drives, parking aisles and parking islands.
17. On-site vehicle parking spaces with quantity indicated at each location.
18. Off-site (including on-street) parking locations within 200' of project boundary.
19. On-site bicycle parking spaces (short and long-term) with quantity indicated at each location.
20. Outdoor lighting and flag poles (indicate height). Include details in the Special Features Details and Plan.
21. Other applicable site conditions/constraints.

PARKING [add rows and list per land use for mixed-use projects]

TYPE	SPACES REQUIRED	SPACES PROVIDED ON-SITE	SPACES PROVIDED OFF-SITE
VEHICULAR, TOTAL (#):			
VEHICULAR, STANDARD (#):			
VEHICULAR, ACCESSIBLE (#):			
VEHICULAR, VAN ACCESSIBLE (#):			
VEHICULAR, EV CHARGING (#):			
BICYCLE, TOTAL (#):			
BICYCLE, SHORT-TERM (#):			
BICYCLE, LONG-TERM (#):			

LOT COVERAGE

LAND USE	SURFACE TYPE	AREA (SF)	% OF SITE
[land use]	BUILDING COVERAGE:		
	PAVING AND DRIVES:		
	LANDSCAPE OPEN AREA:		
TOTAL:			

DATE: [date plan prepared]

TITLE BLOCK

[date plan prepared and revision dates]

**OFFICIAL DEVELOPMENT PLAN
DOWNTOWN WESTMINSTER, FILING NO.1
BLOCK _____ LOT _____
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET # OF #**

GRADING PLAN

Provides details related to site grading.

Please include all of the following content as applicable to your specific project:

1. Topography (1 foot intervals) on-site and off-site (existing or approved) to the limits of the surrounding right-of-way.
2. Provide spot elevations at each building entrance and at corresponding intervals along the property line and curb.
3. Provide FFE for each ground floor unit (residential and commercial).
4. Drainage structures (include size) within 200' of project boundary.

TITLE BLOCK

[date plan prepared
and revision dates]

OF #
GRADING
PLAN

DATE: [date plan prepared]

**OFFICIAL DEVELOPMENT PLAN
DOWNTOWN WESTMINSTER, FILING NO.1**
BLOCK _____ LOT _____
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET # OF #

UTILITIES PLAN

Provides details related to site utilities.

Please include all of the following content as applicable to your specific project:

1. Water, sanitary sewer and storm sewer mains (include size) within 200' of project boundary.
2. Electric, gas, telephone and cable lines (include size) with accompanying facilities (utility box locations, generators, phone boxes, etc.) within 200' of project boundary.
3. Fire hydrants within 200' of project boundary.

TITLE BLOCK

DATE: [date plan prepared]

[date plan prepared
and revision dates]

OF #
UTILITY PLAN

OFFICIAL DEVELOPMENT PLAN DOWNTOWN WESTMINSTER, FILING NO.1

BLOCK _____ LOT _____
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET # OF #

Landscape Notes

Landscape notes provide standard statements and site calculations related to landscaping.

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)	PER LOT
RESIDENTIAL	BUILDING COVERAGE		
	PUBLIC STREETS AND ALLEYS		
	PRIVATE LANDSCAPE PARK, OPEN SPACE, TRAILS		
TOTALS:			

USE	SURFACE TYPE	AREA (SF)	% OF SITE
OFFICE	BUILDING COVERAGE		
	PAVING AND DRIVES		
	LANDSCAPE OPEN AREA		
TOTALS:			

	PRIVATE LANDSCAPE AREA (SF)*			RIGHT-OF-WAY LANDSCAPE AREA (SF)*		
	LANDSCAPE RATIO	# REQUIRED	# PROVIDED	LANDSCAPE RATIO	# REQUIRED	# PROVIDED
TREES	1/550 SF			1/550 SF		
SHRUBS	3/550 SF			3/550 SF		

[*OTHER CATEGORIES MIGHT INCLUDE PRIVATE PARK, GREENBELTS, NUMBER OF SFD LOTS, ETC.]

