



**AGENDA
PLANNING COMMISSION PRE-MEETING**

Tuesday, August 8, 2023

***A light dinner for Commissioners and staff will be served from
5:45-6:10 p.m. in Conference Room C
Community Development, City Hall***

***Pre-Meeting Begins at 6:30 p.m.
Council Chambers Board Room
Main Level, City Hall***

ITEM NO. 1: Items for Planning Commission Discussion

None

ITEM NO. 2: Upcoming Planning Commission Meeting Agenda Items

August 22, 2023 Public Hearing and Recommendation of a Preliminary Development Plan and an Official Development Plan for the Midland Lofts Planned Unit Development located at 7225 Irving St.

ITEM NO. 3: Items on This Evening's Agenda

3a) Public Hearing and Recommendation of a Preliminary Development Plan and an Official Development Plan for Semper Gardens

Prepared by Jacob Kasza, Senior Planner

PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF PREVIOUS MEETING MINUTES
Meeting Minutes of July 25, 2023
3. CONSIDERATION OF NEW BUSINESS
 - a. Public Hearing and Recommendation of a Preliminary Development Plan Amendment and an Official Development Plan for Semper Gardens.

Prepared by: Jacob Kasza, Senior 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.cityofwestminster.us/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 jbaden@cityofwestminster.us to make a reasonable accommodation request.



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes - **DRAFT**
July 25, 2023

1. ROLL CALL

The meeting was called to order at 7:00 pm by Vice-Chairperson Joe McConnell. Present were Commissioners Lawrence Dunn, David Carpenter, Rick Mayo, Tracy Colling, Elisa Torrez, and Chennou Xiong. Excused from attendance were Chairperson Jim Boschert and Commissioner David Tomecek. Also present: Staff members Interim Planning Manager John McConnell, Development Services Coordinator David German, Senior Planner Jacob Kasza, Principal Engineer Mikele Wright, Community Development Director Dave Downing, and Deputy City Attorney Greg Graham. With the roll called, Vice-Chairperson McConnell stated that a quorum was present.

CONSIDERATION OF MINUTES

Meeting Minutes from June 13, 2023.

Commissioner Carpenter made a motion to accept the minutes from the May 23, 2023, Planning Commission meeting. Commissioner Dunn seconded the motion. The minutes were unanimously accepted (7-0).

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Recommendation of an Official Development Plan for Uplands Filing 2, Block 1

Jacob Kasza, Senior 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* on July 13, 2023. Mr. Kasza narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that City Council approve the ODP subject to the additional condition located in the Summary of Staff Recommendation in the Staff Agenda Memo.

The applicant team, represented by Marcus Pachner from The Pachner Company narrated a portion of the PowerPoint presentation, along with Bonnie Niziolek from Norris Design. Matt Childers from Dream Finders Homes, Brad Haigh from Norris Design, Chad Ellington from Peak Development, Todd Johnson from Terra Forma Solutions, and Paul Brady from Godden Sudik were also present to answer questions.

Commissioner Carpenter asked for confirmation on the location of the buffer area on the west side and if the swale is being built in lieu of a berm to avoid additional water on the adjacent lot. Ms. Niziolek confirmed that comment to be true.

Commissioner Carpenter asked about the parking area and the distance between the garage and the private street. Ms. Niziolek stated about seven feet to accommodate rear utility easements, leaving no space for parking in front of the garage.

Commissioner Carpenter asked how the 5:12 roof-pitch style was chosen. Mr. Kasza responded that it is an aesthetic choice and a carryover from the design guidelines and is not a life or safety issue.

Commissioner Carpenter asked about the rationale on the LaPlace Court disconnect. Mr. Pachner stated that they met with the three property owners and with staff to be sure that this was properly vetted with the property owners and the City, to be included in the B-1 application.

Commissioner Carpenter spoke to several email comments from the public regarding drainage study and the CLOMR (conditional letter of map revision). Mr. Kasza responded that the CLOMR is part of Parcel A, not particularly Parcel B. A portion of Parcel A is in the floodplain and as part of the development, they will need to process a CLOMR through Mile High Flood District. Mr. Kasza also stated that the CLOMR is in process and is not tying up this parcel. Commissioner Carpenter asked if any portion of Parcel B is in the floodplain. Mr. Kasza responded no. He also confirmed that Parcel A and Parcel B are mostly separated for Engineering purposes.

Commissioner Carpenter asked for confirmation that there is no construction on Lowell Boulevard as part of tonight's request. Mr. Kasza stated that as the overall master improvements for the development, there is an approved ODP for Parcel A. City Council did attached stipulations that some of the improvements are done right away so there are improvements being done on Lowell Boulevard as part of the master ODP. Mr. Kasza did also confirm that no improvements are being made to Lowell Boulevard as part of the Parcel B project.

Commissioner Carpenter asked if parking is permitted on Bradburn Drive. Mr. Kasza stated that it is signed as 'No Parking.' Commissioner Carpenter asked if there is parking further down in Shaw Heights. Mr. Kasza that there is street parking.

Commissioner Carpenter asked for confirmation that the swale was designed for the 1% chance of a 100-year storm. Ms. Niziolek stated yes.

Commissioner Dunn asked what percentage of the units in this Parcel are detached as opposed to attached? Ms. Niziolek responded that 38 of the 82 homes are detached and 44 are attached or 54% are attached.

Commissioner Dunn asked what EV Level 2 charging is. Mr. Brady responded that it is a 220-outlet located in the garage to allow for individual EV charging by the homeowner.

Commissioner Colling discussed her previous relationship with Ms. Niziolek with Mr. Graham and confirmed that it would not affect her ability to participate. Mr. Graham confirmed.

Commissioner Colling asked about the community meetings that were held over the past few years and if they were virtual. Mr. Pachner stated that many were virtual, and they used the same type of meetings that the city was holding at the time. He also stated that there was great attendance at those meetings and several changes were made to the site plan based on community feedback.

Commissioner Colling asked how the engagement was with the two homeowners that are losing access to Bradburn Drive from LaPlace Court. Mr. Pachner responded that they met specifically with each homeowner and stated that the existing condition hasn't been very safe. He stated that he felt that the interaction was positive.

Commissioner Colling asked about the reduction in parking in the garages. Mr. Brady confirmed that the garages are 22 feet deep, and the wood steps leading into the house encroach into that space. Commissioner Colling asked for staff to confirm the city's standards. Mr. Kasza stated that the applicant has requested an exception as the city standard is 20 feet wide and 22 feet deep with no encroachment. Mr. Kasza also stated that the city has granted exceptions to this standard in past developments. Mr. Brady confirmed that the service parking is 19 feet in length.

Commissioner Colling stated that she liked the graphic showing the parking and wanted clarification on the reduced setback for guest spots. What is the reduction? Ms. Niziolek stated that it varies by location and the smallest is 4 feet from the parking space to the lot line and the set back from the lot line to the building is 11 ½ feet.

Commissioner Colling asked about the 2.38 acres of public land dedication, what is in that land area? Ms. Niziolek responded that land will be dedicated as part the PDP approval process to the city and then the city will take the lead on the design efforts of that parcel.

Commissioner Colling asked staff if they have any issue with all 82 units using one access point. Mr. Kasza stated that staff does not have a concern and that the threshold of a single access point is 100 dwelling units.

Commissioner Colling asked what the improvement to the street-section of Bradburn Blvd. would look like. Ms. Niziolek responded that there is an 80-foot right of way with an 8-foot walk on either side, an 11-foot tree lawn and standard parking on both sides.

Vice-Chairperson McConnell asked staff to confirm that there are eleven exceptions to the ODP requested by the applicant, and asked if staff is concerned about them. Mr. Kasza stated that staff is in support of all of the proposed exceptions. The one exception that staff questioned was the requested parking reduction, but determined that, due to proximity to transit, and that similar reductions have been done in the past for other developments, this exception would be supportable.

Vice-Chairperson McConnell opened the public hearing at 7:56 pm.

Vice-Chairperson McConnell asked if public testimony has been received via email and/or voicemail. Mr. German responded that there are seven voicemails that will be played tonight however due to technical difficulties, the voicemails will be heard after the in-person public testimony has been heard.

There were six individuals that signed up to speak, and two additional people that chose to speak during the hearing, all with concerns about the current proposal. Comments included concerns with traffic, congestion, the proposed LaPlace Court street closure, and degradation of the viewshed in the area of the development.

There were seven voicemails that were received. Comments included concerns about upcoming construction on the LaPlace Court cul-de-sac, traffic, home pricing, and the proposed special tax district (metro district) to be utilized by the Uplands Development.

Five voicemails generally supported the current proposal with the premise that Westminster needs more housing and due to the beneficial infrastructure upgrades, that will be included with this development.

Commissioner Carpenter asked how close the buildings are to each other. Ms. Niziolek responded that spacing is 15-feet.

Commissioner Carpenter asked if the stairs in the garage are going to be centered or offset. Mr. Brady responded that while the stair location varies per plan, generally it is in the middle.

Commissioner Carpenter stated that someone indicated that the utilities were dependent on Lowell Boulevard but didn't see any utilities on the plan. Mr. Pachner responded that Parcel B is completely disconnected from a utility standpoint and why this is a separate application.

Commissioner Carpenter inquired about the traffic study and the concerns from the community. Mr. Pachner responded that the Parcel B site does have two access points for emergency vehicles. In addition, the Bradburn improvements include added bike lanes, sidewalks, and pedestrian connections on both sides. LaPlace Court is not tied to the site plan

and the developer is being asked to make the improvements to address currently existing issues.

Mr. Johnson spoke to the traffic study which analyzed all scenarios of the intersections. The Lowell and Bradburn intersection met all acceptable levels of service based on the City requirements. Originally, 104 units were projected but only 82 units will be built, which will bring the traffic counts down. As far as LaPlace Court, the biggest concern was the curve, and the cul-de-sac was designed to support a large fire truck and a safer, more favorable situation overall.

Commissioner Colling asked staff why the intersection of LaPlace Court and West 82nd Avenue was included with this application. Mr. Kasza stated that staff and the applicant wanted to include it to address the current safety concerns. With adding the additional 82 units onto Bradburn, staff believes the applicant needs to address the issue of the blind corner.

Vice-Chairperson McConnell closed the public hearing at 9:03 pm.

Commissioner Carpenter made a motion recommending that City Council approve the ODP for Uplands Filing 2, Block 1 subject to the conditions listed in the agenda memo except for removing the LaPlace improvements from the ODP.

Commissioner Dunn seconded the motion.

Commissioner Carpenter stated his appreciation for staff and the applicant and wanted to reiterate his support for the delay of the LaPlace Court improvements but overall is impressed with the project.

Commissioner Dunn stated his appreciation that Uplands has followed the development policies and ensured that it remains compliant with those policies. In addition, he was pleased with the environmental stewardship in preparing the single-family detached homes to be solar ready.

Vice-Chairperson McConnell asked staff to clarify the motion to support subject to the conditions listed in the agenda memo. Mr. Kasza responded that the conditions listed were technical and none pertain to the LaPlace Court improvements. Mr. Kasza also stated that this application is going to City Council on September 11, 2023.

Commissioner Colling expressed her support for the application based on the design, product diversity, architecture, water conservation, and the garages off the road. However, she doesn't support the motion as it stands to remove the LaPlace Court improvements.

The motion passed (4-2) with Commissioner Xiong recusing himself from the vote on the basis that he lives in close proximity to the proposed development.

4. ADJOURNMENT

The meeting was adjourned at 9:13 p.m.

THE WESTMINSTER PLANNING COMMISSION

Joe McConnell, Vice-Chairperson

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



WESTMINSTER

Agenda Memorandum

Agenda Item 3a

Planning Commission Meeting
August 8, 2023



Strategic Priority 4: Quality of Life – Ensure that Westminster offers a diverse range of amenities and activities for residents, businesses, and visitors that honor the City's history and supports the arts, parks, recreation, open spaces, and libraries.

SUBJECT: Public Hearing and Recommendation of a Preliminary Development Plan Amendment and an Official Development Plan for Semper Gardens

PREPARED BY: Jacob P. Kasza, Senior Planner

RECOMMENDED PLANNING COMMISSION ACTION:

1. Hold a public hearing.
2. Recommend to the City Council that it approve the First Amended Preliminary Development Plan for Semper Gardens. This recommendation is based on the finding that the Preliminary Development Plan Amendment generally complies with the criteria in Westminster Municipal Code (W.M.C.) Section 11-5-14.
3. Recommend to the City Council that it approve the Official Development Plan for Semper Gardens, subject to the condition set forth in the Summary of Staff Recommendations herein. This recommendation is based on the finding that the Official Development Plan generally complies with the criteria in Section 11-5-15, W.M.C.

SUMMARY STATEMENT:

- The proposed development consists of three parcels of land totaling 39 acres, located along the west side of Sheridan Boulevard and south of West 104th Avenue, see Attachment 1.
- The applicant is requesting approval of a Preliminary Development Plan (PDP) Amendment including a list of proposed exceptions, see Attachment 2, and an Official Development Plan (ODP) that would facilitate the subdivision of the properties for 195 single family detached and attached homes, see Attachment 3.

FISCAL IMPACT:

\$0 in expenditures.

SOURCE OF FUNDS:

Not applicable.

POLICY ISSUE(S):

1. Should the Planning Commission recommend that the City Council approve the PDP Amendment for the subject property known as Semper Gardens?
2. Should the Planning Commission recommend that the City Council conditionally approve the ODP for the subject property known as Semper Gardens?

ALTERNATIVE(S):

1. The Planning Commission could choose to recommend denial of the PDP Amendment. Staff does not recommend this option because the PDP Amendment is generally supported by the criteria set forth in Section 11-5-14, W.M.C.
2. The Planning Commission could choose to recommend denial of the ODP. Staff does not recommend this option because the ODP is generally supported by the criteria set forth in Section 11-5-15, W.M.C.
3. The Planning Commission could choose to recommend approval of the ODP without the condition recommended by staff. Staff does not recommend this option because the condition of approval outlined in this agenda memo ensures that the ODP meets the Standards for Approval of Official Development Plans as well as requirements for recordation, site development standards, and unaddressed technical corrections.

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 the City Council chooses to approve this PDP Amendment 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 allowing construction on the site.

History of Subject Property

All three parcels of land were annexed into the City in 1970. The parcels are designated Residential Low Density and Residential Medium Density under the Comprehensive Plan. The parcels are all

zoned Planned Unit Development (PUD), and a new PDP was approved in 2022. The parcels have been used for agricultural and very low-density residential uses for many years.

Nature of Request

The applicant is seeking approval of a PDP Amendment and an ODP for Semper Gardens. The PDP Amendment lists out the three previous exceptions that were approved and 15 additional exceptions to City Code. The proposed ODP allows for the construction of a total of 195 residential dwelling units. 97 of the units are single-family detached units and 98 of the units are single family attached. 5.9 acres of land adjacent to Middle Hylands Creek is proposed to be dedicated to the City as Public Land Dedication and a publicly accessible trail is planned. The applicant is also planning a 1.8 acre publicly accessible private park.

Applicant

Berkeley Homes
 Contact: Jeff Willis
 10630 E. Bethany Dr., Ste. B
 Aurora, CO 80014

Property Owners

North Parcel:
 R Dean Hawn Interests
 3030 LBJ Frwy, Ste 1640 LB 31
 Dallas, TX 75234

Center Parcel:
 The Holtzclaw Trust
 4825 Trey View Ct
 Charlotte, NC 28227

South Parcel:
 Amberwood Estate LLC
 9070 E Harvard Ave
 Denver, CO 80231

Location

The proposed development consists of three parcels of land, totaling 39 acres, located along the west side of Sheridan Boulevard and south of West 104th Avenue, see Attachment 1.

Surrounding Land Uses and Designations

Direction	Development Name	Zoning	Comp Plan Designation	Current Use
North	Vacant Land, City Park, and City Open Space	PUD and O-1	City Open Space, Public Parks, Commercial	Vacant Land, City Park, and Creek Corridor

East	Sunrise of Westminster and Hyland Greens	PUD	Residential Low Density, Residential Medium Density	Senior Living Facility and Low Density Residential
South	Hyland Meadows	PUD	Residential Medium Density	Medium Density Residential
West	Waverly Acres	PUD	Residential Low Density	Low Density Residential

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 the Planning Commission or City Council shall be published and posted at least ten days prior to such hearing. Notice was published in the Westminster Window by the required deadline.
- **Property Posting:** Notice of the public hearing shall be posted on the property by the applicant with a minimum of one sign per every 660 linear feet of street frontage 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 all addresses within 1,000 feet of the subject property. The mailing list to be used shall be provided to the applicant by City staff. 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 PDP Amendment conforms to the density and uses of the existing Comprehensive Plan designation and generally conforms with the City Code, ordinances, and policies. The purpose of the Amendment is solely for the review of the proposed exceptions.

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

The PDP Amendment's purpose is solely for the review of the proposed exceptions. The proposed exceptions are largely intended to support the development of an alley-loaded community which exhibits many sound and creative planning principles.

- 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 requests fifteen additional exceptions from City codes and standards, clearly listed on sheet 3 of the proposed PDP Amendment, see Attachment 2. The exceptions are supported by Staff as they are either justified by virtue of design or by other amenities that are incorporated in the development proposal. Several of the exceptions are to allow for an alley-loaded home type, which the Single Family Detached and Attached Design Standards do not easily accommodate. The number of exceptions is larger due to the development including both detached and attached products, as well as to comply with the same standards in both and to seek exceptions from both Design Standards. The applicant has listed the standards and provided a justification for each exception.

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

The PDP Amendment's purpose is solely for the review of the proposed exceptions. The proposed exceptions do not affect the compatibility of this development with existing development in the surrounding area.

- 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.*

The PDP Amendment's purpose is solely for the review of the proposed exceptions. The proposed exceptions will not create adverse impacts on the surrounding area nor do they create adverse influences within the development.

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

The PDP Amendment's purpose is solely for the review of the proposed exceptions. The exceptions do not have adverse impacts on the surrounding area.

- 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 PDP Amendment does not alter any of the streets, driveways, access points, or turning movements from the original PDP.

- 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 dedication of future right-of-way or public land.

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 the necessary standards to ensure future ODPs are able to meet the standards of approval.

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.

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 generally meets all City Codes, ordinances, and policies. The applicant identifies several exceptions to codes and policies that are requested for approval.

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 ODP is in conformance with the original PDP and the proposed PDP Amendment. The applicant has met the City Council Condition of Approval on the PDP.

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

The ODP provides four different types of homes allowing for a greater diversity of homes and price points for future residents. The alley-loaded design, walkable streets, private park, and sizeable public land dedication all exhibit innovative and efficient planning and design principles.

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 fifteen additional exceptions with the ODP, as shown on sheet 3 of Attachment 3. The exceptions are supported by Staff as they are either justified by virtue of design or other amenities that are incorporated in the development proposal. Several of the exceptions are to allow for an alley-loaded home type, which the Single Family Detached and Attached Design Standards do not easily accommodate. The number of exceptions is larger due to the development including both detached and attached products and the need to comply with the same standards in both and seek exceptions from both Design Standards. The applicant has listed out the standards and provided a justification for each exception.

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

Staff finds that the plan is generally compatible with existing public and private development. The plan limits new vehicular access to Sheridan Boulevard, West 102nd Avenue, and Benton Street. The homes are all limited to two stories in height, which is the same as surrounding developments. Along Sheridan Boulevard there is a substantial setback with an ample amount of landscaping.

- 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 provides significant setbacks, landscaping, and screening from surrounding development. Staff finds that the proposed plan provides 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 has no significant adverse impacts on future land uses and future development. Setbacks are provided around the perimeter of the development and all access points are designed to City Standards.

- 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 proposes three new public streets with homes gaining access from internal alleys and paseos. A private park and several smaller outdoor spaces allow for safe outdoor playing spaces. The arrangement of the proposed homes provides for the appropriate relation of space to intended use and structural features.

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

The proposed residential lots are between 1,600 square feet for an interior townhome and 7,700 square feet for the large lot residential. Setbacks are shown on sheet 1 of Attachment 3. The applicant is requesting exceptions to the design standards for setbacks as shown on sheet 3 of Attachment 3.

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

The proposed design of the houses is shown on sheets 48 through 97 of Attachment 3. The applicant is requesting exceptions to the design standards for architecture as shown on sheet 3 of Attachment 3.

- 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 proposes some use of fencing to provide screening for the development. Additional screening is provided by new landscaping.

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

The proposed landscaping is in conformance with the City's Landscaping Regulations. Staff finds that if all recommended conditions are met the landscaping is adequate and appropriate.

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

Staff have reviewed a traffic study for the development and find that the streets are adequate for the proposed development. The developer will also be providing a new access to the existing stoplight at West 101st Avenue and Sheridan Boulevard. This will provide a much-needed northbound turning option for the existing Waverly Acres and Hyland Meadows residents.

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 proposed streets and access points have been designed to meet the City's Engineering Standards and Specifications. The proposed access points direct the new traffic onto Sheridan Boulevard and reduce the amount of vehicle traffic that will enter the neighborhood to the west.

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 proposed development includes new sidewalks and pedestrian connections. Each home will be accessible by a private walk. The site plan accommodates multiple pedestrian connections to limit the distance a pedestrian would need to walk.

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.*

The Public Works and Utilities Department and the Storm Drainage Division of the Community Development Department have reviewed the plans, Phase II Drainage Study, and Utility Study and found they can conform with the PDP and utility master plans if the recommended condition is met, see Attachment 4.

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

The applicant is not in default or does not have any 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 virtually on April 6, 2023. The neighborhood meeting was recorded and is viewable on the City's YouTube page, where it has been viewed 210 times.

In advance of the neighborhood meeting, the applicant mailed notice of the meeting to property owners, occupants, and homeowners associations registered with the City within 1,000 feet of the

Subject Property on March 22, 2023. The meeting was also advertised on the City's website. Nineteen people attended the project meeting. The applicant started the meeting with a presentation about the proposed development and staff gave an overview of the development review process.

Staff received several public comments on the proposed development and those are included in Attachment 5.

Summary of Staff Recommendation

Staff recommends that the Planning Commission:

1. Recommend approval of the PDP Amendment.
2. Recommend approval of the ODP, subject to the Additional Condition.

"The Additional Condition" shall mean:

Prior to recordation of the ODP and issuance of a building permit, the applicant shall submit for staff review and approval the technical corrections outlined in Attachment 4.

STRATEGIC PLAN PRIORITIES:

The City's Strategic Plan priority of ensure that Westminster offers a diverse range of amenities and activities for residents, businesses and visitors that honor the City's history and support the arts, parks, recreation, open spaces, and libraries is met by facilitating new development and providing new publicly accessible park space, trails, and open space.

Respectfully Submitted,



John McConnell, AICP
Interim Planning Manager

ATTACHMENTS:

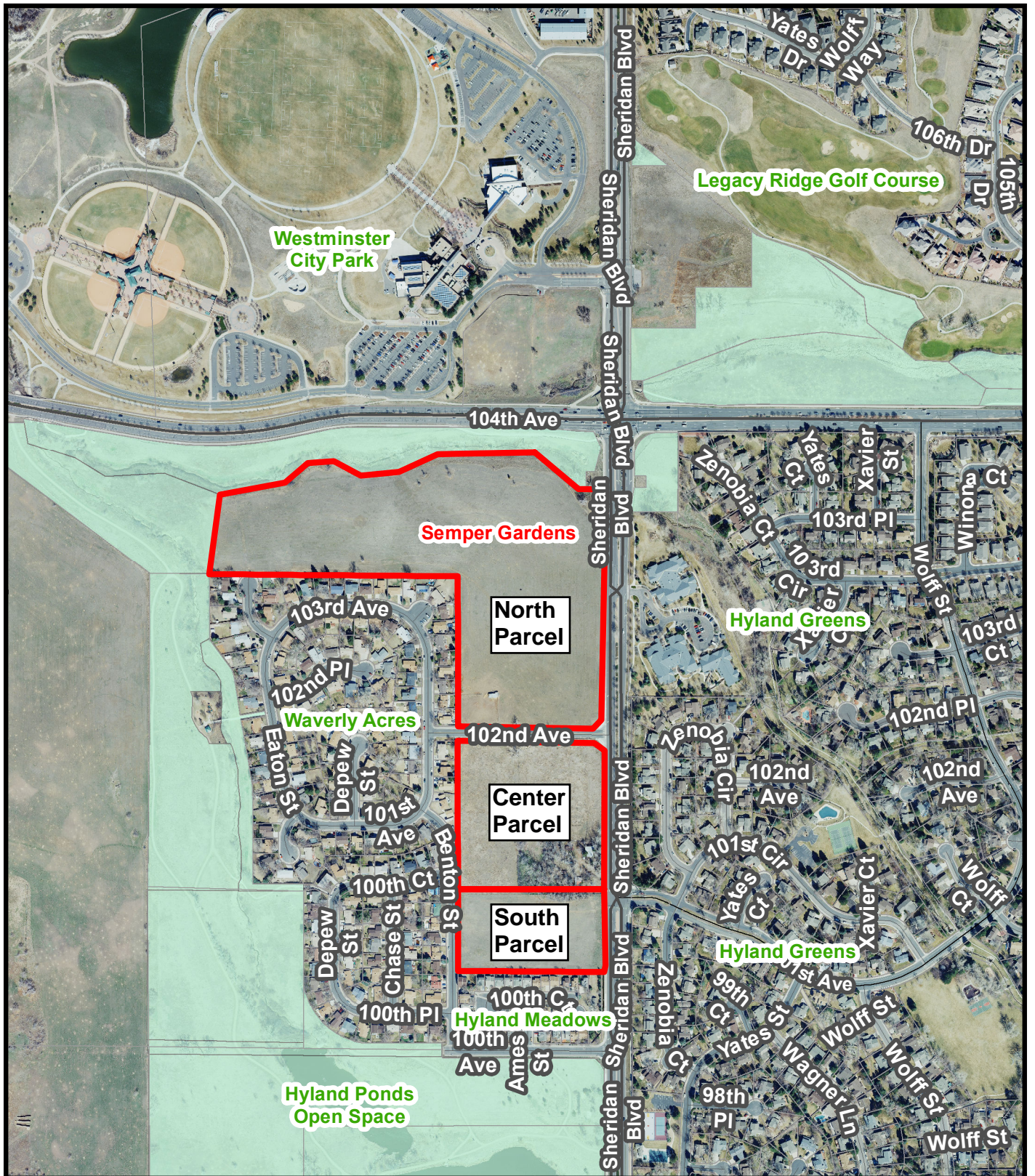
Attachment 1: Vicinity Map

Attachment 2: Proposed Preliminary Development Plan Amendment

Attachment 3: Proposed Official Development Plan

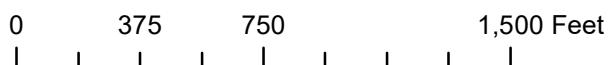
Attachment 4: Outstanding Technical Corrections

Attachment 5: Public Comment



Vicinity Map

Proposed Berkeley Homes Development Southwest Corner of 104th Ave and Sheridan Blvd



LEGAL DESCRIPTION

PARCEL A

BLOCKS 1, 2, 3, AND 16, SEMPER GARDENS, TOGETHER WITH THAT CERTAIN STREET RUNNING NORTH AND SOUTH BETWEEN BLOCKS 2 AND 3, AS VACATED BY ORDINANCE RECORDED FEBRUARY 27, 1973 IN BOOK 2477 AT PAGE 793, COUNTY OF JEFFERSON, STATE OF COLORADO;

EXCEPTING THEREFROM, THOSE PORTIONS DESCRIBED AND CONVEYED BY INSTRUMENTS RECORDED OCTOBER 24, 1988 UNDER RECEPTION NO. 88103914, JANUARY 24, 1996 UNDER RECEPTION NO. F0175873, AND DECEMBER 20, 2007 UNDER RECEPTION NO. 2007138736;

AND EXCEPTING THEREFROM THOSE PORTIONS REFERRED TO AS "PROPOSED OPEN SPACE PARCEL 3" DESCRIBED AND CONVEYED IN THE FOLLOWING INSTRUMENTS RECORDED NOVEMBER 2, 2000 UNDER RECEPTION NO. F1139023 AND RE-RECORDED FEBRUARY 22, 2001 UNDER RECEPTION NO. F1188024, RECORDED DECEMBER 8, 2000 UNDER RECEPTION NO. F1155362 AND RE-RECORDED FEBRUARY 22, 2001 UNDER RECEPTION NO. F1188023, AND RECORDED MARCH 12, 2001 UNDER RECEPTION NO. F1197949.

PARCEL B

BLOCK 17, SEMPER GARDENS, EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF WESTMINSTER BY DEED RECORDED DECEMBER 26, 1985 UNDER RECEPTION NO. 85125180, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL C

THE NORTH 330 FEET OF TRACT 32, SEMPER GARDENS,

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 32, THENCE S 00°03'51" E ALONG THE EAST

LINE OF SAID TRACT 32 A DISTANCE OF 3.23 FEET; THENCE N 89°54'48" WEST A DISTANCE OF 645.71

FEET TO A POINT ON THE WEST LINE OF SAID TRACT 32; THENCE N 00°02'32" WEST ALONG THE SAID

WEST LINE A DISTANCE OF 8.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT 32; THENCE S 89°26'45" E ALONG THE NORTH

LINE OF SAID TRACT 32 A DISTANCE OF 645.75 FEET TO THE POINT OF BEGINNING,

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF WESTMINSTER IN DEED RECORDED JANUARY 18, 1985 AT RECEPTION NO. 85005596.

NOTE: THE ABOVE PARCEL IS ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 2

SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO;

THENCE N 00°07'45" W, 330.52 FEET; THENCE S 89°52'15" W, 66.50 FEET TO THE POINT OF BEGINNING;

THENCE N 89°31'22" W ALONG THE NORTH LINE OF HYLAND MEADOWS SUBDIVISION AMENDED, 609.78 FEET TO A POINT ON THE

EAST ROW OF BENTON STREET; THENCE N 00°06'01" W ALONG SAID ROW, 322.27 FEET; THENCE S 89°55'17" E, 609.59 FEET TO A

POINT ON THE WEST ROW OF SHERIDAN BOULEVARD; THENCE S 00°07'45" EAST ALONG SAID ROW, 326.52 FEET TO THE POINT

OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL D

A PARCEL OF LAND BEING A PORTION OF BLOCK 32, SEMPER GARDENS AS RECORDED IN PLAT BOOK 2, PAGE 328 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF JEFFERSON, STATE OF COLORADO, LYING IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13, WHENCE THE EAST LINE OF SAID NORTHEAST QUARTER BEARS NORTH 00°07'41" WEST, A DISTANCE OF 2,641.13 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THE ALONG SAID EAST LINE, NORTH 00°07'41" WEST, A DISTANCE OF 660.23 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID BLOCK 32;

THENCE DEPARTING SAID EAST LINE, ALONG SAID EASTERLY PROLONGATION, NORTH 89°40'19" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK 32, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 32, SOUTH 00°07'41" EAST, A DISTANCE OF 3.23 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 89°51'37" WEST, A DISTANCE OF 645.50 FEET TO THE WESTERLY BOUNDARY OF SAID BLOCK 32;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 00°07'21" WEST, A DISTANCE OF 8.50 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 32;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 32, SOUTH 89°40'19" EAST, A DISTANCE OF 645.52 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM, THAT PORTION OF LAND DESCRIBED IN THE DEED RECORDED JANUARY 18, 1985, AT RECEPTION NO. 85005596, IN SAID OFFICIAL RECORDS.

PROPERTY OWNER

BLOCKS 1, 2, 3, AND 16,
SEMPER GARDENS;
R DEAN HAWN INTERESTS
3030 LBJ FRWY STE 1640 LB 31
DALLAS TX 75234

HOLTZCLAW PARCEL:
HOLTZCLAW LEONARD E
HOLTZCLAW RUBY V
4825 TREY VIEW CT
CHARLOTTE NC 28227

AMBERWOOD PARCEL:
AMBERWOOD ESTATE LLC
9070 E HARVARD AVE
DENVER CO 80231

CONSULTANTS

DEVELOPER:
BERKELEY HOMES
10630 E. BETHANY DR., STE. B
AURORA, CO 80014
TEL: 303-503-9780
CONTACT: TYLER JONES
TJONES@LIVEBERKELEY.COM

CIVIL ENGINEER:
CAGE CIVIL
999 18TH/ STREET - S2110
DENVER, CO 80202
TEL: 847-826-0522

CONTACT: DAN KATZ
DKATZ@CAGECIVIL.COM

PLANNER / LANDSCAPE ARCHITECT:

PCS GROUP
1001 16TH STREET B-180
DENVER, CO 80265
TEL: 720-259-8247
CONTACT: AL CUNNINGHAM
AL@PCSGROUPCO.COM

PERMITTED USES

- SINGLE FAMILY DETACHED
- SINGLE FAMILY ATTACHED
- DUPLEXES
- TOWNHOMES

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.

PURPOSE OF AMENDMENT

REVIEW PROPOSED EXCEPTIONS IN CONJUNCTION WITH THE OFFICIAL DEVELOPMENT PLAN

ZONING & LAND USE

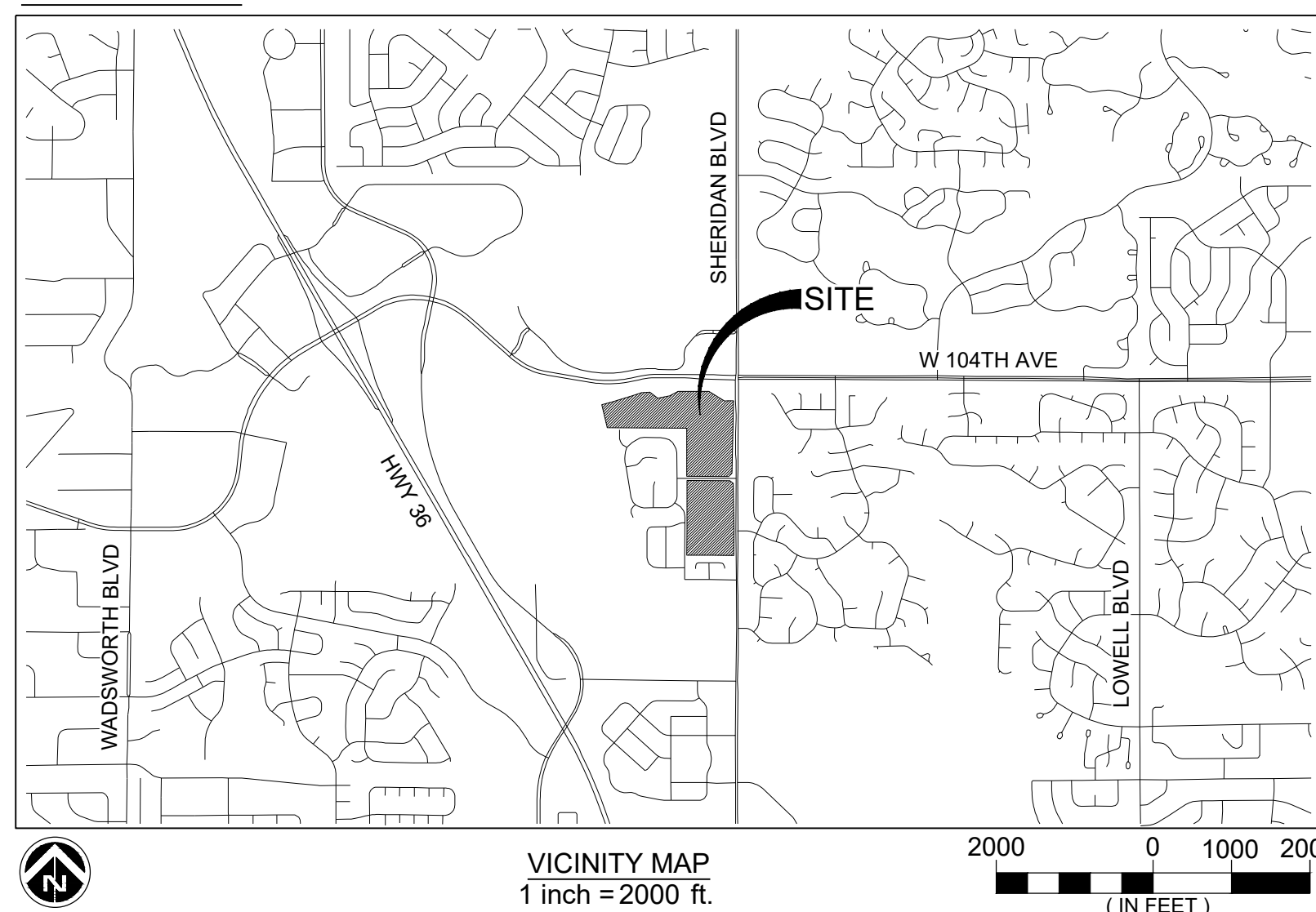
CURRENT ZONING & LAND USE:
PUD

COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL
LOW DENSITY/ RESIDENTIAL MEDIUM DENSITY

FIRST AMENDED PRELIMINARY DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 3

VICINITY MAP



ADJACENT ZONING & LAND USE

	ZONING	LAND USE	2040 COMP. PLAN DESIGNATION
NORTH:	O-1	OPEN SPACE, CITY PARK, VACANT LAND	CITY OPEN SPACE, PUBLIC PARKS, COMMERCIAL
SOUTH:	PUD	SINGLE FAMILY RESIDENTIAL	RESIDENTIAL MEDIUM DENSITY
EAST:	PUD	SINGLE / SENIOR LIVING RESIDENTIAL	RESIDENTIAL LOW DENSITY / RESIDENTIAL MEDIUM DENSITY
WEST:	PUD	SINGLE FAMILY RESIDENTIAL, OPEN SPACE	RESIDENTIAL LOW DENSITY / OPEN SPACE

LAND USE TABLE

SUB AREA	LAND USE	ACRES	% OF PROPERTY	MAXIMUM FAR OR DU/AC
PA-1	SFD/SFA	13.424	34.4%	8 DU/AC
PA-2	SFD/SFA	25.601	65.5%	5 DU/AC
		39.025	100.0%	

DEVELOPMENT TIMING & PHASING

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S PDP OR LATEST PDP 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:

IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION WITHIN 90 DAYS OF FINAL PLAT APPROVAL. WHILE MARKET CONDITIONS ARE OBVIOUSLY VERY DIFFICULT TO PREDICT, OUR CURRENT PERFORMA'S ARE AIMING FOR AN ABSORPTION RATE OF 5-6 UNITS PER MONTH. ANTICIPATED PHASING:

- CLUBHOUSE CONSTRUCTION TO BEGIN PRIOR TO 100 HOME PERMITS BEING ISSUED
- NORTHERN DETENTION PONDS TO BE CONSTRUCTED WITH FIRST PHASE OF AREA NORTH OF 102ND
- SOUTHERN DETENTION PONDS TO BE CONSTRUCTED WITH FIRST PHASE OF AREA SOUTH OF 102ND
- PRIVATE PARK LANDSCAPING TO BE CONSTRUCTED AT THE TIME OF ADJACENT RESIDENTIAL UNITS OR WITH CLUBHOUSE CONSTRUCTION
- INDIVIDUAL LANDSCAPE TRACTS TO BE COMPLETED AT TIME OF ADJACENT HOME CONSTRUCTION

CITY COUNCIL CONDITION OF APPROVAL

THE OVERALL DENSITY FOR THIS DEVELOPMENT SHALL NOT EXCEED A COLLECTIVE DENSITY ABOVE 5 DWELLING UNITS PER ACRE, OVER THE ENTIRETY OF THE PROJECT. THIS CONDITION SUPERCEDES ANY CONFLICTING STATEMENTS IN THE PDP.

OWNER APPROVAL (SEMPER GARDENS)

I, _____ PROPERTY OWNER, DO SO APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

SIGNATURE _____

OWNER APPROVAL (HOLTZCLAW PARCEL)

I, _____ PROPERTY OWNER, DO SO APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

SIGNATURE _____

OWNER APPROVAL (AMBERWOOD PARCEL)

I, _____ PROPERTY OWNER, DO SO APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

SIGNATURE _____

OWNER APPROVAL (CAISSON PARCEL D)

I, _____ PROPERTY OWNER, DO SO APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

SIGNATURE _____

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 JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS _____ DAY OF _____, 20____, AT ____ O'CLOCK __M.

JEFFERSON COUNTY CLERK AND RECORDER _____

BY: DEPUTY CLERK _____

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 PDP PROPERTY BOUNDARY.

DATE _____ REGISTERED LAND SURVEYOR & NO. _____

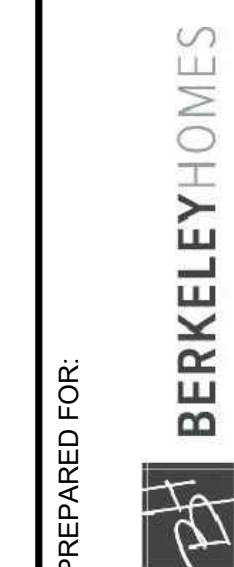
SHEET INDEX
SHEET 1 OF 3 - COVER
SHEET 2 OF 3 - NOTES
SHEET 3 OF 3 - EXCEPTIONS

CASE # PLN23-0042

COVER SHEET

DATE PREPARED:
06.07.2023

1 OF 3
COVER



DATE: 05.19.23

FIRST AMENDED PRELIMINARY DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 3

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 \$2,378 (2023) PER SFD DWELLING UNIT IS DUE TO THE CITY. FOR 97 DWELLINGS THE TOTAL FEE IS \$230,666. A FEE OF \$1,934 (2023) PER SFA DWELLING UNIT IS DUE TO THE CITY. FOR 98 DWELLINGS THE TOTAL FEE IS \$189,532. FOR A TOTAL FEE OF \$420,198. AS PART OF THE AMBERWOOD SUBMITTAL A PARK DEVELOPMENT FEE OF \$22,815 WAS PAID. THE TOTAL FEE FOR THIS DEVELOPMENT IS \$420,198 - \$22,815 = \$397,383. 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:

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. A COMBINATION OF CASH-IN-LIEU AND LAND DEDICATION WILL BE PROVIDED TO SATISFY THE REQUIRED PUBLIC LAND DEDICATION. 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 3 PERSONS PER SFD UNIT AND 2.5 PERSONS PER SFA UNIT. FOR 97 SFD AND 98 SFA UNITS THE POPULATION IS 536 PERSONS. FOR 536 PERSONS THE PUBLIC LAND DEDICATION REQUIRED IS 6.43 ACRES (536*0.012AC). 6.058 AC WILL BE PROVIDED ON SITE AND THE BALANCE WILL BE COVERED BY PREVIOUSLY PAID CASH-IN-LIEU FROM THE AMBERWOOD SUBMITTAL PROVIDING FOR THE REMAINING 0.47 ACRES.

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 DETACHED A FEE OF \$876 (2020) PER DWELLING UNIT IS DUE TO THE CITY. FOR 100 DWELLINGS THE TOTAL FEE IS \$87,600. FOR SINGLE FAMILY ATTACHED A FEE OF \$468 (2020) PER DWELLING UNIT IS DUE TO THE CITY. FOR 102 DWELLINGS THE TOTAL FEE IS \$47,736. FOR A TOTAL FEE OF \$135,336. AS PART OF THE AMBERWOOD SUBMITTAL A SCHOOL LAND DEDICATION FEE OF \$11,388 WAS PAID. THE TOTAL FEE FOR THIS DEVELOPMENT IS \$135,336 - \$11,388 = \$123,948. 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

RECOVERY COSTS:

RECOVERIES FOR THE WATER LINE ALONG SHERIDAN ARE DUE. THIS FEE IS \$12.78 PER LINEAR FOOT OF FRONTAGE. 1,992 LF x \$12.78 = \$25,457.76 TOTAL FEE. AS PART OF THE AMBERWOOD SUBMITTAL A SHERIDAN RECOVERY FEE OF \$1,935.97 WAS PAID. THE TOTAL FEE FOR THIS DEVELOPMENT IS \$25,457.76 - \$1,935.97 = \$23,521.79. ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL ALSO BE EFFECTIVE AGAINST THE DEVELOPMENT. 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:

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 RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

SIGNAL IMPROVEMENTS:

FULL SIGNAL IMPROVEMENTS, MEETING CURRENT STANDARDS AT THE INTERSECTION OF 101ST AVE AND SHERIDAN BLVD. INCLUDING POLES, MAST ARMS, LUMINAIRES, CONDUIT, WIRING, CAISSONS, PUSH BUTTONS, METER, SIGNAGE AND OTHER APPERTUANCES. SIGNAL CABINET AND CONTROLLER TO REMAIN. CITY OF WESTMINSTER AGREES TO CONTRIBUTE NOT TO EXCEED \$150,000 TO SUPPORT THIS WORK.

STANDARD STATEMENTS

- 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.
- 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.
- 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.
- 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.
- 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.

SERVING FACILITIES

PUBLIC RECREATION AREAS	CITY PARK RECREATION CENTER
PUBLIC OPEN SPACE	MIDDLE HYLANDS CREEK OPEN SPACE
DRAINAGEWAYS	MIDDLE HYLANDS CREEK
MAJOR DETENTION	ON-SITE DETENTION IS PROPOSED
PRIMARY SCHOOL	ADAMS ELEMENTARY SCHOOL
ELEMENTARY SCHOOL	ADAMS ELEMENTARY SCHOOL
MIDDLE SCHOOL	MANDALAY MIDDLE SCHOOL
HIGH SCHOOL	STANDLEY LAKE HIGH SCHOOL
NEARBY SHOPPING AREAS	W 92ND AVE. & SHERIDAN BLVD.
NEARBY FIRE STATIONS	9110 YATES ST. / 4580 W 112TH AVE.
NEARBY BUS STOPS	W 104TH AVE. & SHERIDAN BLVD. / W 102TH AVE. & SHERIDAN BLVD. / W 101TH AVE. & SHERIDAN BLVD.

GENERAL DESIGN STANDARDS

ARCHITECTURE:

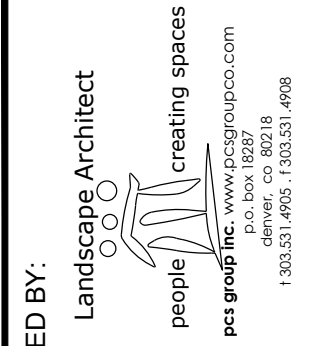
ALL BUILDINGS AND IMPROVEMENTS SHALL BE DESIGNED IN A SOFT AND TASTEFUL MANNER WITH LIMITED USE OF SINGLE PLANE WALLS AND THE USE OF VARIOUS MATERIALS TO REDUCE MONOTONY. ROOFS WILL BE OF ARCHITECTURAL COMPOSITE SHINGLES TO MATCH THE CUSTOM COLOR PALETTES CHOSEN. FRONT FACING FACADES WILL INCLUDE GLAZING APPROPRIATE TO THE ARCHITECTURAL STYLE TO REDUCE BLANK WALLS. A MIXTURE OF ELEVATION STYLES WILL BE DESIGNED TO ALSO HELP REDUCE MONOTONY IN THE DEVELOPMENT. 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 MAX HEIGHT OF 40' AS MEASURED FROM THE RIDGELINE OF THE ROOF.

DESIGN:

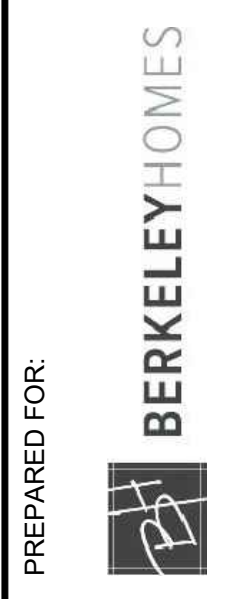
THE SIDEWALK ALONG SHERIDAN BLVD FOR THE ENTIRE FRONTAGE WILL BE DETACHED AND A MINIMUM 6 FOOT TREE LAWN WILL BE PROVIDED. THE DEVELOPER WILL PROVIDE A "CITY OPEN SPACE FENCE" ALONG THE BOUNDARY OF THE PLD. THE DEVELOPER WILL CONSTRUCT AN 8' WIDE CONCRETE TRAIL THROUGH THE PLD AREA, CONNECTING TO SHERIDAN BLVD AND INTO THE DEVELOPMENT. THE TRAIL WILL CONNECT TO THE CITY'S TRAIL SYSTEM TO THE WEST OF THE PROJECT. THE DEVELOPER WILL PROVIDE BERMING, SCREENING WALLS, OR A COMBINATION OF THE TWO ALONG THE SHERIDAN BLVD FRONTAGE.

PROJECT STANDARDS:

THE DEVELOPER WILL PROVIDE AT LEAST FOUR SEPARATE HOUSING TYPES. THE TYPES WILL BE MEDIUM LOT SINGLE FAMILY DETACHED, SMALL LOT SINGLE FAMILY DETACHED, DUPLEXES, AND TOWNHOMES. THESE HOUSING TYPES WILL PROVIDE A GREATER DIVERSITY OF HOUSING OPTIONS FOR CURRENT AND FUTURE RESIDENTS. THE DEVELOPER WILL SEED THE PLD AREA WITH A NATIVE SEED MIX OF THE CITY'S CHOICE AS PART OF THEIR DEVELOPMENT. ACCESSORY STRUCTURES ARE NOT ALLOWED WITHIN THE DEVELOPMENT. TRASH CONTAINERS WILL BE STORED INSIDE GARAGES OR WITHIN AN ENCLOSED REAR OR SIDE YARD.



PREPARED BY:



PREPARED FOR:

DATE: 05.19.23

GENERAL NOTES

DATE PREPARED:
06.07.2023

2 OF 3
NOTES

FIRST AMENDED PRELIMINARY DEVELOPMENT PLAN

SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 3 OF 3

PUD EXCEPTIONS

PREVIOUSLY APPROVED EXCEPTIONS

Table with 2 columns: Item Number, Description. Contains 3 items regarding parking spaces, earth berming, and grading.

ADDITIONAL EXCEPTIONS TO SINGLE FAMILY ATTACHED DESIGN STANDARDS

Table with 2 columns: Design Standard, Exception Justification. Contains items 4, 5, 6, 7, 8, 9 regarding setbacks, site amenities, and architectural design.

ADDITIONAL EXCEPTIONS TO SINGLE FAMILY DETACHED DESIGN STANDARDS

Table with 2 columns: Design Standard, Exception Justification. Contains items 10, 11, 12, 13, 14, 15, 16, 17, 18 regarding setbacks, recreation facilities, roof breaks, and garages.

PREPARED BY: Landscape Architect
people creating spaces
P&P GROUP, INC.
1300 3201 AVENUE, SUITE 200, WESTMINSTER, CO 80057

PREPARED FOR: BERKELEY HOMES
DATE: 05.19.23

EXCEPTIONS

DATE PREPARED: 06.07.2023

LEGAL DESCRIPTION

PARCEL A

BLOCKS 1, 2, 3, AND 16, SEMPER GARDENS, TOGETHER WITH THAT CERTAIN STREET RUNNING NORTH AND SOUTH BETWEEN BLOCKS 2 AND 3, AS VACATED BY ORDINANCE RECORDED FEBRUARY 27, 1973 IN BOOK 2477 AT PAGE 793, COUNTY OF JEFFERSON, STATE OF COLORADO;

EXCEPTING THEREFROM, THOSE PORTIONS DESCRIBED AND CONVEYED BY INSTRUMENTS RECORDED OCTOBER 24, 1988 UNDER RECEPTION NO. 88103914, JANUARY 24, 1996 UNDER RECEPTION NO. F0175873, AND DECEMBER 20, 2007 UNDER RECEPTION NO. 2007138736;

AND EXCEPTING THEREFROM THOSE PORTIONS REFERRED TO AS "PROPOSED OPEN SPACE PARCEL 3" DESCRIBED AND CONVEYED IN THE FOLLOWING INSTRUMENTS RECORDED NOVEMBER 2, 2000 UNDER RECEPTION NO. F1139023 AND RE-RECORDED FEBRUARY 22, 2001 UNDER RECEPTION NO. F1188024, RECORDED DECEMBER 8, 2000 UNDER RECEPTION NO. F1155362 AND RE-RECORDED FEBRUARY 22, 2001 UNDER RECEPTION NO. F1188023, AND RECORDED MARCH 12, 2001 UNDER RECEPTION NO. F1197949.

PARCEL B

BLOCK 17, SEMPER GARDENS, EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF WESTMINSTER BY DEED RECORDED DECEMBER 26, 1985 UNDER RECEPTION NO. 85125180, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL C

THE NORTH 330 FEET OF TRACT 32, SEMPER GARDENS, EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 32, THENCE S 00°03'51" E ALONG THE EAST LINE OF SAID TRACT 32 A DISTANCE OF 3.23 FEET; THENCE N 89°54'48" WEST A DISTANCE OF 645.71 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 32; THENCE N 00°02'32" WEST ALONG THE SAID WEST LINE A DISTANCE OF 8.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT 32; THENCE S 89°26'45" E ALONG THE NORTH LINE OF SAID TRACT 32 A DISTANCE OF 645.75 FEET TO THE POINT OF BEGINNING, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF WESTMINSTER IN DEED RECORDED JANUARY 18, 1985 AT RECEPTION NO. 85005596.

NOTE: THE ABOVE PARCEL IS ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO; THENCE N 00°07'45" W, 330.52 FEET; THENCE S 89°52'15" W, 66.50 FEET TO THE POINT OF BEGINNING; THENCE N 89°31'22" W ALONG THE NORTH LINE OF HYLAND MEADOWS SUBDIVISION AMENDED, 609.78 FEET TO A POINT ON THE EAST ROW OF BENTON STREET; THENCE N 00°06'01" W ALONG SAID ROW, 322.27 FEET; THENCE S 89°55'17" E, 609.59 FEET TO A POINT ON THE WEST ROW OF SHERIDAN BOULEVARD; THENCE S 00°07'45" EAST ALONG SAID ROW, 326.52 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL D

A PARCEL OF LAND BEING A PORTION OF BLOCK 32, SEMPER GARDENS AS RECORDED IN PLAT BOOK 2, PAGE 328 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF JEFFERSON, STATE OF COLORADO, LYING IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13, WHENCE THE EAST LINE OF SAID NORTHEAST QUARTER BEARS NORTH 00°07'41" WEST, A DISTANCE OF 2,641.13 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THE ALONG SAID EAST LINE, NORTH 00°07'41" WEST, A DISTANCE OF 660.23 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID BLOCK 32; THENCE DEPARTING SAID EAST LINE, ALONG SAID EASTERLY PROLONGATION, NORTH 89°40'19" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK 32, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 32, SOUTH 00°07'41" EAST, A DISTANCE OF 3.23 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 89°51'37" WEST, A DISTANCE OF 645.50 FEET TO THE WESTERLY BOUNDARY OF SAID BLOCK 32; THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 00°07'21" WEST, A DISTANCE OF 8.50 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 32; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 32, SOUTH 89°40'19" EAST, A DISTANCE OF 645.52 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM, THAT PORTION OF LAND DESCRIBED IN THE DEED RECORDED JANUARY 18, 1985, AT RECEPTION NO. 85005596, IN SAID OFFICIAL RECORDS CONTAINING A NET AREA OF 0.084 ACRES, (3,663 SQUARE FEET), MORE OR LESS

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

PERMITTED USES

SINGLE FAMILY DETACHED ; SINGLE FAMILY ATTACHED ; DUPLEXES; TOWNHOMES

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.