LANDSCAPE WATER BUDGET			
LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATER USE (GAL)
HIGH			x 18 GAL =
MEDIUM			x 10 GAL =
LOW			x 3 GAL =
TOTAL ALL HYDROZONES:	100		TOTAL GAL:
TOTAL GAL / TOTAL LANDSCAPE AREA =			GAL/SF

SOIL AMENDMENT REQUIRED		
PRIVATE AREA (SF)	x 5 YDS/1000 SF =	CU.YDS.
R.O.W AREA (SF)	x 5 YDS/1000 SF =	CU.YDS.
TOTAL:		CU.YDS.

PLANT SCHEDULE							
	HYDROZONE	ABR.	COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARKS
EXISTING TREES		PC	PLAINS COTTONWOOD	POPULUS DELTOIDES	8	6" CALIPER	
				TOTAL EXISTING TREES:	[#]		
SHADE TREES	MODERATE M	H BO	HACKBERRY BURR OAK	CELTIS OCCIDENTALIS QUERCUS MACROCARPA	50 15	2" CALIPER 2" CAL.	B&B B&B
				TOTAL SHADE TREES:	[#]		
ORNAMENTAL TREES							
				TOTAL ORNAMENTAL TREES:	[#]		
EVERGREEN TREES							
				TOTAL EVERGREEN TREES:	[#]		
				TOTAL ALL TREES:	[#]		
DECIDUOUS SHRUBS	M	LM	LEWIS MOCKORANGE	PHILADELPHUS LEWISII	80	5 GALLON	6' ON CENTER
EVERGREEN SHRUBS	LOW	MP	TYROLEAN MUGO PINE	PINUS MUGO	35	5 GAL.	9' O.C.
				TOTAL ALL SHRUBS:	[#]		
GROUNDCOVERS							
				TOTAL ALL GROUNDCOVERS:	[#]		
TURF	HIGH	BG	KENTUCKY BLUEGRASS	POA PRATENSIS	10,500SF		SOD
				TOTAL ALL TURF:	[sf]		

DATE: [date plan prepared]

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OF #
LANDSCAPE
NOTES

**OFFICIAL DEVELOPMENT PLAN
DOWNTOWN WESTMINSTER, FILING NO.1
BLOCK _____ LOT _____
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET # OF #**

LANDSCAPE PLAN

Provides details on all site landscaping, hardscaping, open space, and coverage, including landscaping standard notes.

Please include all of the following content as applicable to your specific project:

1. Graphic and written scale 1" = 40' or larger (1" = 20' is preferred), key, and north arrow.
2. Description of location, size and general intent of landscaping to be installed by the developer along major and minor streets, drainageways, and any park or greenbelts. If a recreation structure is proposed, describe its location, size, use and design. Include description stating how plan is consistent with the Vision outlined in the Downtown Specific Plan.
3. Provide information as to who will have responsibility for maintenance (landscaped areas, detention pond, adjacent right of way, fencing, walls, structures, snow and trash removal, etc.)
4. Percentage of required outdoor space that is landscaped
5. Property lines, existing and future right of way lines.
6. Existing and proposed structures, sidewalks, overhangs, paving, and local and regional trails.
7. Natural features relevant to the site and/or retention/detention areas.
8. Proposed grading, indicating topographic features and spot elevations of the grading plan, adequate to identify and specify landscaping for areas needing slope protection as well as adequate to depict any screening of parking areas.
9. Show and label water features, berms, retaining walls, walls, fences, trash enclosures, outdoor lightings- including street lights, and signs. Include details in the Special Features Details and Plan.
10. Existing and proposed utility easements.
11. Sight Distance Triangles.
12. Identify locations of dog areas and pet waste stations.
13. Show and label hydrozones (low, moderate, high) and show calculations of the water budget (not to exceed 15 gallons/S.F./year).
14. Existing plant material (trees 4" caliper or larger), including plants to be removed or relocated (label species, size, condition, and current and proposed locations). Provide a tree mitigation plan and tree preservation specifications.
15. Proposed plant material located according to low, moderate or high hydrozones (label species, quantity, and size if not minimum size). Draw plants at low estimate of mature size. The design must also minimize conflicts with utility lines and easements; keep evergreen trees at least 10' from a street, sidewalk, or parking area; layout shrub beds so no more than 25% of the bed is free of plant material within 5 years of planting; select turf so it can be easily maintained less than 6" in height and not grow to conflict with irrigation coverage; and limit high hydrozones to 50% of the landscape area (exclusive of row) for non-residential development.
16. Narrative and calculations specifying overall quantities of outdoor space and landscape area (e.g. landscape, raised planters, planter pots, hardscape, etc.).
17. Note the amount of required soil amendment required and include calculations indicating how the amount was derived. Calculations may be broken down into specific areas (such as ROW and private landscape).
18. Label locations of proposed turf and type. Include information regarding method of installation (sod, plugs, seeding rates), maximum and/or maintained height, mowing schedule and weed control measures. Sod is generally required.
19. Show and specify type of landscape edging.
20. Label or key areas of mulch and indicate type. Inorganic mulch such as stone is allowed in low hydrozones only. Round river rock is generally prohibited.
21. Show a typical, generic, or model landscape detail/plan for residential lots where the landscaping of a portion of the lot is required by the builder. (Show hydrozones and water budget calculations not to exceed 15 gal/sf/year)
22. Plant Schedule to reflect the landscape plan. Plant schedule shall include breakdown of plant material by type and totals, hydrozone, plant abbreviation, common name, botanical name, quantity, size, and remarks. (At a minimum, 20% of the trees must be upsized to 3" caliper deciduous and 8" height evergreen or clump trees and locations shown).
23. Show all stormwater conveyances exiting from the building (e.g. drains or scuppers). Stormwater shall not empty onto or cross the surface of ROW walks.