PROJECT SCOPE

THE SITE CONSISTS OF CONSOLIDATION OF THREE VACANT PARCELS OF LAND AND INCLUDES THE CONSTRUCTION OF UP TO 195 SINGLE FAMILY ATTACHED AND DETACHED HOMES, THE ASSOCIATED PARKS, AND INFRASTRUCTURE. THE MAJORITY OF THE HOMES WILL BE ALLEY LOADED, WITH MANY OF THE ALLEY LOADED HOMES FRONTING COMMON HOA MAINTAINED GREEN SPACE. WHILE THE SINGLE FAMILY DETACHED HOMES WILL BE LOCATED ALONG THE SITE'S WEST, NORTH AND SOUTH EDGES (AT THE REQUEST OF THE NEIGHBORING COMMUNITY), TOWNHOMES OR DUPLEXES ARE BEING PROPOSED ALONG SHERIDAN BOULEVARD BETWEEN FUTURE 103RD AND FUTURE 101ST. IN ADDITION, TO THE MIX OF SINGLE FAMILY ATTACHED AND DETACHED HOMES THE SITE ALSO OFFERS THE ABILITY TO PROVIDE OVER 6 ACRES OF OPEN SPACE LOCATED ADJACENT TO THE MIDDLE HYLANDS CREEK OPEN SPACE. THE PROJECT IS ALSO ABLE TO OFFER A SETBACK OF ABOUT 150' FROM THE DEVELOPMENT TO THE CENTERLINE OF THE MIDDLE HYLANDS CREEK PROVIDING A BUFFER FROM THIS IMPORTANT DRAINAGE WHILE AT THE SAME TIME PRESERVING THE MOUNTAIN VIEWS ALONG 104TH. THE COMMUNITY WILL ALSO HAVE A NEIGHBORHOOD PARK OF AT LEAST 1.6 ACRES. THE COMMUNITY WILL BE ACCESSED OFF OF 102ND, FUTURE 103RD (RIGHT-IN / RIGHT-OUT), AND FUTURE 101ST WITH A PROPOSED SIGNALIZED INTERSECTION.

ZONING & LAND USE

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

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 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:
IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION WITHIN 90 DAYS OF FINAL PLAT APPROVAL. WHILE MARKET CONDITIONS ARE OBVIOUSLY VERY DIFFICULT TO PREDICT, OUR CURRENT PERFORMA'S ARE AIMING FOR AN ABSORPTION RATE OF 5-6 UNITS PER MONTH. ANTICIPATED PHASING:

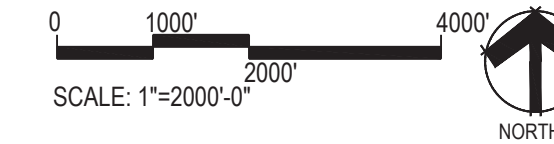
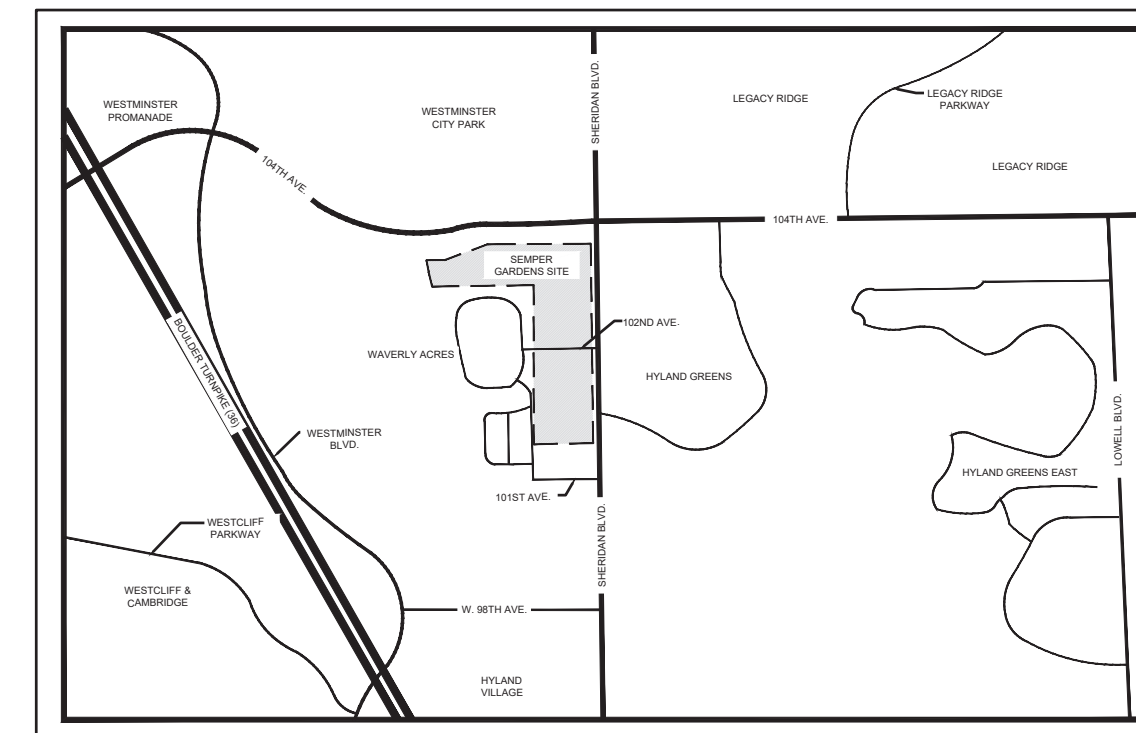
- CLUBHOUSE CONSTRUCTION TO BEGIN PRIOR TO 100 HOME PERMITS BEING ISSUED
- NORTHERN DETENTION PONDS TO BE CONSTRUCTED WITH FIRST PHASE OF AREA NORTH OF 102ND
- SOUTHERN DETENTION PONDS TO BE CONSTRUCTED WITH FIRST PHASE OF AREA SOUTH OF 102ND
- PRIVATE PARK LANDSCAPING TO BE CONSTRUCTED AT THE TIME OF ADJACENT RESIDENTIAL UNITS OR WITH CLUBHOUSE CONSTRUCTION
- INDIVIDUAL LANDSCAPE TRACTS TO BE COMPLETED AT TIME OF ADJACENT HOME CONSTRUCTION

CITY COUNCIL CONDITION OF APPROVAL FROM THE PDP

THE OVERALL DENSITY FOR THIS DEVELOPMENT SHALL NOT EXCEED A COLLECTIVE DENSITY ABOVE 5 DWELLING UNITS PER ACRE, OVER THE ENTIRETY OF THE PROJECT. THIS CONDITION SUPERCEDES ANY CONFLICTING STATEMENTS IN THE PDP.

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 1 OF 97

VICINITY MAP



ADJACENT ZONING & LAND USE

	ZONING	LAND USE	2040 COMP. PLAN DESIGNATION
SUBJECT SITE	PUD/ RESIDENTIAL LOW DENSITY / RESIDENTIAL MEDIUM DENSITY	VACANT / AGRICULTURAL	RESIDENTIAL LOW DENSITY / RESIDENTIAL MEDIUM DENSITY
NORTH:	O-1	OPEN SPACE, CITY PARK, VACANT LAND	CITY OPEN SPACE, PUBLIC PARKS, COMMERCIAL
SOUTH:	PUD	SINGLE FAMILY RESIDENTIAL	RESIDENTIAL MEDIUM DENSITY
EAST:	PUD	SINGLE / SENIOR LIVING RESIDENTIAL	RESIDENTIAL LOW DENSITY / RESIDENTIAL MEDIUM DENSITY
WEST:	PUD	SINGLE FAMILY RESIDENTIAL, OPEN SPACE	RESIDENTIAL LOW DENSITY / OPEN SPACE

LOTS AND COVERAGE

TOTAL SITE AREA:	39.0 AC.- 1,698,992 S.F.
NUMBER OF LOTS:	195
BUILDING COVERAGE (SF & %):	318,888 S.F. 18.8%
PAVEMENT & SIDEWALK (SF & %):	405,287 S.F. 23.9%
LANDSCAPE AREA(INCLUDES ALL SOFT SURFACE AREA ON SITE INCLUDING LOTS) (SF & %):	715,200 S.F. 42%
PUBLIC LAND DEDICATION	259, 617 S.F. 15.3%
MINIMUM LOT SIZE:	1,600 SF (INTERIOR TOWNHOME)

PROJECT/SITE DATA

ODP BOUNDARY AREA (SF/ACRES):	1,698,992 SF / 39.0 AC.
GFA (SF):	N/A
FFA (SF):	N/A
FAR/DU PER ACRE (#):	5.0
MAXIMUM BUILDING HEIGHT(S) (FT):	40'-0"

MINIMUM SETBACKS

	SINGLE FAMILY DETACHED - FRONT LOADED	SINGLE FAMILY - SMALL LOT/ ALLEY LOADED	TOWNHOME - ALLEY LOADED	DUPLEX - ALLEY LOADED
FRONT TO GARAGE	25'-0"	N/A	N/A	N/A
FRONT TO BUILDING FACADE	20'-0"	15'-0"	7'-0"	15'-0"
FRONT TO PORCH	N/A	7'-0"	7'-0"	7'-0"
SIDE FROM INTERNAL PROPERTY LINE	7'-6"	5'-0"	0'-0"	0'-0"
SIDEYARD	7'-6"	5'-0"	5'-0"	5'-0"
REAR - ALLEY LOAD	N/A	8'-0"	8'-0"	8'-0"
REAR - FRONT LOAD	25'-0"	N/A	N/A	N/A
REAR TO DECK - FRONT LOAD	18'-0"	N/A	N/A	N/A

NOTE: ACCESSORY STRUCTURES NOT ALLOWED WITHIN SUBDIVISION

DEVELOPER
BERKELEY HOMES -JEFF WILLIS
10630 E. BETHANY DR., STE. B
AURORA, CO 80014
303-503-9780
JWILLIS@LIVEBERKELEY.COM

PROPERTY OWNER
BLOCKS 1, 2, 3, AND 16, SEMPER GARDENS:
R DEAN HAWN INTERESTS
3030 LBJ FRWY STE 1640 LB 31
DALLAS TX 75234

HOLTZCLAW PARCEL:
HOLTZCLAW LEONARD E
HOLTZCLAW RUBY V
4825 TREY VIEW CT
CHARLOTTE NC 28227

AMBERWOOD PARCEL:
AMBERWOOD ESTATE LLC
9070 E HARVARD AVE
DENVER CO 80231

OWNER APPROVAL

I, _____, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20__.

SIGNATURE _____

CITY APPROVAL

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

CHAIRMAN _____

ATTEST: CITY CLERK _____

CITY COUNCIL

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 JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS _____ DAY OF _____, 20__, AT ____ O'CLOCK __M.

JEFFERSON COUNTY CLERK AND RECORDER _____

BY: DEPUTY CLERK _____

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.

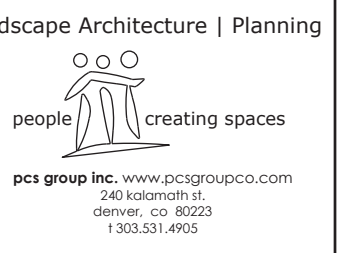
DATE _____ REGISTERED LAND SURVEYOR & NO. _____

CONSULTANTS

PLANNER & LANDSCAPE ARCHITECT
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AL@PCSGROUP.CO

CIVIL ENGINEER
CAGE CIVIL ENGINEERING - ERIC PEARSON
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ARCHITECT
GODDEN SUDIK ARCHITECTS - ALEX JEWETT
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ALEXJ@GODDENSDI.K.COM



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street
Suite 250
Centennial, CO 80111



BERKELEYHOMES
DATE: MAY 19, 2023

SEMPER GARDENS
OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

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COVER

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 97

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 \$2,378 (2023) PER SFD DWELLING UNIT IS DUE TO THE CITY. FOR 97 DWELLINGS THE TOTAL FEE IS \$230,666. A FEE OF \$1,934 (2023) PER SFA DWELLING UNIT IS DUE TO THE CITY. FOR 98 DWELLINGS THE TOTAL FEE IS \$189,532. FOR A TOTAL FEE OF \$420,198. AS PART OF THE AMBERWOOD SUBMITTAL A PARK DEVELOPMENT FEE OF \$22,815 WAS PAID. THE TOTAL FEE FOR THIS DEVELOPMENT IS \$420,198 - \$22,815 = \$397,383. 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: PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. A COMBINATION OF CASH-IN-LIEU AND LAND DEDICATION WILL BE PROVIDED TO SATISFY THE REQUIRED PUBLIC LAND DEDICATION. 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 3 PERSONS PER SFD UNIT AND 2.5 PERSONS PER SFA UNIT. FOR 97 SFD AND 98 SFA UNITS THE POPULATION IS 536 PERSONS. FOR 536 PERSONS THE PUBLIC LAND DEDICATION REQUIRED IS 6.43 ACRES (536*0.012AC). 6.058 AC WILL BE PROVIDED ON SITE AND THE BALANCE WILL BE COVERED BY PREVIOUSLY PAID CASH-IN-LIEU FROM THE AMBERWOOD SUBMITTAL PROVIDING FOR THE REMAINING 0.47 ACRES.

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 DETACHED A FEE OF \$876 (2020) PER DWELLING UNIT IS DUE TO THE CITY. FOR 97DWELLINGS THE TOTAL FEE IS \$84,972. FOR SINGLE FAMILY ATTACHED A FEE OF \$468 (2020) PER DWELLING UNIT IS DUE TO THE CITY. FOR 98 DWELLINGS THE TOTAL FEE IS \$45,864. FOR A TOTAL FEE OF \$130,836. AS PART OF THE AMBERWOOD SUBMITTAL A SCHOOL LAND DEDICATION FEE OF \$11,388 WAS PAID. THE TOTAL FEE FOR THIS DEVELOPMENT IS \$130,836 - \$11,388 = \$119,448. 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

RECOVERY COSTS: RECOVERIES FOR THE WATER LINE ALONG SHERIDAN ARE DUE. THIS FEE IS \$12.78 PER LINEAR FOOT OF FRONTAGE. 1,992 LF x \$12.78 = \$25,457.76 TOTAL FEE. AS PART OF THE AMBERWOOD SUBMITTAL A SHERIDAN RECOVERY FEE OF \$1,935.97 WAS PAID. THE TOTAL FEE FOR THIS DEVELOPMENT IS \$25,457.76 - \$1,935.97 = \$23,521.79. ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL ALSO BE EFFECTIVE AGAINST THE DEVELOPMENT. 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: 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 RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

SIGNAL IMPROVEMENTS: FULL SIGNAL IMPROVEMENTS, MEETING CURRENT STANDARDS AT THE INTERSECTION OF 101ST AVE AND SHERIDAN BLVD, INCLUDING POLES, MAST ARMS, LUMINAIRES, CONDUIT, WIRING, CAISSONS, PUSH BUTTONS, METER, SIGNAGE AND OTHER APPURTANANCES. SIGNAL CABINET AND CONTROLLER TO REMAIN. CITY OF WESTMINSTER AGREES TO CONTRIBUTE NOT TO EXCEED \$150,000 TO SUPPORT THIS WORK.

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.
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, 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.
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 PLAT.
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. 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 OR 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.

DESIGN ELECTIVES

Table with 2 columns: SCORE and INCENTIVE. Contains design elective details for single family attached units, including sections for 5. ACCESS, CIRCULATION, PARKING; 6. BUS BENCHES AND SHELTERS; 8. SITE AMENITIES; 10. PRIVATE OPEN SPACE AND PRIVATE PARKS; ARCHITECTURAL DESIGN; 1. EXTERIOR DESIGN ELEMENTS; 3. PATIOS, BALCONIES AND FRONT PORCHES; LANDSCAPE DESIGN; 1. PRIVATE LANDSCAPING.

Table with 2 columns: SCORE and INCENTIVE. Contains design elective details for single family detached units, including sections for 5. CIRCULATION; 6. STREET LIGHTING; 11. MULTI-USE TRAILS; 13. PRIVATE OPEN SPACE AND PRIVATE PARKS; 14. RECREATION FACILITIES; ARCHITECTURAL DESIGN; 2. EXTERIOR DESIGN ELEMENTS; 3. GARAGES; LANDSCAPE DESIGN; 1. RIGHT-OF-WAY LANDSCAPING; ENVIRONMENTAL DESIGN; 1. LANDSCAPING AND WATER CONSERVATION; 2. BUILDING CONSTRUCTION.



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DATE: MAY 19, 2023

SEMPER GARDENS
OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

Table with 2 columns: Revision NO. and Date. Contains a grid for tracking revisions.

NOTES & ELECTIVES

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 3 OF 97



SEMPER GARDENS
OFFICIAL DEVELOPMENT PLAN

PUD EXCEPTIONS

PREVIOUSLY APPROVED EXCEPTIONS

Table with 2 columns: Item number and Description. Items 1-3 detailing previously approved exceptions regarding product diversity, earth berming, and grading.

ADDITIONAL EXCEPTIONS TO SINGLE FAMILY ATTACHED DESIGN STANDARDS

Table with 2 columns: DESIGN STANDARD and EXCEPTION JUSTIFICATION. Items 4-8 detailing exceptions for sidewalks, site amenities, setbacks, and duplex setbacks.

ARCHITECTURAL DESIGN

2. EXTERIOR DESIGN ELEMENTS

Table with 2 columns: DESIGN STANDARD and EXCEPTION JUSTIFICATION. Item 9 detailing an exception for roof design.

ADDITIONAL EXCEPTIONS TO SINGLE FAMILY DETACHED DESIGN STANDARDS

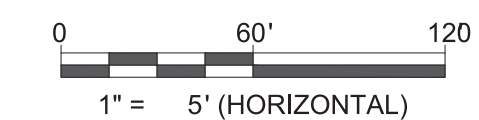
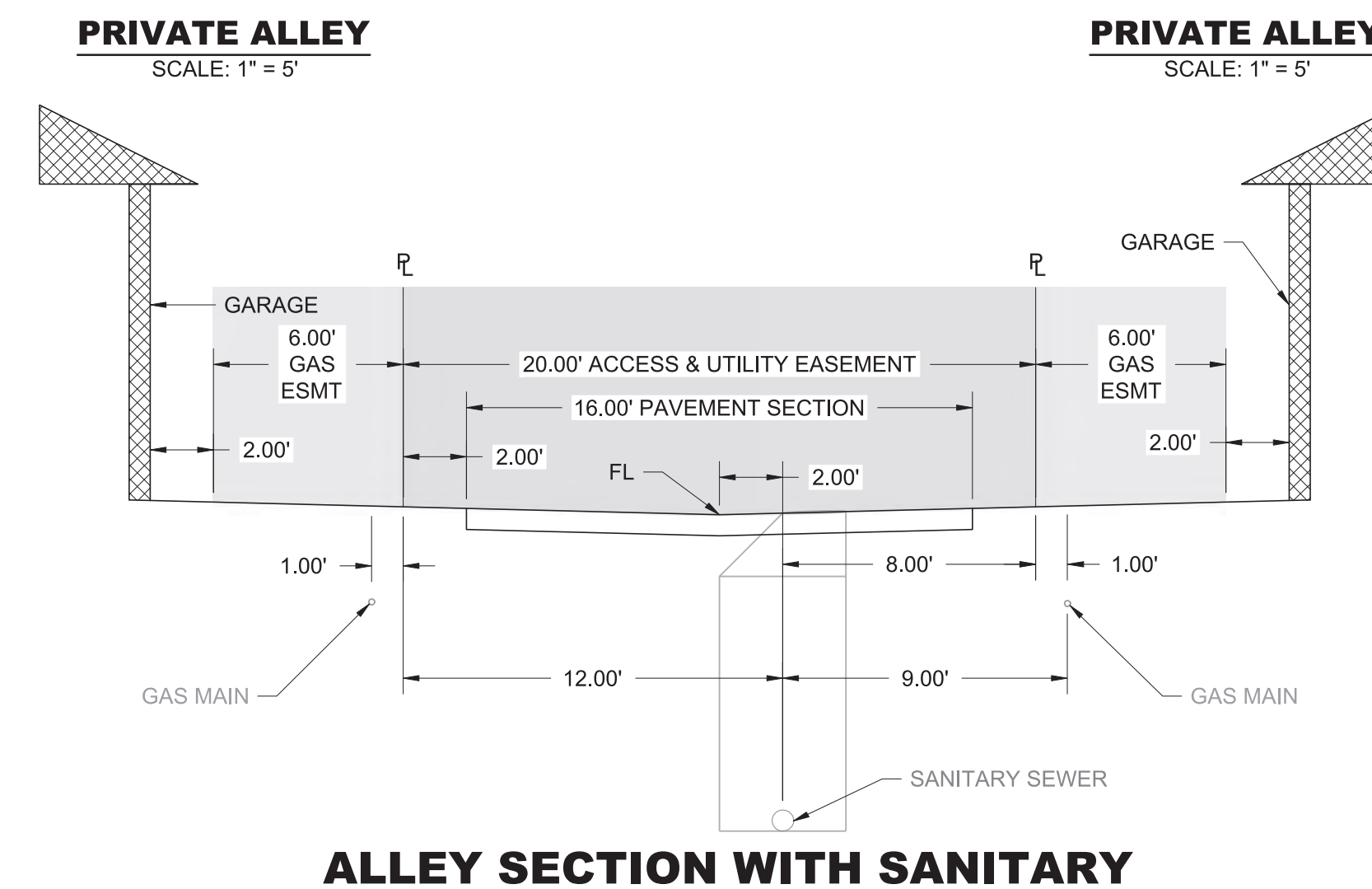
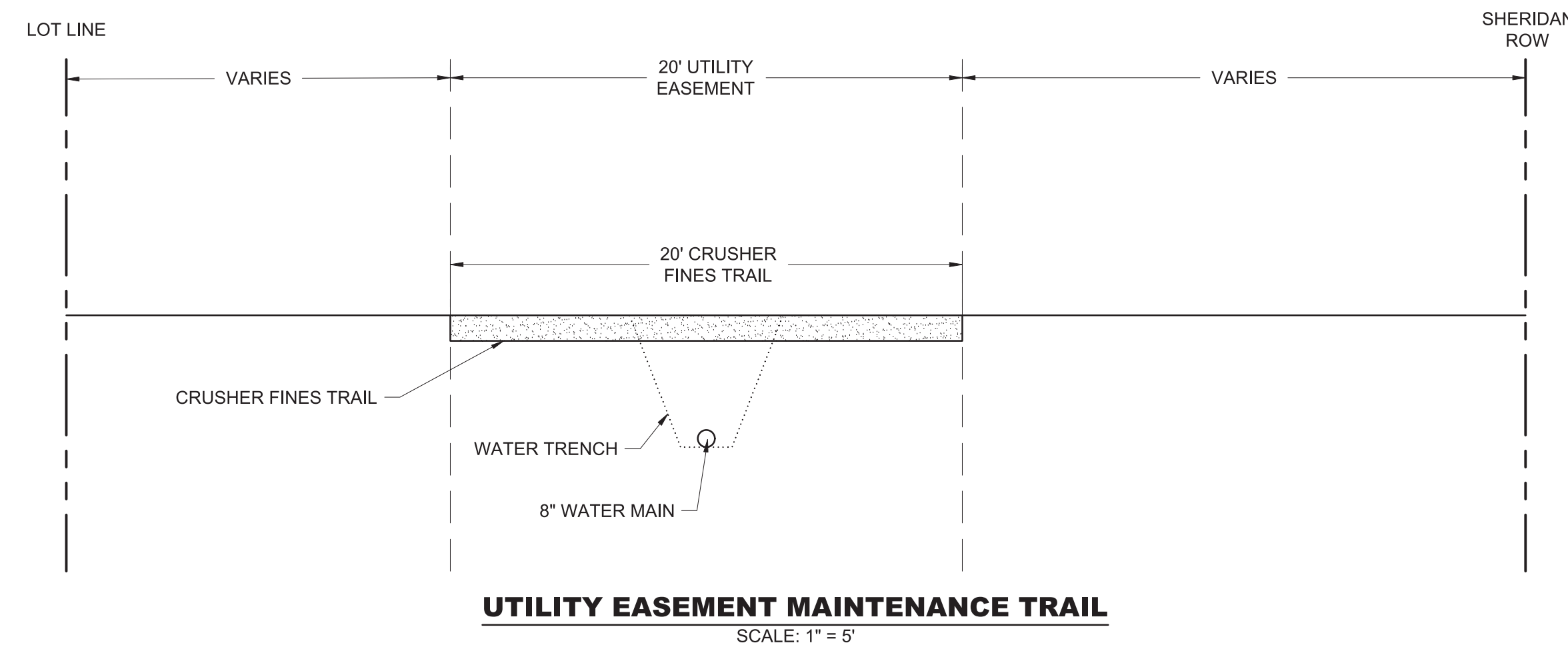
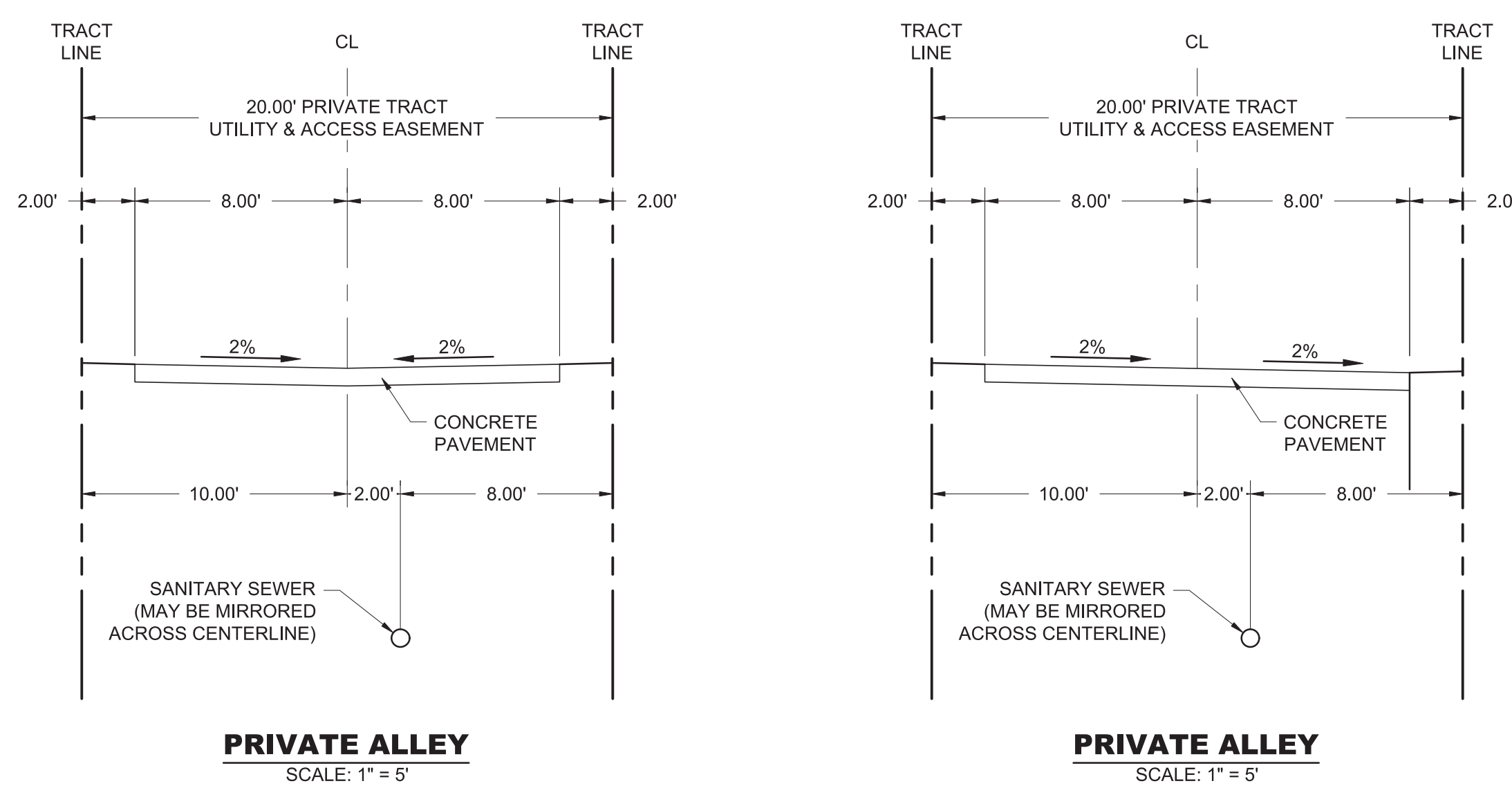
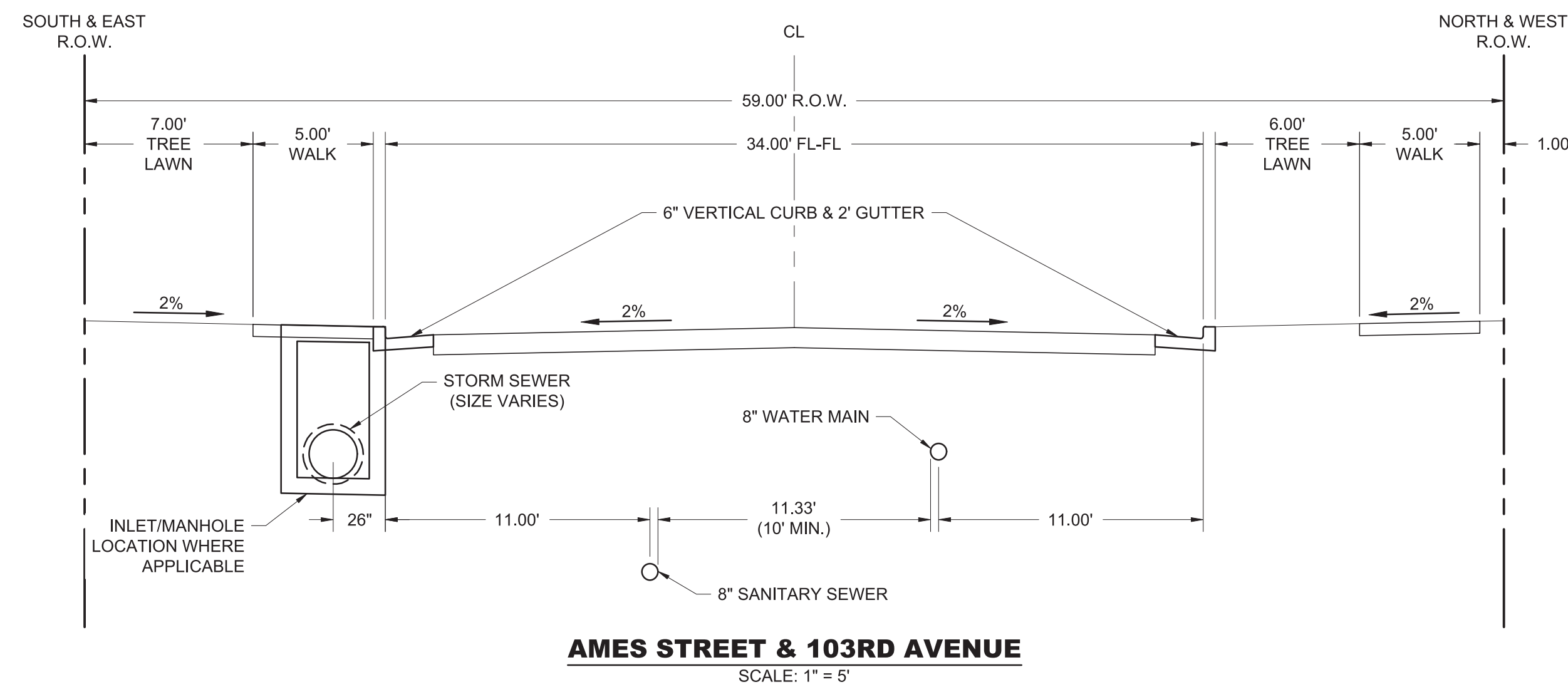
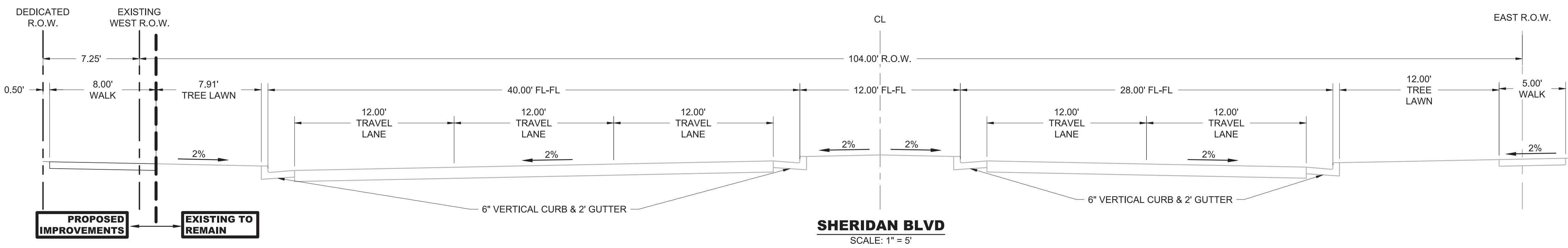
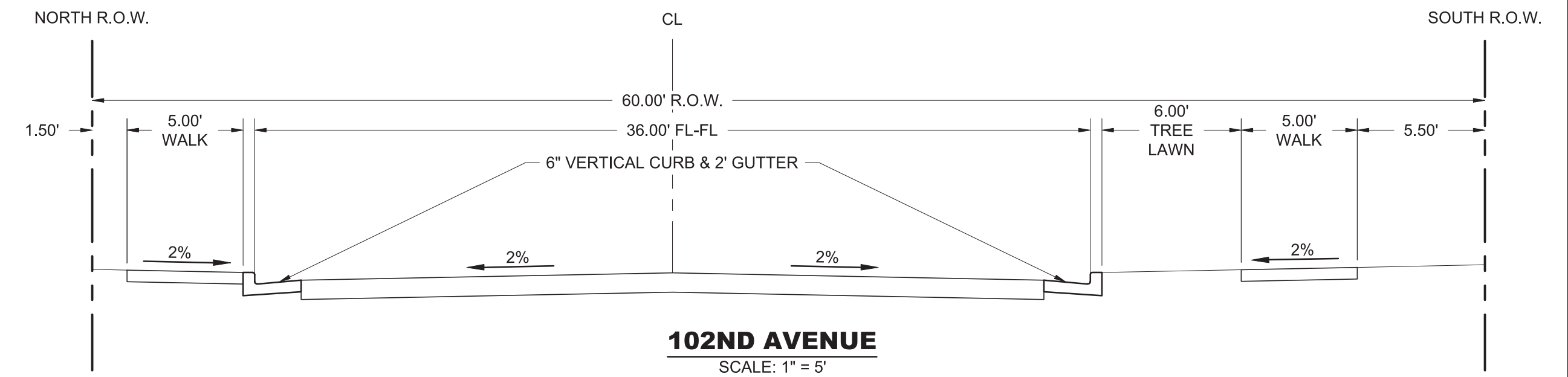
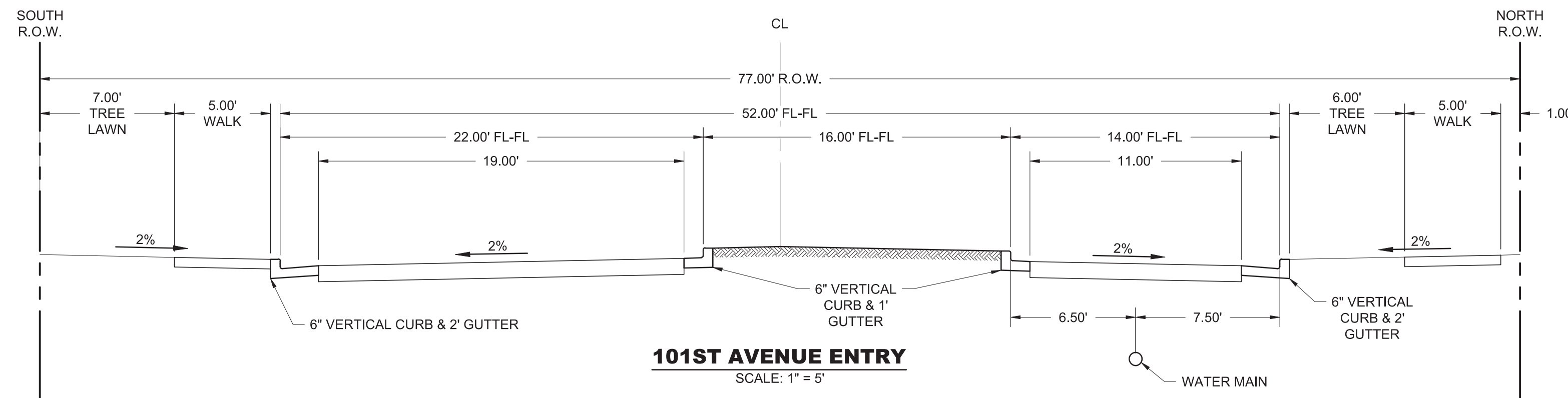
Table with 2 columns: DESIGN STANDARD and EXCEPTION JUSTIFICATION. Items 10-18 detailing exceptions for sidewalks, setbacks, primary structure setbacks, recreation facilities, roof breaks, outdoor living areas, bay windows, and garages.

Revision NO. / Date:

EXCEPTIONS

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
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SHEET 4 OF 96

SEMPER GARDENS
OFFICIAL DEVELOPMENT PLAN



Revision NO. / Date:

STREET SECTIONS

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
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CAGE
 CIVIL ENGINEERING

BERKELEYHOMES
 DATE: MAY 19, 2023

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

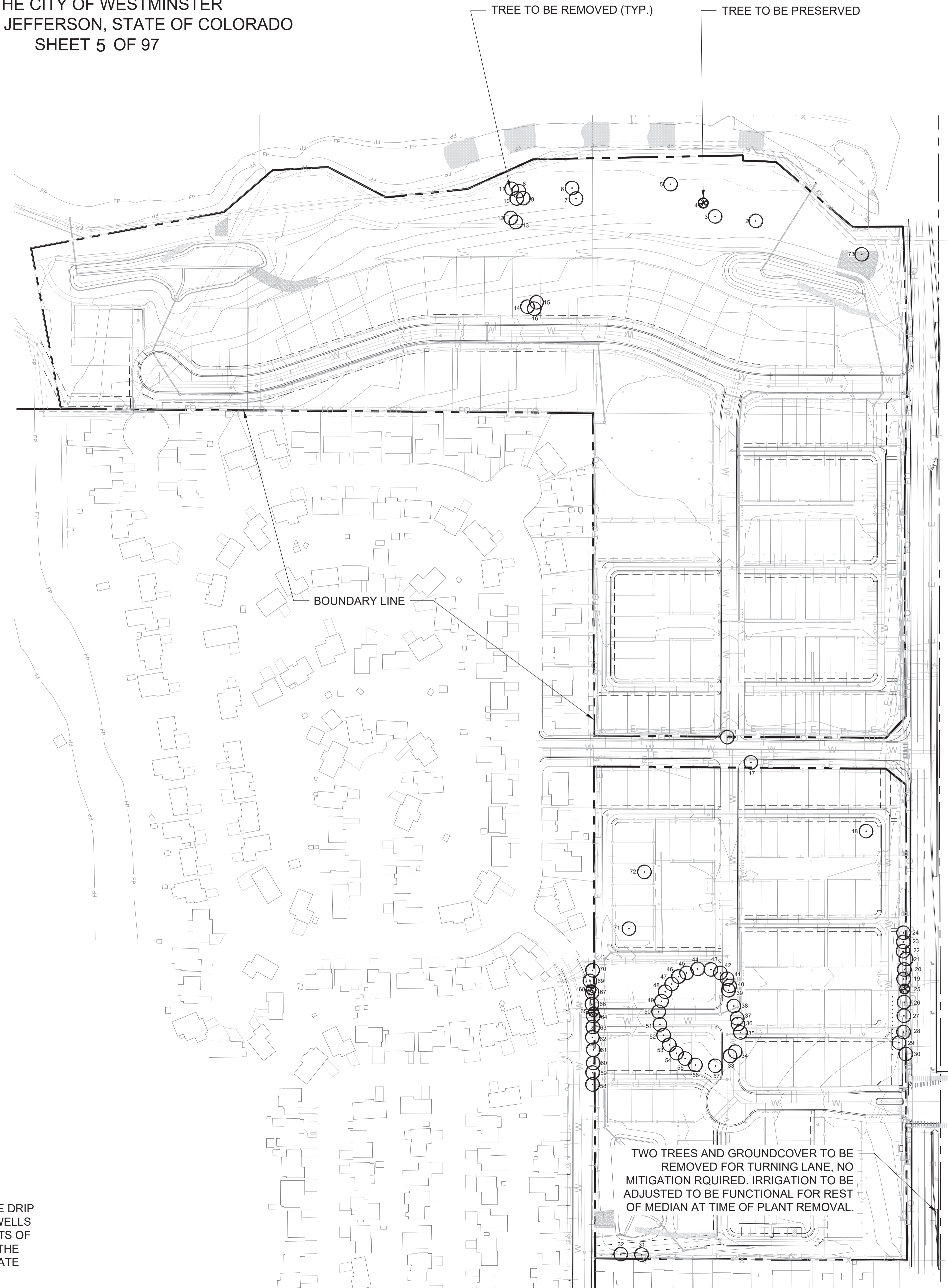
TREE SURVEY & MITIGATION CHARTS

Table 3. -- Existing Tree Inventory

#	Common Name	Scientific Name	DBH	Condition	Remove/Preserve	Mitigation
1	Plains cottonwood	<i>Populus deltoides ssp. monilifera</i>	23.5	Fair	Remove	None
2*	Siberian elm	<i>Ulmus pumila</i>	4.0	Very Poor	Remove	None
3*	Siberian elm	<i>Ulmus pumila</i>	8.0	Very Poor	Remove	None
4	Cedar	<i>Cedrus sp.</i>	6.5	Good	Preserve	Preserve
5	Siberian elm	<i>Ulmus pumila</i>	6.0	Poor	Remove	None
6	Siberian elm	<i>Ulmus pumila</i>	12.0	Poor	Remove	None
7	Siberian elm	<i>Ulmus pumila</i>	7.0	Poor	Remove	None
8	Siberian elm	<i>Ulmus pumila</i>	4.0	Good	Remove	None
9	Siberian elm	<i>Ulmus pumila</i>	4.0	Very Poor	Remove	None
10	Siberian elm	<i>Ulmus pumila</i>	5.0	Fair	Remove	None
11	Siberian elm	<i>Ulmus pumila</i>	7.0	Very Poor	Remove	None
12	Siberian elm	<i>Ulmus pumila</i>	3.0	Good	Remove	None
13	Siberian elm	<i>Ulmus pumila</i>	8.0	Very Poor	Remove	None
14	Siberian elm	<i>Ulmus pumila</i>	13.0	Fair	Remove	None
15	Siberian elm	<i>Ulmus pumila</i>	18.0	Fair	Remove	None
16	Siberian elm	<i>Ulmus pumila</i>	3.0	Good	Remove	None
17	Plains cottonwood	<i>Populus deltoides ssp. monilifera</i>	19.0	Fair	Remove	None
18	Siberian elm	<i>Ulmus pumila</i>	3.0	Good	Remove	None
19	Siberian elm	<i>Ulmus pumila</i>	3.0	Good	Remove	None
20	Siberian elm	<i>Ulmus pumila</i>	3.5	Good	Remove	None
21	Siberian elm	<i>Ulmus pumila</i>	3.0	Good	Remove	None
22	Siberian elm	<i>Ulmus pumila</i>	3.0	Good	Remove	None
23	Siberian elm	<i>Ulmus pumila</i>	5.0	Good	Remove	None
24	Siberian elm	<i>Ulmus pumila</i>	5.0	Good	Remove	None- In Easement
25	Cedar	<i>Cedrus sp.</i>	5.0	Good	Remove	None- In Easement
26	Silver poplar	<i>Populus alba</i>	3.0	Good	Remove	None- In Easement
27	Russian olive	<i>Elaeagnus angustifolia</i>	4.0	Good	Remove	None- In Easement
28	Silver poplar	<i>Populus alba</i>	3.5	Good	Remove	None- In Easement
29	Crabapple	<i>Malus sp.</i>	5.0	Good	Remove	None- In Easement
30	Silver poplar	<i>Populus alba</i>	6.0	Good	Remove	None- In Easement
31	Cherry	<i>Prunus sp.</i>	9.0	Good	Remove	None- In Easement
32	Crabapple	<i>Malus sp.</i>	6.0	Good	Remove	None- In Easement
33	Siberian elm	<i>Ulmus pumila</i>	4.0	Fair	Remove	None
34	Siberian elm	<i>Ulmus pumila</i>	4.0	Fair	Remove	None
35	Siberian elm	<i>Ulmus pumila</i>	4.0	Fair	Remove	None
36	Siberian elm	<i>Ulmus pumila</i>	4.0	Fair	Remove	None
37	Siberian elm	<i>Ulmus pumila</i>	4.0	Fair	Remove	None
38	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
39	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
40	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
41	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
42	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
43	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
44	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
45	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
46	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
47	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
48	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
49	Siberian elm	<i>Ulmus pumila</i>	2.0	Fair	Remove	None
50	Siberian elm	<i>Ulmus pumila</i>	2.0	Fair	Remove	None
51	Siberian elm	<i>Ulmus pumila</i>	2.0	Fair	Remove	None
52	Siberian elm	<i>Ulmus pumila</i>	2.0	Fair	Remove	None
53	Siberian elm	<i>Ulmus pumila</i>	2.0	Fair	Remove	None
54	Siberian elm	<i>Ulmus pumila</i>	2.0	Fair	Remove	None
55	Siberian elm	<i>Ulmus pumila</i>	2.0	Fair	Remove	None
56	Siberian elm	<i>Ulmus pumila</i>	2.0	Fair	Remove	None
57	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
58	Green ash	<i>Fraxinus pennsylvanicus</i>	6.0	Good	Remove, EAB	None
59	Green ash	<i>Fraxinus pennsylvanicus</i>	6.0	Fair	Remove, EAB	None- Off site
60	Green ash	<i>Fraxinus pennsylvanicus</i>	6.0	Good	Remove, EAB	None- Off site
61	Green ash	<i>Fraxinus pennsylvanicus</i>	9.0	Very Poor	Remove, EAB	None- Off site
62	Green ash	<i>Fraxinus pennsylvanicus</i>	4.0	Very Poor	Remove, EAB	None- Off site
63	Green ash	<i>Fraxinus pennsylvanicus</i>	7.0	Fair	Remove, EAB	None- Off site/ROW
64	Honey locust	<i>Gleditsia triacanthos</i>	7.0	Good	Remove	None- Off site/ ROW
65	Austrian pine	<i>Pinus nigra</i>	6.0	Good	Remove	None- Off site/ ROW
66	Green ash	<i>Fraxinus pennsylvanicus</i>	7.0	Good	Remove, EAB	None- Off site
67	Green ash	<i>Fraxinus pennsylvanicus</i>	6.0	Good	Remove, EAB	None- Off site
68	Pinyon pine	<i>Pinus edulis</i>	11.0	Good	Remove	None- Off site
69	Green ash	<i>Fraxinus pennsylvanicus</i>	7.0	Good	Remove, EAB	None- Off site
70	Green ash	<i>Fraxinus pennsylvanicus</i>	5.0	Poor	Remove, EAB	None- Off site
71	Siberian elm	<i>Ulmus pumila</i>	4.0	Good	Remove	None
72	Siberian elm	<i>Ulmus pumila</i>	3.0	Fair	Remove	None
73	Siberian elm	<i>Ulmus pumila</i>	8.5	Fair	Remove	None

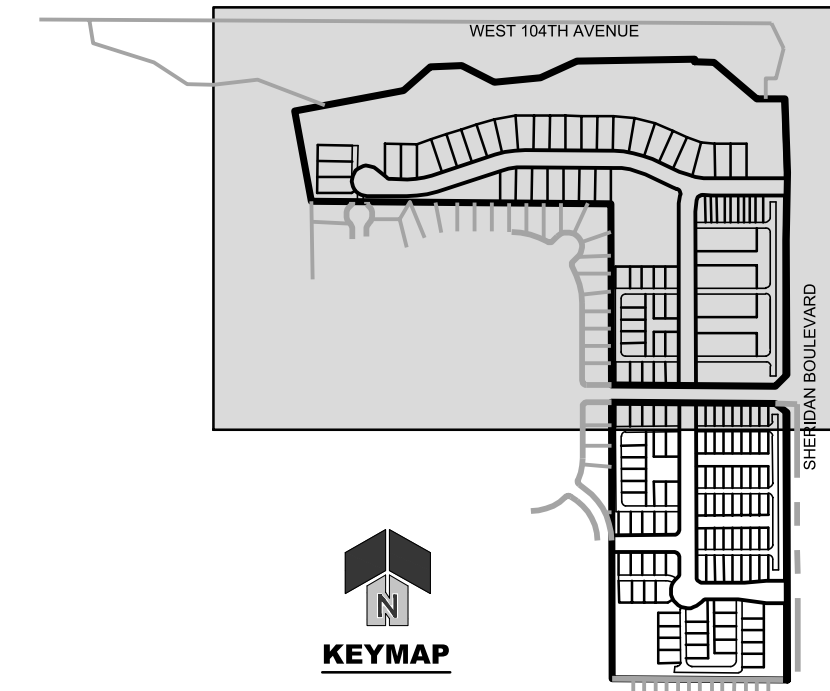
Notes:
 -ID# refers to Figure 1. Tree Inventory
 -DBH refers to diameter at breast height measured 54 inches above ground
 -EAB refers to the emerald ash borer and is described above.
 -*Indicates sum of DBH for multi-trunk trees at measured height

NOTE: GRADING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF THE TREE TO BE PRESERVED ON SITE. TREE WELLS OR RETAINING WALLS MAY BE USED BEYOND THE LIMITS OF THE DRIP LINE OF THE TREES IN ORDER TO PROTECT THE TREE IF GRADING DOES NOT OTHERWISE ACCOMMODATE PRESERVING THE EXISTING GRADE.



OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 6 OF 96



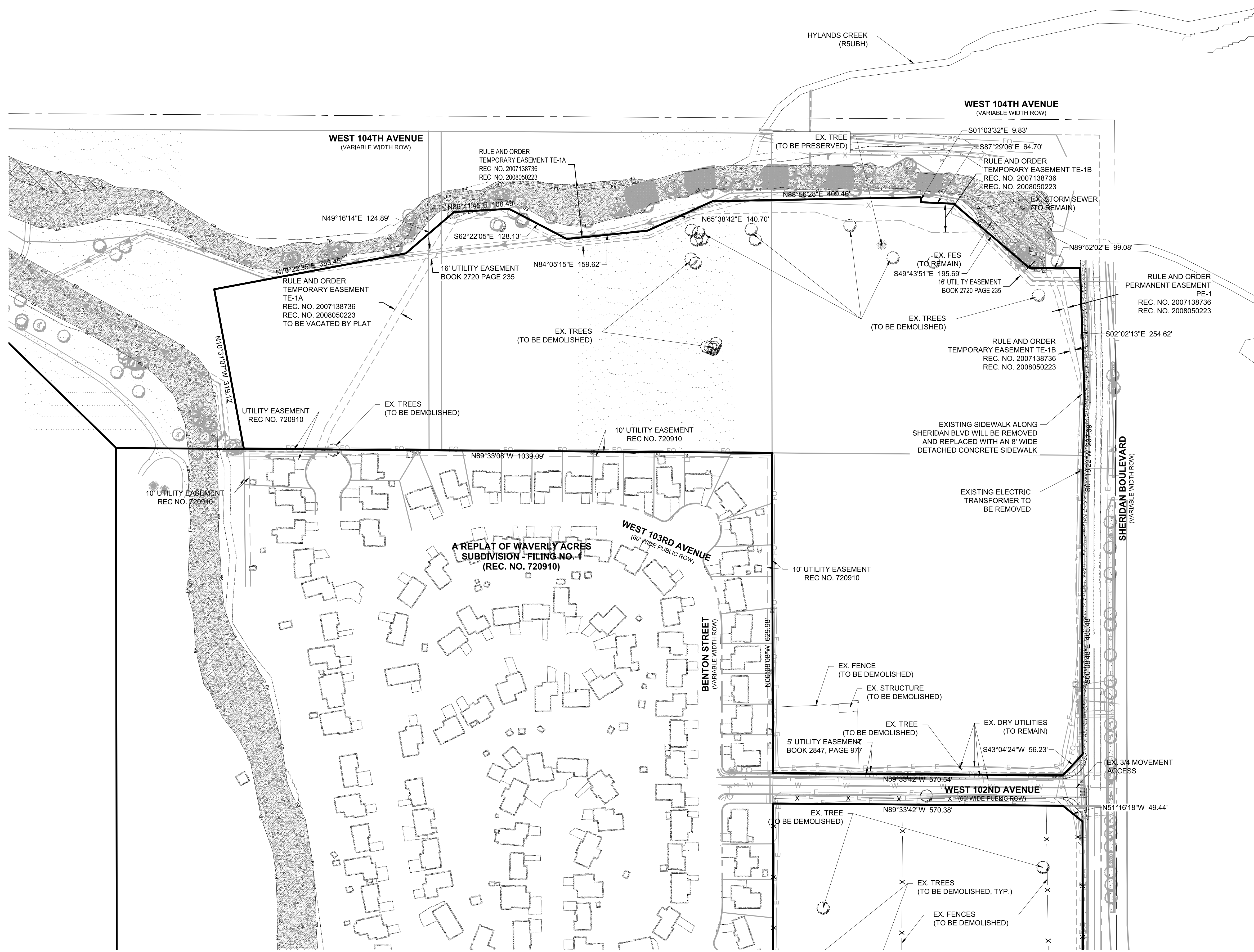
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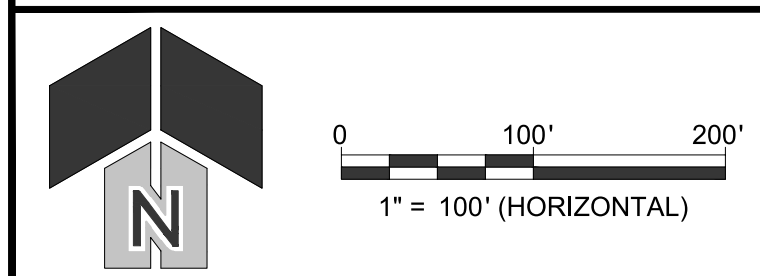


BERKELEY HOMES
DATE: May 19, 2023



LEGEND

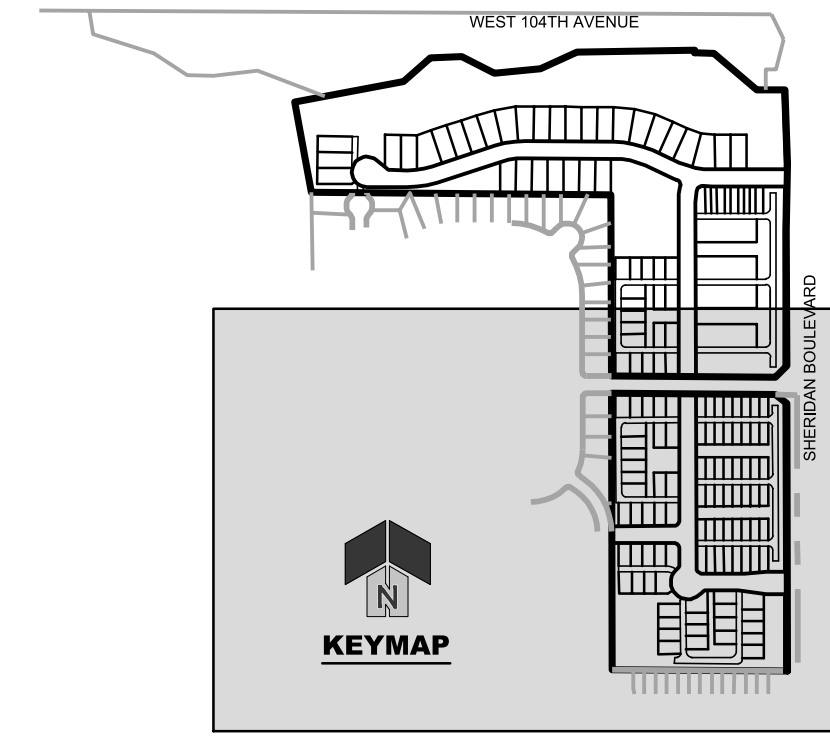
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - 0.2% ANNUAL CHANCE FLOOD HAZARD AREA - 500YR
 - ZONE AE FLOODPLAIN - 100 YR
 - REGULATORY FLOODWAY
- HYLANDS CREEK FLOODWAY AND HAZARD AREA DELINEATION ARE DERIVED FROM REVISED PRELIMINARY FEMA FIRM MAP NUMBER 08059C0093F. LATEST DATE 2/5/2014.