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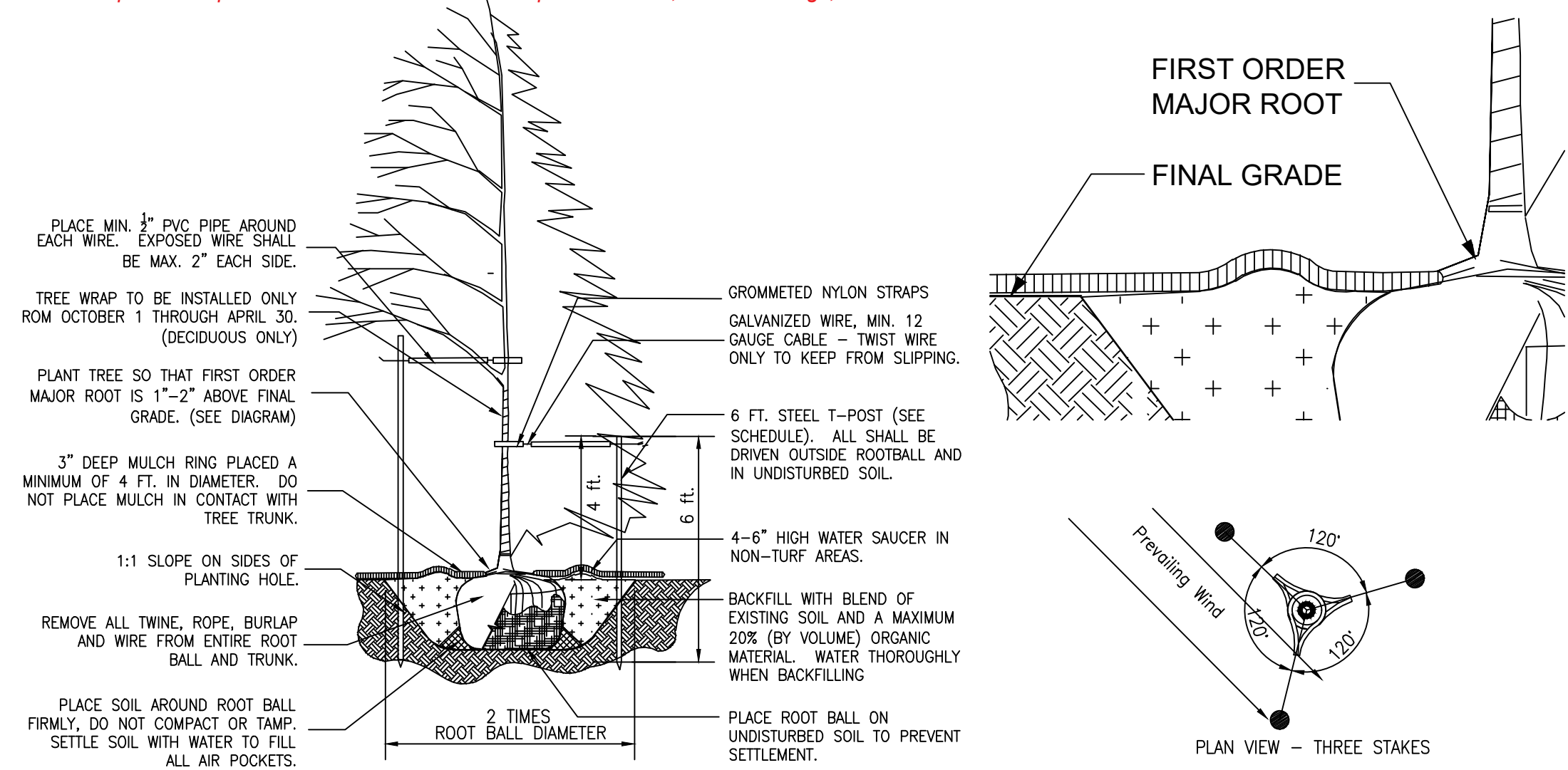
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OF #
LANDSCAPE
PLAN