Revision NO. / Date:

EXISTING AND DEMO PLAN

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
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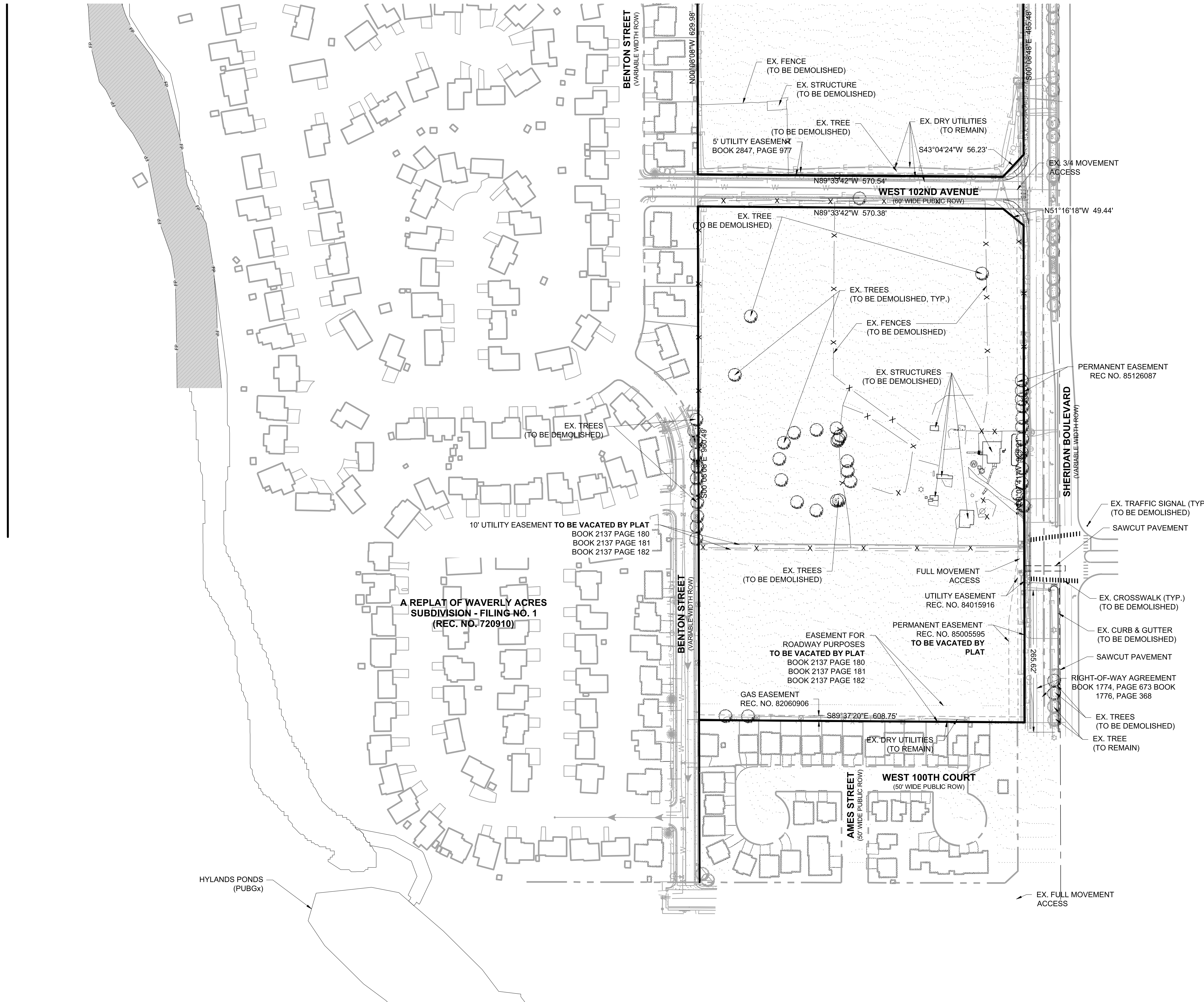
BERKELEY HOMES
DATE: May 19, 2023

LEGEND

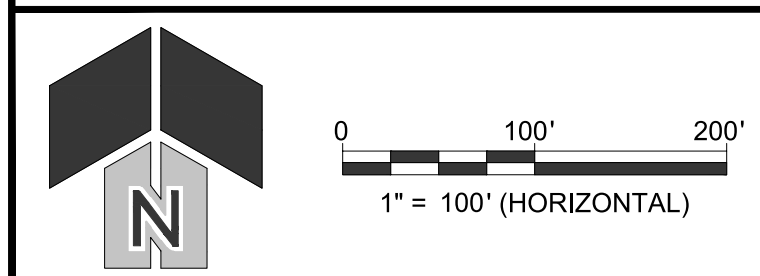
- 100- EXISTING MAJOR CONTOUR
- 100- EXISTING MINOR CONTOUR

HYLANDS CREEK FLOODWAY AND HAZARD AREA DELINEATION ARE DERIVED FROM REVISED PRELIMINARY FEMA FIRM MAP NUMBER 08059C0093F. LATEST DATE 2/5/2014.

- 0.2% ANNUAL CHANCE FLOOD HAZARD AREA - 500YR
- ZONE AE FLOODPLAIN - 100 YR
- REGULATORY FLOODWAY



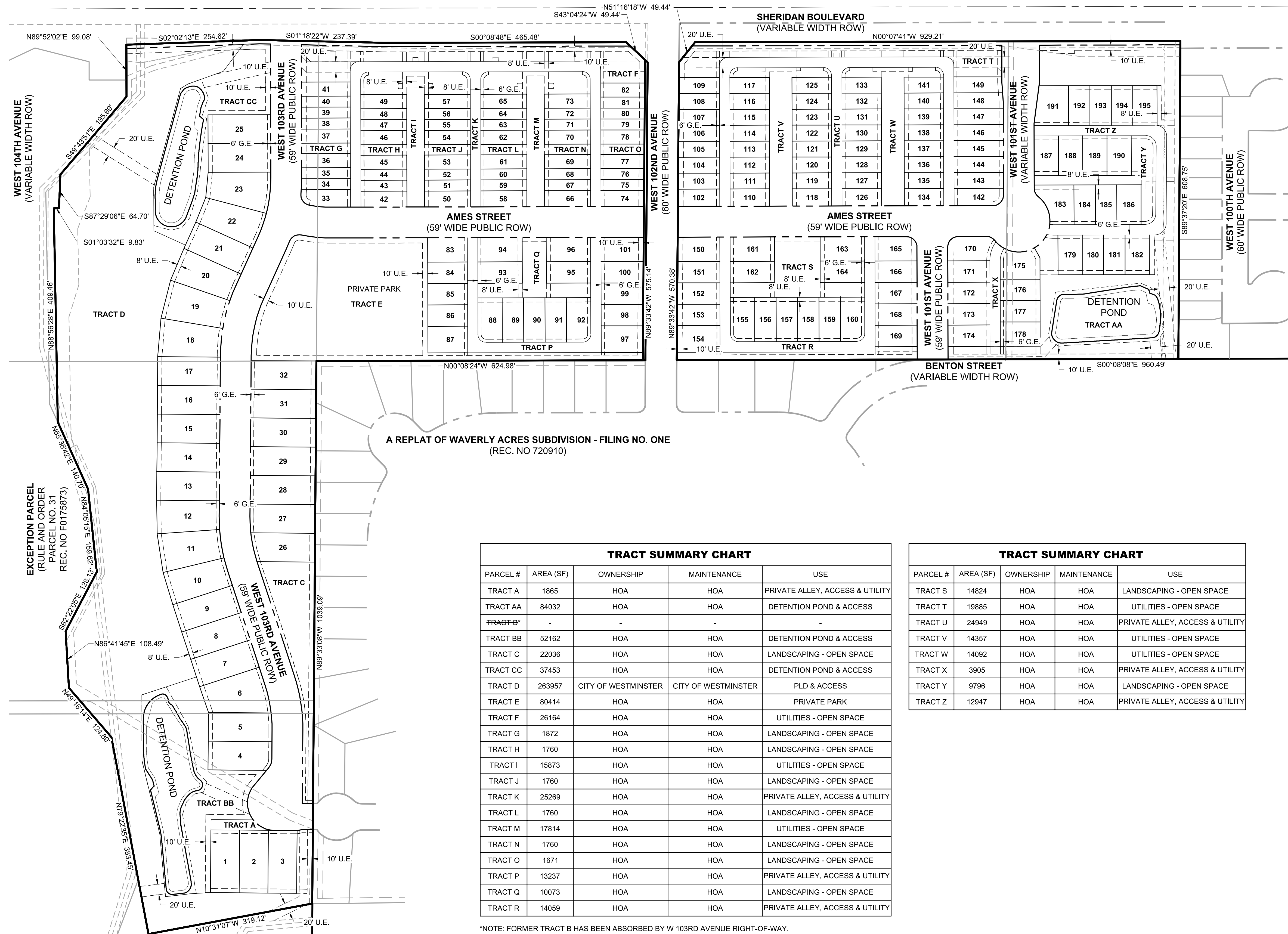
HYLANDS PONDS (PUBGx)



Revision NO. / Date:

EXISTING AND DEMO PLAN

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 8 OF 96



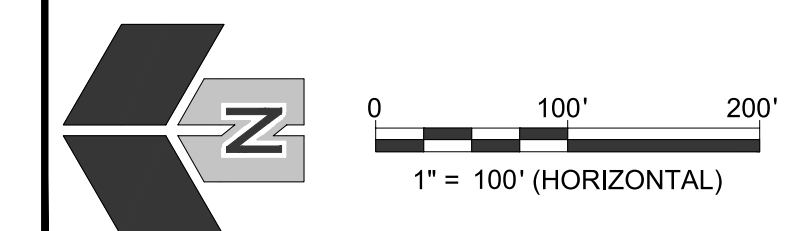
A REPLAT OF WAVERLY ACRES SUBDIVISION - FILING NO. ONE
 (REC. NO 720910)

EXCEPTION PARCEL
 (RULE AND ORDER
 PARCEL NO. 31
 REC. NO F0175873)

TRACT SUMMARY CHART				
PARCEL #	AREA (SF)	OWNERSHIP	MAINTENANCE	USE
TRACT A	1865	HOA	HOA	PRIVATE ALLEY, ACCESS & UTILITY
TRACT AA	84032	HOA	HOA	DETENTION POND & ACCESS
TRACT B	-	-	-	-
TRACT BB	52162	HOA	HOA	DETENTION POND & ACCESS
TRACT C	22036	HOA	HOA	LANDSCAPING - OPEN SPACE
TRACT CC	37453	HOA	HOA	DETENTION POND & ACCESS
TRACT D	263957	CITY OF WESTMINSTER	CITY OF WESTMINSTER	PLD & ACCESS
TRACT E	80414	HOA	HOA	PRIVATE PARK
TRACT F	26164	HOA	HOA	UTILITIES - OPEN SPACE
TRACT G	1872	HOA	HOA	LANDSCAPING - OPEN SPACE
TRACT H	1760	HOA	HOA	LANDSCAPING - OPEN SPACE
TRACT I	15873	HOA	HOA	UTILITIES - OPEN SPACE
TRACT J	1760	HOA	HOA	LANDSCAPING - OPEN SPACE
TRACT K	25269	HOA	HOA	PRIVATE ALLEY, ACCESS & UTILITY
TRACT L	1760	HOA	HOA	LANDSCAPING - OPEN SPACE
TRACT M	17814	HOA	HOA	UTILITIES - OPEN SPACE
TRACT N	1760	HOA	HOA	LANDSCAPING - OPEN SPACE
TRACT O	1671	HOA	HOA	LANDSCAPING - OPEN SPACE
TRACT P	13237	HOA	HOA	PRIVATE ALLEY, ACCESS & UTILITY
TRACT Q	10073	HOA	HOA	LANDSCAPING - OPEN SPACE
TRACT R	14059	HOA	HOA	PRIVATE ALLEY, ACCESS & UTILITY

TRACT SUMMARY CHART				
PARCEL #	AREA (SF)	OWNERSHIP	MAINTENANCE	USE
TRACT S	14824	HOA	HOA	LANDSCAPING - OPEN SPACE
TRACT T	19885	HOA	HOA	UTILITIES - OPEN SPACE
TRACT U	24949	HOA	HOA	PRIVATE ALLEY, ACCESS & UTILITY
TRACT V	14357	HOA	HOA	UTILITIES - OPEN SPACE
TRACT W	14092	HOA	HOA	UTILITIES - OPEN SPACE
TRACT X	3905	HOA	HOA	PRIVATE ALLEY, ACCESS & UTILITY
TRACT Y	9796	HOA	HOA	LANDSCAPING - OPEN SPACE
TRACT Z	12947	HOA	HOA	PRIVATE ALLEY, ACCESS & UTILITY

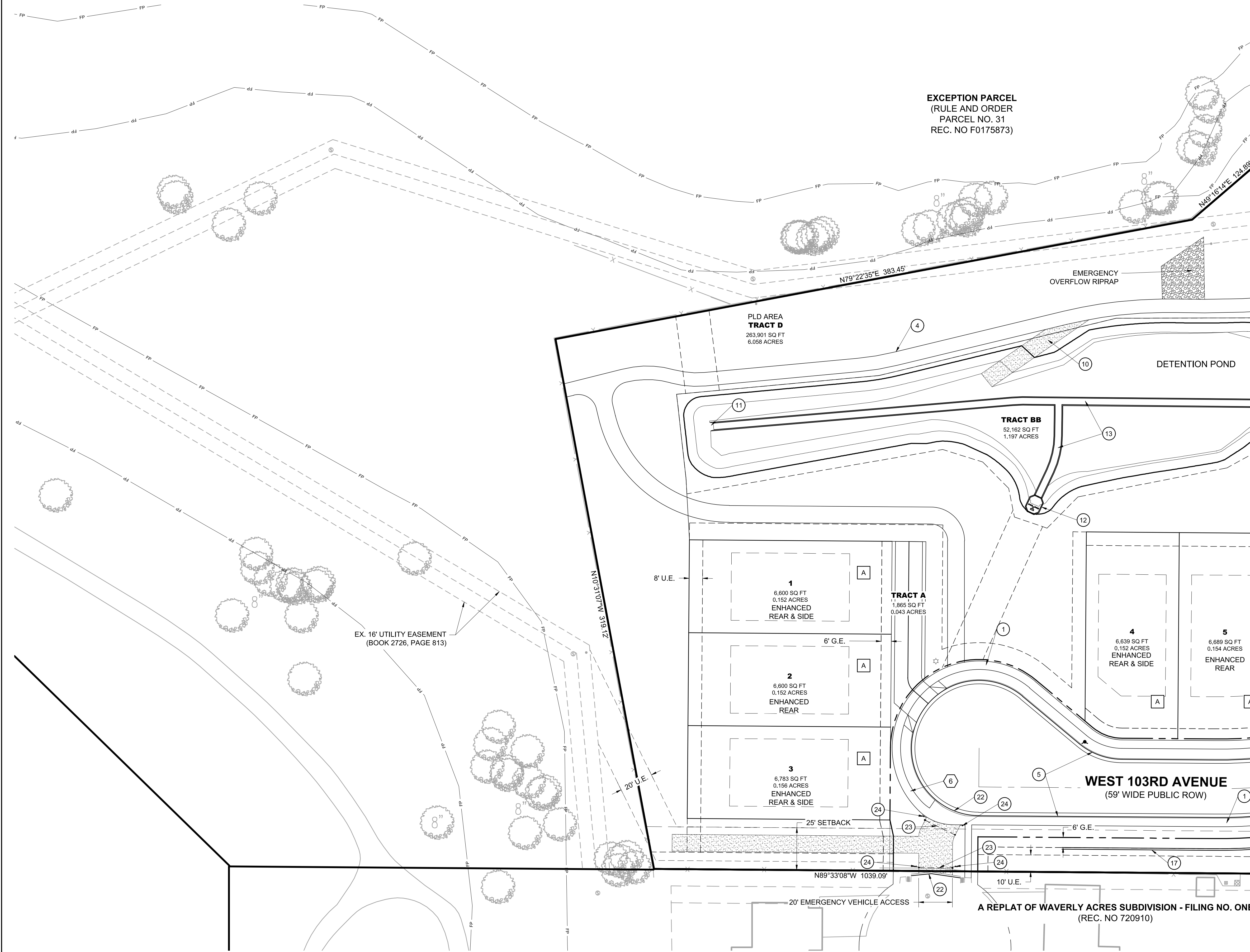
*NOTE: FORMER TRACT B HAS BEEN ABSORBED BY W 103RD AVENUE RIGHT-OF-WAY.



Revision NO. / Date:

OVERALL PLAN

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
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SITE PLAN KEYNOTES:

- 1 5' SIDEWALK
- 2 7' SIDEWALK
- 3 8' SIDEWALK
- 4 8' MULTI-USE TRAIL
- 5 6" VERTICAL C&G
- 6 SIDEWALK CHASE
- 7 UTILITY MAINT. TRAIL
- 8 MONUMENT SIGN
- 9 LIGHTPOST
- 10 POND MAINT. ACCESS
- 11 OUTLET STRUCTURE
- 12 FOREBAY
- 13 TRICKLE CHANNEL
- 14 DRIVE CUT
- 15 STOP SIGN (R1-1)
- 16 MAILBOX AREA
- 17 RETAINING WALL (REF GRADING PLAN)
- 18 "NO PARKING" SIGN WITH DIRECTIONAL ARROW
- 19 "NO PARKING LOADING ZONE" SIGN
- 20 "ONE WAY" SIGN
- 21 "NO LEFT TURN" SIGN
- 22 4" MOUNTABLE CURB & GUTTER
- 23 EVA ENTRANCE WITH BOLLARDS & KNOX BOXES
- 24 R7-1L SIGN W/ LEFT AND RIGHT ARROWS

SITE PLAN LEGEND:

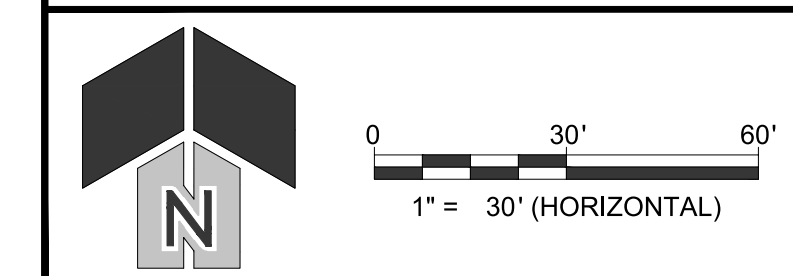
- A LARGE SINGLE FAMILY LOT
- B TOWNHOME LOT
- C SMALL SINGLE FAMILY
- D DUPLEX LOT
- # PARKING COUNT
- SIGHT DISTANCE TRIANGLE
- SIGHT VISIBILITY TRIANGLE
- ☀ LIGHT POLE
- 🚒 FIRE HYDRANT

ODP EXEMPTIONS KEYNOTES:

- 1 DETACHED SIDEWALKS (SFA)
- 2 HOT TUB (SFA)
- 3 COLLECTOR STREET SETBACK (SFA)
- 4 LOCAL STREET SETBACK (SFA AND SFD)
- 5 DUPLEX SETBACK FROM PROPERTY LINE (SFA)
- 6 DETACHED SIDEWALKS (SFD)
- 7 FOUR OFF STREET PARKING (SFD)
- 8 SETBACKS (SFD - FRONT LOADED)
- 9 SETBACKS (SFD - REAR LOADED)
- 10 HOT TUB (SFD)

TYPE	PARKING	
	SPACES REQUIRED	SPACES PROVIDED
OFF STREET PARKING - TOTAL	487	496
SINGLE FAMILY LARGE/FRONT (32)	128	(64 GARAGE + 64 DRIVEWAY)
SINGLE FAMILY SMALL/REAR (65)	130	(130 GARAGE)
DUPLEX (48 2/3-BDRM)	96	(96 GARAGE)
TOWNHOME (50 2/3-BDRM)	100	(100 GARAGE)
GUEST PARKING (DUP & TH)	33	42
ON STREET PARKING - TOTAL	N/A	230
ACCESSIBLE PARKING	2	2
VAN ACCESSIBLE PARKING	1	1

LOT COVERAGE		
SURFACE TYPE	AREA (SF)	%
BUILDING COVERAGE	234,119	14%
PARKING AND DRIVES	402,905	24%
LANDSCAPE OPEN AREA	1,051,958	62%
TOTAL	1,688,982	100%



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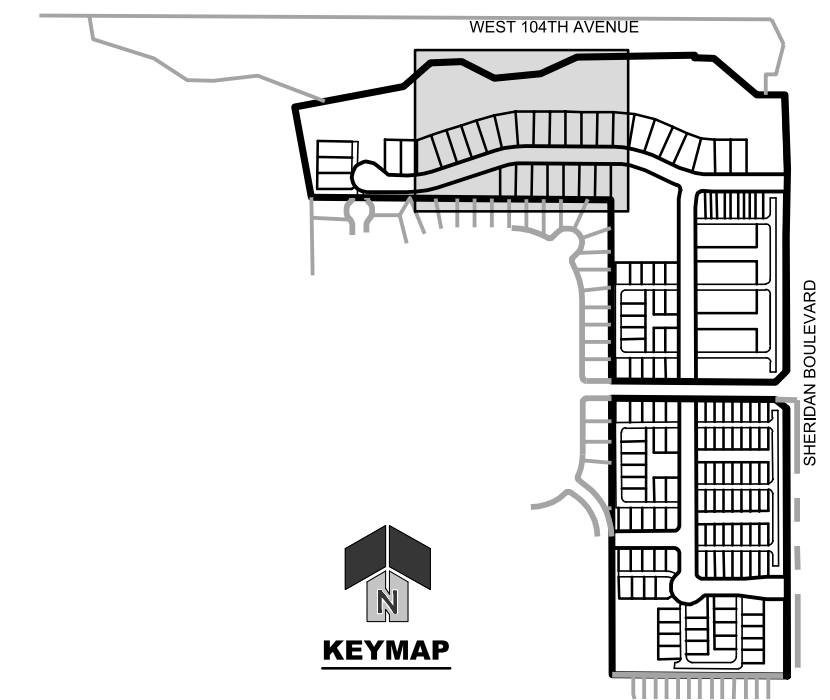
BERKELEY HOMES

DATE: May 19, 2023

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 10 OF 96



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BERKELEYHOMES
 DATE: May 19, 2023

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

SITE PLAN



SITE PLAN KEYNOTES:

- 1 5' SIDEWALK
- 2 7' SIDEWALK
- 3 8' SIDEWALK
- 4 8' MULTI-USE TRAIL
- 5 6" VERTICAL C&G
- 6 SIDEWALK CHASE
- 7 UTILITY MAINT. TRAIL
- 8 MONUMENT SIGN
- 9 LIGHTPOST
- 10 POND MAINT. ACCESS
- 11 OUTLET STRUCTURE
- 12 FOREBAY
- 13 TRICKLE CHANNEL
- 14 DRIVE CUT
- 15 STOP SIGN (R1-1)
- 16 MAILBOX AREA
- 17 RETAINING WALL (REF GRADING PLAN)
- 18 "NO PARKING" SIGN WITH DIRECTIONAL ARROW
- 19 "NO PARKING LOADING ZONE" SIGN
- 20 "ONE WAY" SIGN
- 21 "NO LEFT TURN" SIGN
- 22 4" MOUNTABLE CURB & GUTTER
- 23 EVA ENTRANCE WITH BOLLARDS & KNOX BOXES
- 24 R7-1L SIGN W/ LEFT AND RIGHT ARROWS

SITE PLAN LEGEND:

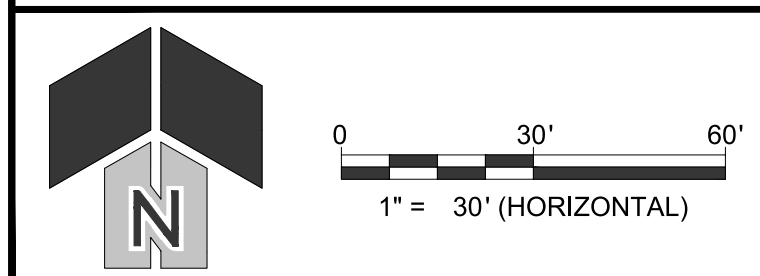
- A LARGE SINGLE FAMILY LOT
- B TOWNHOME LOT
- C SMALL SINGLE FAMILY
- D DUPLEX LOT
- # PARKING COUNT
- SIGHT DISTANCE TRIANGLE
- SIGHT VISIBILITY TRIANGLE
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ODP EXEMPTIONS KEYNOTES:

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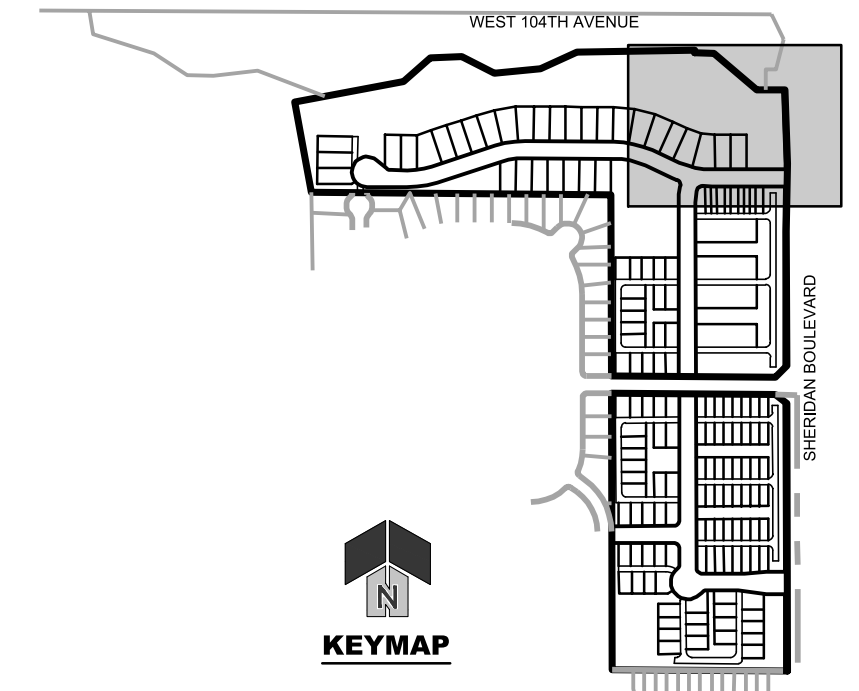
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VAN ACCESSIBLE PARKING	1	1

LOT COVERAGE		
SURFACE TYPE	AREA (SF)	%
BUILDING COVERAGE	234,119	14%
PARKING AND DRIVES	402,905	24%
LANDSCAPE OPEN AREA	1,051,196	62%
TOTAL	1,688,220	100%



A REPLAT OF WAVERLY ACRES SUBDIVISION - FILING NO. ONE
 (REC. NO 720910)

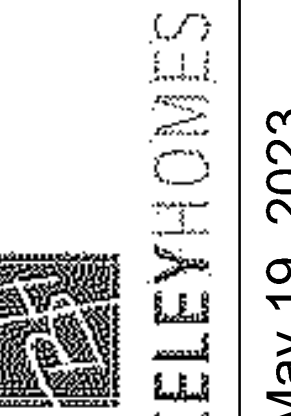
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
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 COUNTY OF JEFFERSON, STATE OF COLORADO
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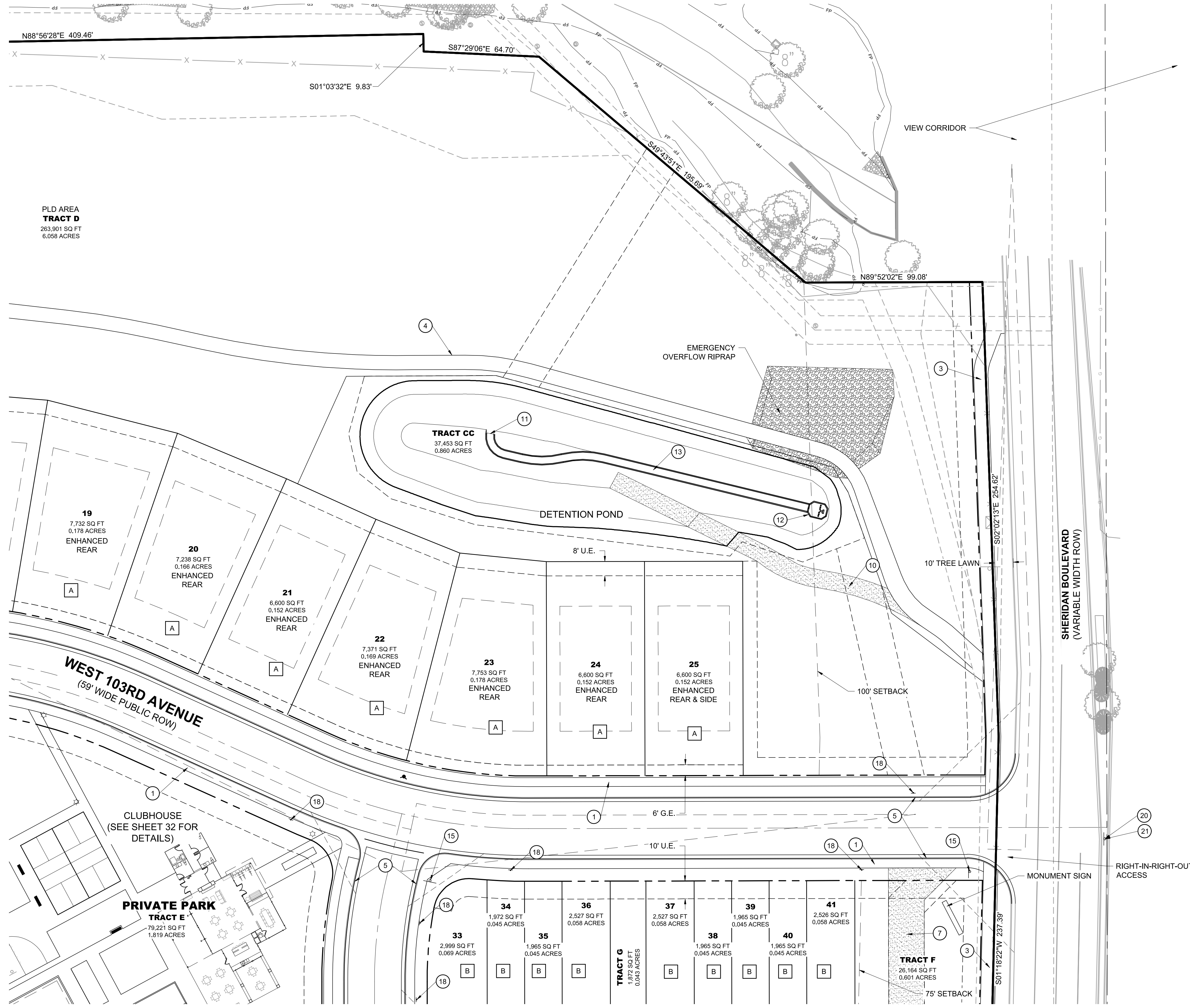
DATE: May 19, 2023

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

SITE PLAN

11 OF 97



SITE PLAN KEYNOTES:

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SITE PLAN LEGEND:

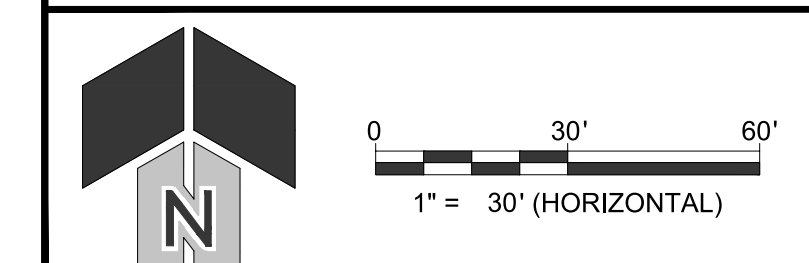
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SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
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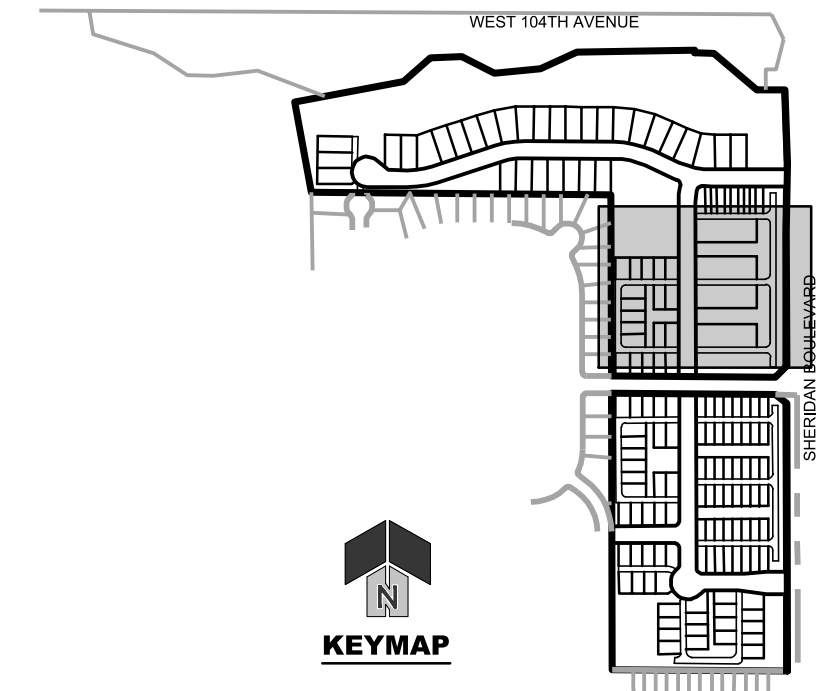


BERKELEY HOMES
 DATE: May 19, 2023

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

SITE PLAN



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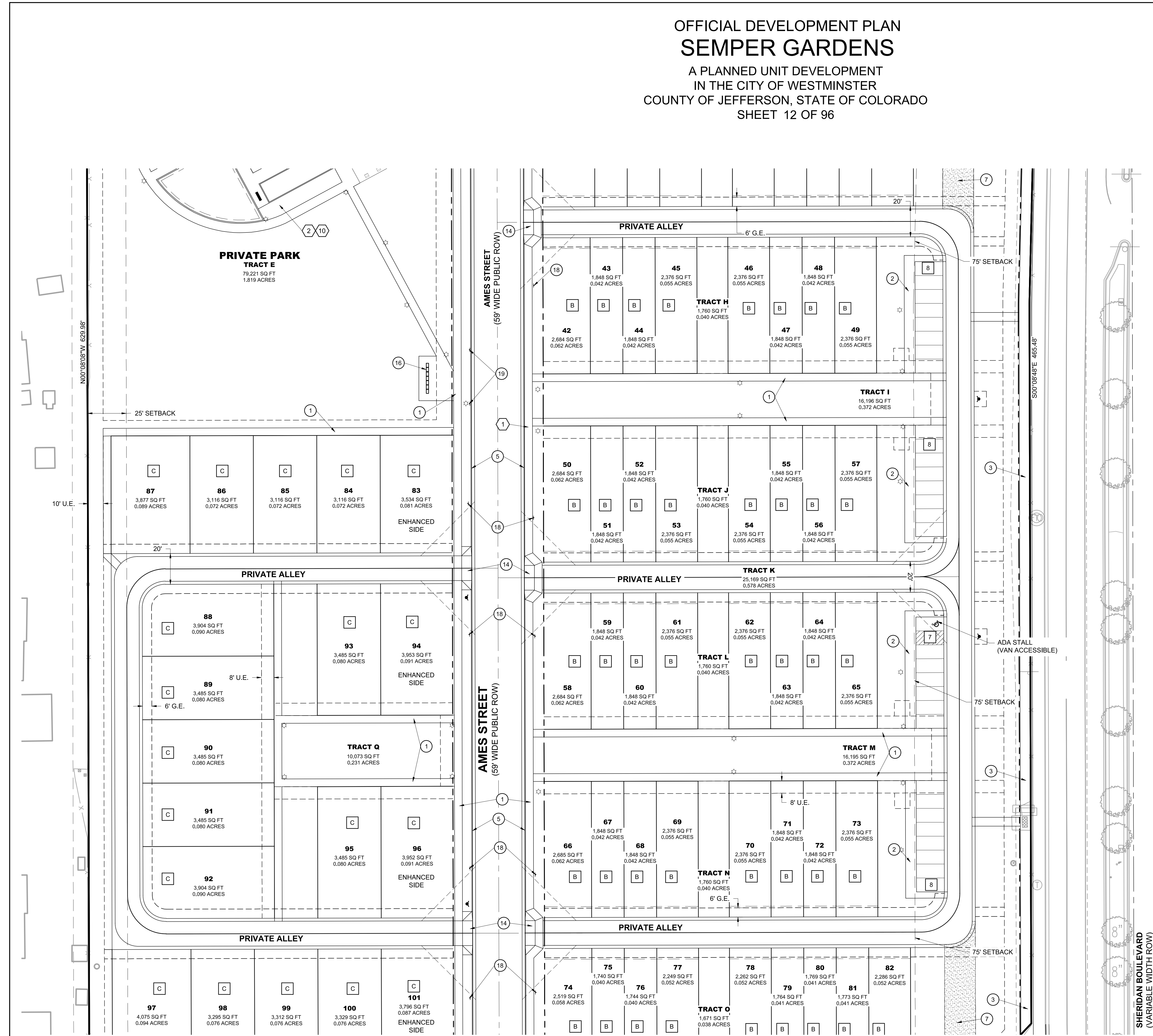
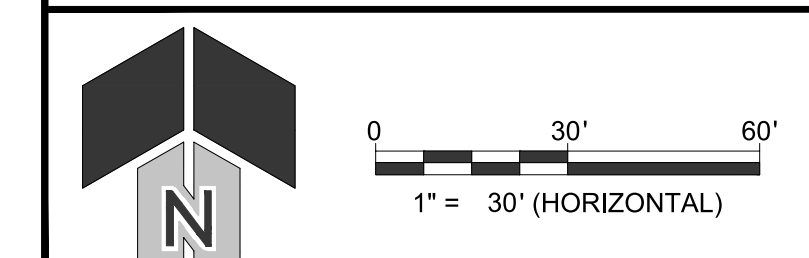
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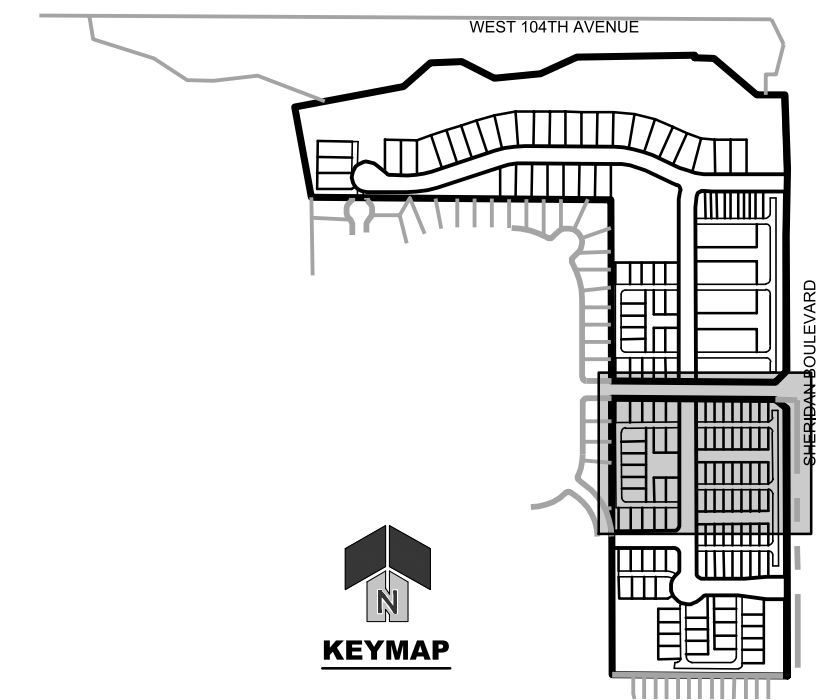
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SINGLE FAMILY LARGE/FRONT (32)	128	(84 GARAGE + 44 DRIVEWAY)
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SURFACE TYPE	AREA (SF)	%
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TOTAL	1,698,992	100%



SHERIDAN BOULEVARD
 (VARIABLE WIDTH ROW)

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 13 OF 96

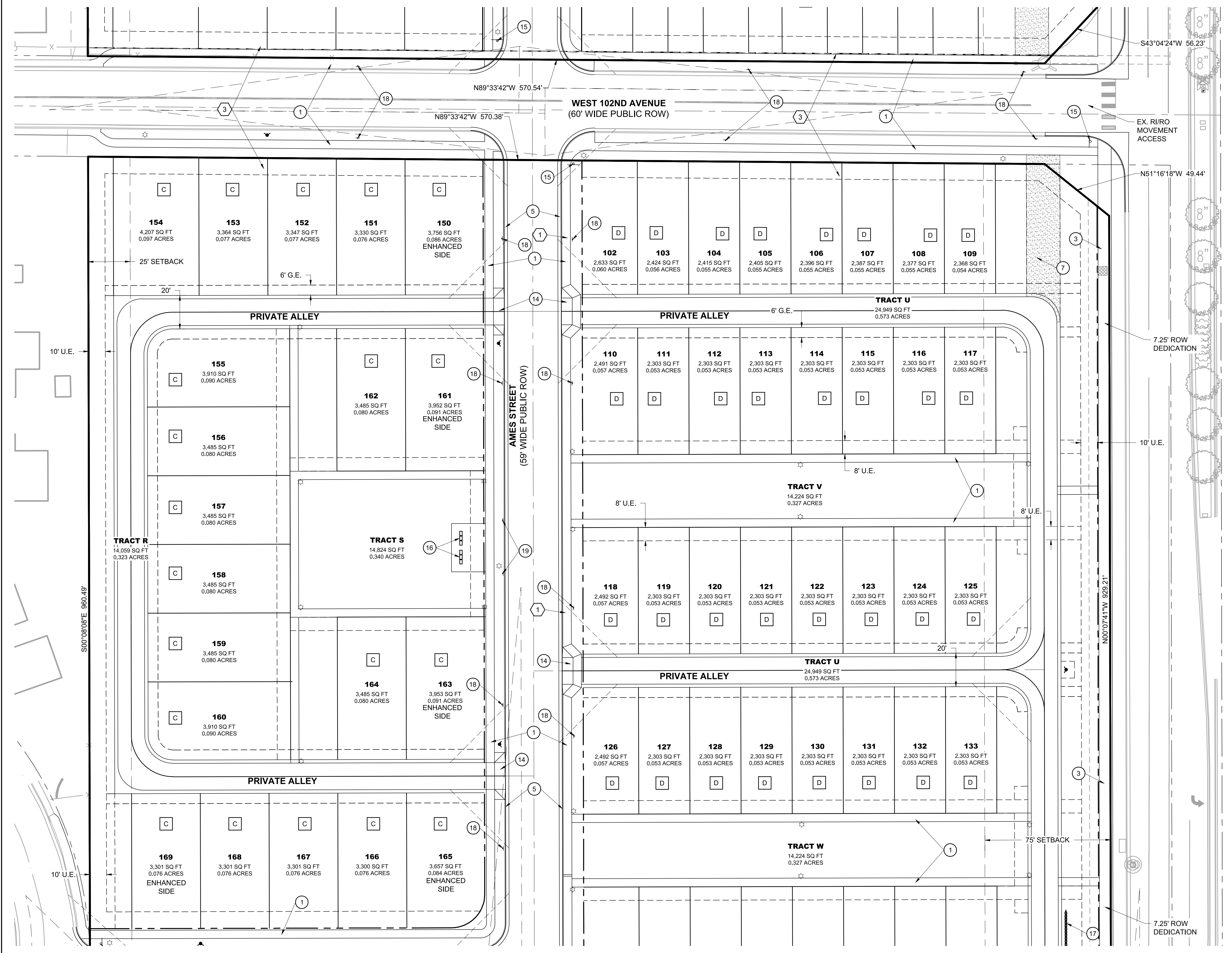


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BERKELEYHOMES
 DATE: May 19, 2023

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN



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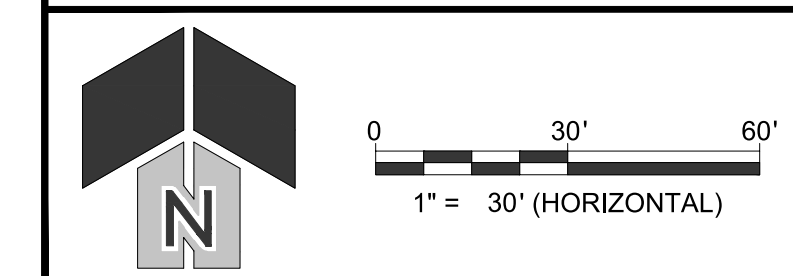
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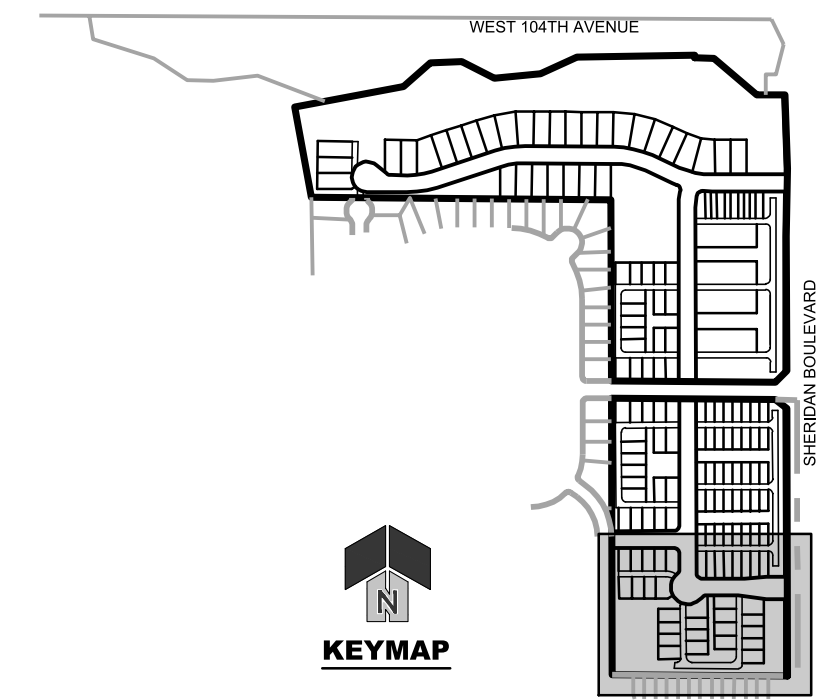
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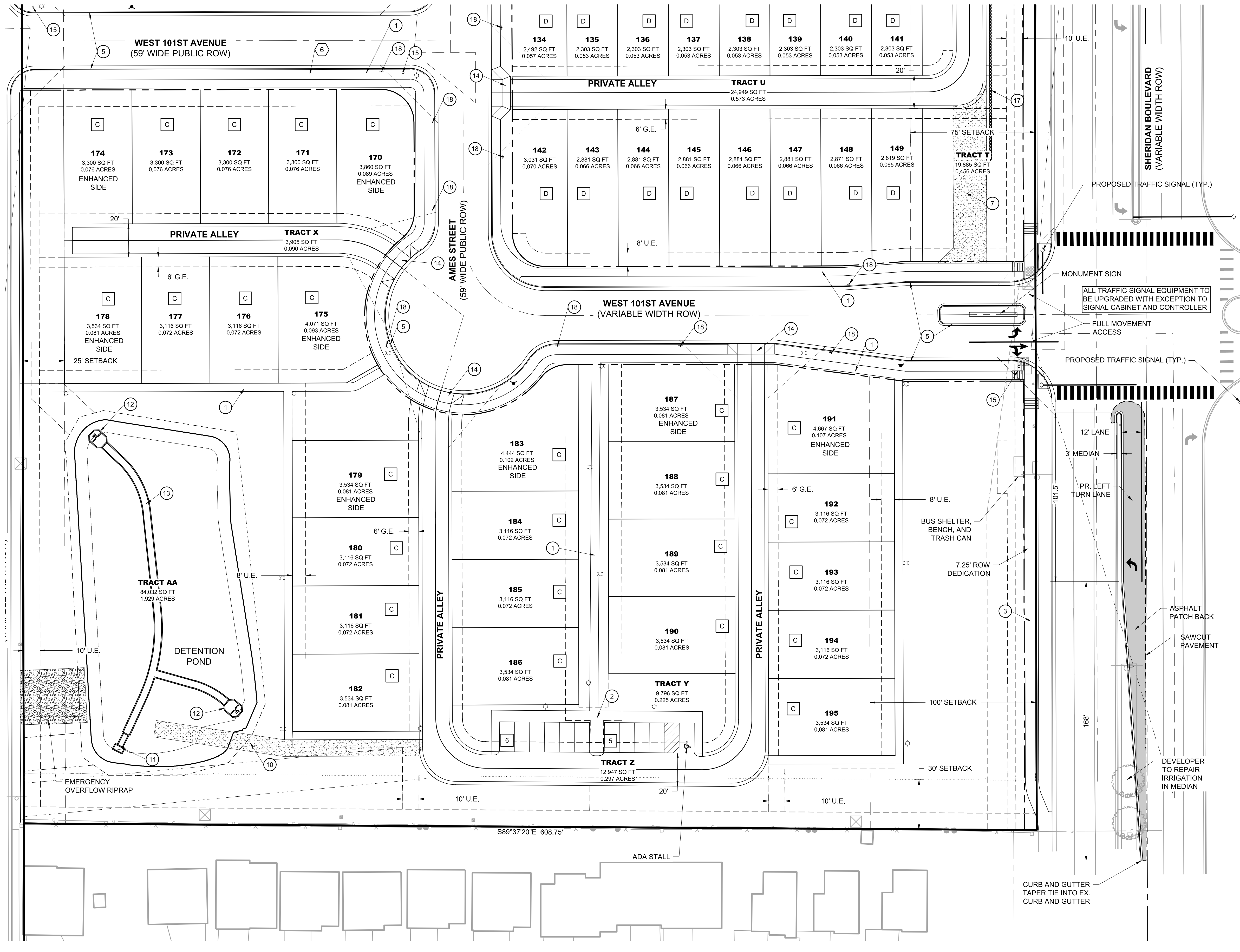


BERKELEYHOMES
 DATE: May 19, 2023

SEMPER GARDENS
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SITE PLAN



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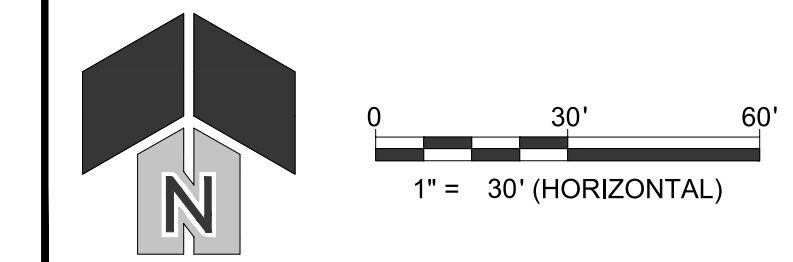
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ODP EXEMPTIONS KEYNOTES:

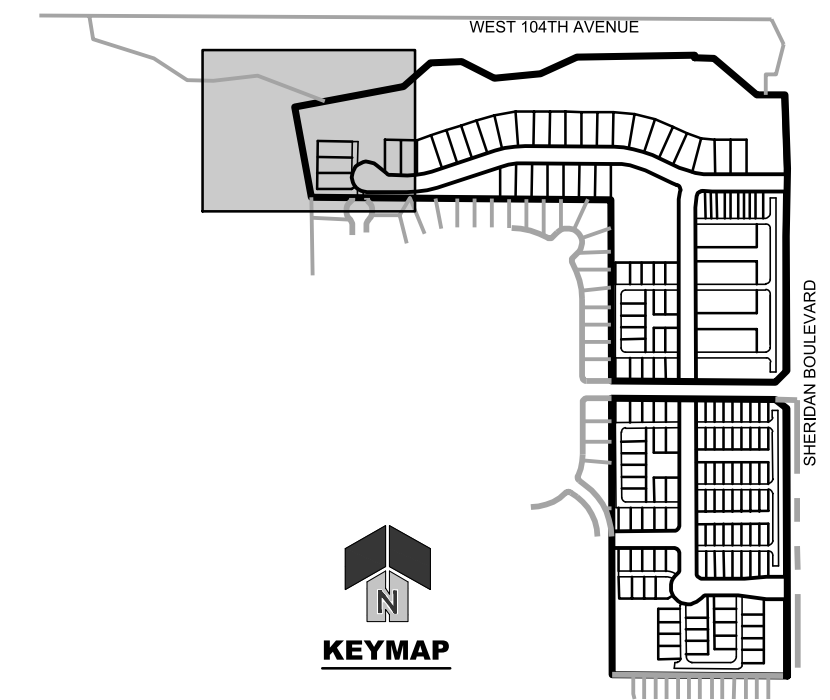
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BERKELEYHOMES
 DATE: May 19, 2023

GRADING PLAN NOTES:

- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5% (EXCLUDING RAMPS).
- THE MAXIMUM LONGITUDINAL SLOPE OF ANY ADA RAMP SHALL BE 8.33%.
- CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT TO ENSURE ALL SUBGRADE PREPARATION REQUIREMENTS, PAVEMENT RECOMMENDATIONS, MINIMUM SLOPE REQUIREMENTS, AND ALL OTHER APPLICABLE REQUIREMENTS ARE MET.

GRADING PLAN KEYNOTES:

- TYPE-R INLET
- TYPE-C INLET
- TYPE-13 INLET
- AREA INLET
- STORM MANHOLE
- STORM PIPE
- POND OUTLET STRUCTURE
- POND SPILLWAY
- POND TRICKLE CHANNEL
- 8' CONCRETE CROSSPAN

HYLANDS CREEK FLOODWAY AND HAZARD AREA DELINEATION ARE DERIVED FROM REVISED PRELIMINARY FEMA FIRM MAP NUMBER 08059C0093F. LATEST DATE 2/5/2014.

0.2% ANNUAL CHANCE FLOOD HAZARD AREA - 500YR

ZONE AE FLOODPLAIN - 100 YR

REGULATORY FLOODWAY

LOT TYPE LEGEND:

- A LARGE SINGLE FAMILY LOT
- B TOWNHOME LOT
- C SMALL SINGLE FAMILY
- D DUPLEX LOT

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE FLOW ARROW
- TOF TOP OF FOUNDATION
- 4' MAX HEIGHT MSE WALL. MATERIAL TO BE ASHLAR BLEND STONE BY ALLAN BLOCK, OR APPROVED EQUIVALENT.

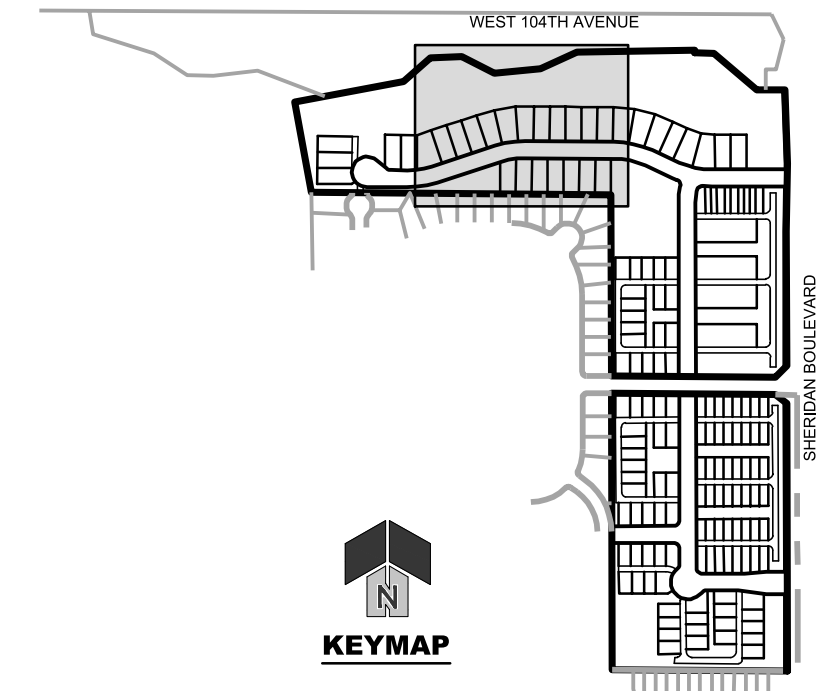
Scale: 1" = 30' (HORIZONTAL)

0 30' 60'

Revision NO. / Date:

GRADING PLAN

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
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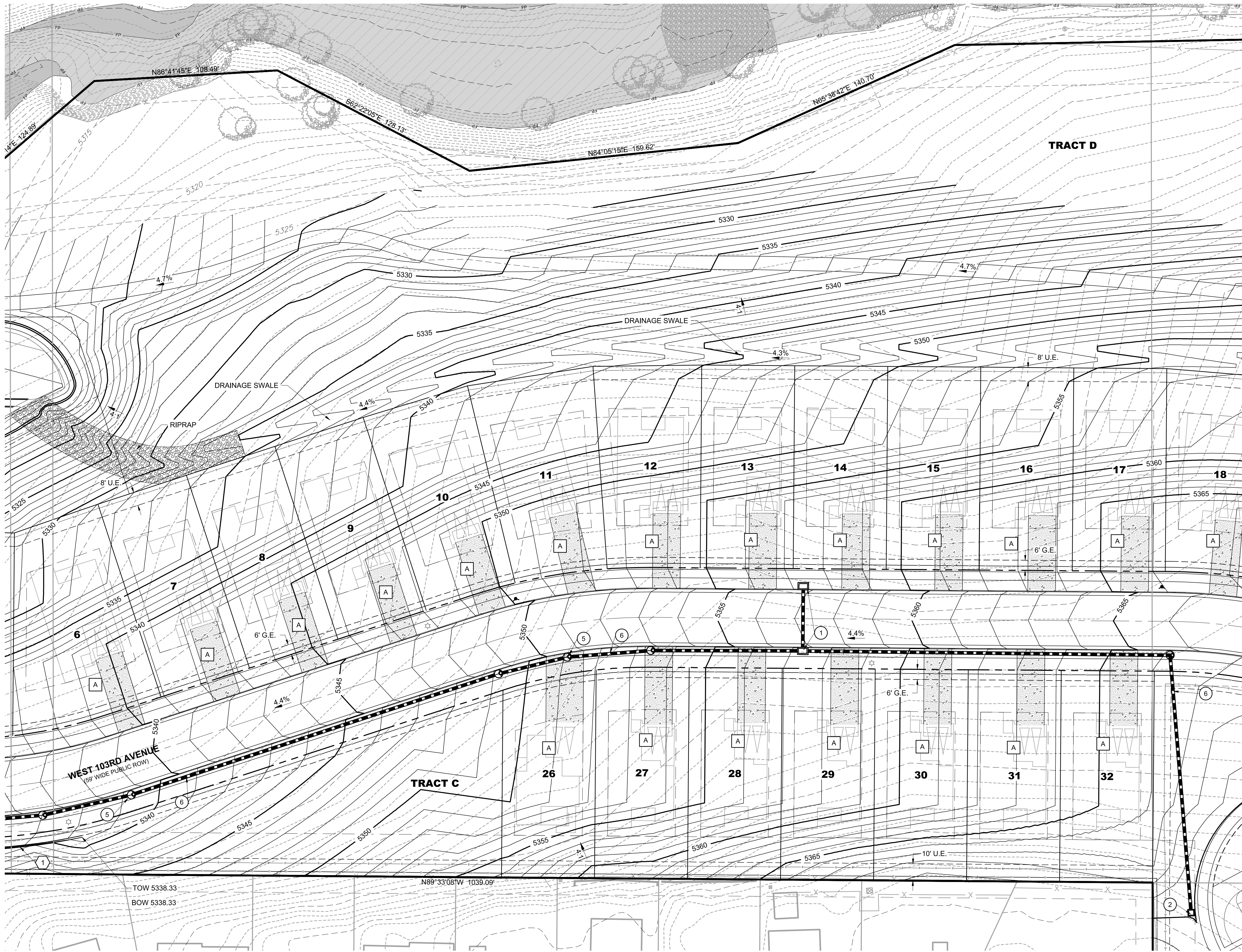
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GRADING PLAN NOTES:

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HYLANDS CREEK FLOODWAY AND HAZARD AREA DELINEATION ARE DERIVED FROM REVISED PRELIMINARY FEMA FIRM MAP NUMBER 08059C0093F. LATEST DATE 2/5/2014.

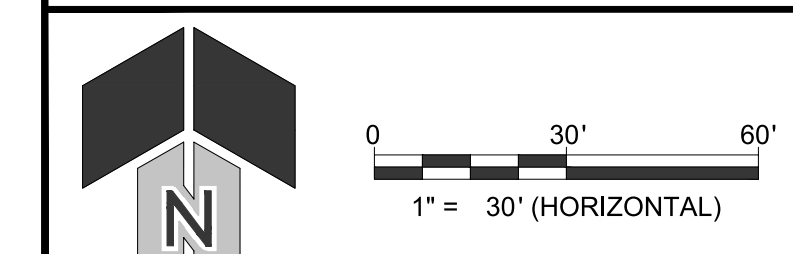
- 0.2% ANNUAL CHANCE FLOOD HAZARD AREA - 500YR
- ZONE AE FLOODPLAIN - 100 YR
- REGULATORY FLOODWAY

LOT TYPE LEGEND:

- A LARGE SINGLE FAMILY LOT
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- D DUPLEX LOT

LEGEND

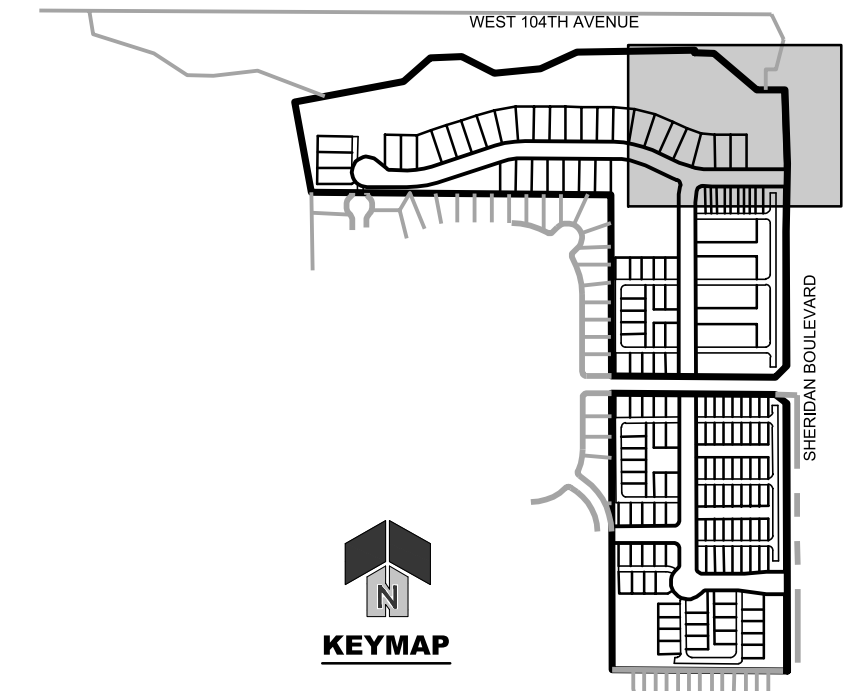
- 100 PROPOSED MAJOR CONTOUR
- 100 PROPOSED MINOR CONTOUR
- 100 EXISTING MAJOR CONTOUR
- 100 EXISTING MINOR CONTOUR
- DRAINAGE FLOW ARROW
- TOF TOP OF FOUNDATION
- 1 4' MAX HEIGHT MSE WALL, MATERIAL TO BE ASHLAR BLEND STONE BY ALLAN BLOCK, OR APPROVED EQUIVALENT.



Revision NO. / Date:

GRADING PLAN

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 17 OF 96



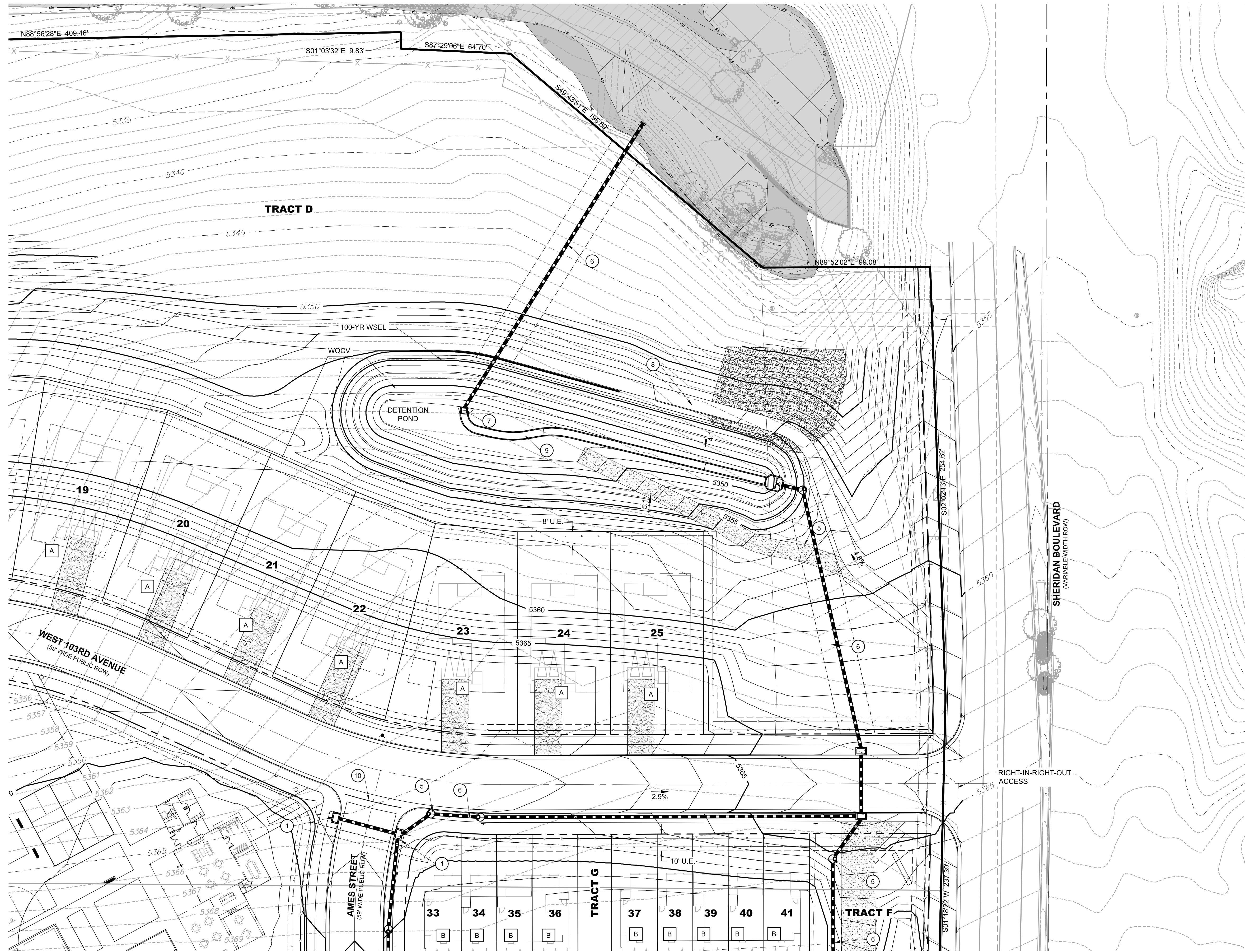
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BERKELEYHOMES
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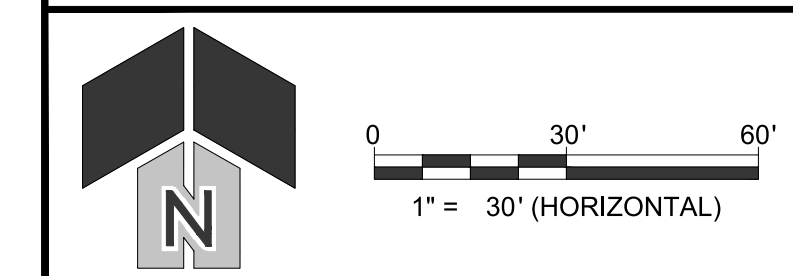
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LEGEND

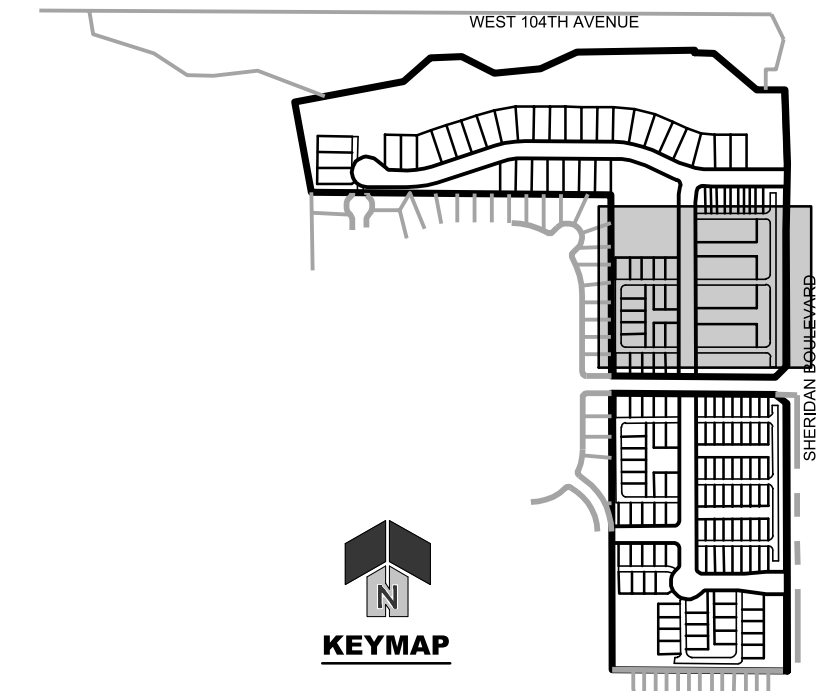
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SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 18 OF 96



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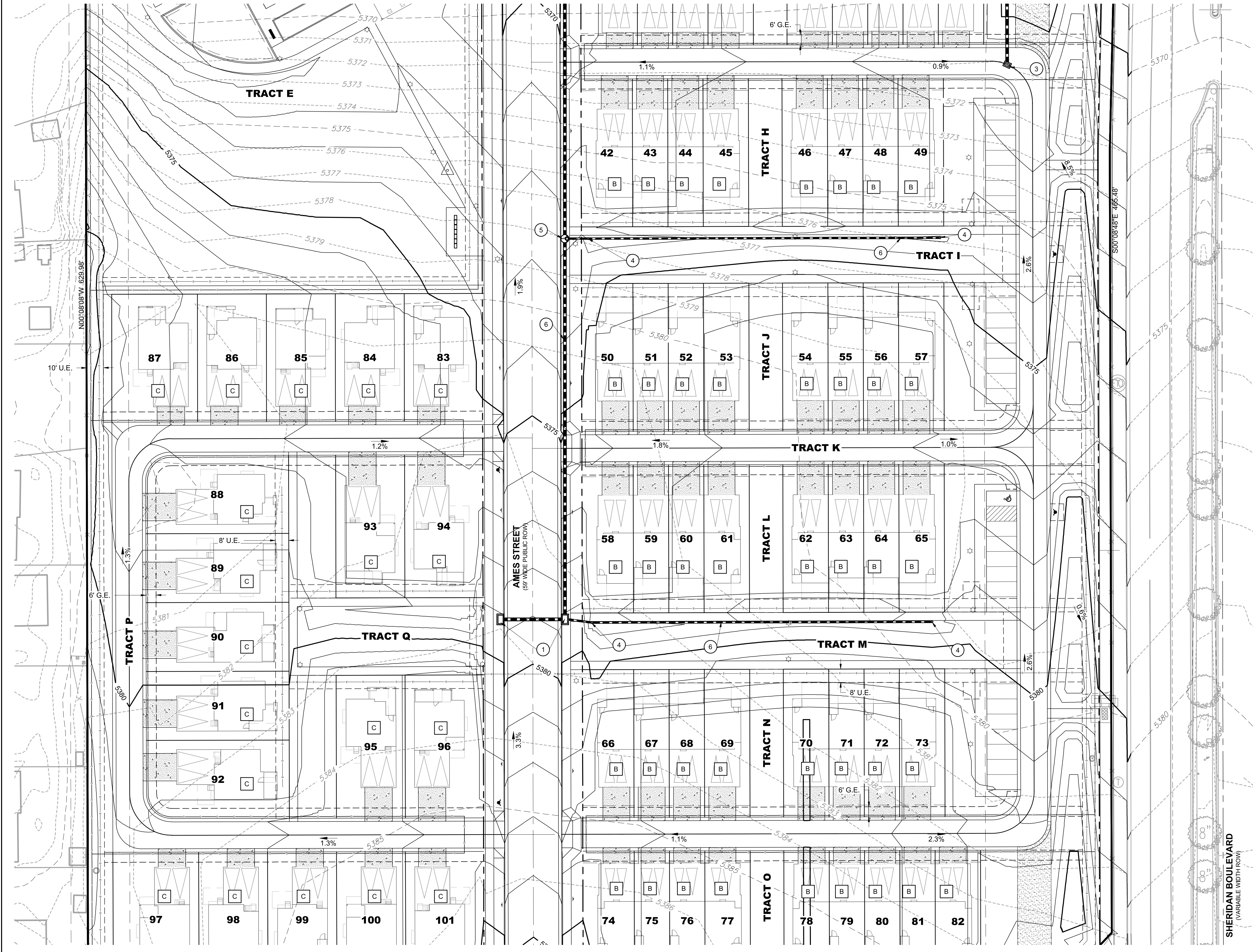


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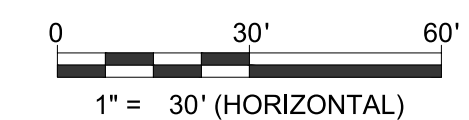
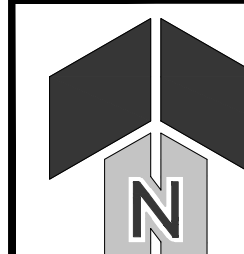
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LEGEND

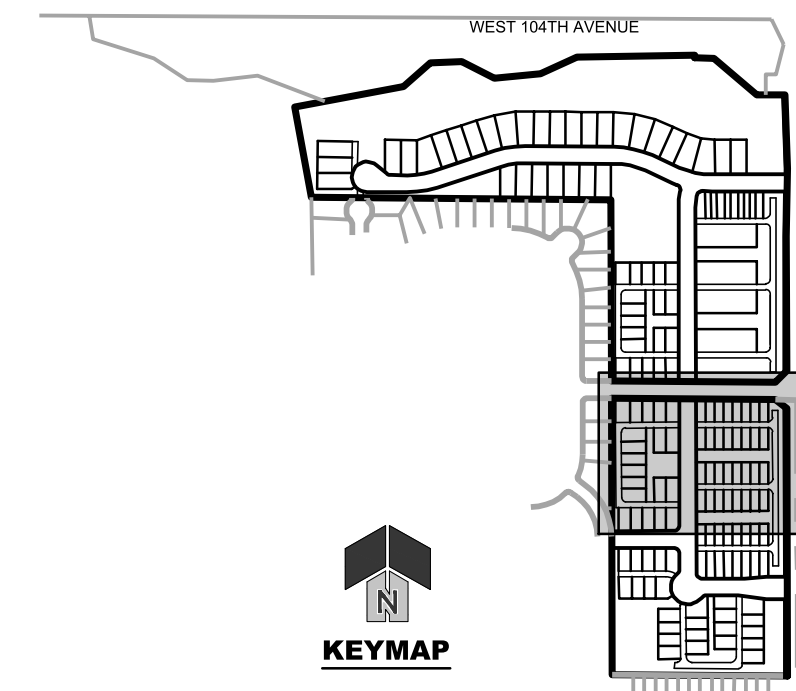
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SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
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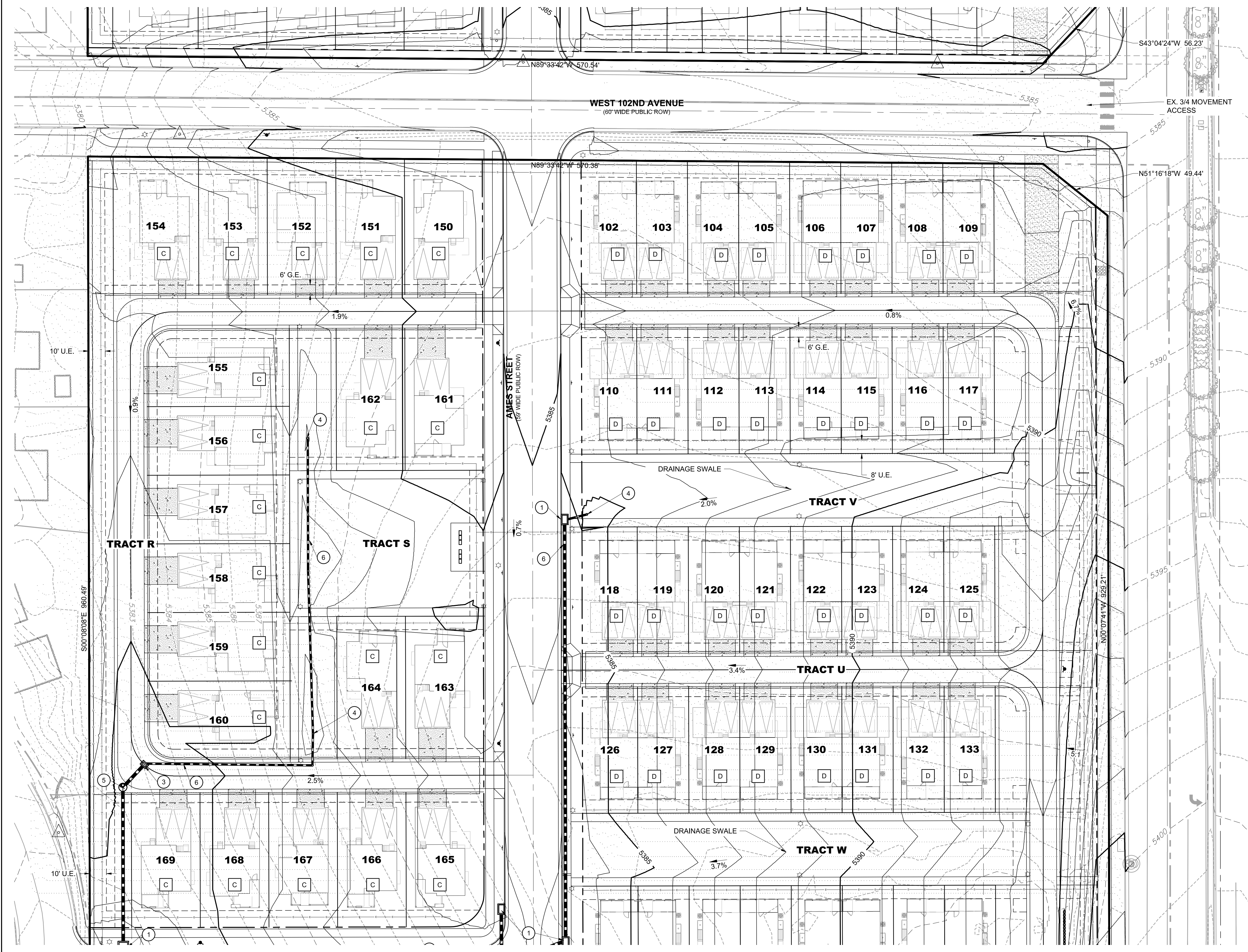


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DATE: May 19, 2023

SEMPER GARDENS
OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

GRADING PLAN



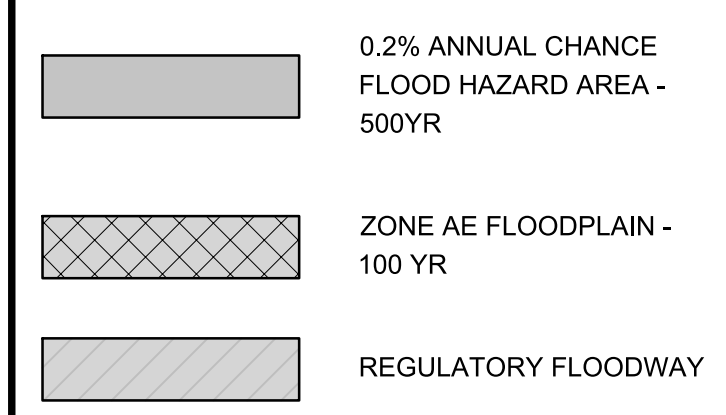
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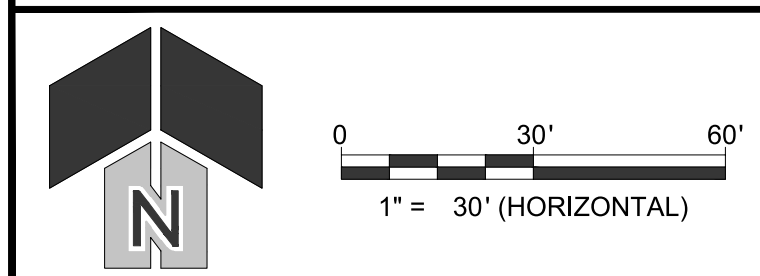


LOT TYPE LEGEND:

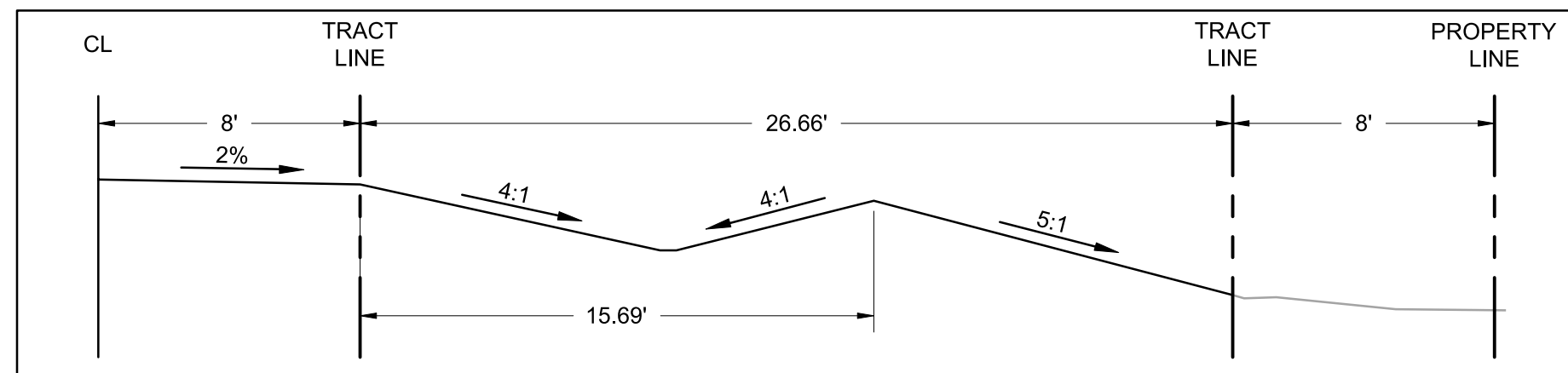
- A LARGE SINGLE FAMILY LOT
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- C SMALL SINGLE FAMILY
- D DUPLEX LOT

LEGEND

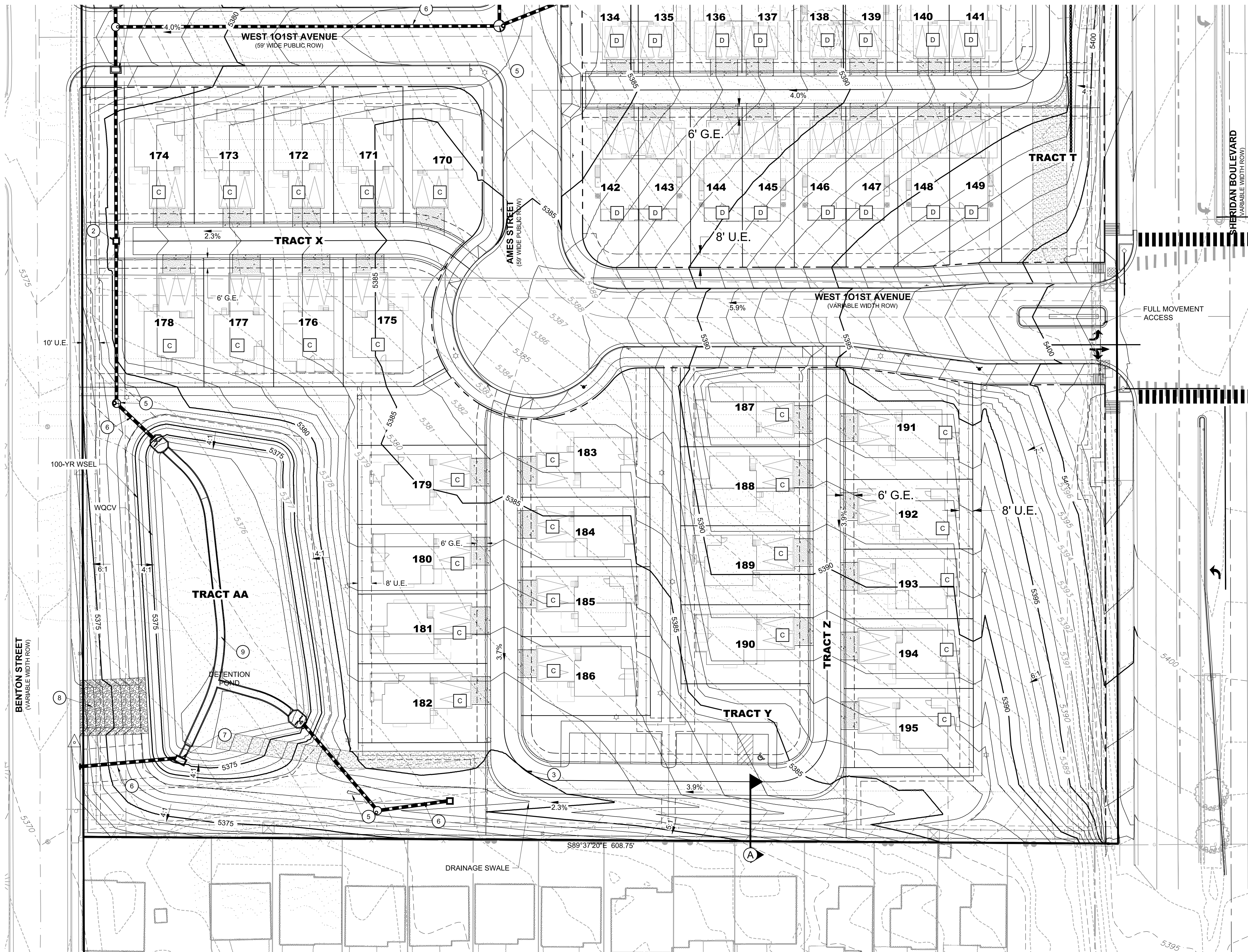
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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- TOP OF FOUNDATION
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OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 20 OF 96



SECTION A
 1" = 5'



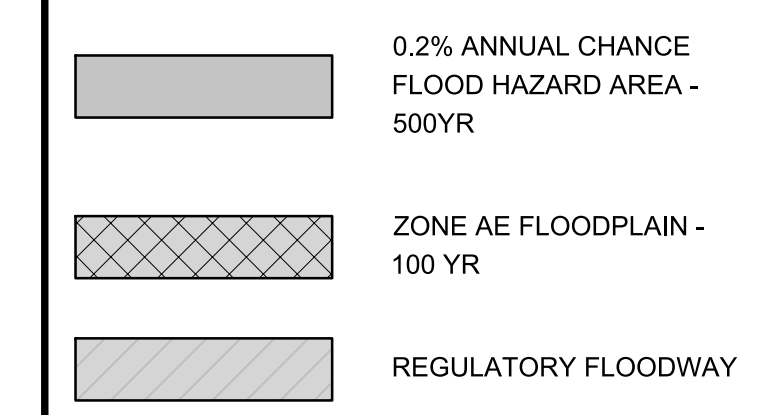
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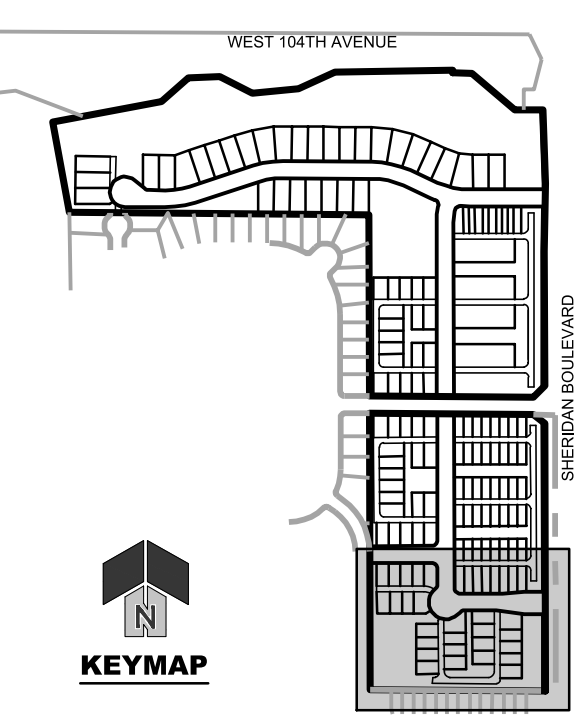
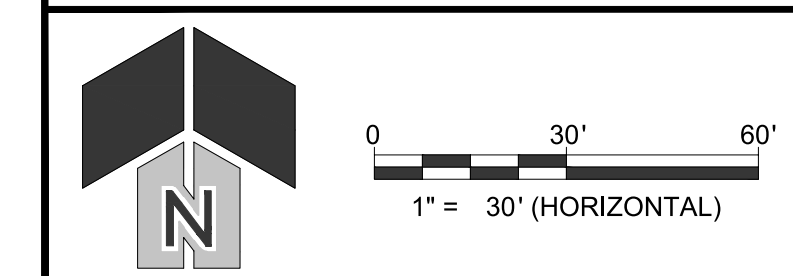


LOT TYPE LEGEND:

- A LARGE SINGLE FAMILY LOT
- B TOWNHOME LOT
- C SMALL SINGLE FAMILY
- D DUPLEX LOT

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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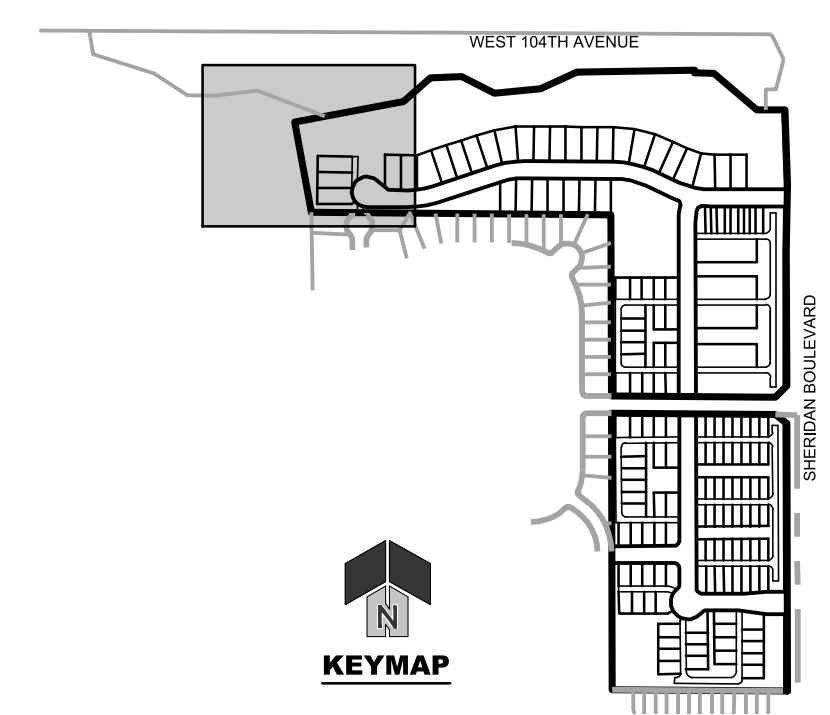
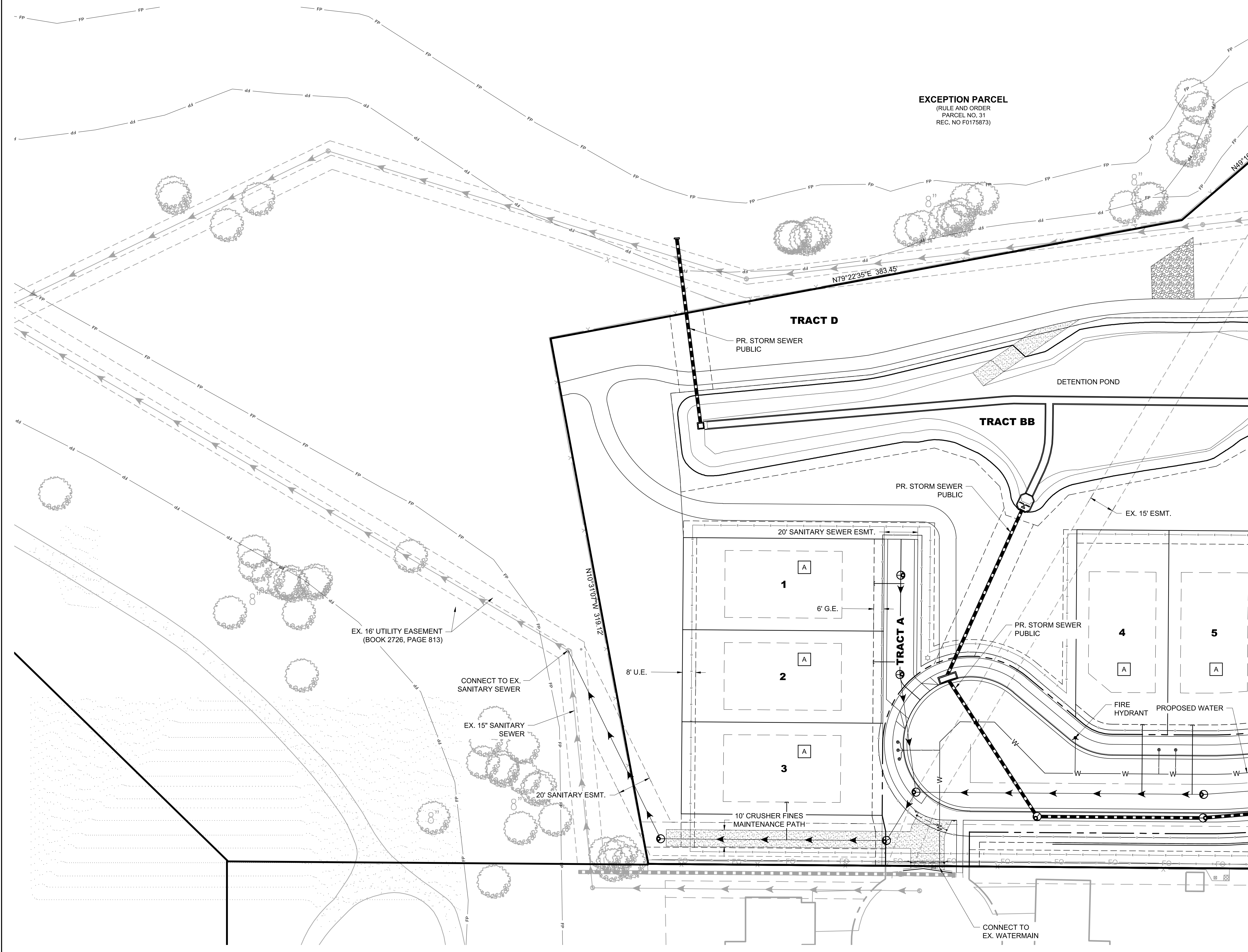
DATE: May 19, 2023

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

GRADING PLAN

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SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
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 COUNTY OF JEFFERSON, STATE OF COLORADO
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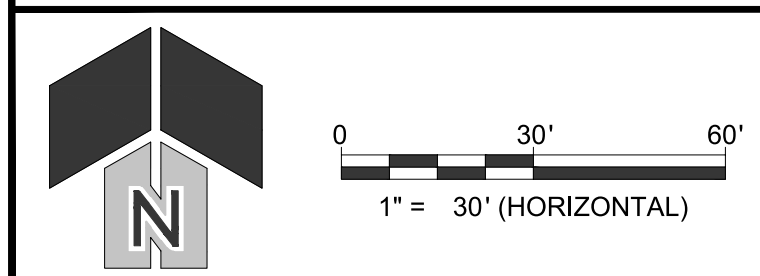


BERKELEYHOMES
 DATE: May 19, 2023

NOTES
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- LEGEND**
- > PROPOSED SANITARY SEWER LINE
 - ⊕ PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - W — PROPOSED WATER LINE
 - ⊕ PROPOSED FIRE HYDRANT
 - ▬▬▬▬ PROPOSED STORM PIPE
 - ⊕ PROPOSED STORM MANHOLE
 - PROPOSED STORM INLET
 - SA — EXISTING SANITARY SEWER LINE
 - W — EXISTING WATER LINE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER VALVE

- LOT TYPE LEGEND:**
- A LARGE SINGLE FAMILY LOT
 - B TOWNHOME LOT
 - C SMALL SINGLE FAMILY
 - D DUPLEX LOT

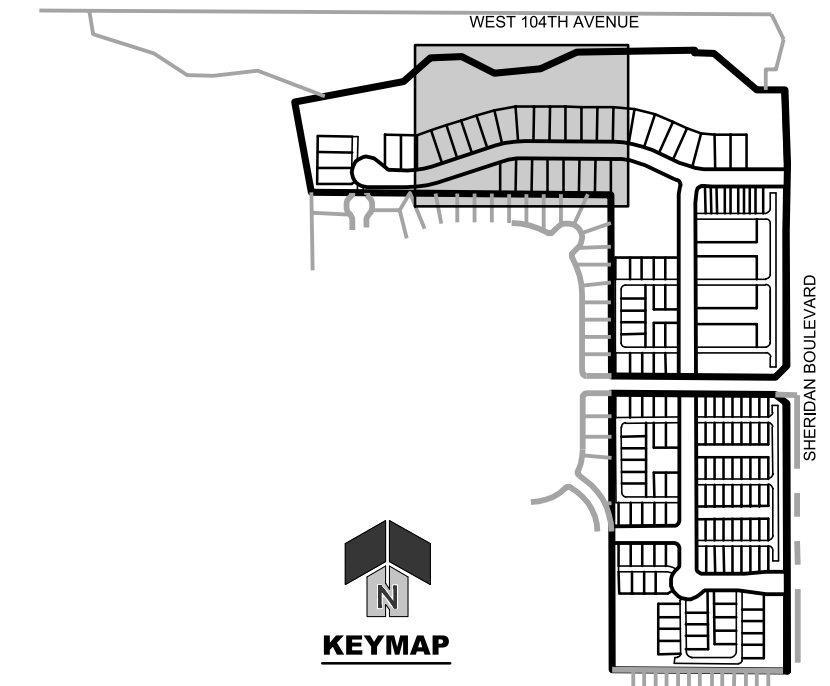


SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

UTILITY PLAN

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
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 COUNTY OF JEFFERSON, STATE OF COLORADO
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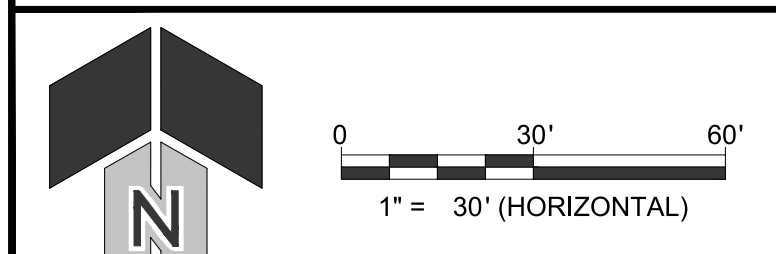
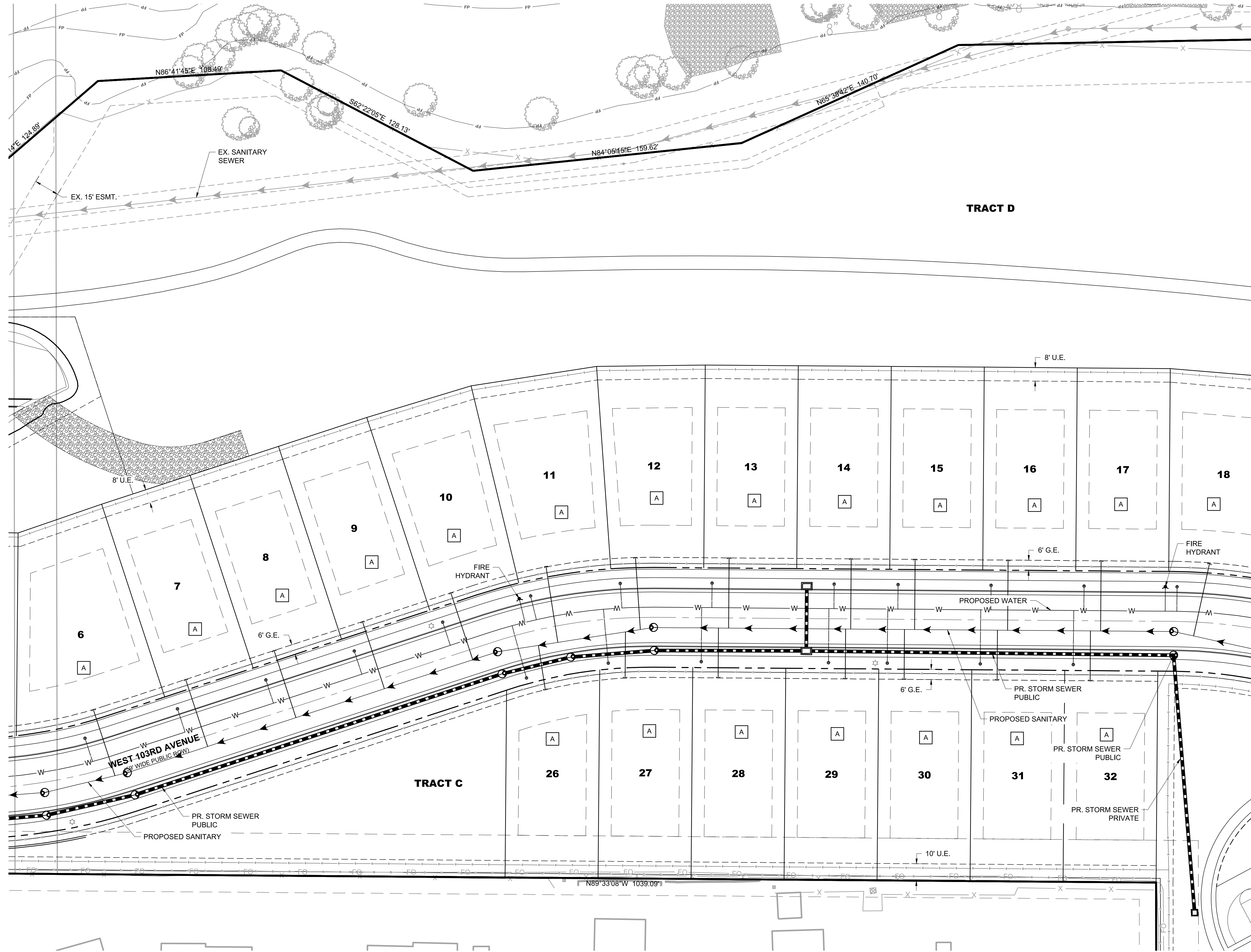
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LEGEND

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- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

LOT TYPE LEGEND:

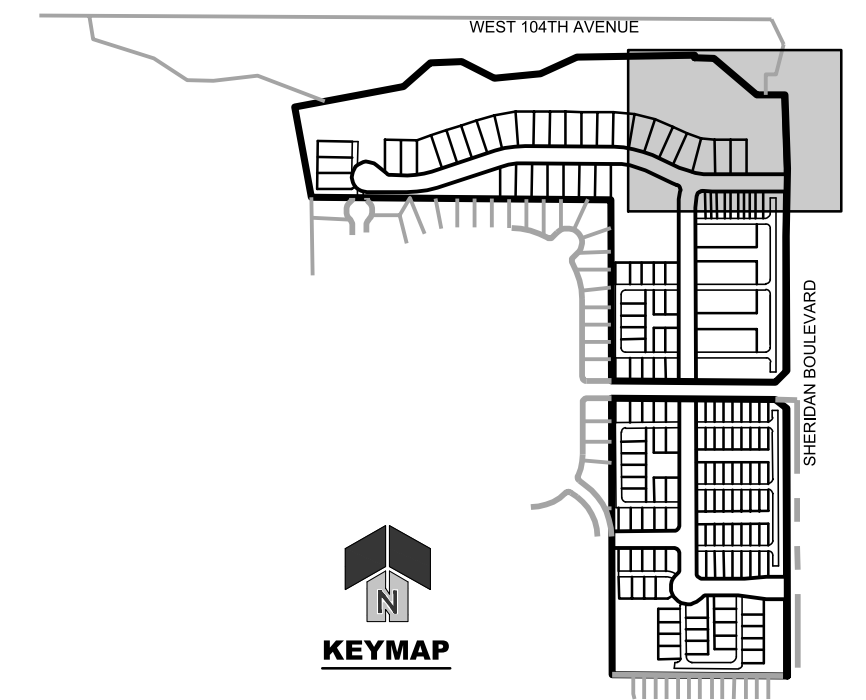
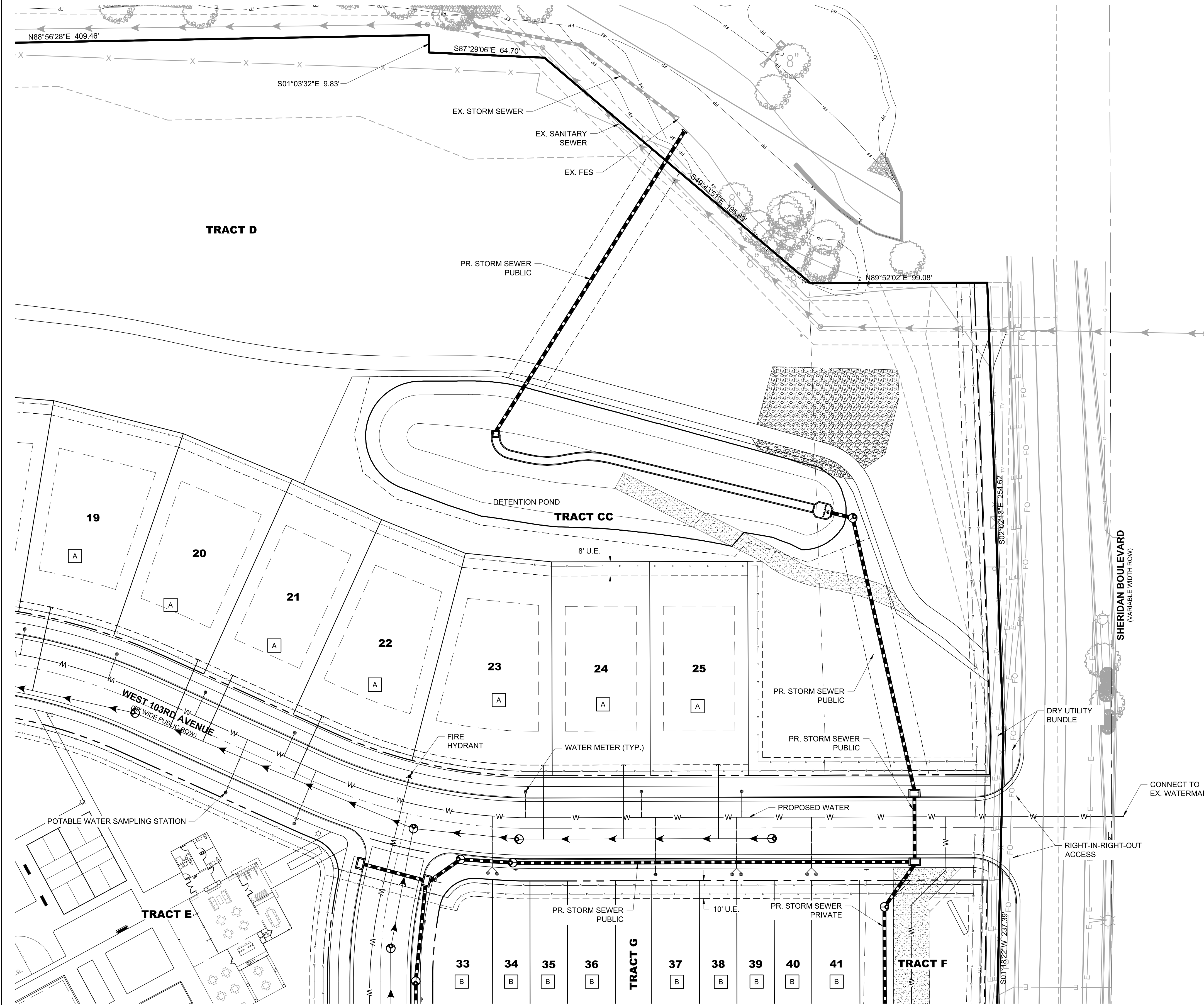
- LARGE SINGLE FAMILY LOT
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UTILITY PLAN

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SEMPER GARDENS
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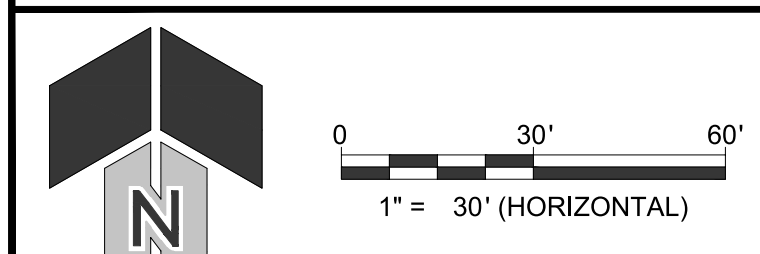
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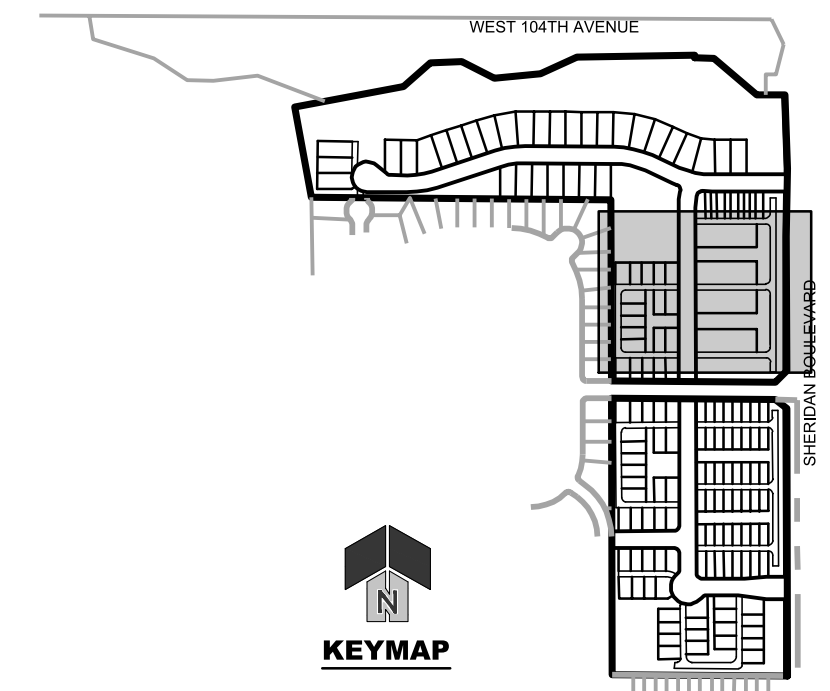
BERKELEY HOMES
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SEMPER GARDENS
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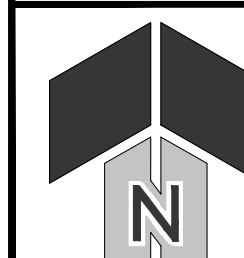
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LEGEND

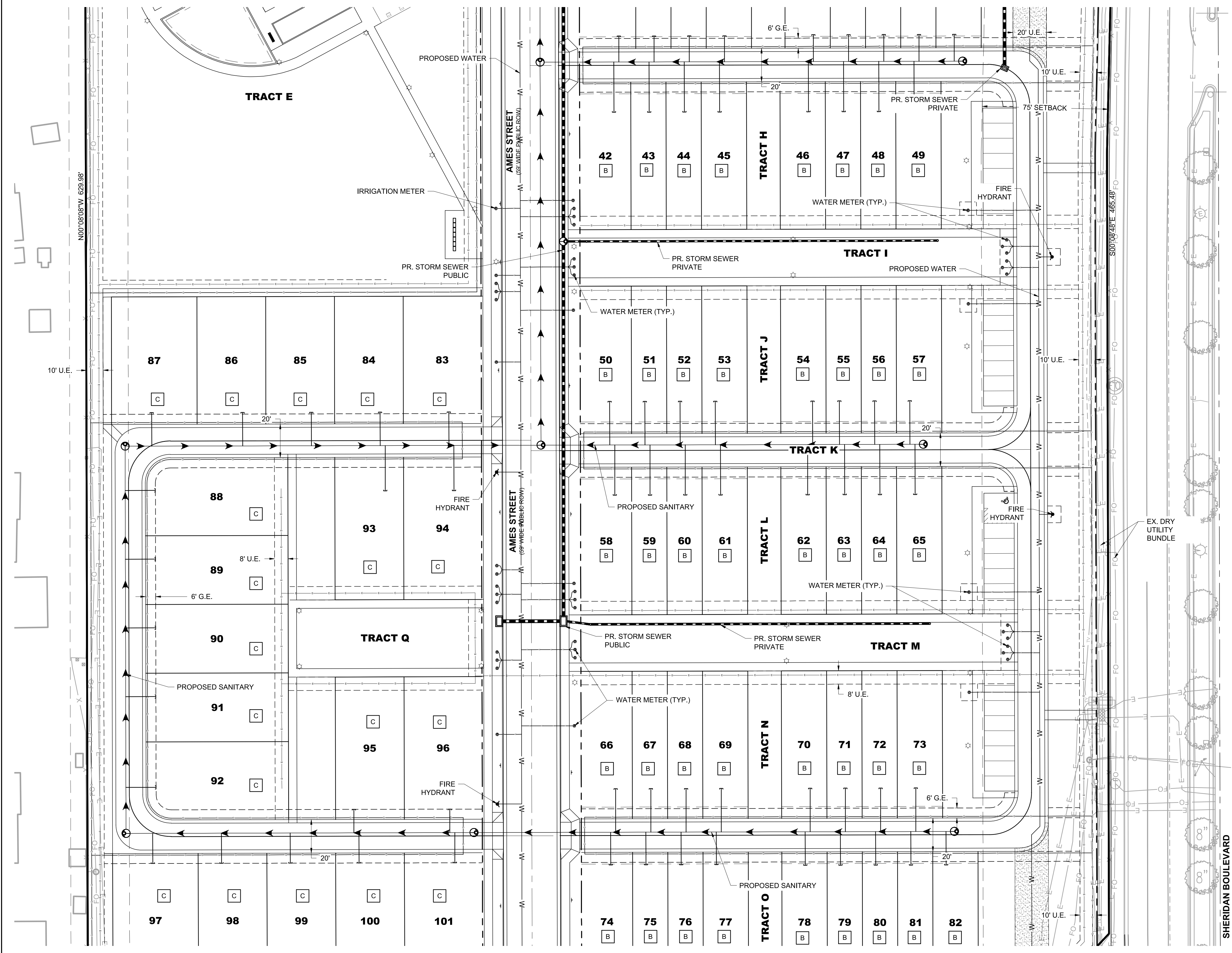
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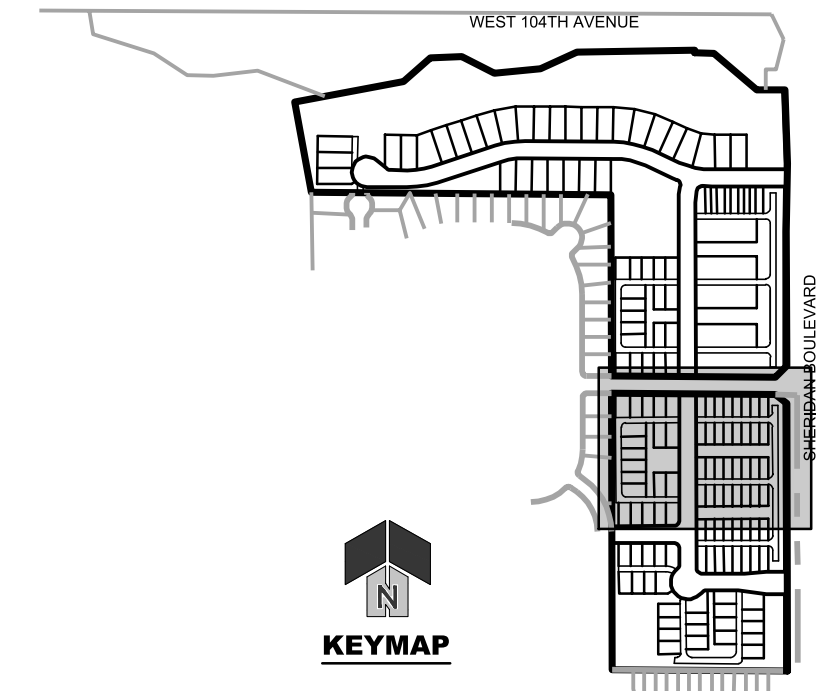
0 30' 60'
1" = 30' (HORIZONTAL)



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SEMPER GARDENS
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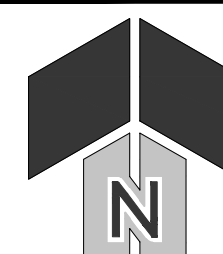
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LEGEND

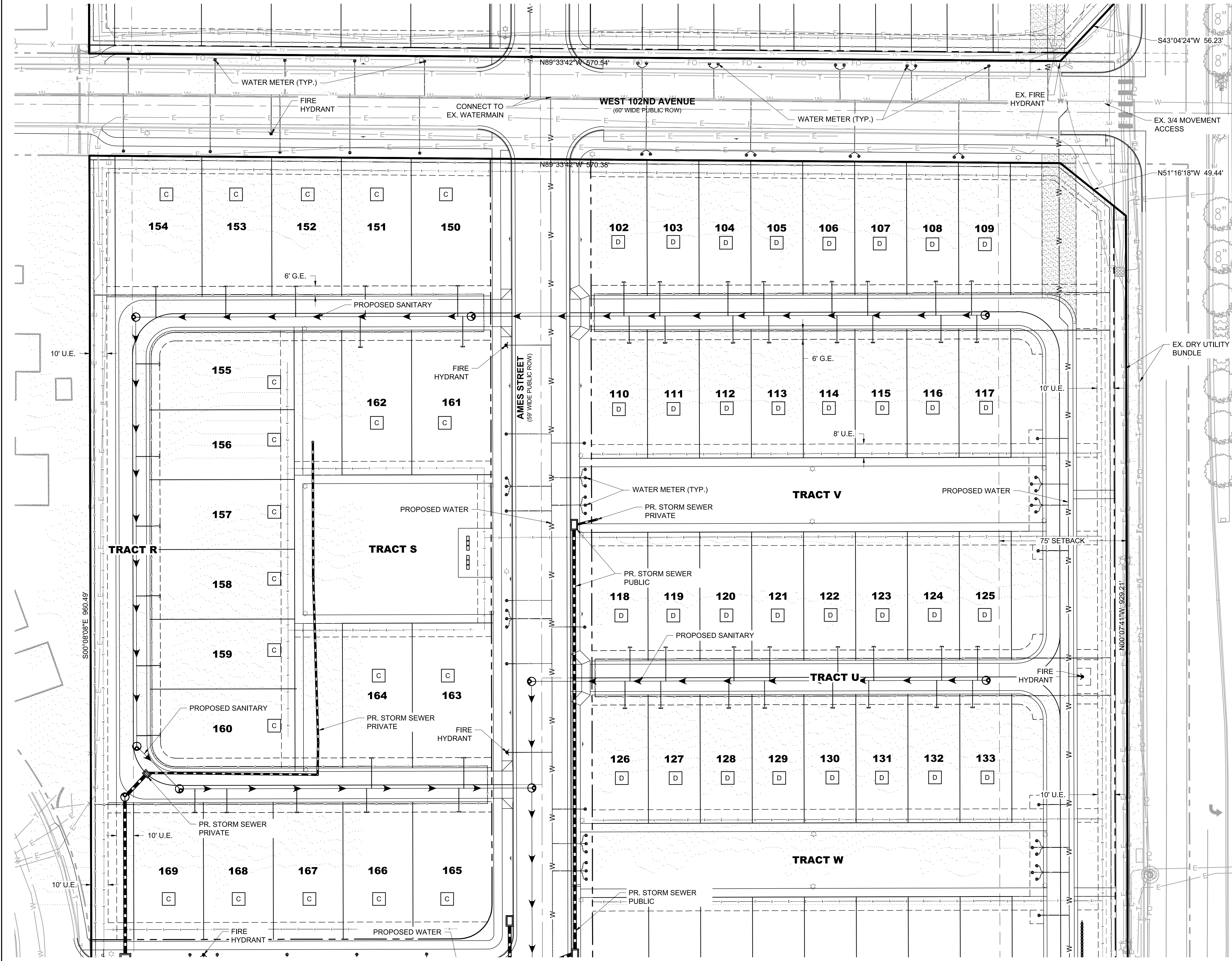
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

LOT TYPE LEGEND:

- LARGE SINGLE FAMILY LOT
- TOWNHOME LOT
- SMALL SINGLE FAMILY
- DUPLEX LOT



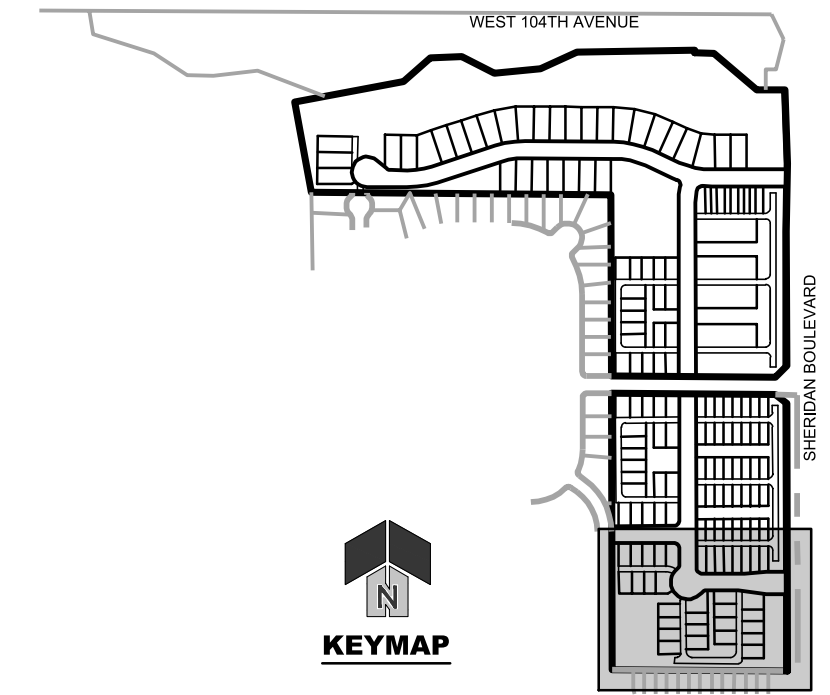
0 30' 60'
 1" = 30' (HORIZONTAL)



Revision NO. / Date:

UTILITY PLAN

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 26 OF 96



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BERKELEYHOMES
 DATE: May 19, 2023

NOTES

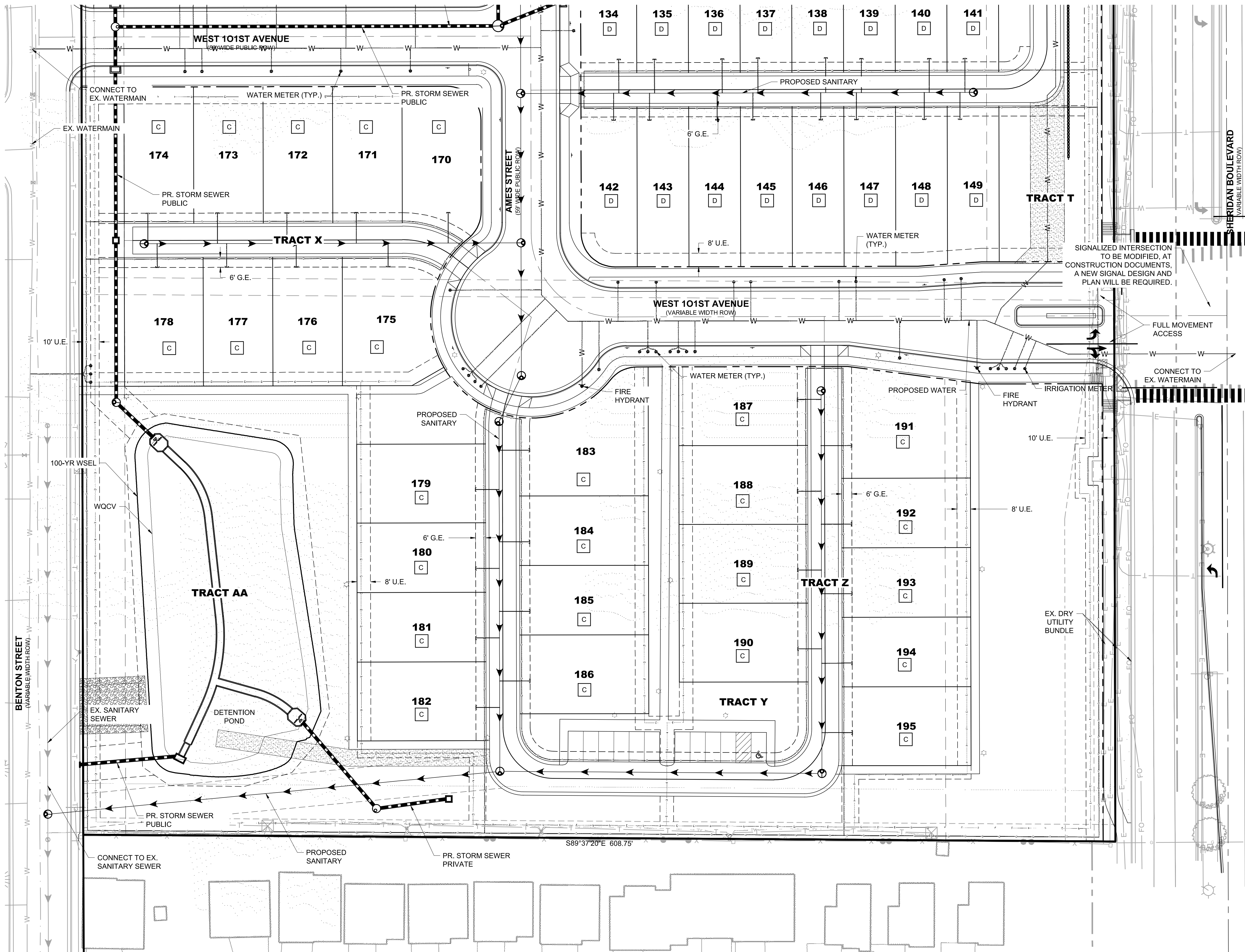
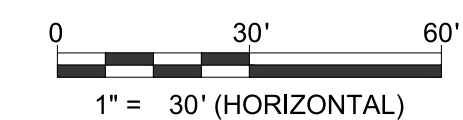
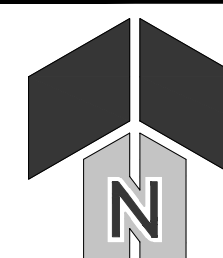
- DEVELOPER SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY FOR ALL IMPROVEMENTS THAT ARE CONSTRUCTED ON CITY PROPERTY OR THAT CROSS OF THE PLD PRIOR TO THE APPROVAL OF THE FINAL PLAT.

LEGEND

- PROPOSED SANITARY SEWER LINE
- ⊕ PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- ⊕ PROPOSED FIRE HYDRANT
- ▬▬▬ PROPOSED STORM PIPE
- ⊕ PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- SA — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE

LOT TYPE LEGEND:

- A LARGE SINGLE FAMILY LOT
- B TOWNHOME LOT
- C SMALL SINGLE FAMILY
- D DUPLEX LOT



Revision NO. / Date:

UTILITY PLAN

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 27 OF 97

LANDSCAPE NOTES AND CHARTS

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.

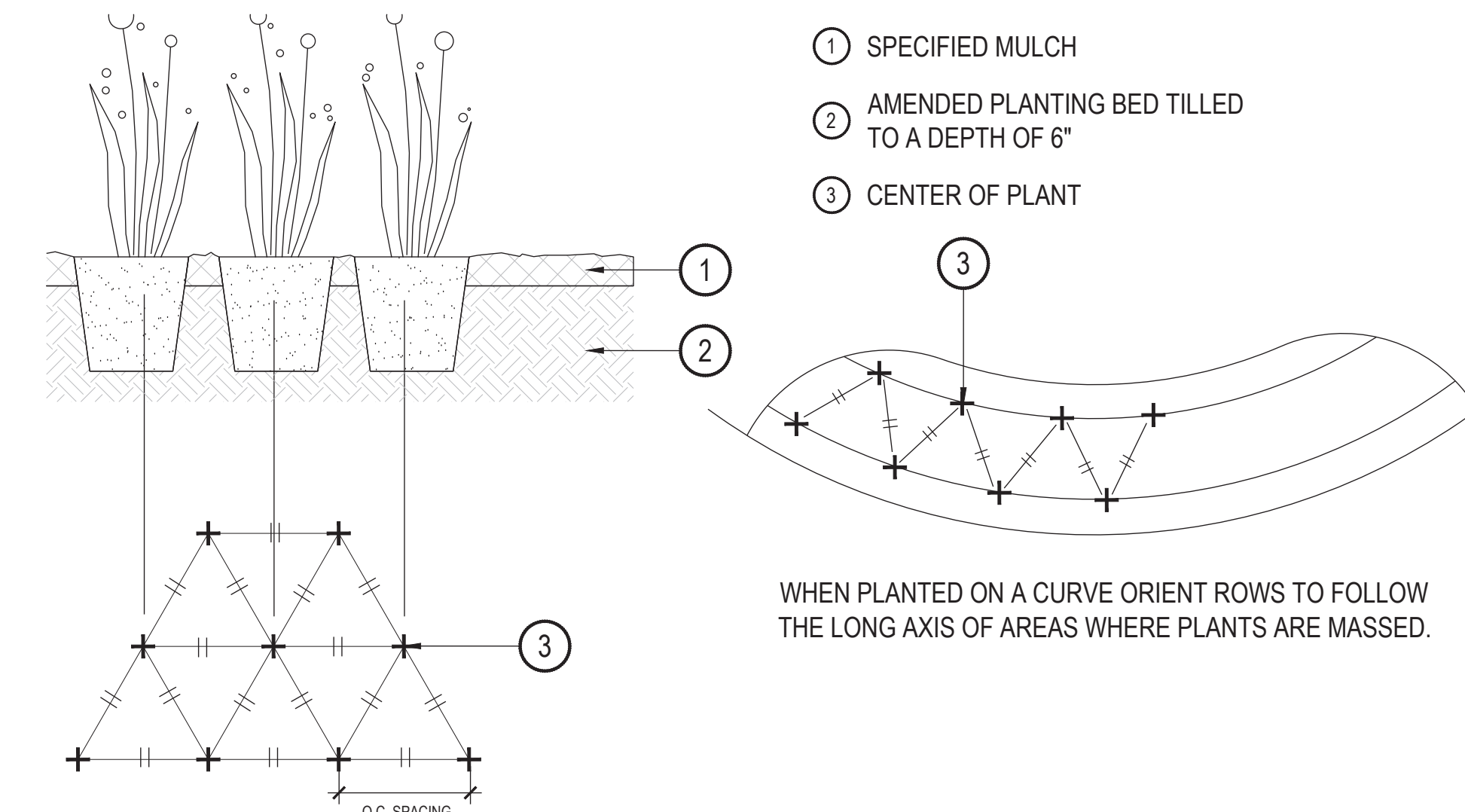
USE	SURFACE TYPE	AREA (SF)
RESIDENTIAL	BUILDING COVERAGE	318,888 SF
	PUBLIC STREETS AND ALLEYS	405,287 SF
	PUBLIC ROW LANDSCAPE	46,533 SF
	PRIVATE LANDSCAPE ON LOTS	56,839 SF
	PRIVATE LANDSCAPE PARK, OPEN SPACE, TRAILS	438,181 SF
	PRIVATE LANDSCAPE DETENTION POND TRACTS	173,647 SF
	PUBLIC LAND DEDICATION (PLD)	259,617 SF
TOTALS:		1,698,992 SF

	PRIVATE LANDSCAPE AREA = 438,181 SF (NOT INCLUDING POND TRACTS OR PRIVATE LOTS)			RIGHT-OF-WAY LANDSCAPE AREA = 61,005 SF (INCLUDING 14,172 SF ROW FOR SHERIDAN)		
	LANDSCAPE RATIO	# REQUIRED	# PROVIDED	LANDSCAPE RATIO	# REQUIRED	# PROVIDED
TREES	1/550 SF	797	***953	1/500 SF	122	151
SHRUBS	3/550 SF	2,391	3,167	3/550 SF	333	*100

* 78 ADDED TREE EQUIVALENT IN EXCESS SHRUBS
 * 29 ADDED FROM EXCESS TREES IN RIGHT OF WAY
 * 98 ADDED FROM EXCESS TREES AND SHRUBS ON DETENTION PONDS
 * GROUND COVER HAS BEEN PLANTED IN ROW

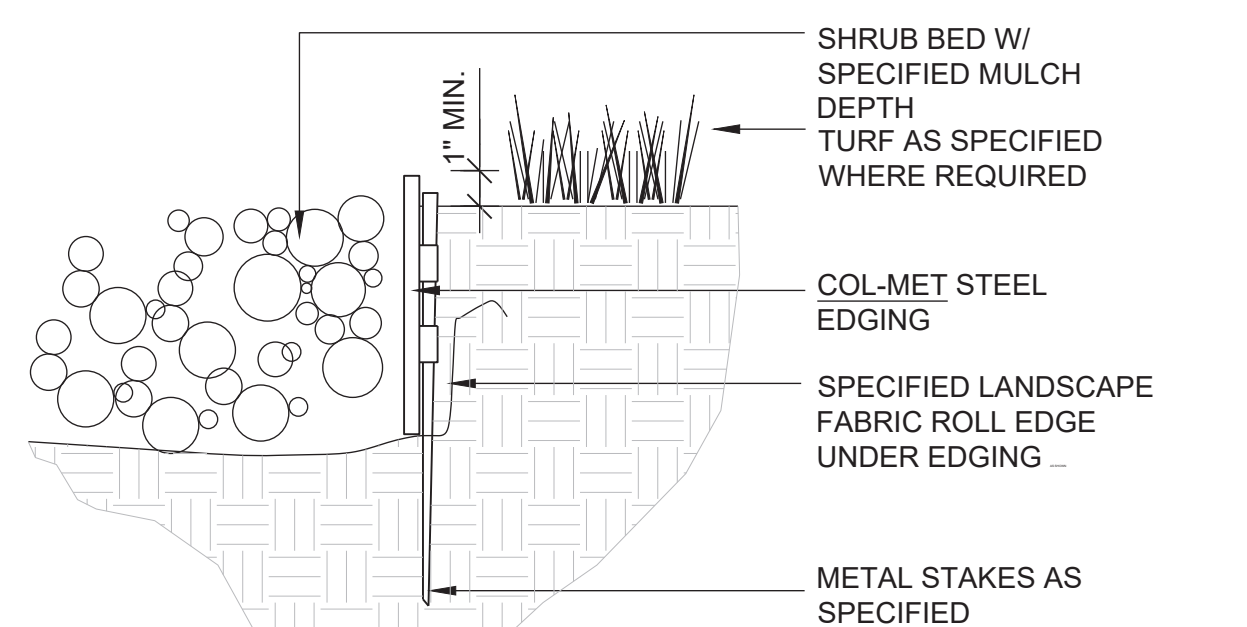
	PRIVATE LANDSCAPE AREA = 132,982 SF DETENTION POND TRACTS		
	LANDSCAPE RATIO	# REQUIRED	# PROVIDED
TREES	1/550 SF	242	315
SHRUBS	3/550 SF	729	981

SOIL AMENDMENT REQUIRED			
PRIVATE AREA (SF)	668,667	x 5 YDS/1000 SF =	3,343 CU.YDS.
R.O.W AREA (SF)	61,005	x 5 YDS/1000 SF =	305 CU.YDS.
		TOTAL:	3,648 CU.YDS.



1 SHRUB SPACING

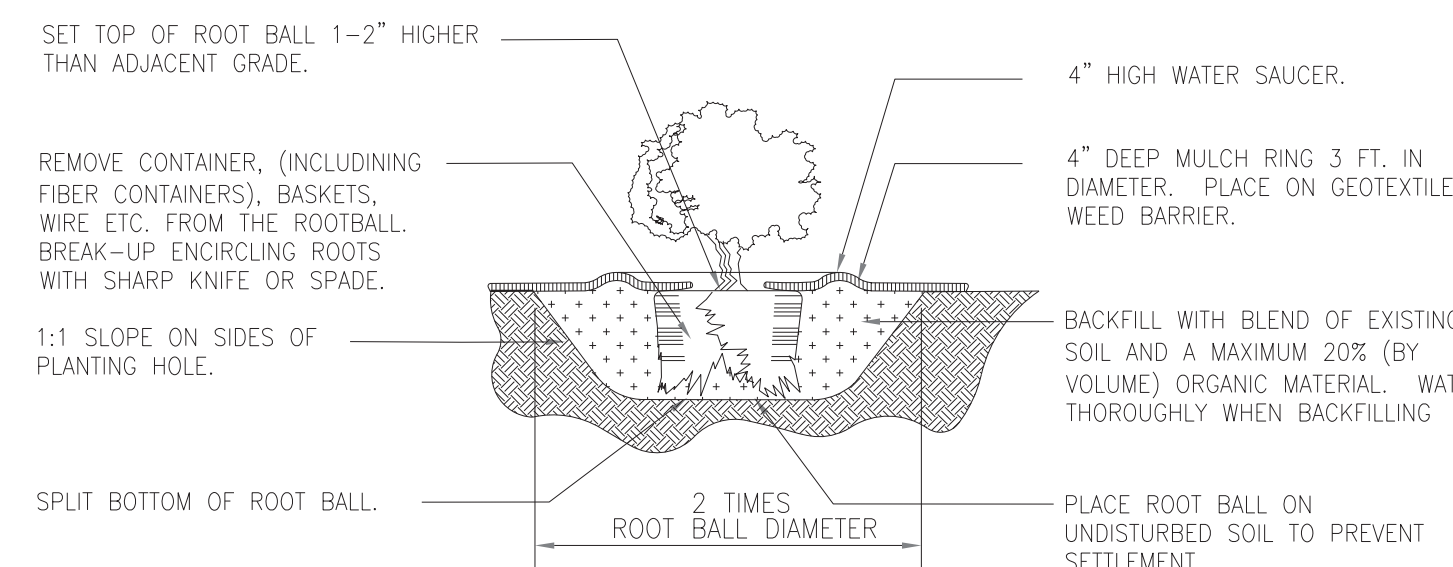
N.T.S.



- NOTES:
- EDGING SHALL BE 12-GAUGE, ROLL TOP, STEEL, PERFORATED AND GREEN IN COLOR. SEE LANDSCAPE NOTES FOR FURTHER EDGER INFORMATION.
 - SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 - EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2 STEEL EDGER

N.T.S.



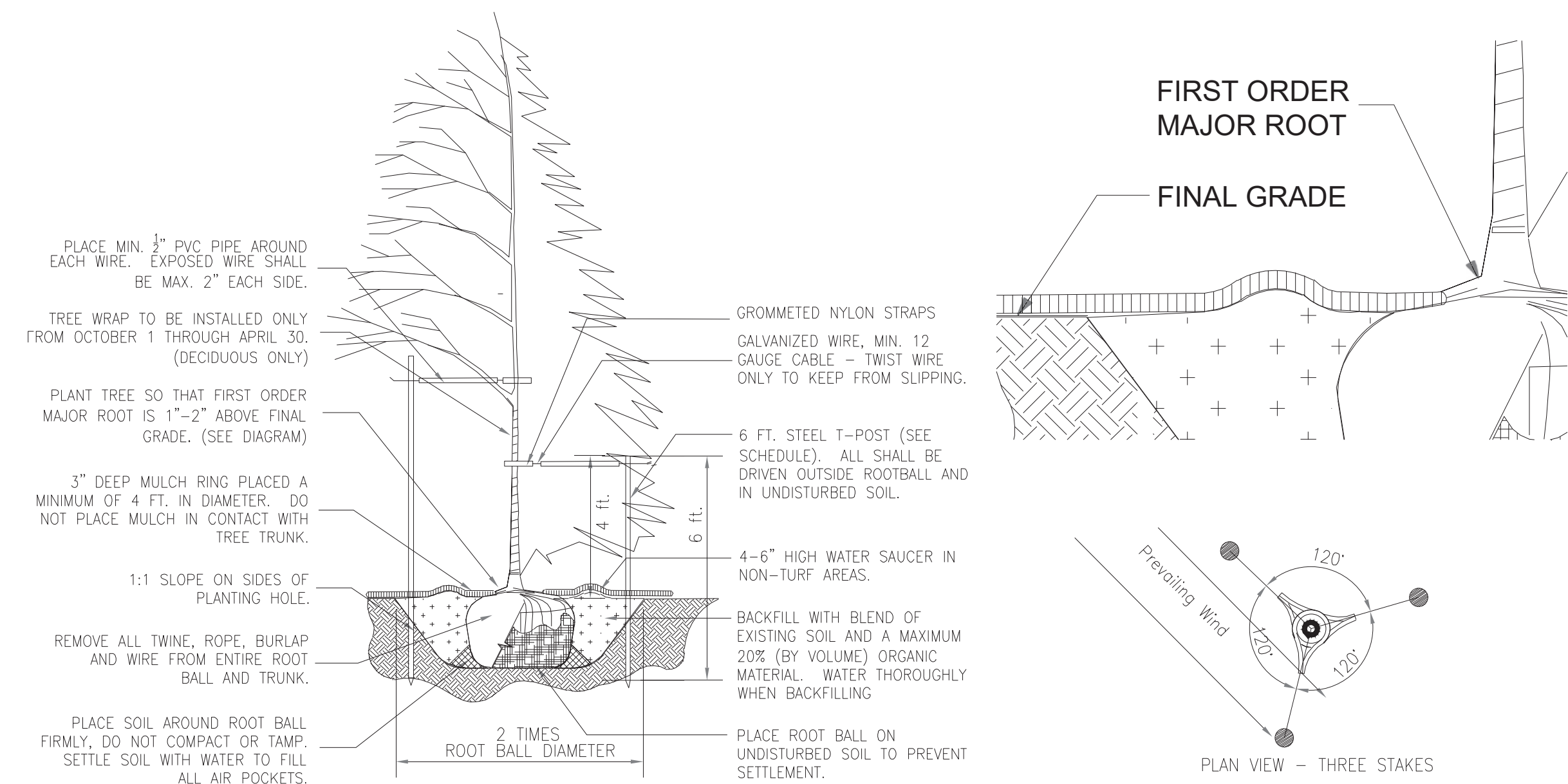
PLACEMENT NOTES:

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.

3 SHRUB PLANTING DETAIL
NOT TO SCALE



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:
 1-1/2" 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 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.

4 TREE PLANTING DETAIL
NOT TO SCALE

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 28 OF 97



DATE: MAY 19, 2023

PLANT SCHEDULE

Table with columns: STREET TREES, QTY, BOTANICAL, COMMON, ROOT, CALIPER/HT., HEIGHT WIDTH, IRR ZONE, SUN/SHADE, NATIVE, % OF TOTAL STREET TREES. Includes sub-sections for DECIDUOUS TREES, EVERGREEN TREES, ORNAMENTAL TREES, MULTI-STEM TREE, and DECIDUOUS SHRUBS.

Table with columns: EVERGREEN SHRUBS, QTY, BOTANICAL, COMMON, SIZE, HEIGHT/WIDTH, IRR ZONE, Sun/Shade, NATIVE, % OF TOTAL SHRUBS. Includes sub-sections for ORNAMENTAL GRASSES, ANNUALS/PERENNIALS, and TOTAL.

Table with columns: Code, Area, Description, Material, Notes. Includes rows for NS2, VN2, VN, CFIN, FF3, GRAN, COB2, SOD, and WOOD.

BG NATIVE SEED MIX
70/30 BLUE GRAMA AND BUFFALO GRASS MIX
Planting Rate = 6 lbs / 1000 sf
BTf: Texas Drought Resistant Hybrid
Bittersweet Turf Farms: Texas Drought Resistant Blend
25% Madison Kentucky Bluegrass
25% Krypton Kentucky Bluegrass
25% Solar Texas Bluegrass Hybrid
25% Blue Gem Texas Bluegrass Hybrid
Planting Rate = 3 lbs / 1000 SF for bare soil

Table with columns: Common Name, Scientific Name, Variety, PLS* lbs per Acre, Ounces per Acre, Percent of Mix. Includes sections for DETENTION SEED MIX and UPLAND SEED MIX.

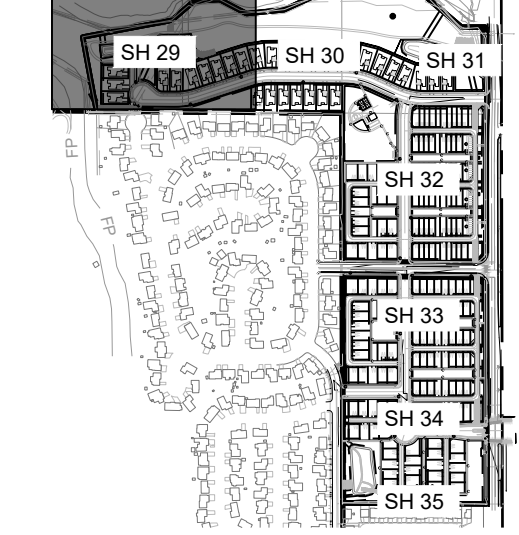
PLANTING CALCULATIONS
TOTAL OVERALL TREES = 1,214 TREES
TOTAL STREET TREES = 151 TREES
TOTAL EVERGREEN TREES = 339 TREES
(32% OF TOTAL TREES NOT INCLUDING STREET TREES)
• REQUIRED 20% 8'HT = 68
• PROVIDED 8' HT = 68
TOTAL DECIDUOUS & ORNAMENTAL TREES = 448 TREES
• REQUIRED 20% 3" CAL = 89
• PROVIDED 3" CAL. = 89
TOTAL SHRUBS = 4,148 SHRUBS

Revision NO. / Date:

PLANT SCHEDULE

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 29 OF 97

KEY MAP



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DATE: MAY 19, 2023

SEMPER GARDENS OFFICIAL DEVELOPMENT PLAN

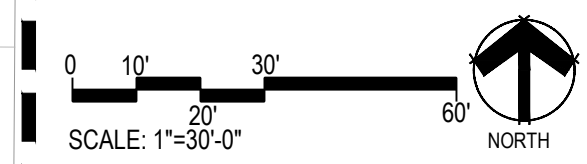
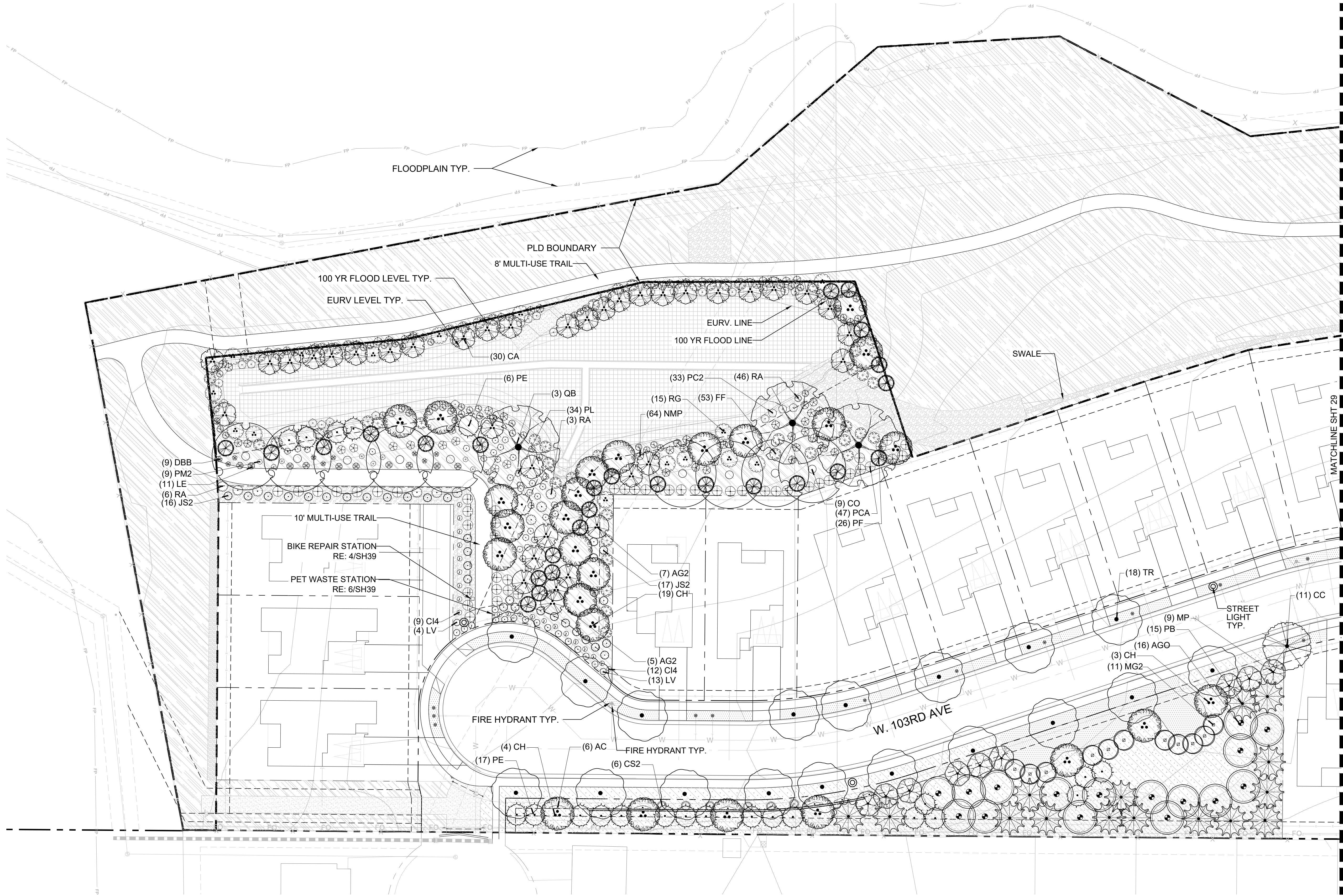
Revision NO. / Date:

LANDSCAPE PLAN

29 OF 97

LANDSCAPE LEGEND

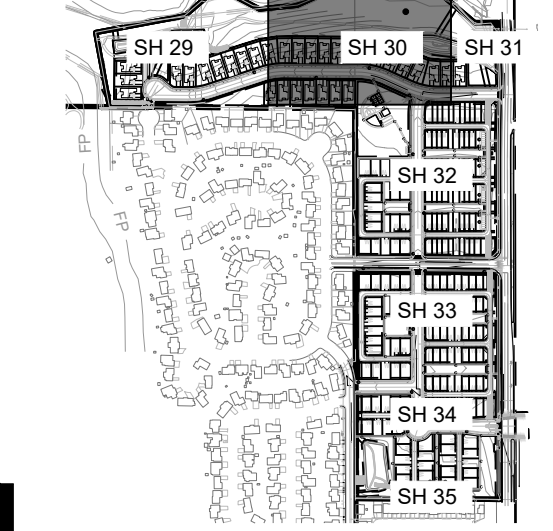
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- C.O.W. DETENTION SEED MIX
- C.O.W. UPLAND SEED MIX
- CRUSHER FINES
- FIBAR
- MULCH, ROCK
- RIVER ROCK
- SOD
- WOOD MULCH



MATCHLINE SHT 29
MATCHLINE SHT 30

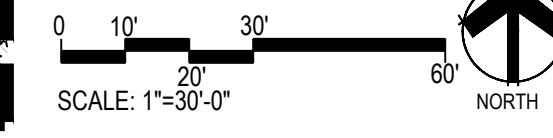
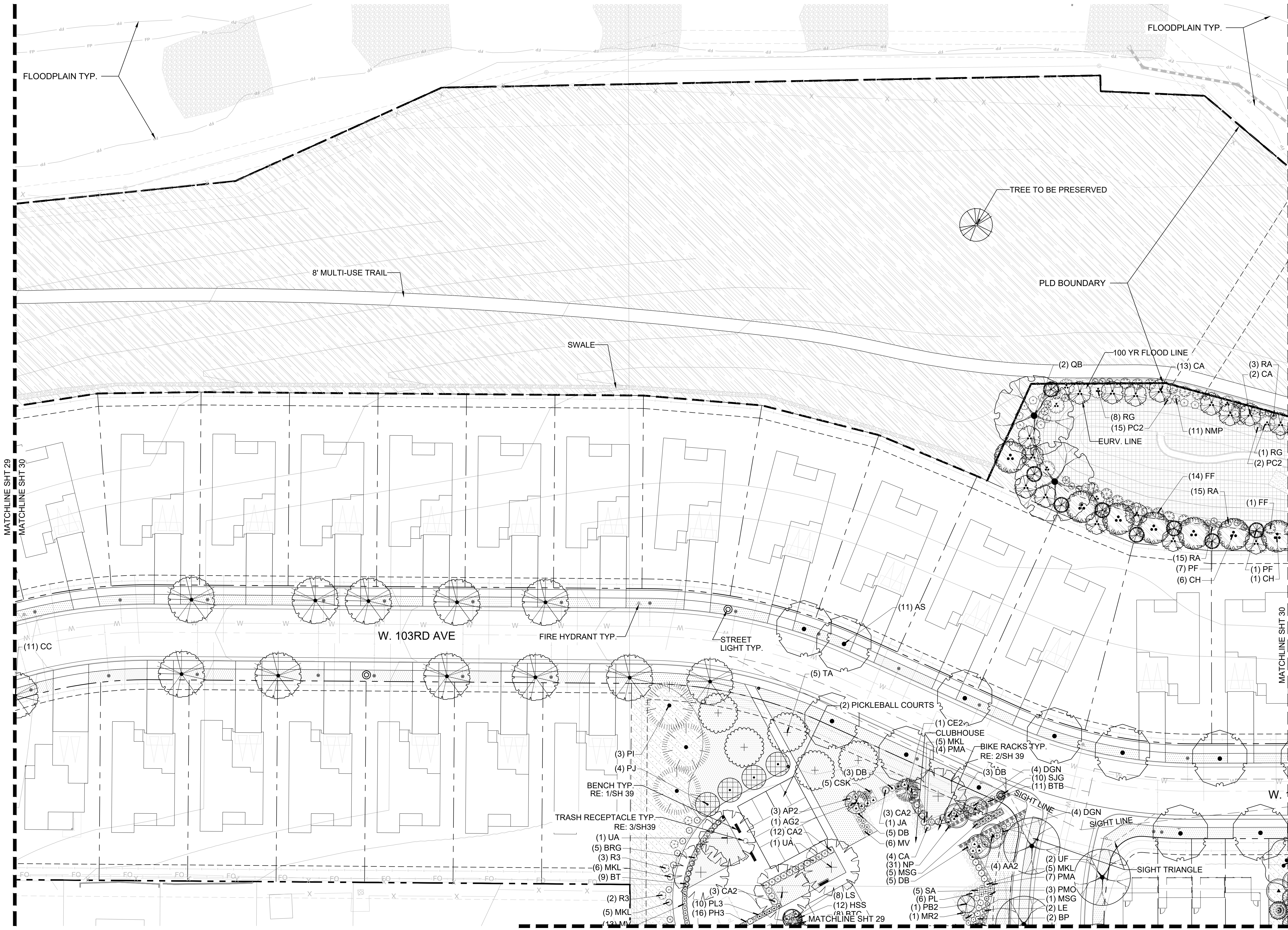
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 30 OF 97

KEY MAP



LANDSCAPE LEGEND

- BG NATIVE SEED
- C.O.W. DETENTION SEED MIX
- C.O.W. UPLAND SEED MIX
- CRUSHER FINES
- FIBAR
- MULCH, ROCK
- RIVER ROCK
- SOD
- WOOD MULCH

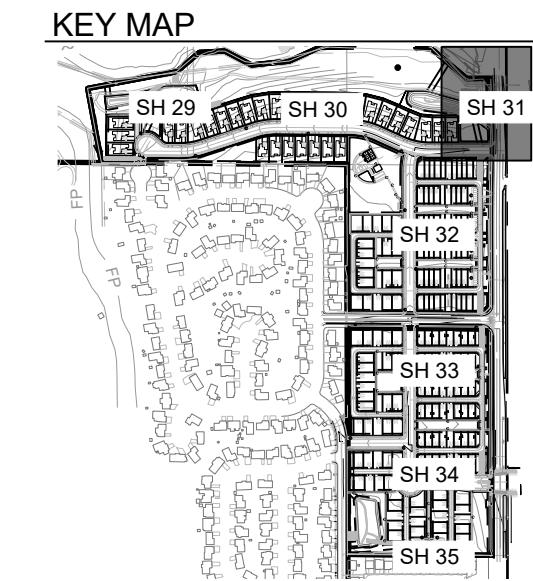


SEMPER GARDENS
OFFICIAL DEVELOPMENT PLAN

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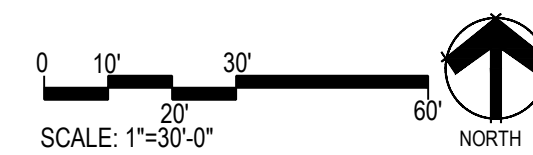
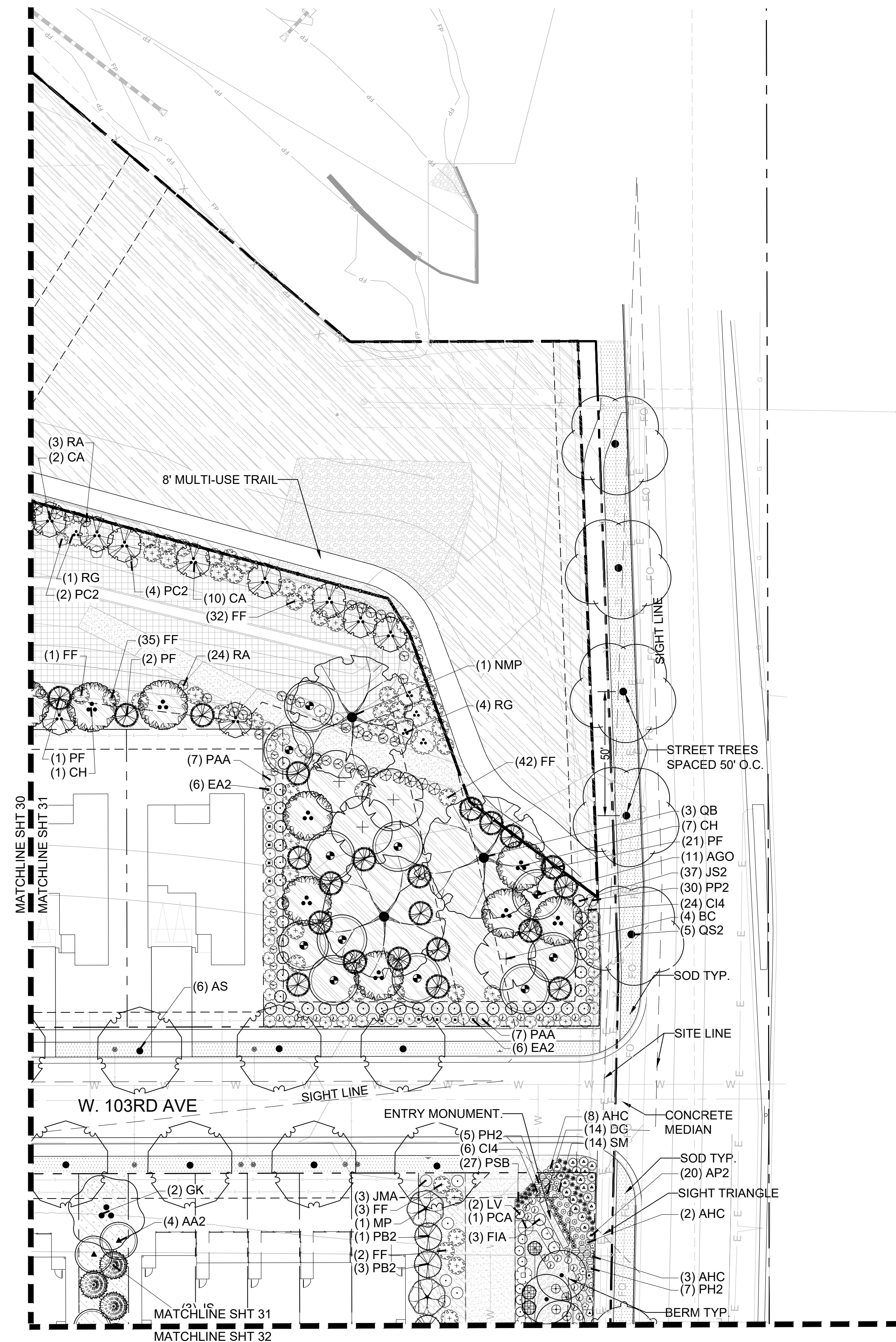
LANDSCAPE PLAN