**OFFICIAL DEVELOPMENT PLAN
DOWNTOWN WESTMINSTER, FILING NO.1
BLOCK _____ LOT _____
IN THE CITY OF WESTMINSTER
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SHEET # OF #**

Landscape Details

Landscape details provide details related to landscape installation, site furnishings, etc.

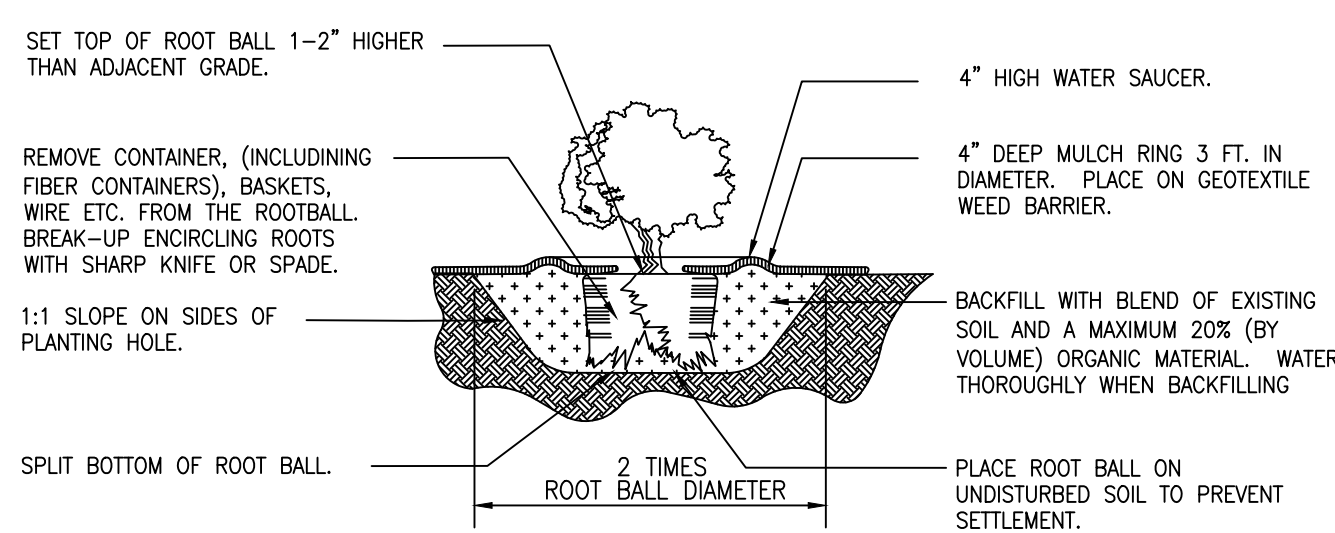


PRUNING NOTES:

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.

STAKING NOTES:

STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
 1-2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 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 1-2" 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.



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OF #
LANDSCAPE
DETAILS

OFFICIAL DEVELOPMENT PLAN
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SHEET # OF #

FLOOR PLANS

Provides details related to floor plan configuration.

Please include all of the following content as applicable to your specific project:

1. Setback distances (min., max. and/or build-to as required) from property lines.
2. Pedestrian entry points (site and building).
3. Vehicle entry points (site and parking).
4. Building footprint area for each floor.
5. Maximum allowed footprint per story calculations.
6. Frontage Occupancy requirement calculations.
7. Retail depths for all ground floor retail spaces.
8. Facade widths.
9. Ground floor facade plane with a dashed line. This is used to verify Maximum Upper Level Frontage Occupancy requirements (See Sec. 4.3.1).
10. Provide width and depths of building facade setbacks used to meet Maximum Upper Level Frontage Occupancy requirements (See Sec. 4.3.1).
11. Provide details of each window type showing, in plan, depth of window inset from facade plane

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OF #
FLOOR PLANS

OFFICIAL DEVELOPMENT PLAN
DOWNTOWN WESTMINSTER, FILING NO.1
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ARCHITECTURAL ELEVATIONS AND DETAILS

Provides architectural details for all sides of the structure. Must be consistent with the Digital 3-D model and other plans

Please include all the following content as applicable to your specific project:

1. Indicate minimum setback distances and maximum heights of all proposed structures, as well as minimum setback distances for all parking areas where appropriate.
2. For residential projects, include models offered, minimum gross livable floor area, and minimum finished floor area. Also, describe location of accessory buildings and recreation vehicle storage.
3. Architectural elevations of proposed structures shall be a minimum scale of 1/16" = 1' and include the following for all sides of all buildings:
 - A. Pedestrian access and entry points
 - B. Label all frontages with their designated frontage type (i.e. "Storefront, Urban Frontage"). Use arrows to show extent of each frontage type.
 - C. Identification of "Building Type(s)"
 - D. Façade Width
 - E. Building Height and Massing
 - F. "Maximum Upper Level Frontage Occupancy" calculation
 - G. Identification of "Frontage Type(s)"
 - H. Interior courtyard elevations
 - I. Depth of all elements projecting or encroaching into front setbacks or public rights-of-way
 - J. *Façade depth at all plane and material changes
 - K. *Depth of window recesses
 - L. Storefront fenestration calculation (% of façade at ground level)
 - M. Dashed line indicating level of finished floor
 - N. Storefront Height (measured from finished floor to bottom of storefront ceiling)
 - O. Height of storefront above sidewalk at primary entrance
 - P. Height of storefront sill from finished sidewalk
 - Q. Finished floor elevation (indicated with dashed line)
 - R. Stoop and/or forecourt height above sidewalk
 - S. Exterior vent locations
 - T. Proposed building materials
 - U. Proposed colors
 - V. Size and location of all rooftop units (RTUs) using a dashed line
 - W. Wall signage (Locations ONLY (sign graphics, lettering, and design will be reviewed with a separate permit and should NOT be included in the ODP). Use the following wording to indicate location of "Tenant Sign" "Awning Sign" "Building ID Sign" (located at top of building) and "Building Entry Sign"

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OF #
ELEVATIONS

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LIGHTING/PHOTOMETRIC PLAN

Provides details related to project lighting and light dispersion.

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OF #
LIGHTING

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OTHER DETAILS AND SPECIFICATIONS
Provides details on site furnishings and special and/or character providing elements.

- Please include all of the following content (existing and proposed) as applicable to your specific project:
- A. Fencing
 - B. Transformer screening
 - C. Outdoor lighting
 - D. Trash storage areas/enclosures with screening
 - E. Retaining walls
 - F. Recreational facilities (i.e. play features, active art, etc.)
 - G. Street furniture, such as benches and café tables and chairs, and bike racks
 - H. Fountains
 - I. Flag poles
 - J. Enhanced paving
 - K. Other character elements

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OTHER

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LEED CERTIFICATION POINT EVALUATION

Provides point evaluation criteria used to determine LEED certification.

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LEED

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