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 31 OF 97



LANDSCAPE LEGEND

- BIG NATIVE SEED
- C.O.W. DETENTION SEED MIX
- C.O.W. UPLAND SEED MIX
- CRUSHER FINES
- FIBAR
- MULCH, ROCK
- RIVER ROCK
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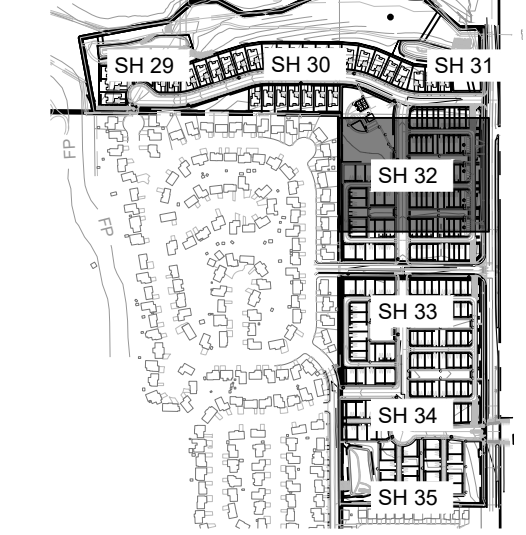
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

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LANDSCAPE PLAN

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 32 OF 97

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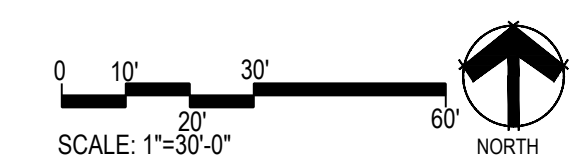
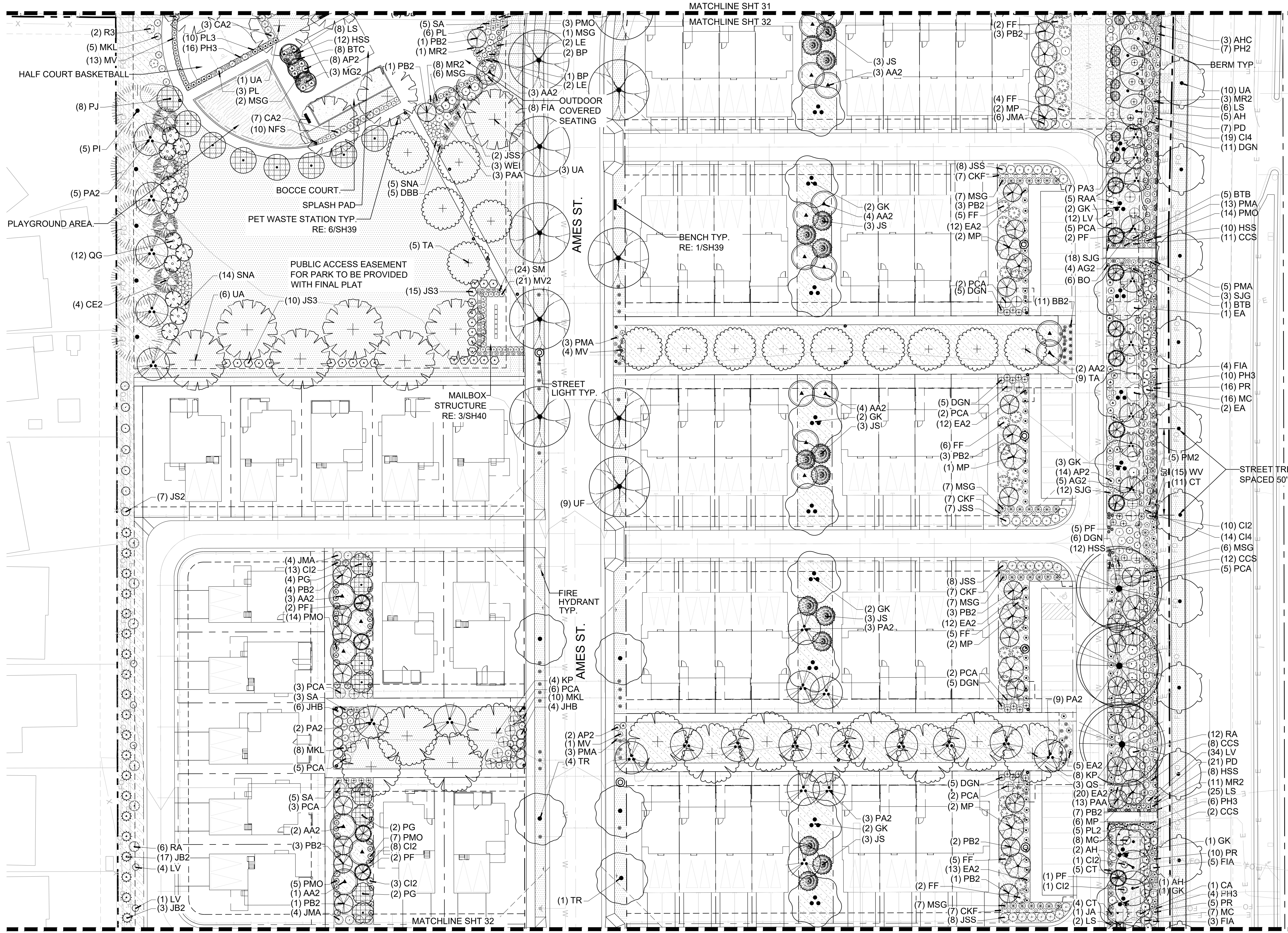
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DATE: MAY 19, 2023

LANDSCAPE LEGEND

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- SOD
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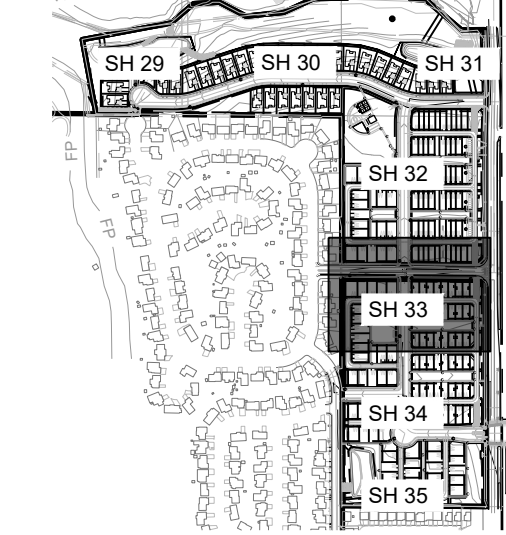


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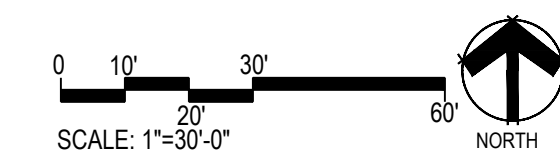
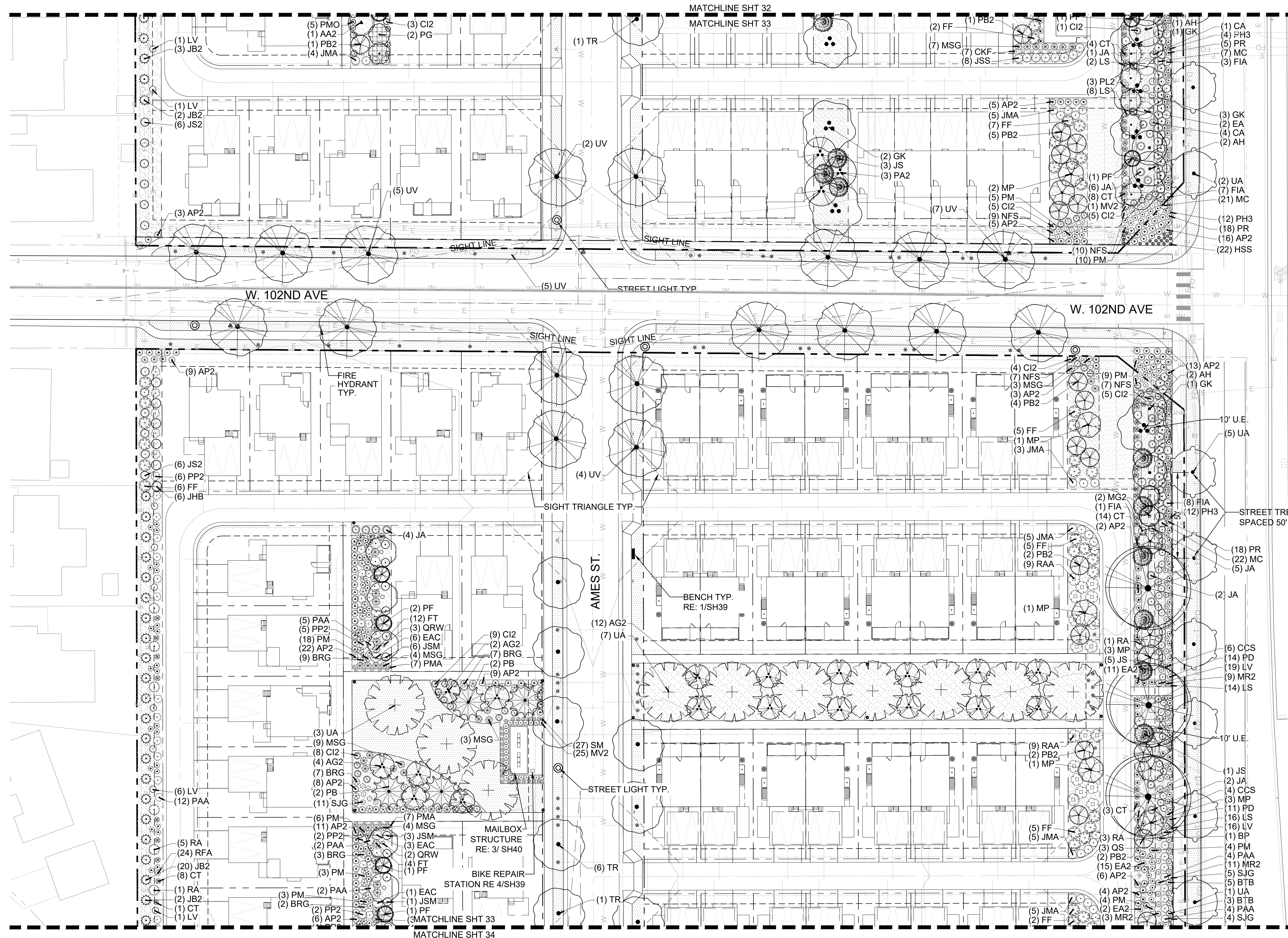
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LANDSCAPE LEGEND

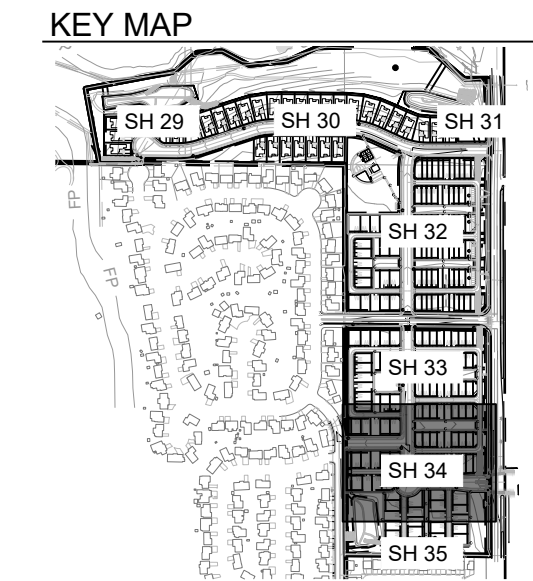
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LANDSCAPE PLAN

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 34 OF 97



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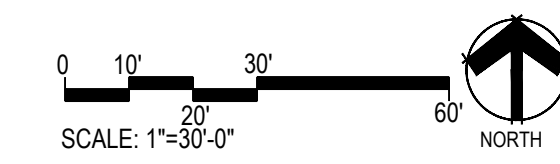
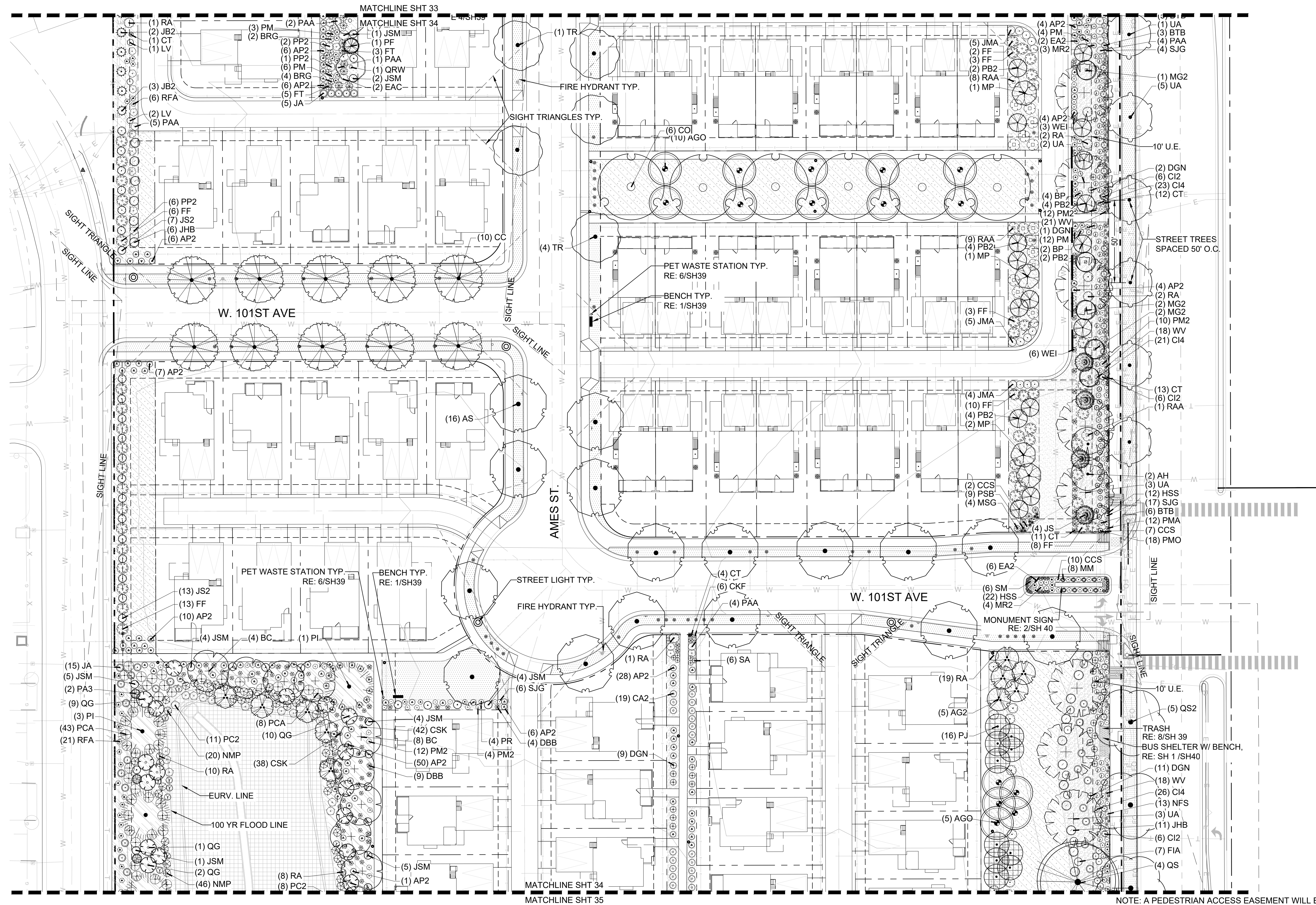
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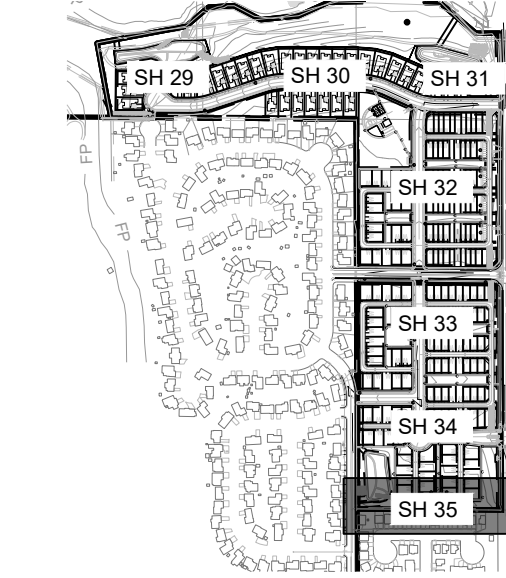
NOTE: A PEDESTRIAN ACCESS EASEMENT WILL BE PROVIDED ON PLAT FOR THE BUS SHELTER

Revision NO. / Date:

LANDSCAPE PLAN

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 35 OF 97

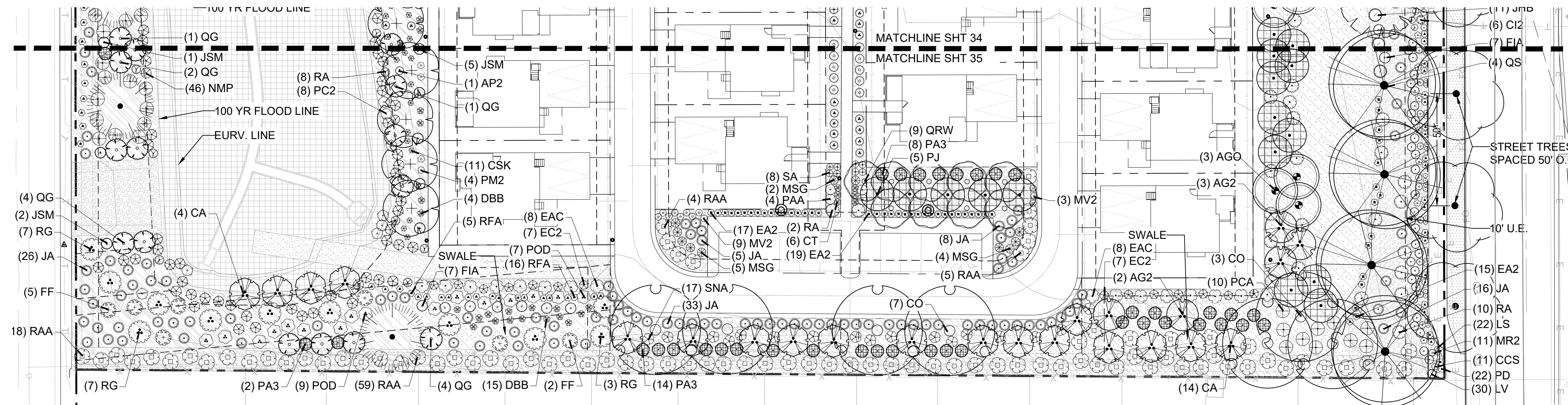
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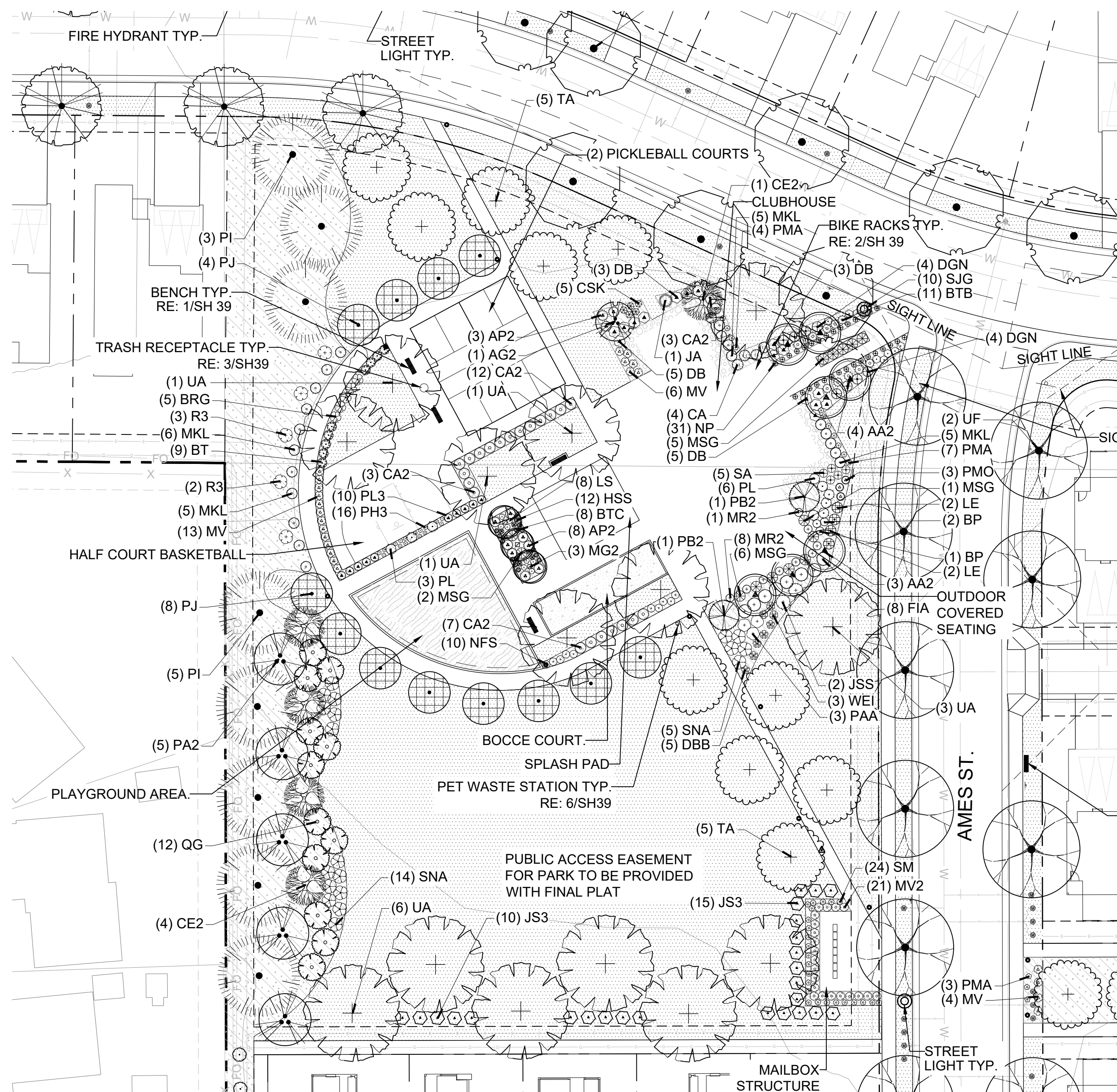
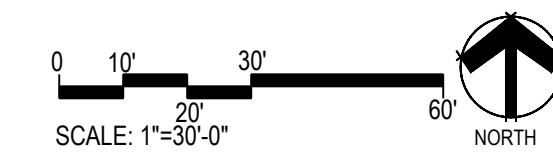


BERKELEY HOMES
DATE: MAY 19, 2023



LANDSCAPE LEGEND

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- C.O.W. UPLAND SEED MIX
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- SOD
- WOOD MULCH



1 PARK ENLARGEMENT

SCALE: 1"= 30'-0"

SEMPER GARDENS OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

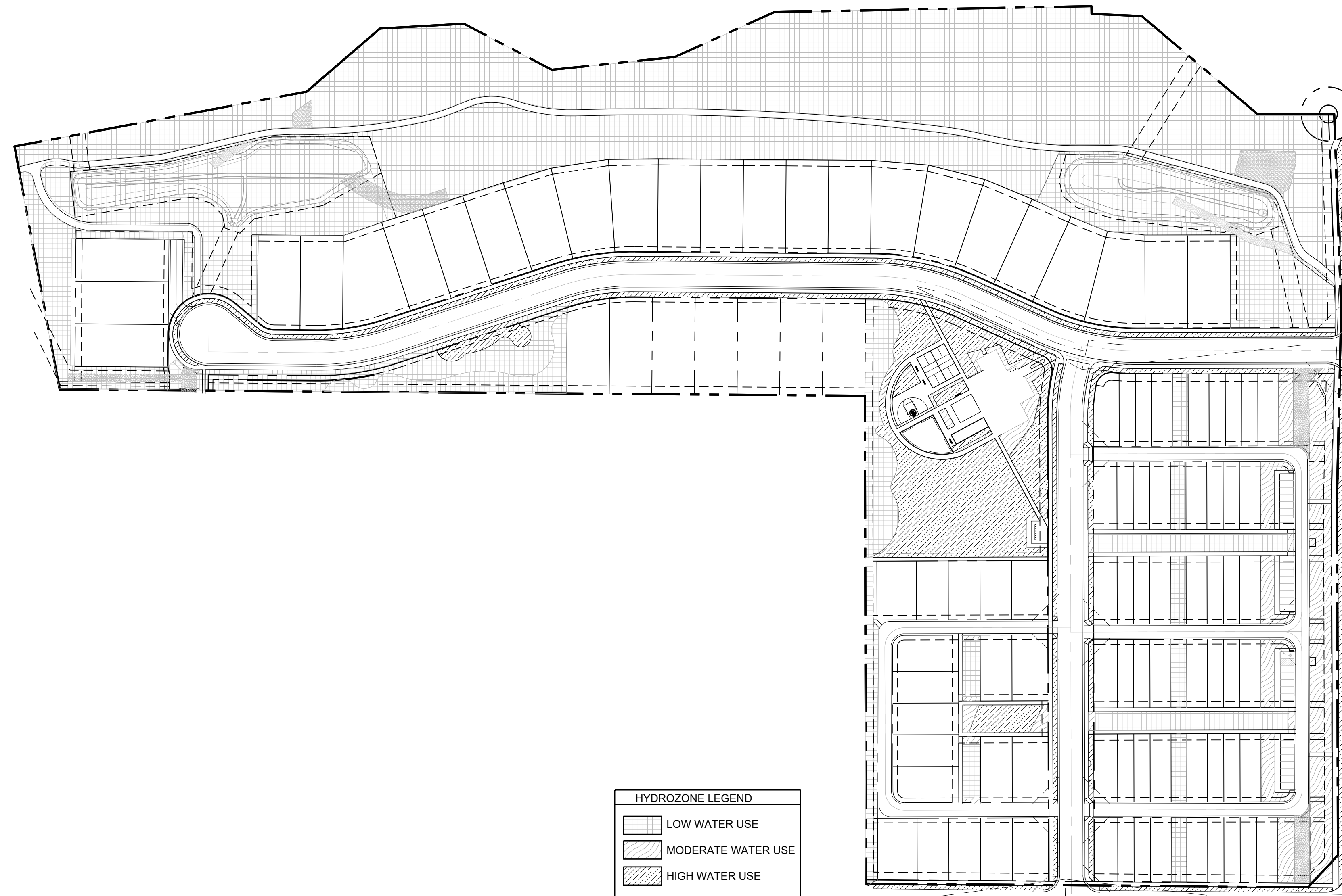
LANDSCAPE PLAN



DATE: MAY 19, 2023

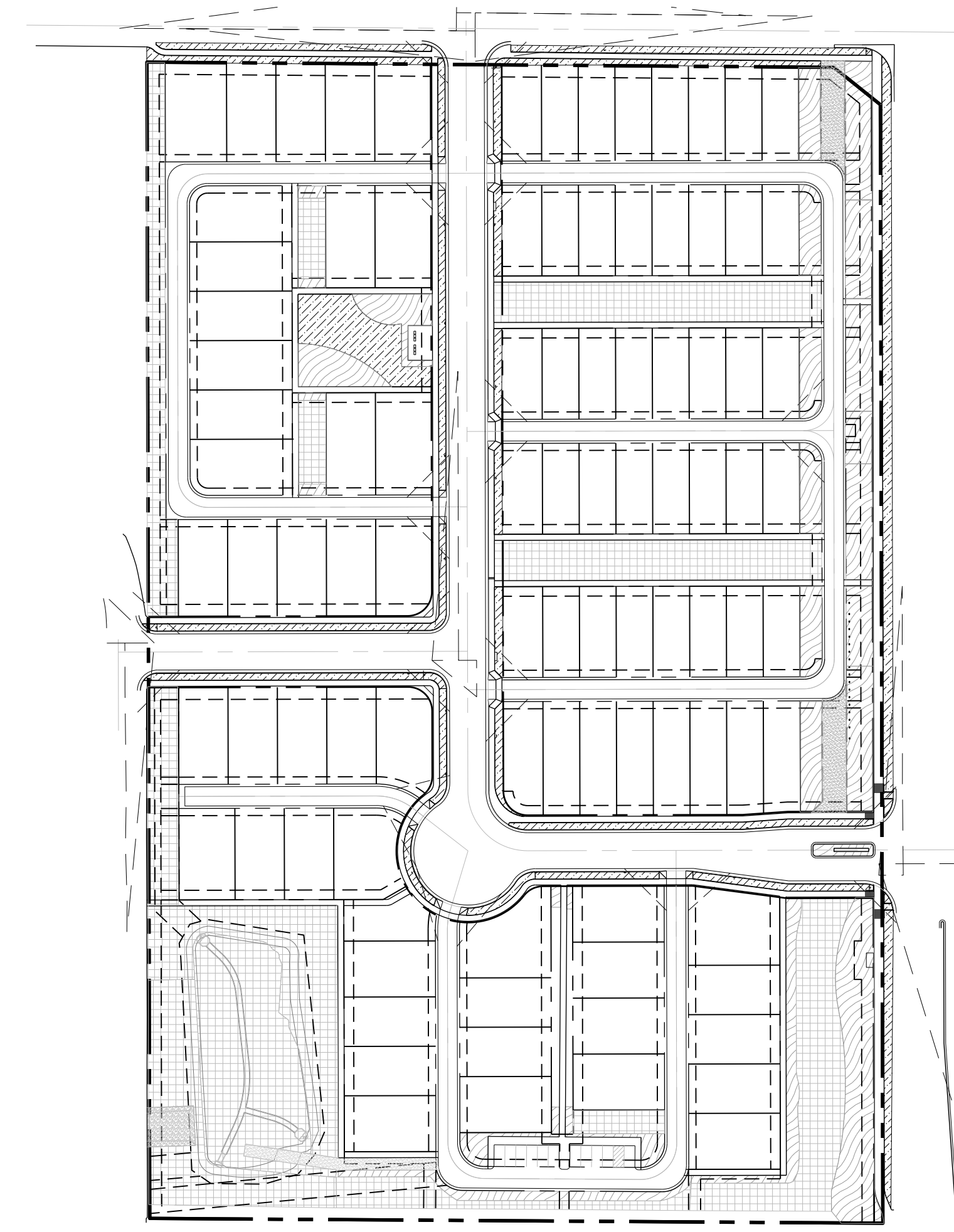
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 36 OF 97



1 HYDROZONE PLAN - NORTH END OF SITE (A)

SCALE: 1"=100'-0"



2 HYDROZONE PLAN - SOUTH END OF SITE (B)

SCALE: 1"=100'-0"

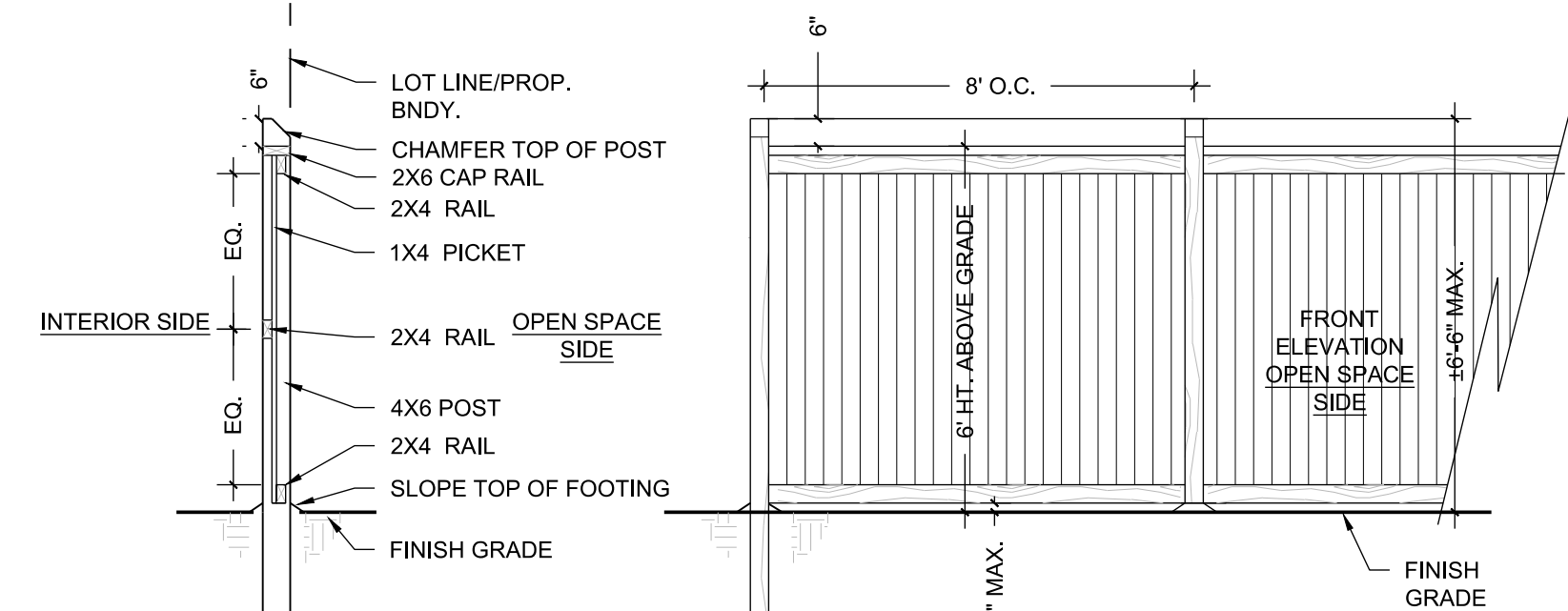
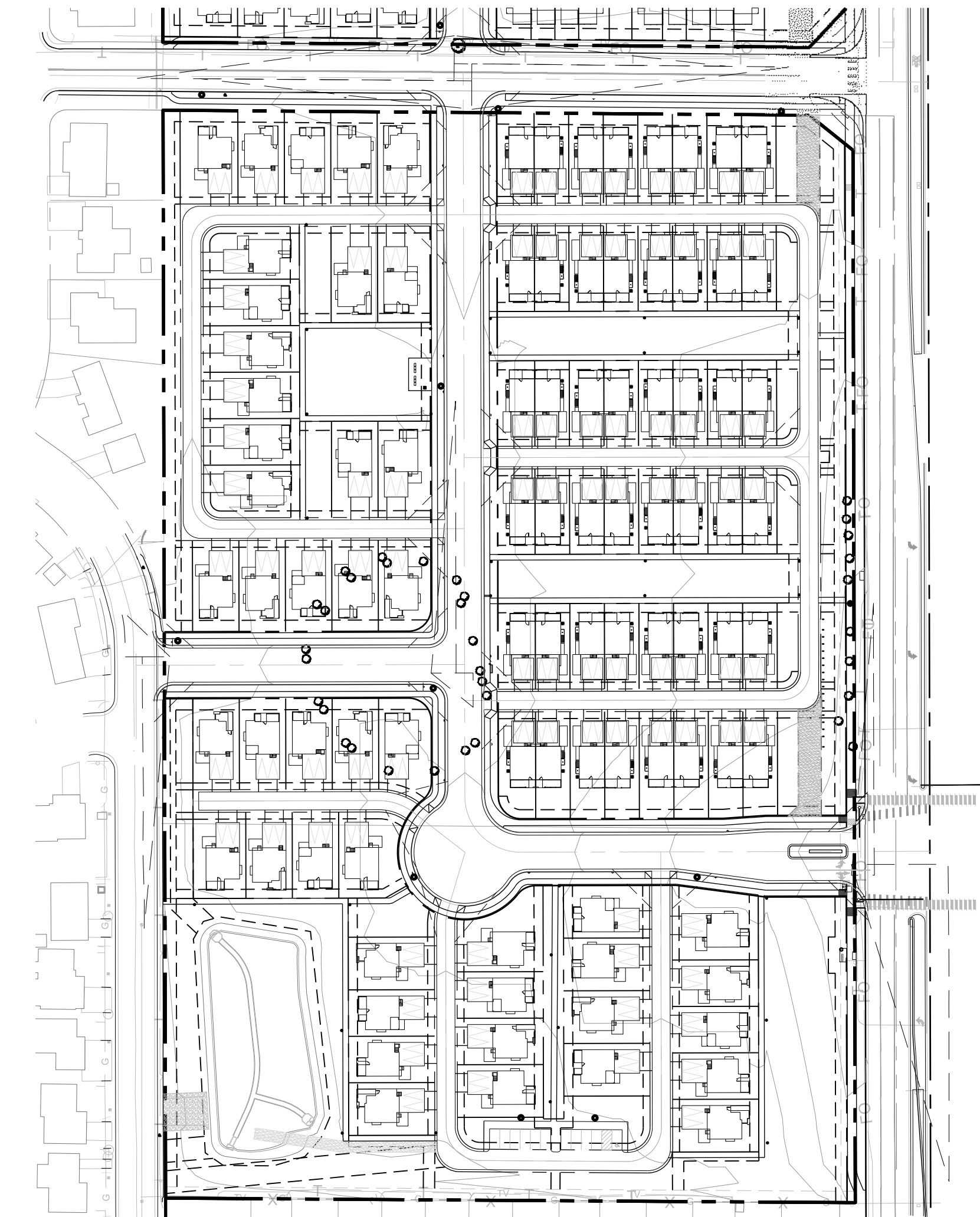
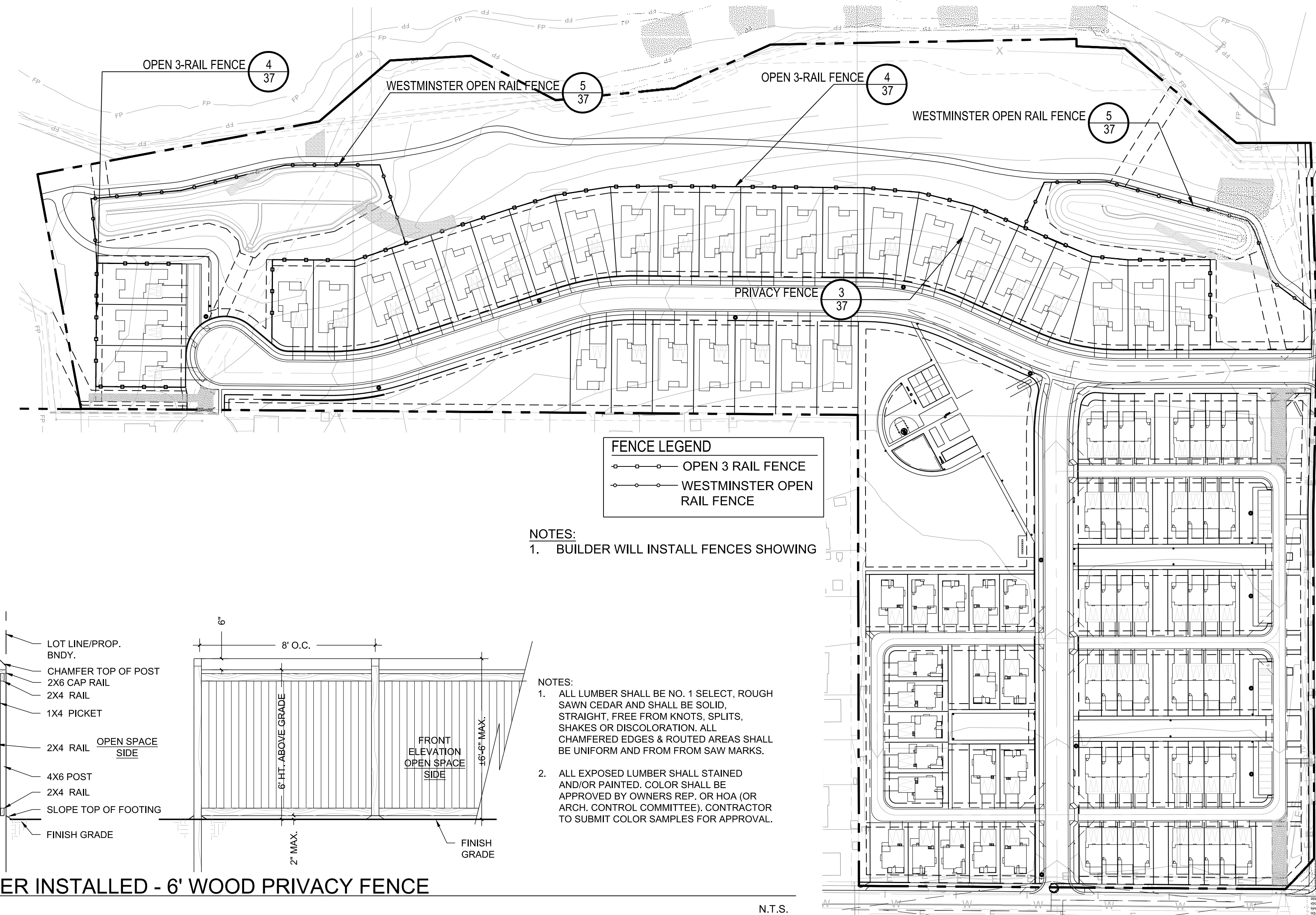


LANDSCAPE WATER BUDGET			
LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATER USE (GAL)
HIGH	16%	106,466	x 18 GAL = 1,916,388
MEDIUM	12%	78,709	x 10 GAL = 787,090
LOW	72%	493,527	x 3 GAL = 1,480,581
TOTAL ALL HYDROZONES:	100	678,702	TOTAL GAL: 4,184,059
TOTAL GAL / TOTAL LANDSCAPE AREA = 6.160			GAL/SF

Revision NO. / Date:

HYDROZONE MAP

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
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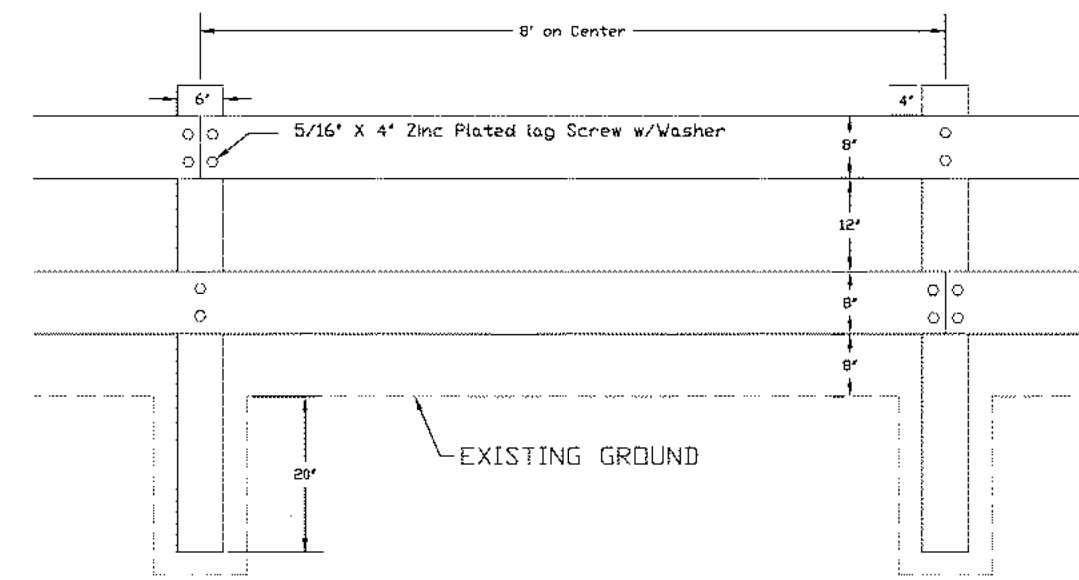
3 BUILDER INSTALLED - 6' WOOD PRIVACY FENCE

- NOTES:**
- PRIVACY FENCE CAN BE USED BETWEEN LOTS
 - PRIVACY FENCE CAN BE USED AS WING FENCE
 - IN AREAS ALONG PERIMETER WHERE EXISTING PRIVACY FENCE IS WANTED THIS DETAIL TO BE USED IN AREAS OF REPLACEMENT

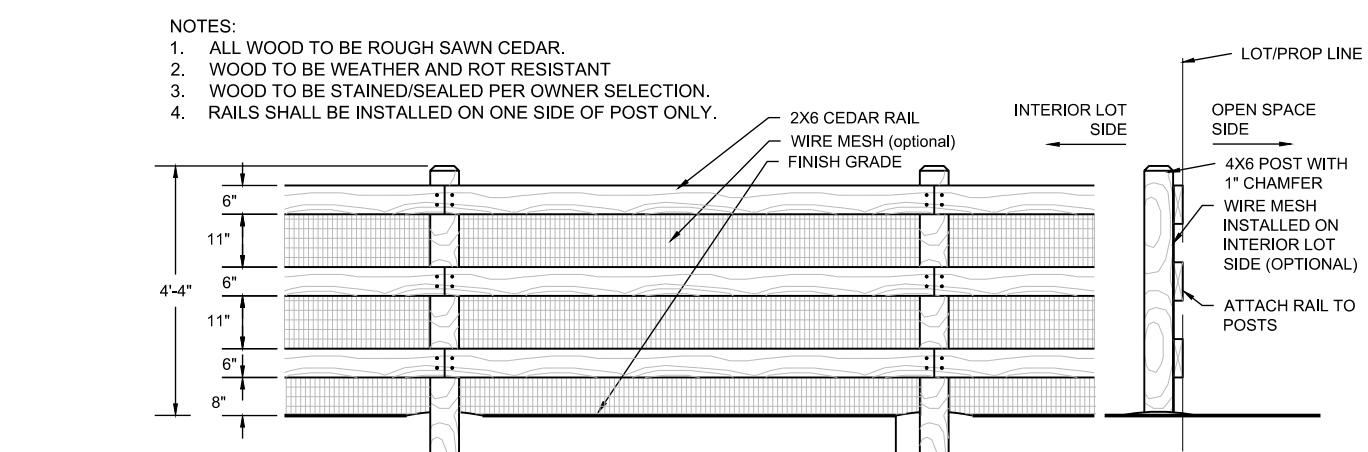
1 OVERALL FENCE PLAN - NORTH END OF SITE (A)

2 OVERALL FENCE PLAN - SOUTH END OF SITE (B)

OPEN SPACE FENCE DETAIL

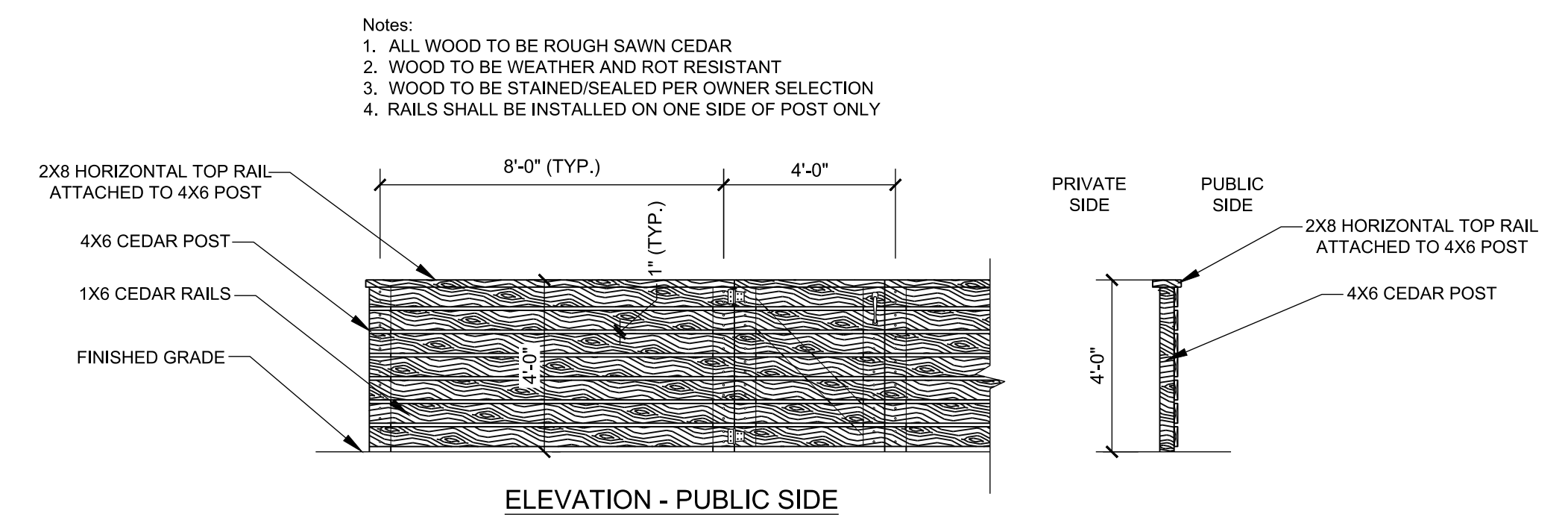


- NOTES:**
- POSTS: 4X6X8' CCA .40 HEM-FIR (or) WESTERN RED CEDAR
 - RAILS: 2X8X8' (or) 16' CCA .40 HEM-FIR (or) WESTERN RED CEDAR



- NOTES:**
- FENCE MUST STOP AT FRONT PLANE OF HOUSE WHEN ADJACENT TO RESIDENTIAL LOT.

4 OPEN 3-RAIL FENCE



5 WESTMINSTER OPEN RAIL FENCE

6 CEDAR FENCE AT TOWNHOME PATIOS

Revision NO. / Date:

FENCE PLAN

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
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GENERAL NOTE:
THESE REPRESENT TYPICAL LOTS. LOT SIZES,
CONFIGURATIONS, SETBACKS, ETC. WILL VARY.

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CAGE
CIVIL ENGINEERING

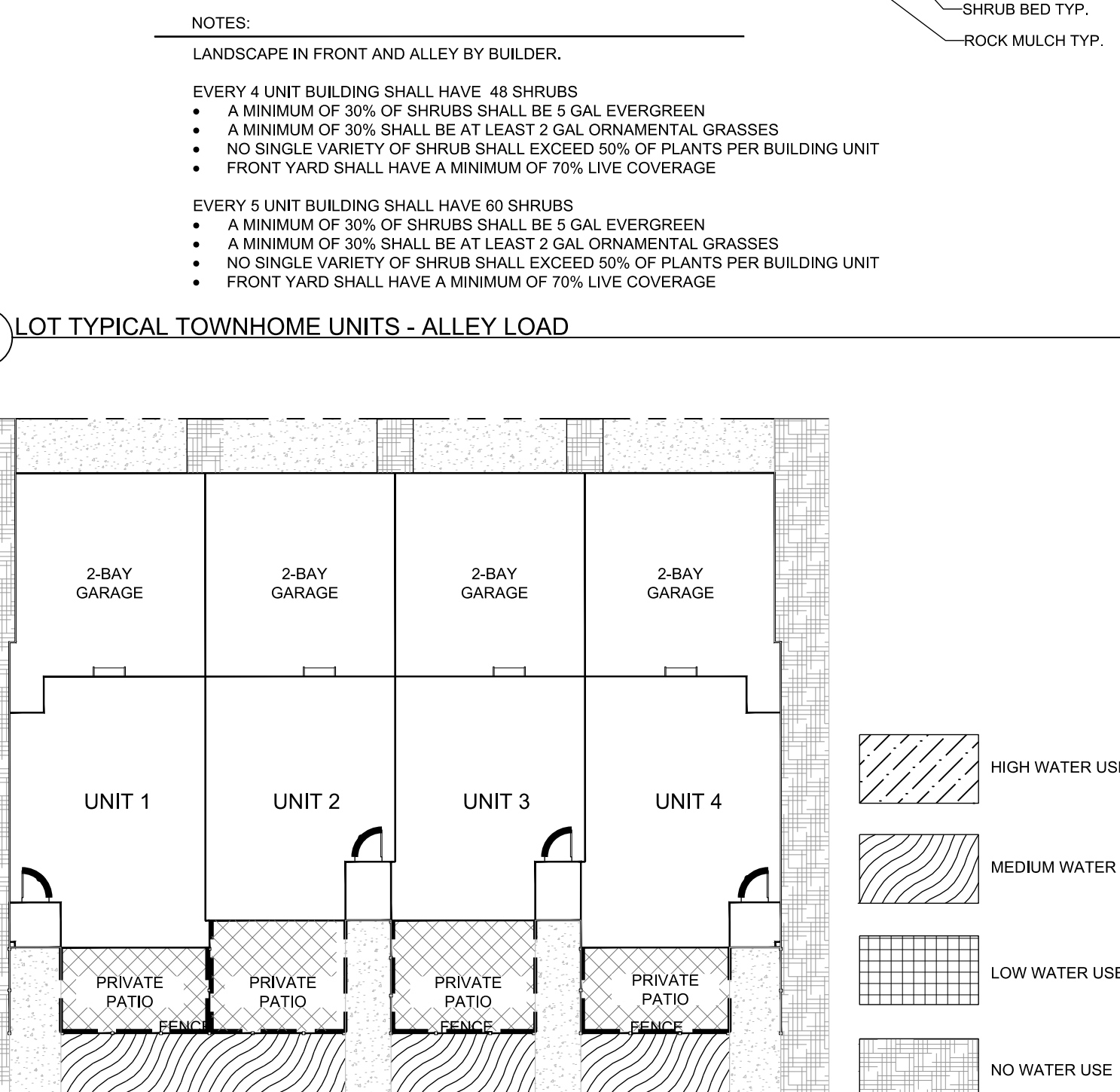
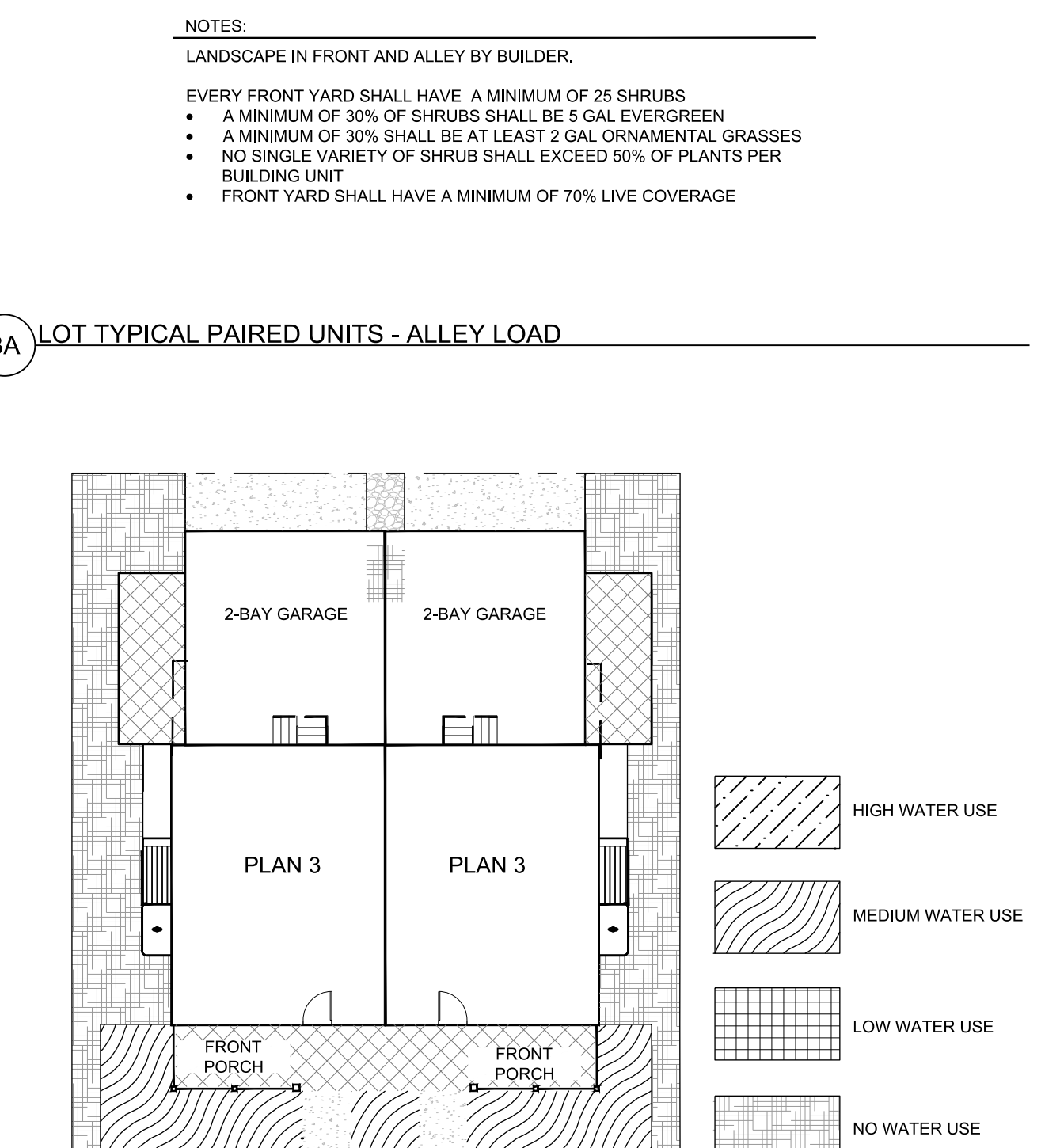
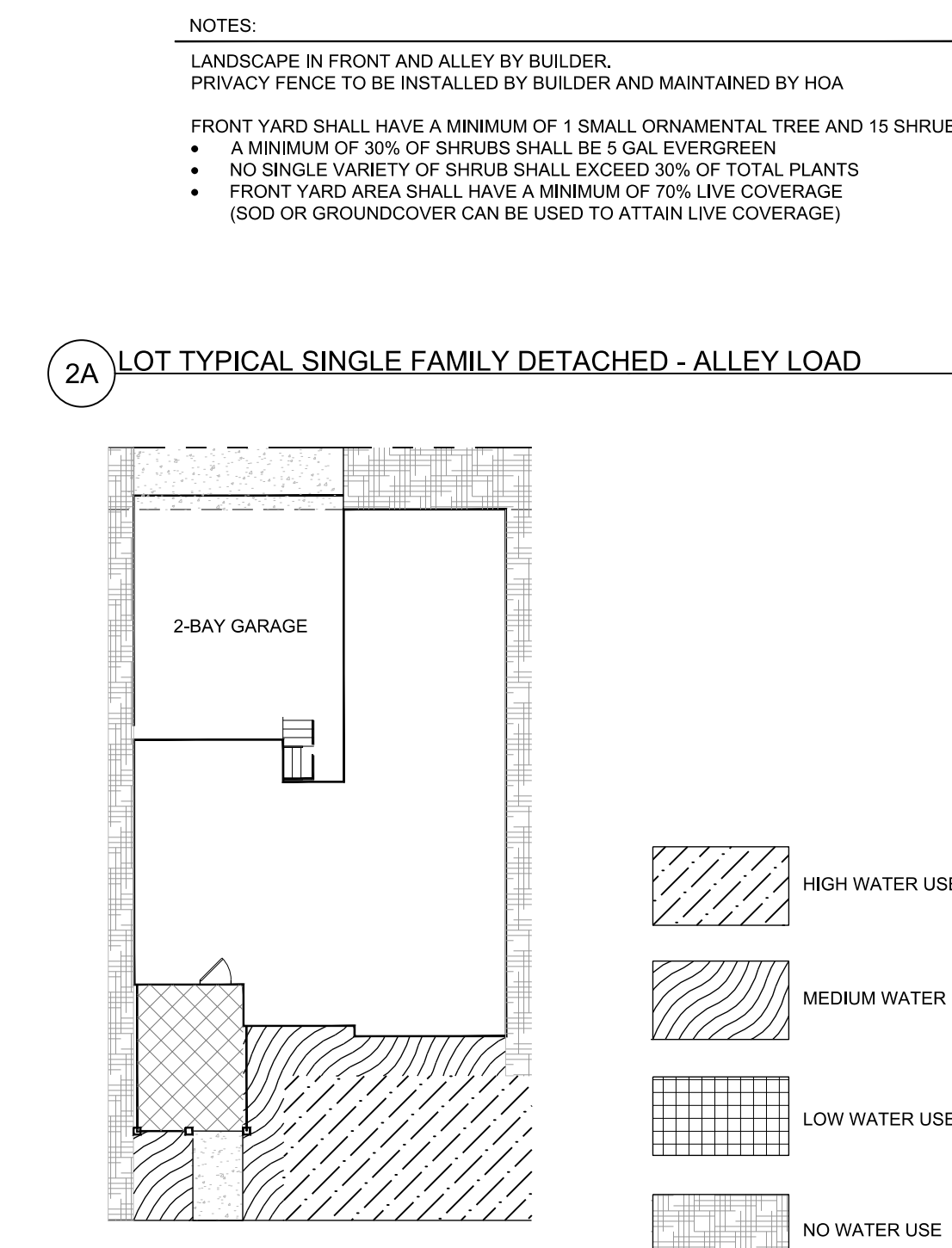
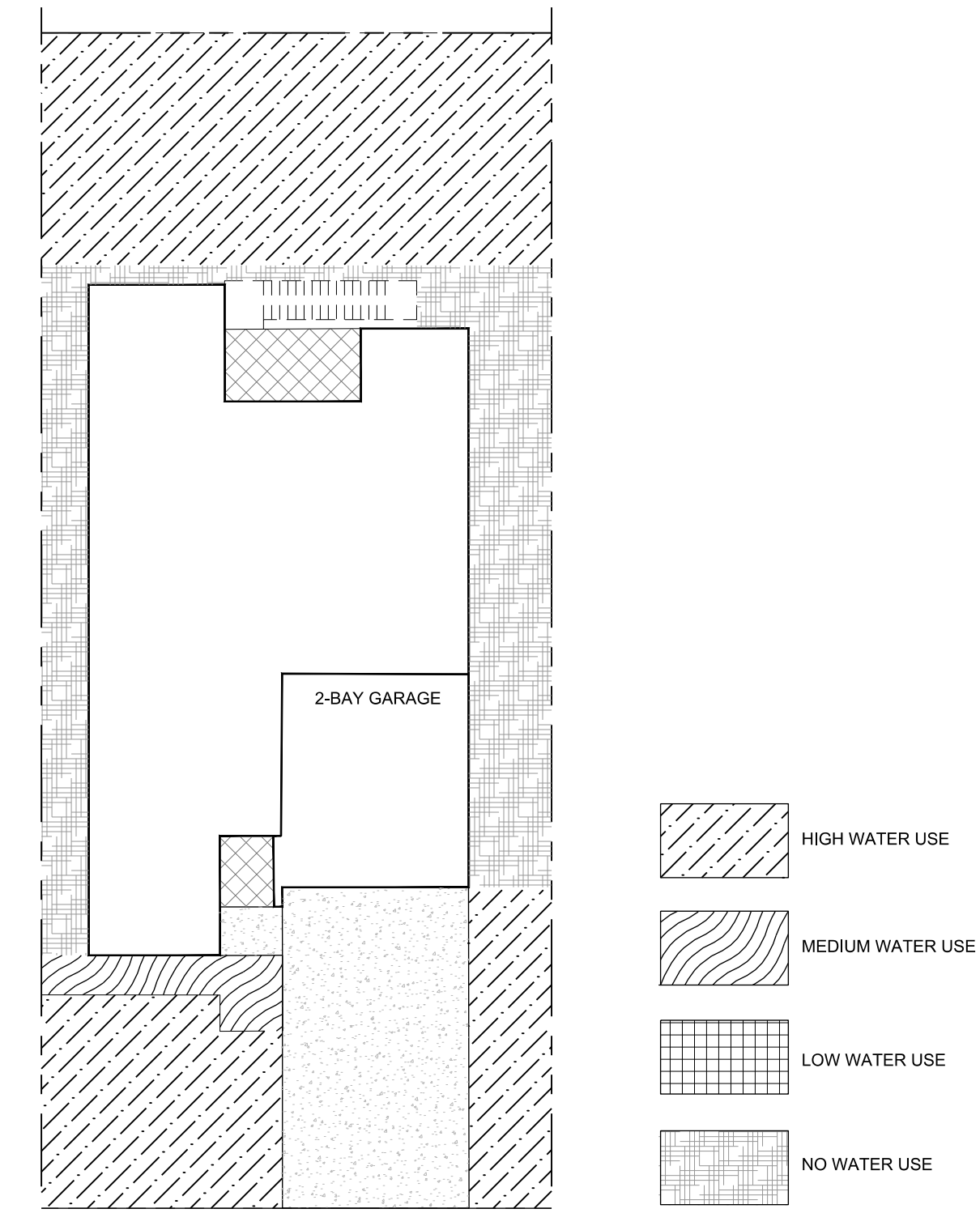
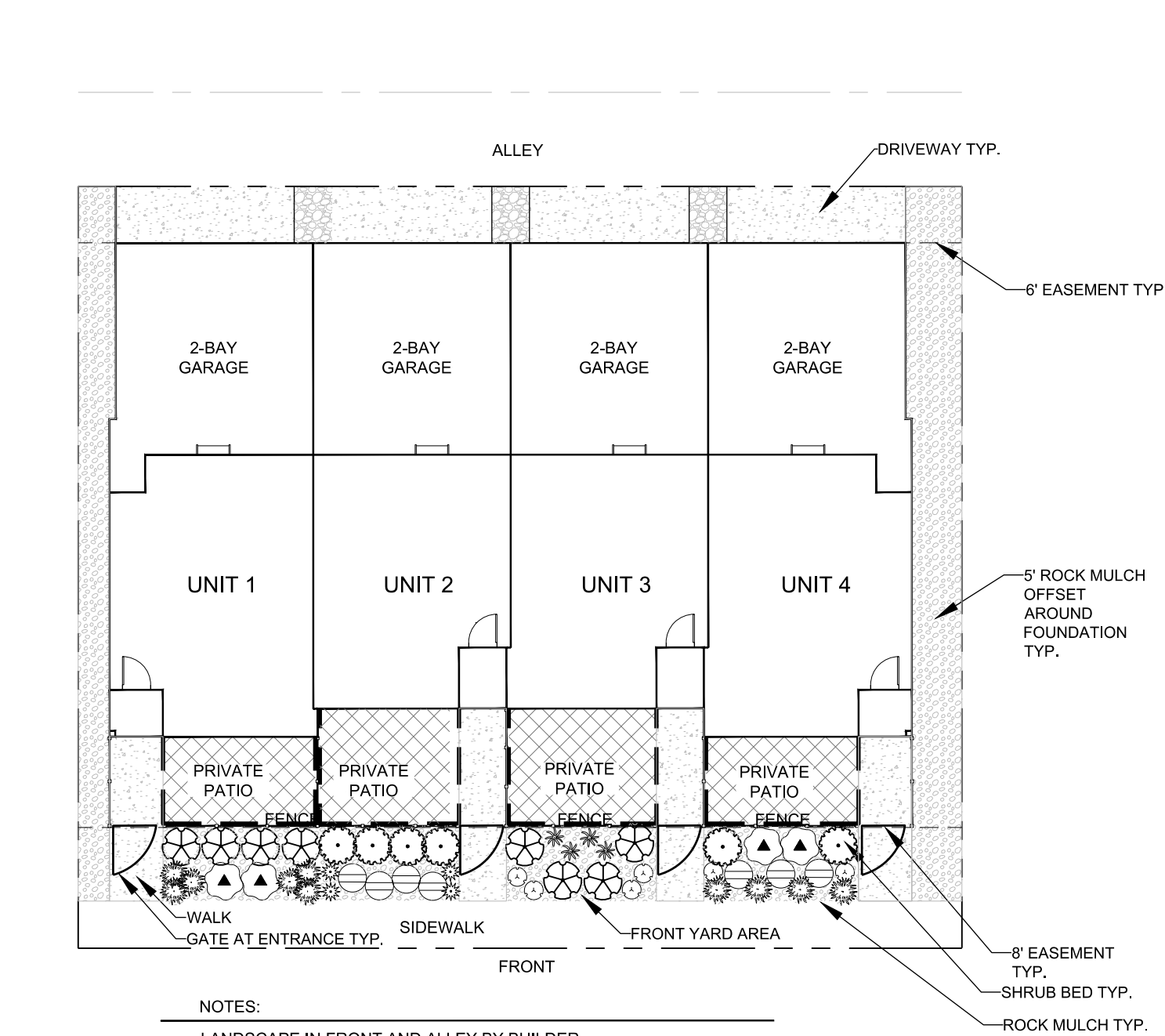
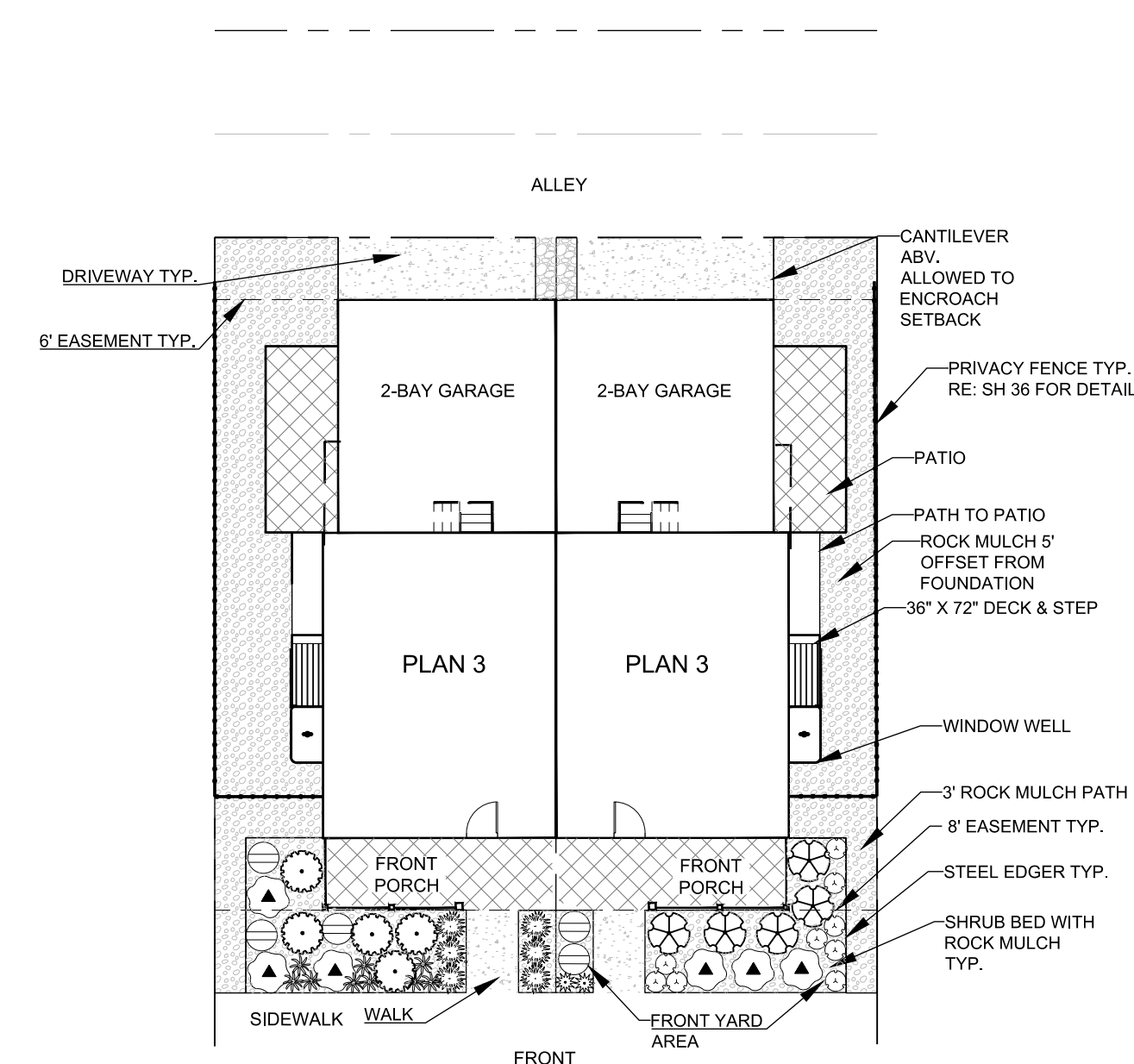
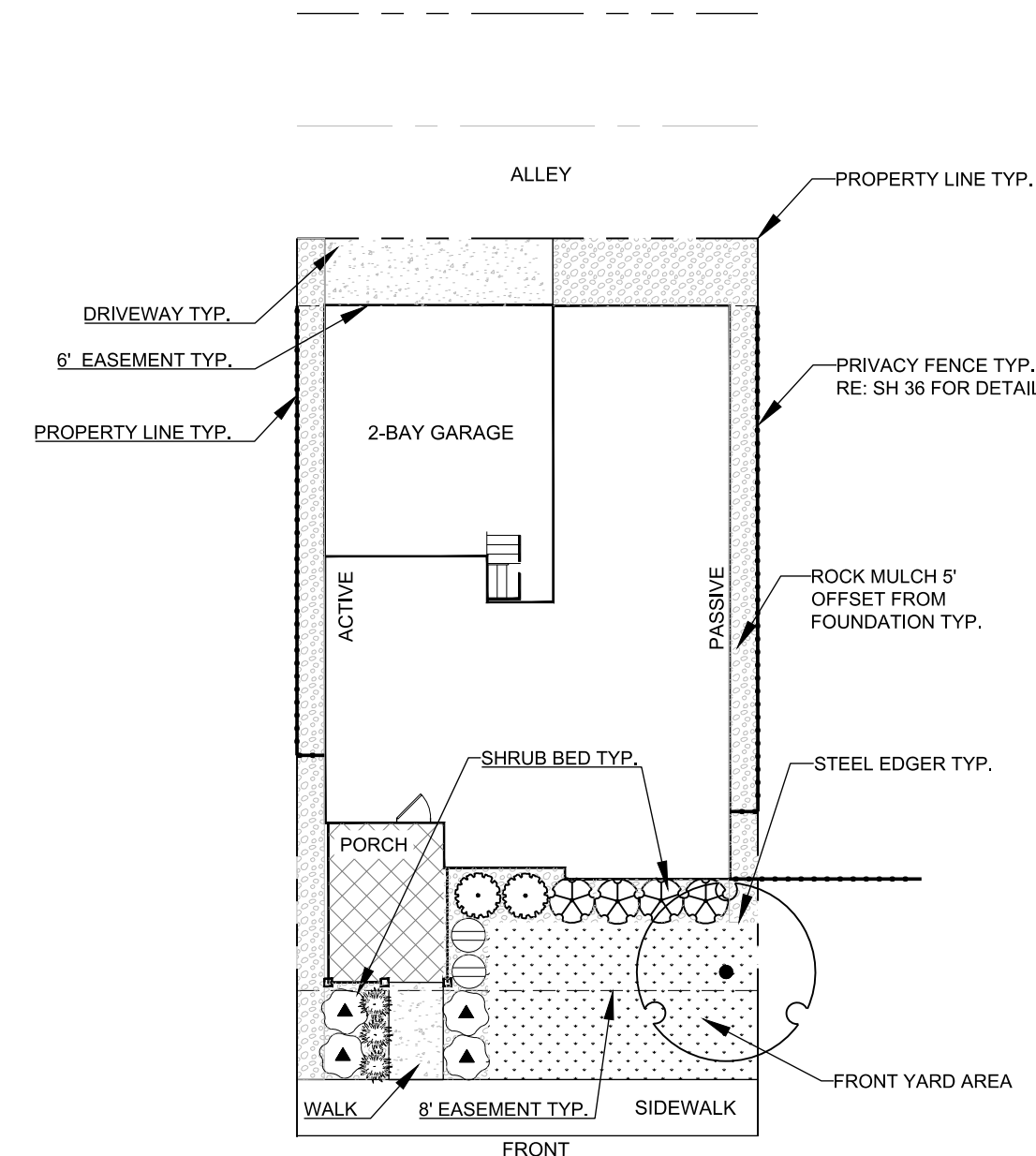
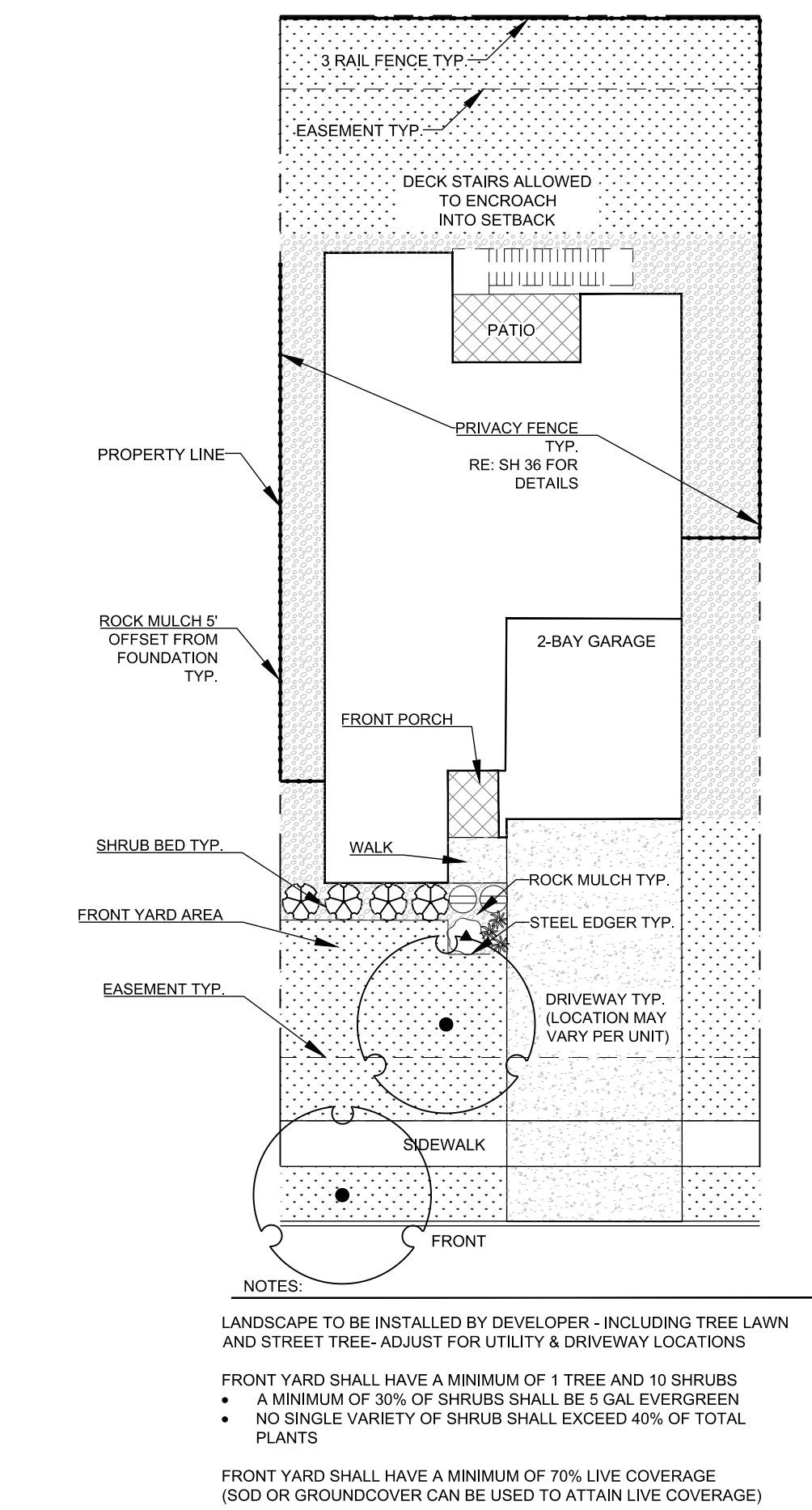
BERKELEY HOMES
DATE: MAY 19, 2023

SEMPER GARDENS

OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

LOT
TYPICALS



LANDSCAPE WATER BUDGET			
LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATER USE (GAL)
HIGH	32%	2050	x 18 GAL = 36,900
MEDIUM	6%	125	x 10 GAL = 1,250
LOW	0%	0	x 3 GAL = 0
NO WATER USE	62%	4,174	X 0 GAL = 0
TOTAL ALL HYDROZONES:	100	2,175	TOTAL GAL: 38,150
TOTAL GAL / TOTAL LANDSCAPE AREA = 6.0000			GAL/SF

LANDSCAPE WATER BUDGET			
LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATER USE (GAL)
HIGH	11%	336	x 18 GAL = 6,048
MEDIUM	7%	213	x 10 GAL = 2,130
LOW	0%	0	x 3 GAL = 0
NO WATER USE	82%	2,517	X 0 GAL = 0
TOTAL ALL HYDROZONES:	100	549	TOTAL GAL: 8178
TOTAL GAL / TOTAL LANDSCAPE AREA = 2.6700			GAL/SF

LANDSCAPE WATER BUDGET			
LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATER USE (GAL)
HIGH	0	0	x 18 GAL = 0
MEDIUM	10%	476	x 10 GAL = 4,760
LOW	0	0	x 3 GAL = 0
NO WATER USE	90%	4,196	X 0 GAL = 0
TOTAL ALL HYDROZONES:	100	476	TOTAL GAL: 4760
TOTAL GAL / TOTAL LANDSCAPE AREA = 1.0200			GAL/SF

LANDSCAPE WATER BUDGET			
LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATER USE (GAL)
HIGH	0%	0	x 18 GAL = 0
MEDIUM	7%	508	x 10 GAL = 5,080
LOW	0	0	x 3 GAL = 0
NO WATER USE	93%	6,636	X 0 GAL = 0
TOTAL ALL HYDROZONES:	100	508	TOTAL GAL: 5080
TOTAL GAL / TOTAL LANDSCAPE AREA = 0.7110			GAL/SF

1B HYDROZONE SINGLE FAMILY DETACHED - FRONT LOAD

2B HYDROZONE SINGLE FAMILY DETACHED - ALLEY LOAD

3B HYDROZONE PAIRED UNITS - ALLEY LOAD

4B HYDROZONE TOWNHOME UNITS - ALLEY LOAD

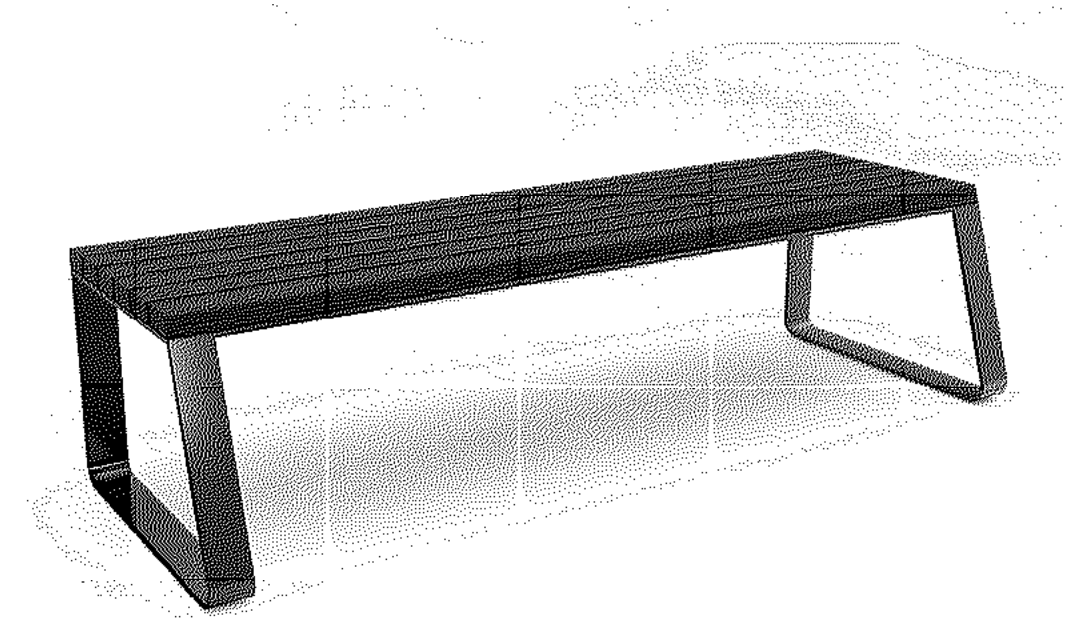
OFFICIAL DEVELOPMENT PLAN
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 A PLANNED UNIT DEVELOPMENT
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 COUNTY OF JEFFERSON, STATE OF COLORADO
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MONOLINE FLAT BENCH

The Monoline Flat Bench is a pared down version of our backed bench. With a generously dimensioned wood top and optional armrests it can certainly stand on its own but it also pairs perfectly with our Community Table and Backed Bench.

- thermally modified wood or aluminum slats
- all aluminum frame construction
- powder coated finish
- countersunk holes for surface mounting
- low friction glides for freestanding option
- available in custom sizes
- armrests optional
- ships fully assembled

product:	length:	width:	height:
ML-FLAT-43	48"	24"	18"
ML-FLAT-72	72"	24"	18"
ML-FLAT-96	96"	24"	18"



1 BENCH
OR SIMILAR N.T.S.

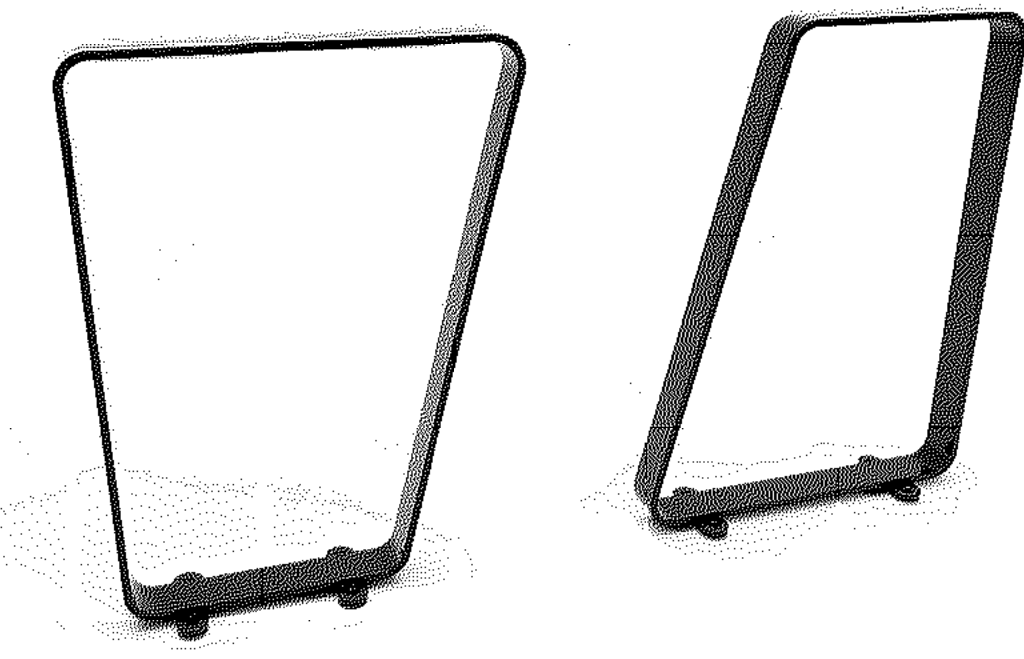
MONOLINE DUO BIKE RACK

The Duo Bike Rack, with its mirrored forms, provides designers the opportunity to mix things up and create their own sequence of bike racks or use them as a pedestrian barrier to busy streets.

- all aluminum frame construction
- powder coated finish
- surface mount & in-ground mount options
- countersunk holes for surface mounting
- two-bike capacity

product:	base length:	width:	height:
ML-DUO26	26"	3"	30"
ML-DUO18	18"	3"	30"

NOTE: please add "IG" to the end of product number to specify the in-ground mount option.



2 BIKE RACK
OR SIMILAR N.T.S.

MONOLINE LITTER BIN

Clean lines and clean streets is what the Monoline Litter Bin is here for. Available in multiple sizes to handle all your messy needs.

- all aluminum frame construction
- plastic liner(s) included
- powder coated finish
- surface mount or freestanding
- pre-drilled holes for surface mounting
- single stream & dual stream options
- aluminum or wood inserts for doors
- custom laser-cut pattern for panels optional
- heavy-duty hinge w/ optional door lock

product:	length:	width:	height:	capacity:
ML-SMLITTER	15"	14"	42"	18 gal
ML-LQITTER	27"	14"	42"	36 gal
ML-LGITTER DL	27"	16"	42"	36 gal
ML-LGITTER SQ	19"	19"	42"	36 gal



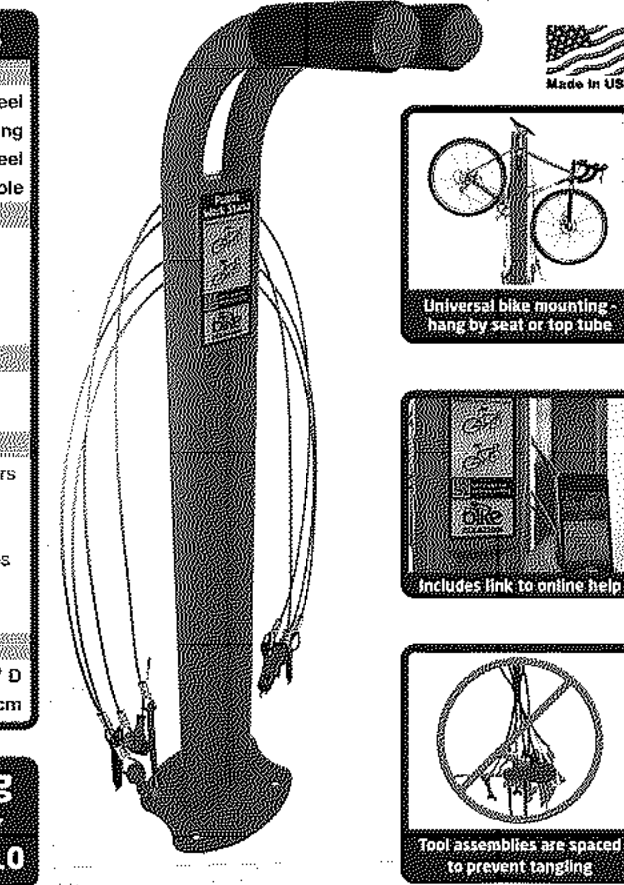
3 TRASH RECEPTACLE
OR SIMILAR N.T.S.



Public Work Stand

- Tool assemblies are spaced to prevent tangling
- Optimized ergonomics to work with all types of riders and bikes
- Designed for indoor or outdoor use
- Secure tool and stand fastening system
- I-beam design eliminates possibility of locking a bike to it
- ADA-compliant design

Specifications	
Construction	Laser-cut steel DOM tubing
Material	Stainless steel aircraft cable
Tool fastening	UV resistant powder coat, custom colors available
Finish Options	Galvanized Stainless steel
Installation Options	Surface mount Embedment
Tools Included	Phillips & standard screwdrivers Steel core tire levers (2) Headset/pecal wrench 8/10 & 9/11mm cone wrenches fork T-25 Hex key set
Dimensions	Imperial: 8.5" W x 50" H x 16" D Metric: 21.6 x 128 x 40.6 cm
Security Rating	8/10



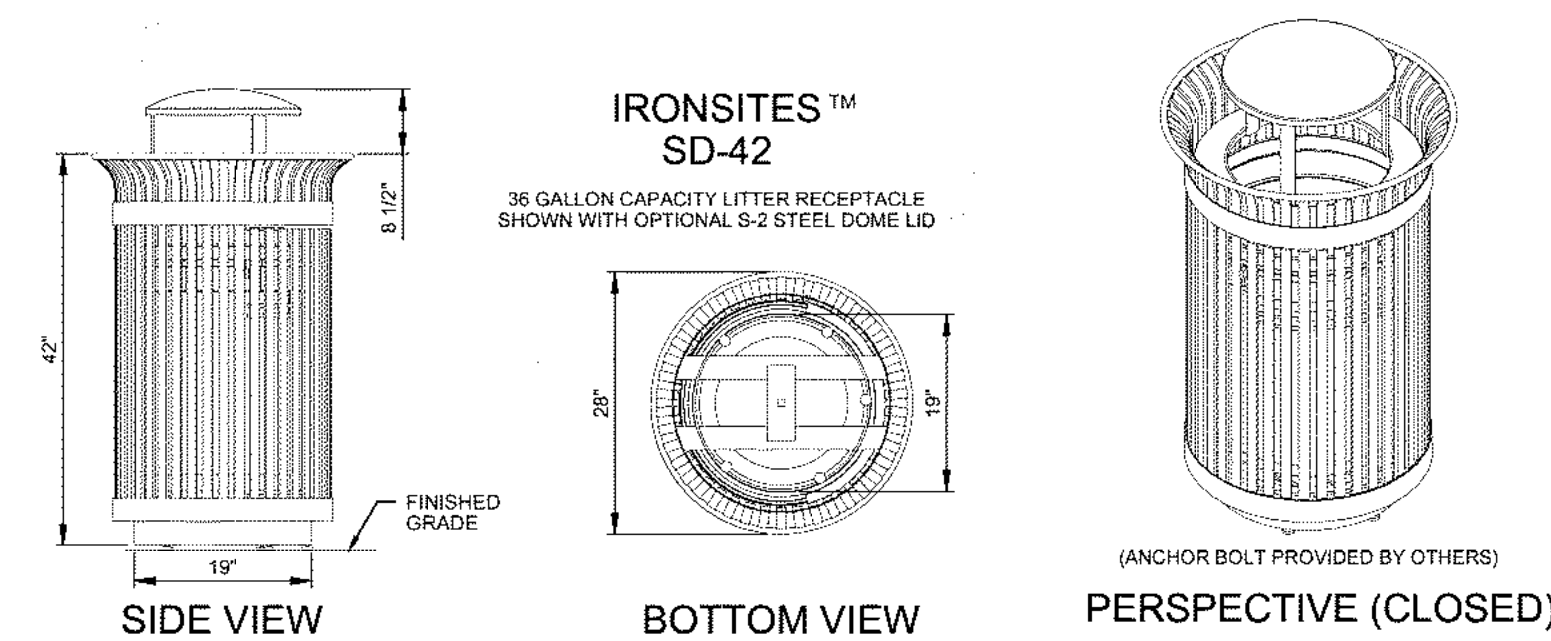
4 BIKE REPAIR STATION
OR SIMILAR N.T.S.



5 PLAYGROUND EQUIPMENT
OR SIMILAR N.T.S.



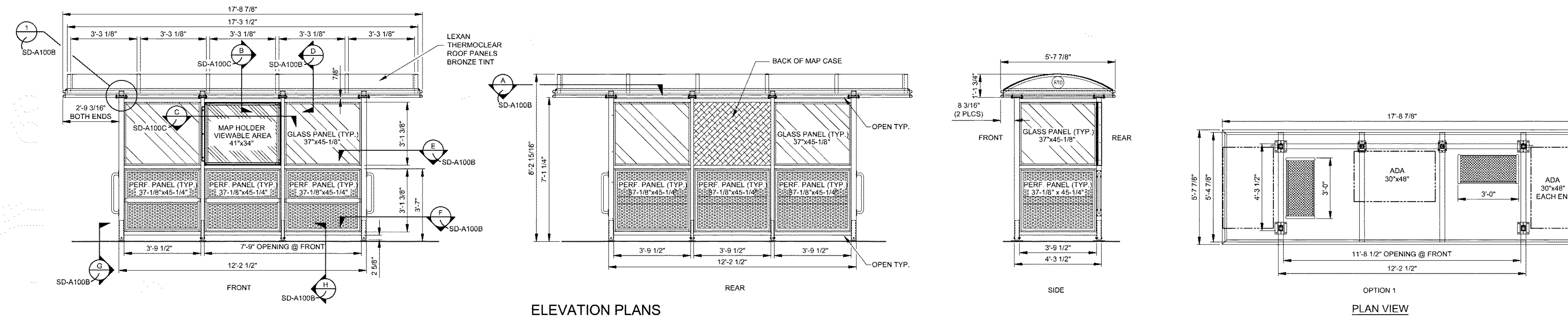
6 PET WASTE STATION
OR SIMILAR N.T.S.



- TRASH RECEPTACLE AT BUS SHELTER NOTES:**
1. TRASH RECEPTACLE SHALL BE COMPLIANT WITH ALL RTD DESIGN STANDARDS AS DETAILED IN THE RTD BUS INFRASTRUCTURE DESIGN GUIDELINES AND CRITERIA.
 2. MODEL: VICTOR STANLEY- MODEL SD-42 WITH DOME TOP, 36 GALLON, TULIP DESIGN
 3. SURFACE MOUNT FIXTURE
 4. COLOR SHALL BE RAL 6009 - FIR/FEDERAL GREEN

7 TRASH RECEPTACLE AT BUS SHELTER
OR SIMILAR N.T.S.

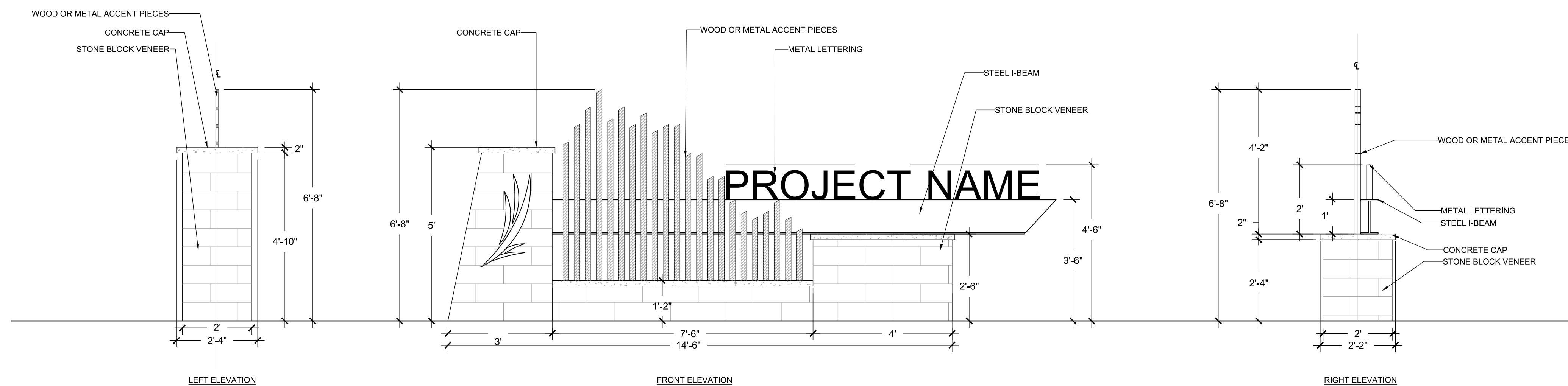
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
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- BUS SHELTER NOTES:**
- BUS SHELTER SHALL BE COMPLIANT WITH ALL RTD DESIGN STANDARDS AS DETAILED IN THE RTD BUS INFRASTRUCTURE DESIGN GUIDELINES AND CRITERIA.
 - SHELTER SHALL BE TOLAR-RTD DENVER MODEL 1 OPTION (OPEN FRONT) OR APPROVED EQUAL AS SPECIFIED BY RTD.
 - SHELTER SHALL HAVE GLASS PANELS ON TOP PORTION OF ENCLOSURE AND PERFORATED STEEL O BOTTOM PORTION OF SHELTER.
 - BENCH IS INTEGRATED/A PART OF SHELTER.
 - CONCRETE PAD FOR SHELTER SHALL BE 6" THICK. COORDINATE WITH PAVER DETAIL.
 - FOOTING AND FOUNDATION SHOULD BE DESIGNED BY LICENSED PROFESSIONAL ENGINEER.
 - SHELTER COLOR SHALL BE RAL 6009 - FIR GREEN

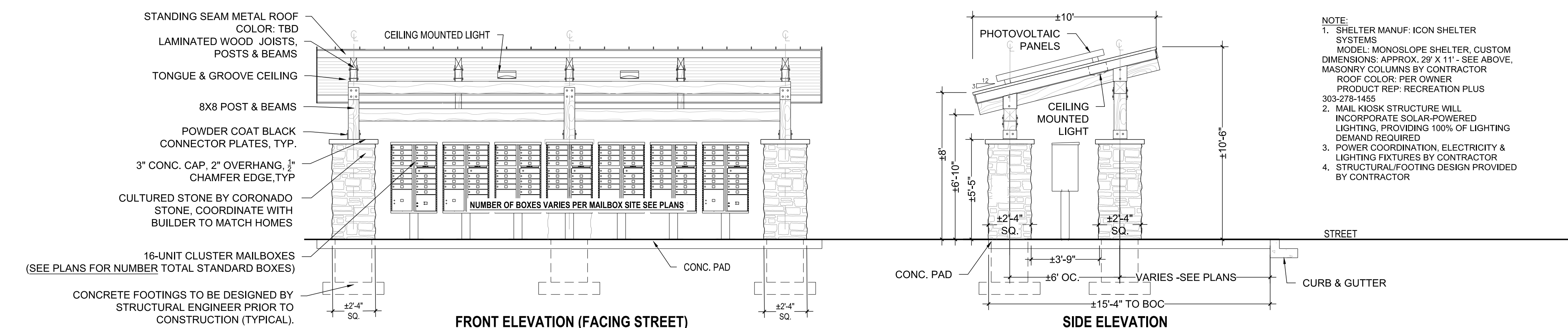
1 BUS SHELTER
OR SIMILAR

N.T.S.



2 ENTRY MONUMENT
OR SIMILAR

N.T.S.



3 MAILBOX KIOSK AND SHELTER
OR SIMILAR

N.T.S.

Revision NO. / Date:

LANDSCAPE
DETAILS

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
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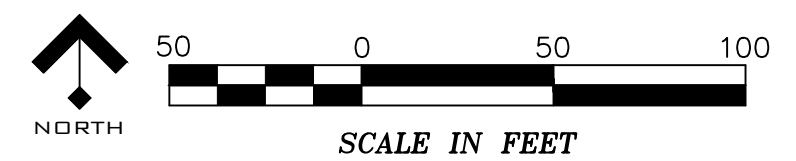
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BERKELEYHOMES
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SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

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SITE LIGHTING PHOTOMETRIC



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

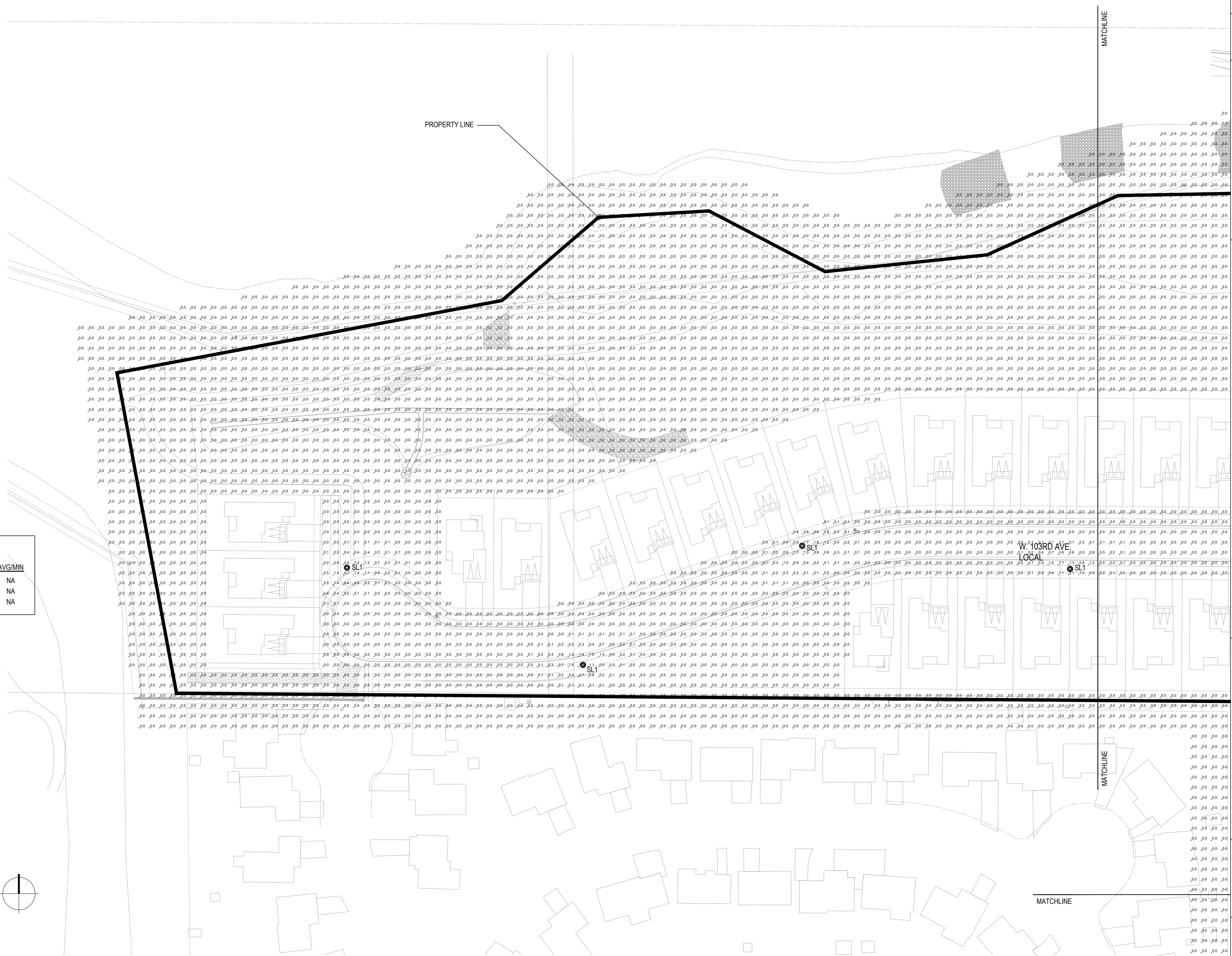
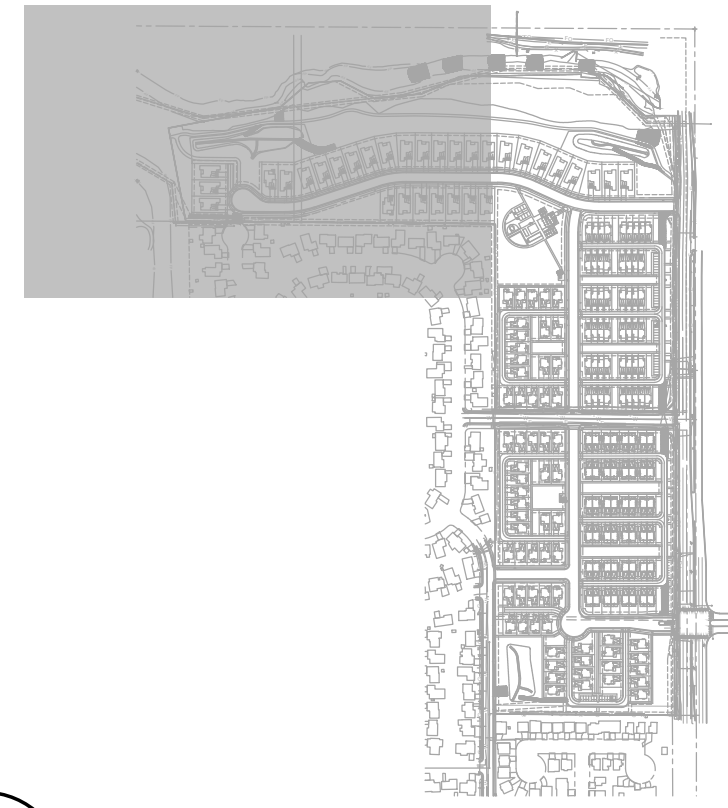
- PHOTOMETRY PLAN GENERAL NOTES:**
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
 - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
 - THERE WILL BE NO OFF-SITE GLARE ALLOWED.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF WESTMINSTER EXTERIOR LIGHTING STANDARDS

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAXIMIN	AVG/MIN
OVERALL SITE:	0.0fc	1.8fc	0.0fc	NA	NA
W 103RD AVE (LOCAL):	0.3fc	1.7fc	0.0fc	NA	NA
W 102ND AVE (LOCAL):	0.4fc	1.4fc	0.0fc	NA	NA

2 KEY MAP
 SCALE: NTS



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SEMPER GARDENS
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 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
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Attachment 3

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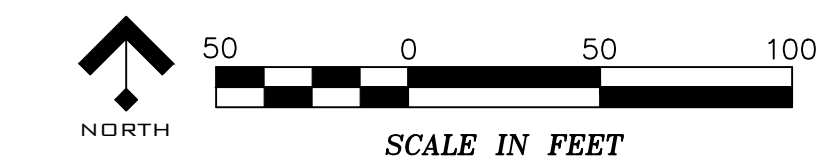
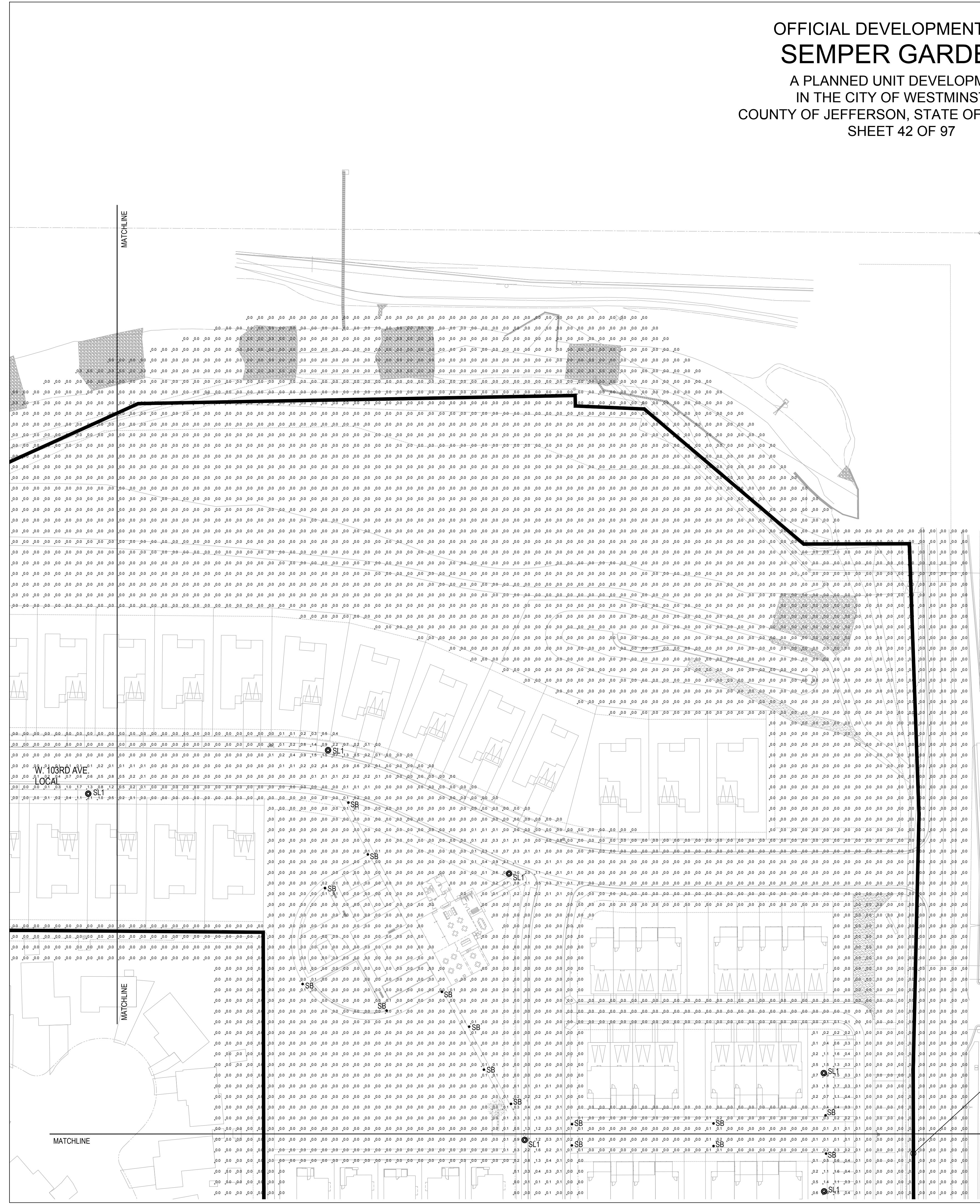
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 OFFICIAL DEVELOPMENT PLAN

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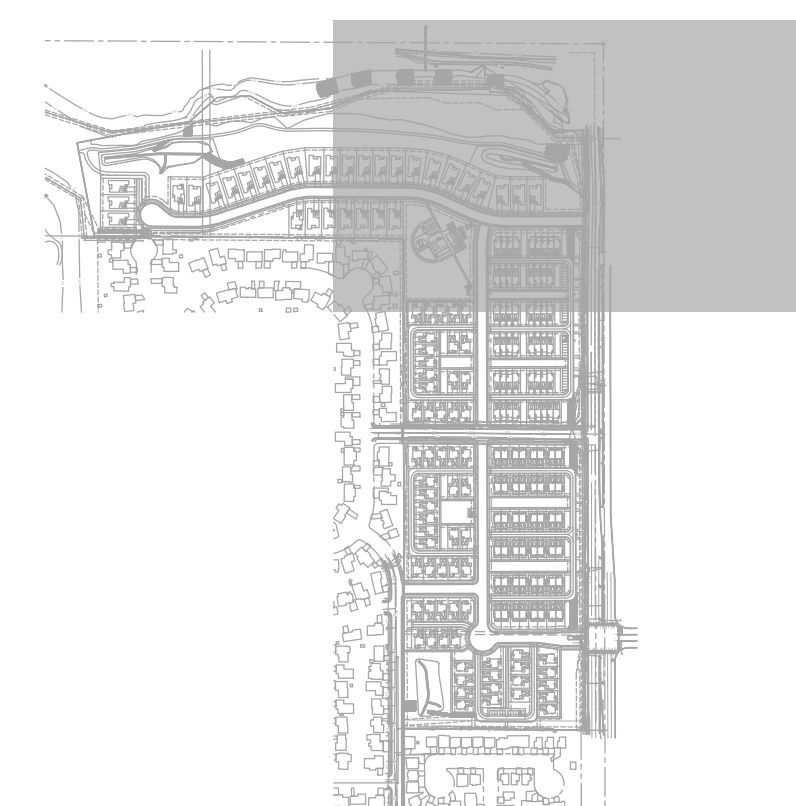
SITE LIGHTING PHOTOMETRIC



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

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2 KEY MAP
 SCALE: NTS

PROPERTY LINE

MATCHLINE

MATCHLINE

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SEMPER GARDENS
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 IN THE CITY OF WESTMINSTER
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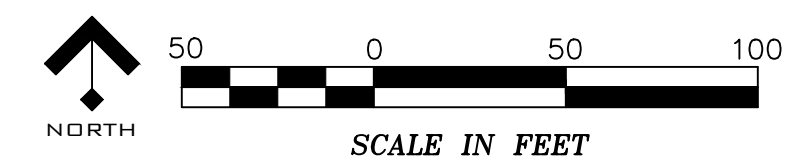
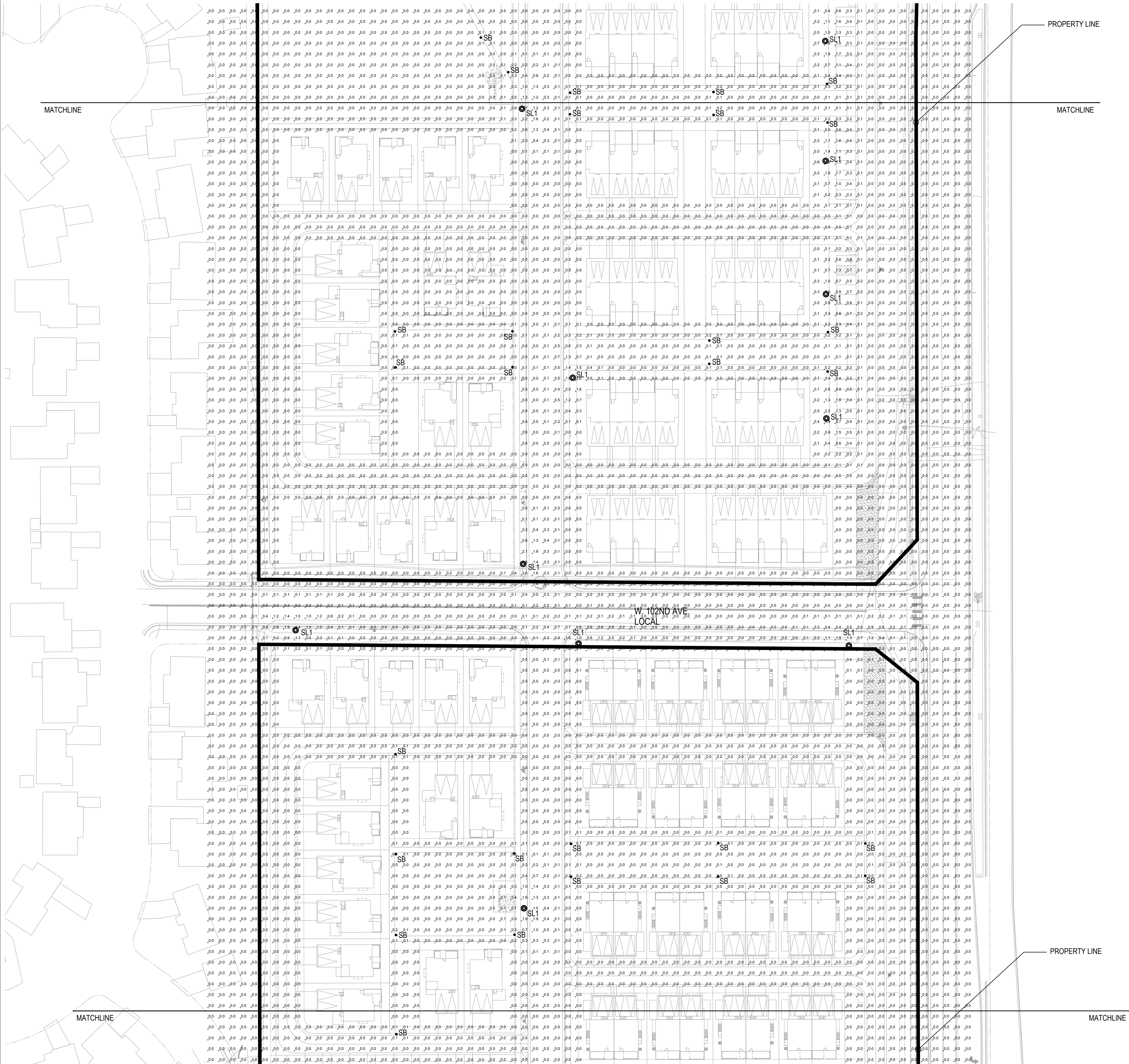
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Attachment 3
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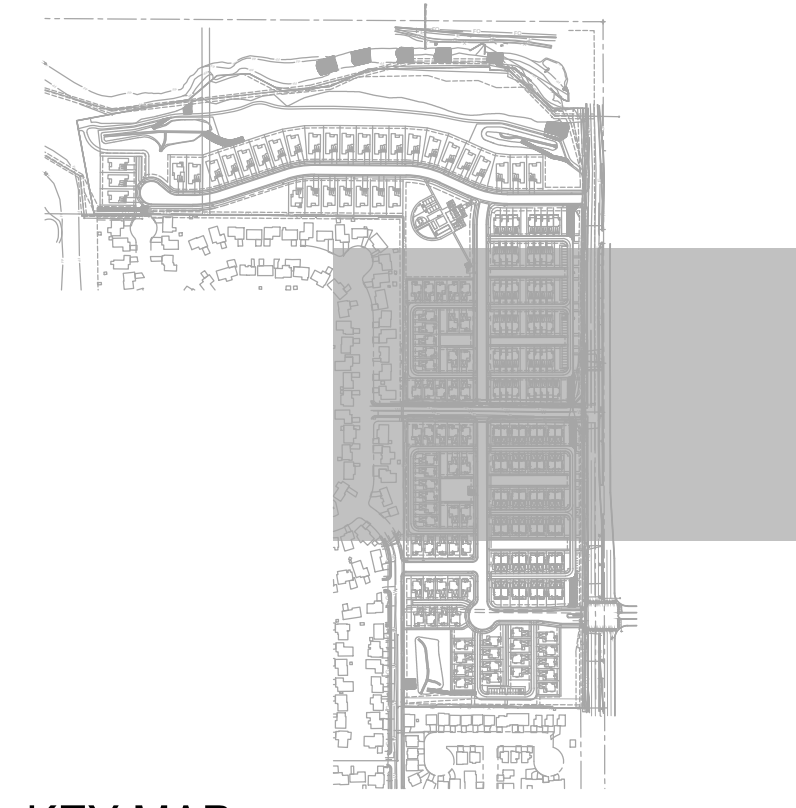
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN



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

- PHOTOMETRY PLAN GENERAL NOTES:
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SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF WESTMINSTER EXTERIOR LIGHTING STANDARDS



2 KEY MAP
 SCALE: NTS

Revision NO. / Date:

SITE LIGHTING PHOTOMETRIC

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
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Attachment 3

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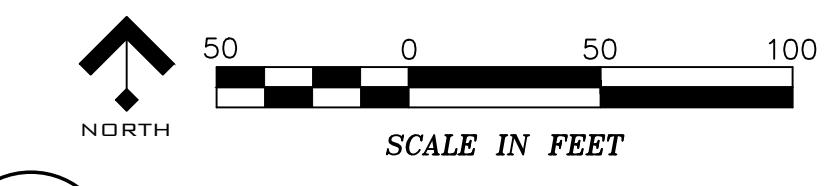
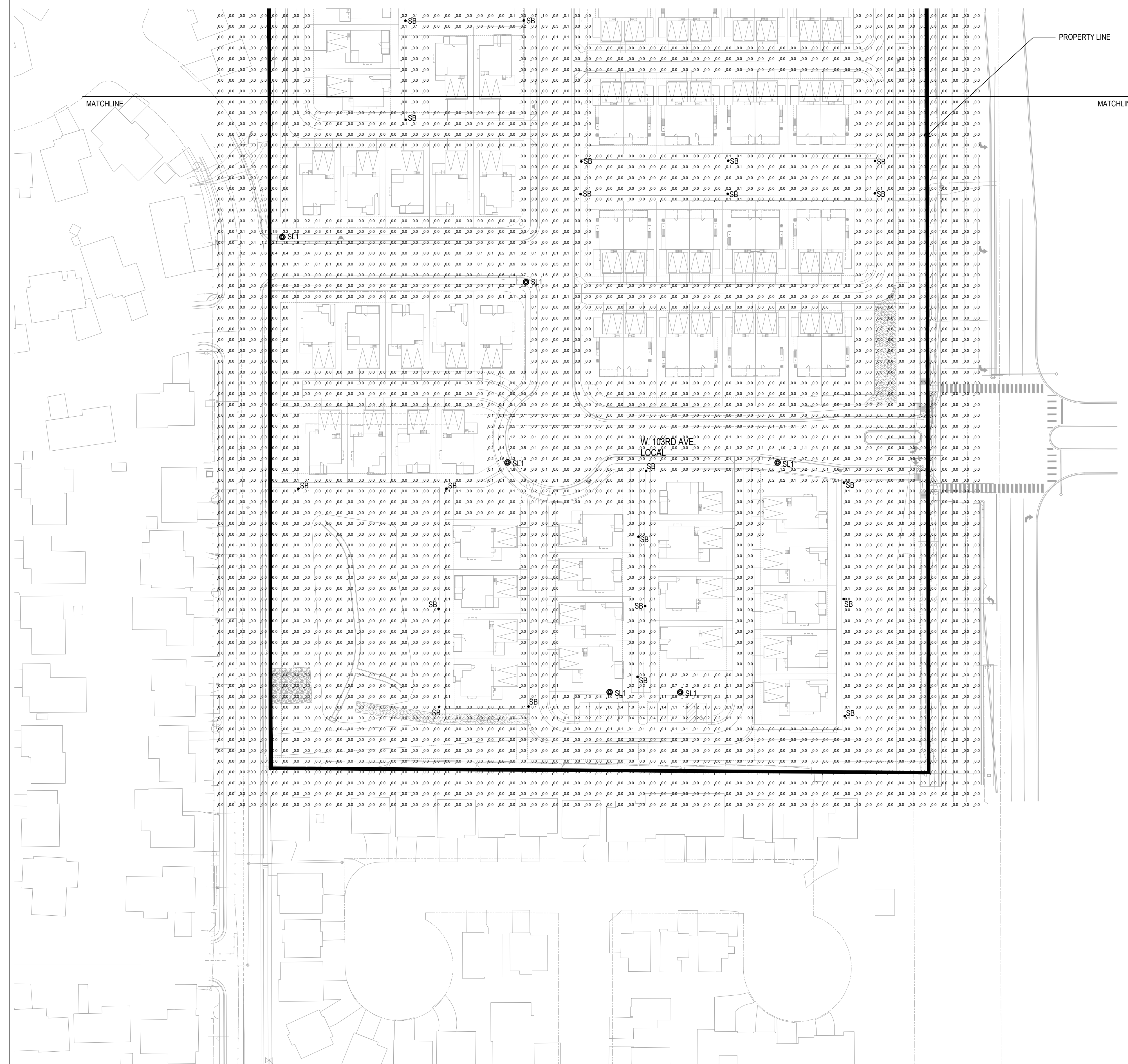
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SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

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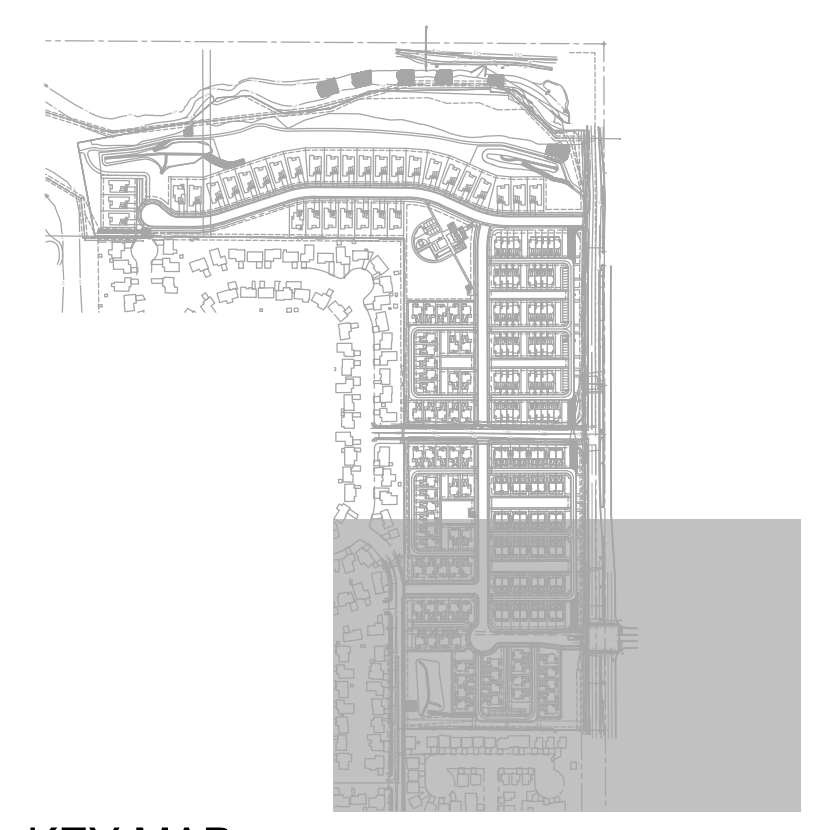
SITE LIGHTING PHOTOMETRIC



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 - THERE WILL BE NO OFF-SITE GLARE ALLOWED.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF WESTMINSTER EXTERIOR LIGHTING STANDARDS



2 KEY MAP
 SCALE: NTS

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 45 OF 97



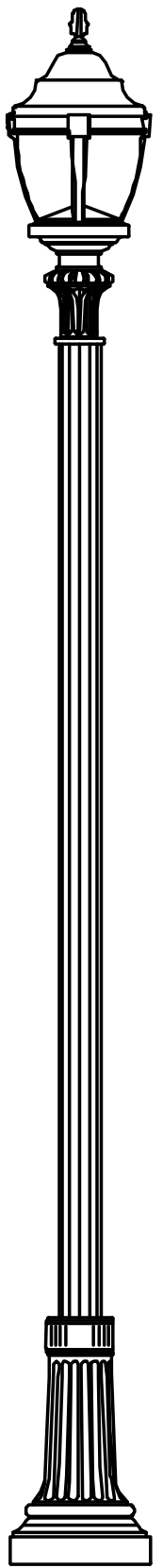
Attachment 3
 Landscape Architecture | Planning
 people creating spaces
 pcs group inc. www.pcsgrupeco.com
 240 Lakewood Pl.
 Denver, CO 80223
 1.303.531.4905

Godden|Sudik
 A R C H I T E C T S
 SEE WHAT COULD BE
 303.455.4437
 www.goddensudik.com

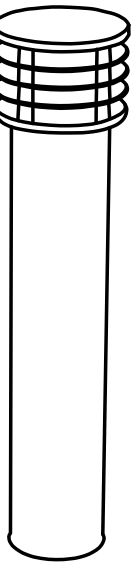
5975 S. Quebec Street
 Suite 250
 Centennial, CO 80111

LUMINAIRE SCHEDULE									
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
⊙	B	BOLLARD WALKWAYS	3'-0" AFG	BLACK	FIRST LIGHT WLB-102-BK-WW-X-X	LED	1.00	SOLAR	FULL CUTOFF
⊙	SL1	STREETLIGHT LOCAL STREETS	12'-0" AFG	BLACK	MOUNTAIN STATES LIGHTING ALMAGS-LE040-EVX-X2- 40-CR3-GPLO-FAA-XX-CU	LED	0.70	40W	FULL CUTOFF

TYPE 'SL1' FIXTURE



TYPE 'SB' FIXTURE



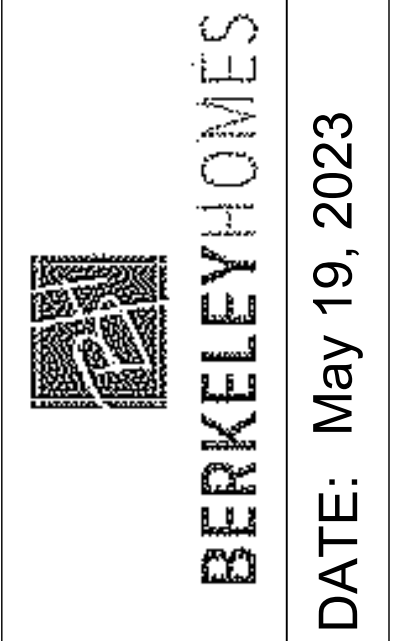
BERKELEYHOMES
 DATE: MAY 19, 2023

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

LIGHTING
 DETAILS

**OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS**
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 46 OF 97



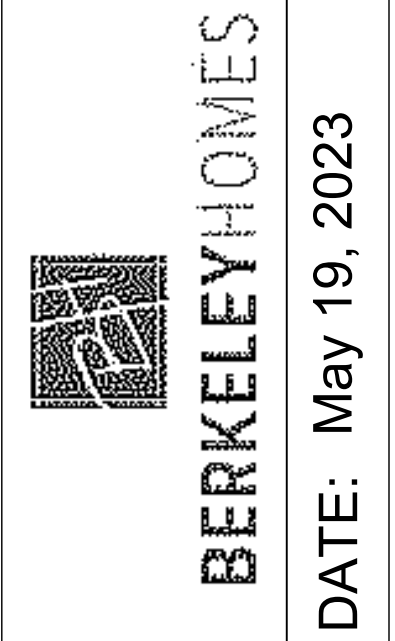
SEMPER GARDENS
OFFICIAL DEVELOPMENT PLAN

ATTACHED RESIDENTIAL DESIGN STANDARDS TABLE									
MODEL:	PLAN 1 ELEVATION 'A'	PLAN 1 ELEVATION 'C'	PLAN 2 ELEVATION 'B'	PLAN 2 ELEVATION 'C'	PLAN 3 ELEVATION 'A'	PLAN 3 ELEVATION 'B'	PLAN 2 & 3 ELEVATION 'B'	4-PLEX ELEVATION 'A'	5-PLEX ELEVATION 'A'
(A-1) 360 DEGREE ARCHITECTURE	X	X	X	X	X	X	X	X	X
(A-2) VERTICAL AND HORIZONTAL ELEMENTS CONTRAST ONE ANOTHER	X	X	X	X	X	X	X	X	X
(A-3) GREATER MASS AT BASE OF BUILDING	X	X	X	X	X	X	X	X	X
(A-4) VARIETY IN SITE ORIENTATION AND BUILDINGS	X	X	X	X	X	X	X	X	X
(A-5) NO MORE THAN 8 UNITS	X	X	X	X	X	X	X	X	X
(A-7) 3 DISTINCT MODELS FOR PROJECTS WITH MORE THAN 6 BUILDINGS	X	X	X	X	X	X	X	X	X
(A-8) FIREPLACE BOX-OUTS	X	X	X	X	X	X	X	X	X
(B) BUILDING HEIGHT NOT EXCEED 3-STORIES	X	X	X	X	X	X	X	X	X
(C) COVERED ENTRY AREA	X	X	X	X	X	X	X	X	X
(E-1) 5 IN 12 MIN. SLOPE & MIN. 18" O.H.*	X	X	X	X	X	X	X		
(E-2) QUALITY ROOF MATERIALS	X	X	X	X	X	X	X	X	X
(E-3) MIN. 2 ROOF BREAKS	X	X	X	X	X	X	X	X	X
(2-A) GARAGE INTERIOR MINIMUM	X	X	X	X	X	X	X	X	X
(2-B) GARAGE DOOR MINIMUM	X	X	X	X	X	X	X	X	X
(3-B) PRIVATE PATIOS 120 S.F. AND/OR BALCONIES 80 S.F.	X	X	X	X	X	X	X	X	X
(4-A) ACCESSORY BUILDINGS RELATE TO BUILDING ARCHITECTURE	X	X	X	X	X	X	X	X	X
(4-B) GARAGES NOT EXCEED 6 SIDE BY SIDE PARKING SPACES	X	X	X	X	X	X	X	X	X
(5-A) 30% MASONRY ON ENTIRE BUILDING	X	X	X	X	X	X	X	X	X
(5-C) CLADDING WILL EXTEND TO GROUND EXCEPT AT STEPPING	X	X	X	X	X	X	X	X	X
ELECTIVES									
COVERED STRUCTURE PROVIDED OVER EXTERNAL MAILBOX UNITS (150 POINTS)	X	X	X	X	X	X	X	X	X
NO MORE THAN 6 ADJACENT UNITS (200 POINTS)	X	X	X	X	X	X	X	X	X
PRIVATE PATIOS 120 S.F. AND BALCONIES 80 S.F. ON 100% OF UNITS (150 POINTS)	X	X	X	X	X	X	X	X	X
100% OF HOMES ARE PRE-WIRED FOR SOLAR PHOTOVOLTAIC SYSTEMS (100 POINTS)	X	X	X	X	X	X	X	X	X

Revision NO. / Date:									
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ATTACHED STANDARDS TABLE

**OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 47 OF97**



**SEMPER GARDENS
OFFICIAL DEVELOPMENT PLAN**

Revision NO. / Date:					

DETACHED
STANDARDS
TABLE

DETACHED RESIDENTIAL DESIGN STANDARDS TABLE																				
MODEL:	3010 ELEV. 'D'	3010 ELEV. 'E'	3020 ELEV. 'E'	3020 ELEV. 'F'	3030 ELEV. 'D'	3030 ELEV. 'F'	3621 ELEV. 'D'	3621 ELEV. 'E'	4011 ELEV. 'A'	4011 ELEV. 'B'	4011 ELEV. 'C'	4022 ELEV. 'A'	4022 ELEV. 'B'	4022 ELEV. 'C'	4023 ELEV. 'A'	4023 ELEV. 'B'	4023 ELEV. 'C'	4024 ELEV. 'A'	4024 ELEV. 'B'	4024 ELEV. 'C'
(1-A) DIFFERENT ROOF FORMS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(1-C) DIFFERENT ENTRY TREATMENTS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(A-1) 3-STORY PLANES HAVE PROJECTIONS AND/OR RECESSES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(A-2) HORIZONTAL OFFSET OF 4' OR GREATER ON 50% MODELS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(B) 5 IN 12 MIN. SLOPE & MIN. 18" O.H.	X	X	X	X	X	X	X	X							X					
(B) ROOF BREAKS ON 50% OF MODELS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(C) FRONT PORCHES 80 S.F. AND SIDE OR REAR PATIO 120 S.F. ON 50% OF MODELS	X	X	X	X	X	X	X	X												
(3-A) FRONT-LOAD GARAGE DOORS SETBACK 4' FROM FRONT FACADE	X	X	X	X	X	X	X	X							X	X	X	X	X	X
(3-B) GARAGE INTERIOR MINIMUM	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(3-C) GARAGE DOOR MINIMUM	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(B-1) 30% MASONRY ON FRONT ELEVATIONS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(B-2) MASONRY TO BOTTOM LINE OF LOWEST STORY WINDOWS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(B-3) SECOND-STORY DECKS HAVE MASONRY WRAPPED COLUMNS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(B-4) CLADDING EXTENDS TO GROUND EXCEPT AT STEPPING	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELECTIVES																				
OFFSET 4' ON ALL FRONT ELEVATIONS (50 POINTS)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ROOF BREAKS (50 POINTS)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
SIDE OR REAR-LOADED GARAGES ON 50% OF MODELS (250 POINTS)	X	X	X	X	X	X	X	X												
GARAGE DOOR WINDOWS WILL BE ON 50% OF MODELS BUILT (75 POINTS)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
100% OF HOMES ARE PRE-WIRED FOR SOLAR PHOTO. SYSTEMS (200 POINTS)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

ANTI-MONOTONY CRITERIA

NUMBER OF HOME FRONT ELEVATIONS ALONG A BLOCK: A BLOCK IS DEFINED AS A NUMBER OF RESIDENTIAL FACADES ALONG A STREET. FOR PURPOSES OF THESE STANDARDS, THE LENGTH OF A BLOCK SHALL BE NO MORE THAN 20 HOMES PER SIDE OF STREET. TO PROVIDE SUFFICIENT VARIETY WITHIN NEIGHBORHOODS, A MINIMUM OF FOUR DISTINCTLY DIFFERENT HOME MODELS SHALL BE BUILT WITHIN EACH "STREETScape".

NO SINGLE FAMILY DWELLING UNIT OF THE SAME MODEL SHALL BE BUILT ON ADJACENT LOTS*, NOR SHALL MORE THAN 30% OF THE SAME MODEL BE BUILT ON ANY SINGLE SIDE OF A BLOCK.

*NOTE: ADJACENT LOTS ARE ANY LOTS THAT ADJOIN OR SHARE ANY SIDE LOT LINE OR LOTS WHOSE FRONT ELEVATIONS FACE EACH OTHER, ALTHOUGH SEPARATED BY A STREET, HAVE THEIR PROPERTY LINES OVERLAP BY MORE THAN 30%.

BUILDING CONSTRUCTION

20% OF THE SINGLE FAMILY DETACHED HOMES MUST BE CONSTRUCTED WITH A 3 KW SOLAR PHOTOVOLTAIC SYSTEM.

10% OF THE SINGLE FAMILY DETACHED HOMES MUST BE CONSTRUCTED WITH AN ELECTRIC VEHICLE CHARGING STATION IN THE GARAGE.

100% OF THE SINGLE FAMILY DETACHED HOMES MUST BE PRE-WIRED FOR AN ELECTRIC VEHICLE CHARGING STATION IN THE GARAGE.

PRELIMINARY STREETScape

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Landscape Architecture | Planning
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5975 S. Quebec Street
Suite 250
Centennial, CO 80111



BERKELEY HOMES
DATE: May 19, 2023

SEMPER GARDENS
OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

STREETSCAPE



PLAN 1 - FRONT ELEVATION - 'A'



PLAN 1 - FRONT ELEVATION - 'C'



PLAN 2 - FRONT ELEVATION - 'B'



PLAN 2 - FRONT ELEVATION - 'C'



PLAN 3 - FRONT ELEVATION - 'A'



PLAN 3 - FRONT ELEVATION - 'B'



PLAN 2/3 - FRONT ELEVATION - 'B'



4011 - FRONT ELEVATION - 'A'



4011 - FRONT ELEVATION - 'B'



4011 - FRONT ELEVATION - 'C'



4022 - FRONT ELEVATION - 'A'



4022 - FRONT ELEVATION - 'B'



4022 - FRONT ELEVATION - 'C'



4023 - FRONT ELEVATION - 'A'



4023 - FRONT ELEVATION - 'B'



4023 - FRONT ELEVATION - 'C'



4024 - FRONT ELEVATION - 'A'



4024 - FRONT ELEVATION - 'B'



4024 - FRONT ELEVATION - 'C'



3010 - FRONT ELEVATION - 'D'



3010 - FRONT ELEVATION - 'E'



3020 - FRONT ELEVATION - 'E'



3020 - FRONT ELEVATION - 'F'



3030 - FRONT ELEVATION - 'D'



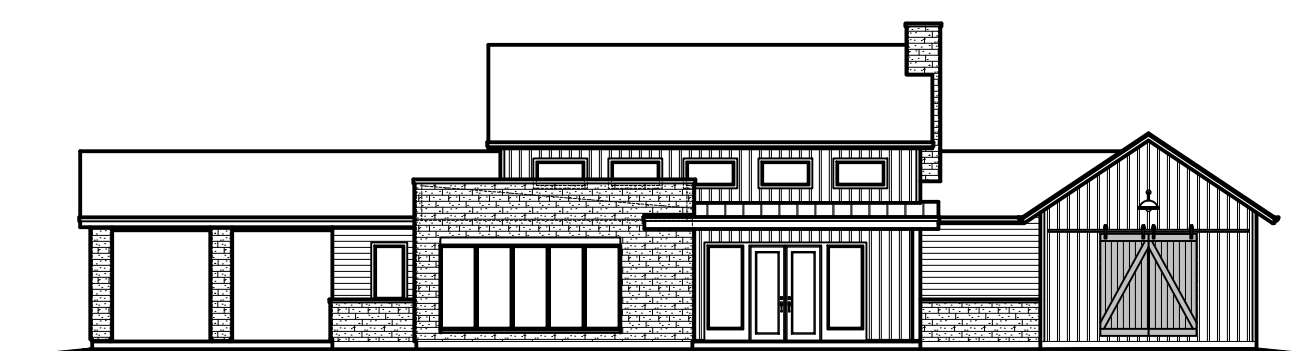
3030 - FRONT ELEVATION - 'F'



3621 - FRONT ELEVATION - 'D'



3621 - FRONT ELEVATION - 'F'



AMENITY BUILDING - FRONT ELEVATION

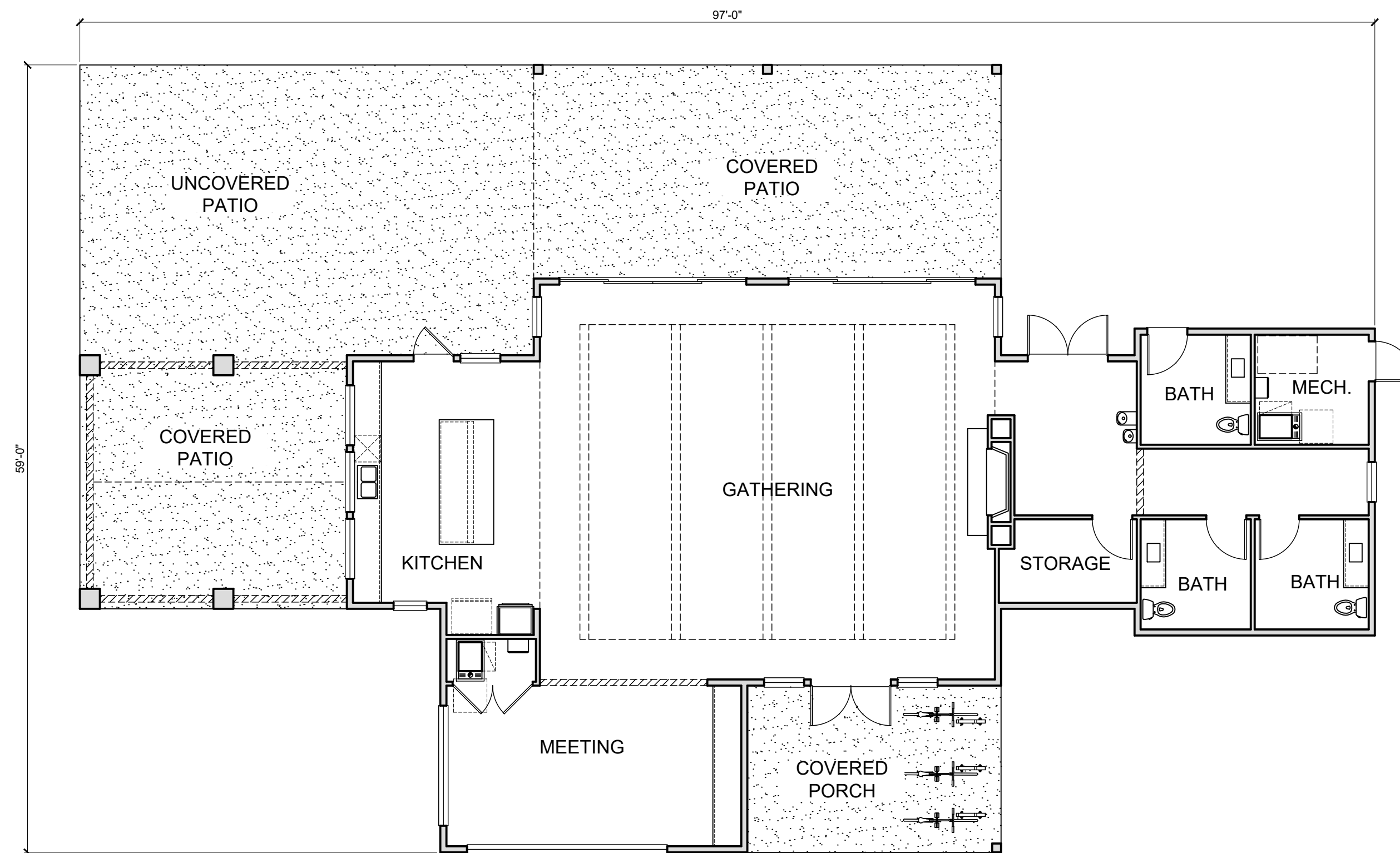
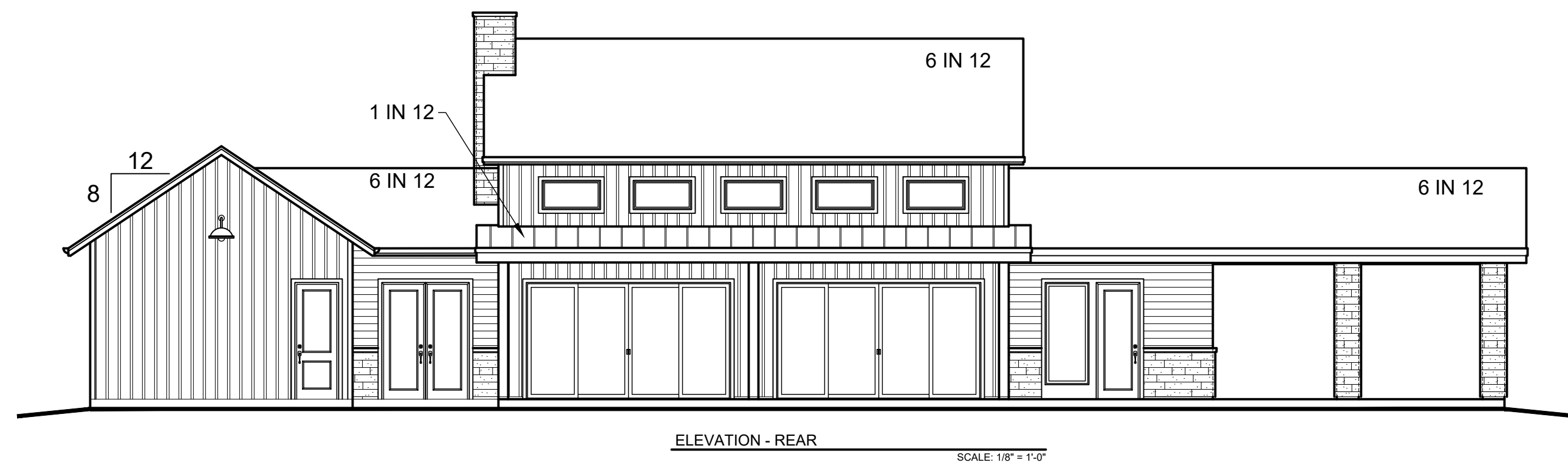
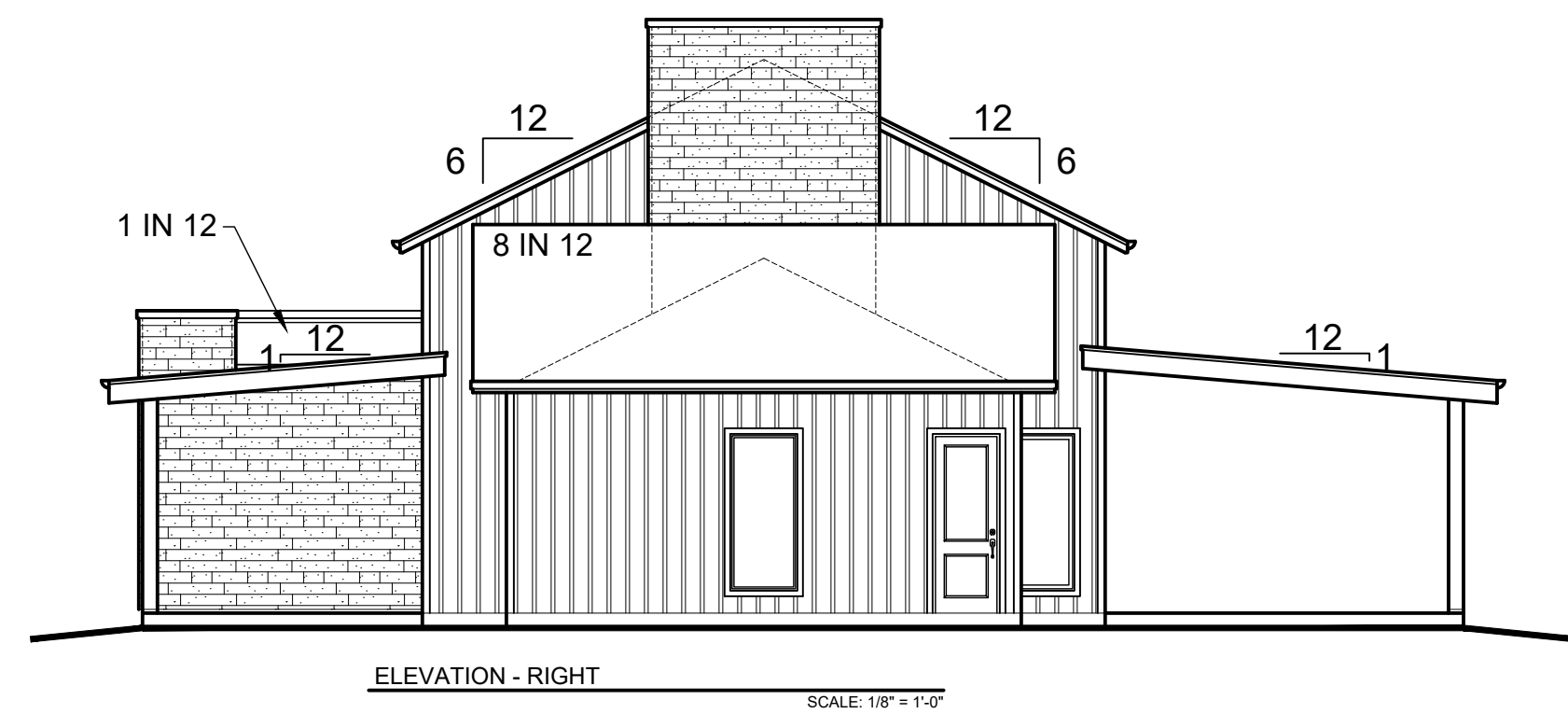
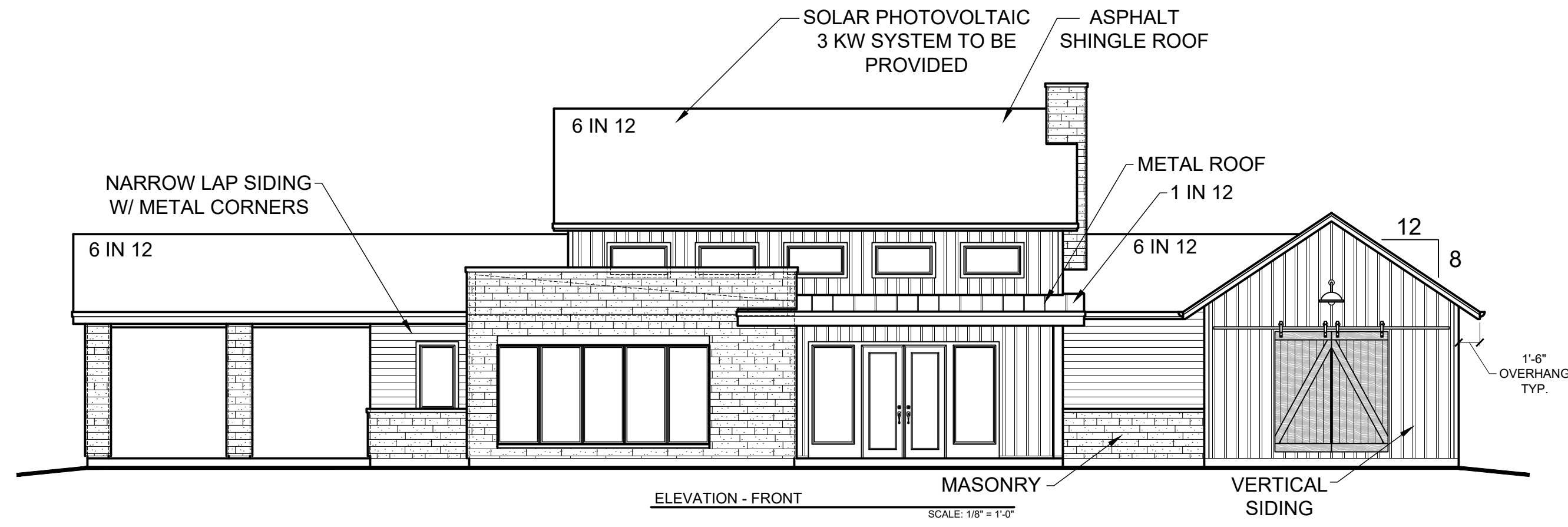
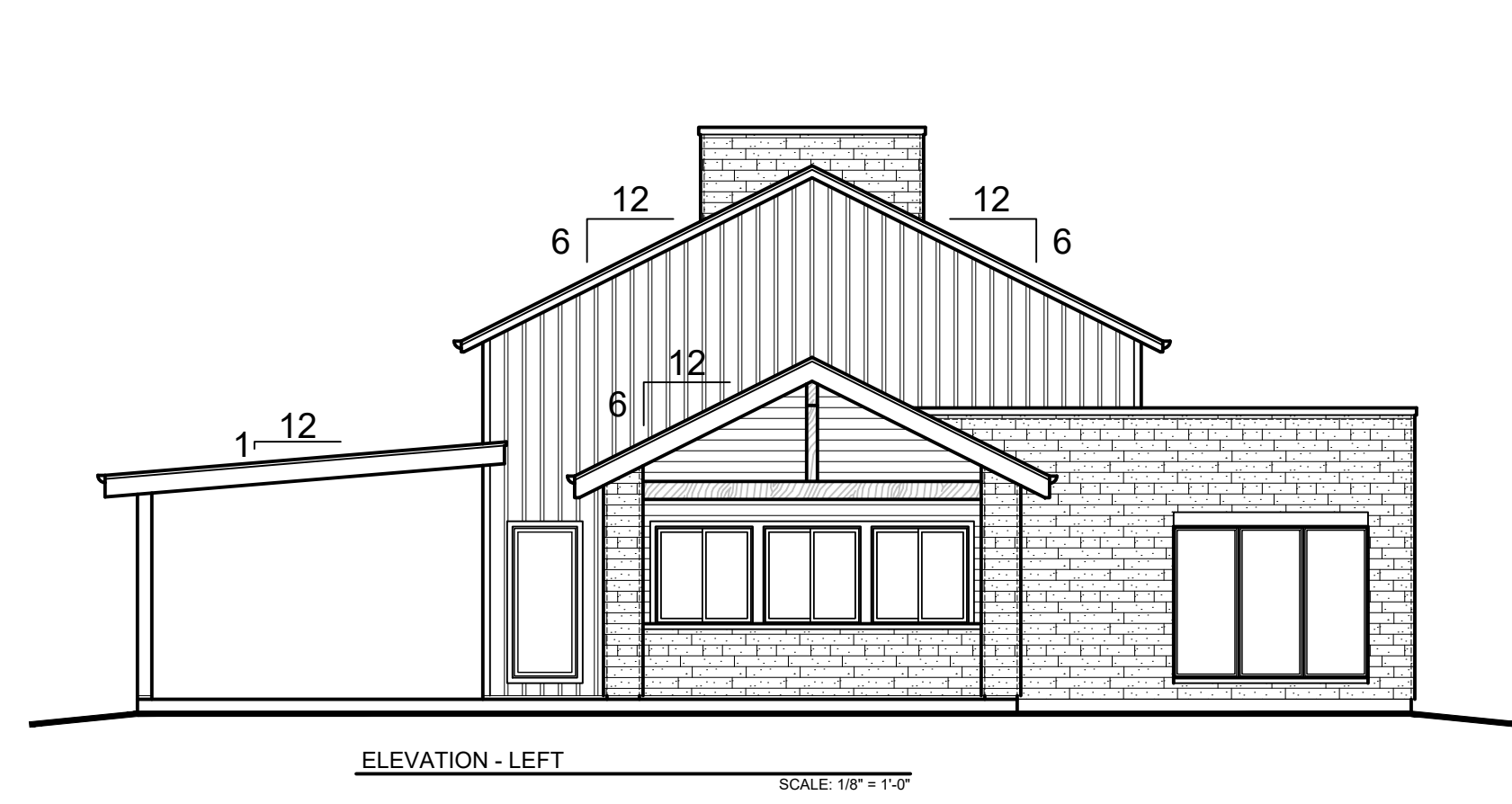


4-PLEX - FRONT ELEVATION - 'A'



5-PLEX FRONT ELEVATION - 'A'

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
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MAIN LEVEL
2,025 TOTAL SQ. FT. SCALE: 1/8" = 1'-0"

Revision NO. / Date:

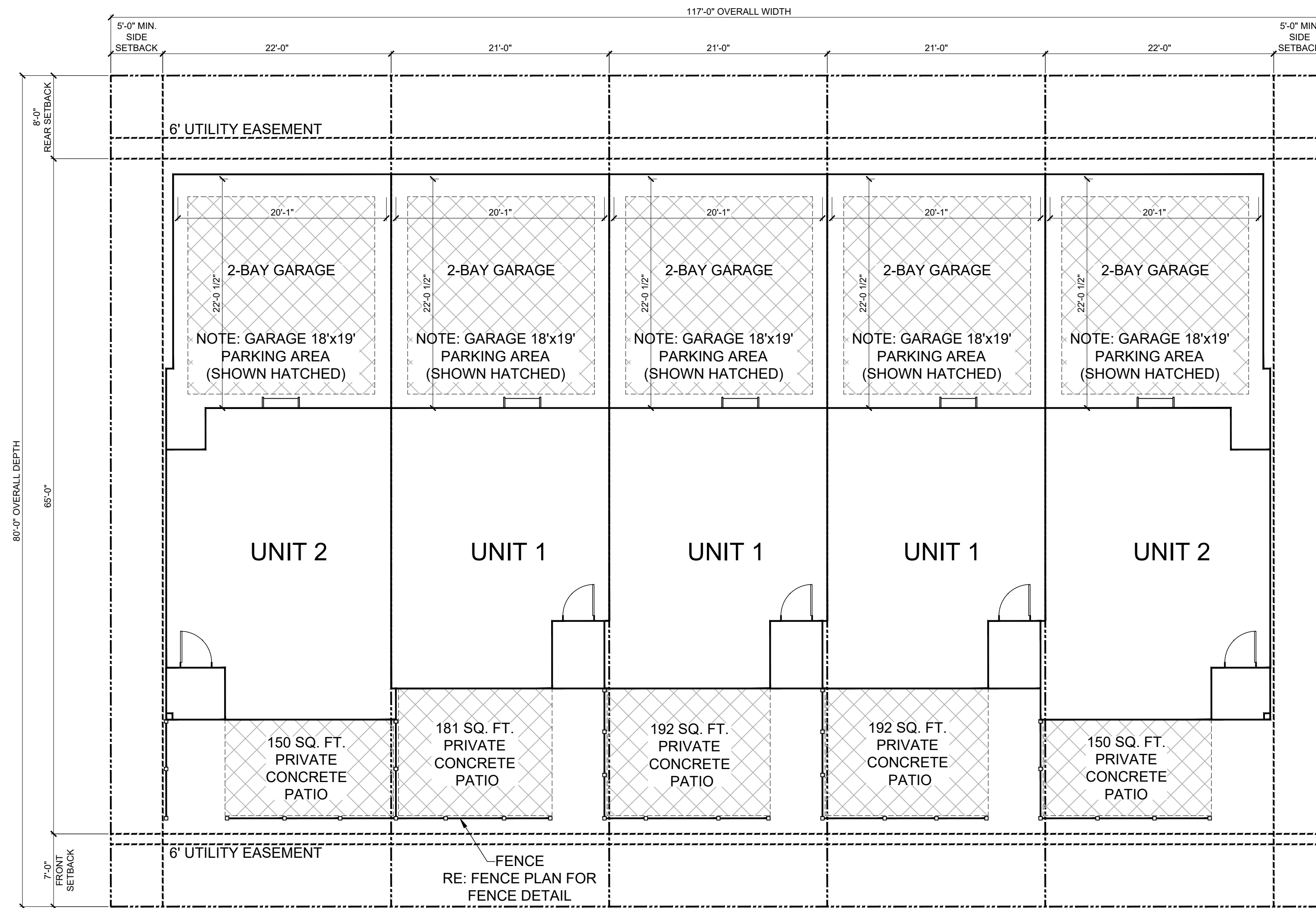
AMENITY BUILDING



DATE: May 19, 2023

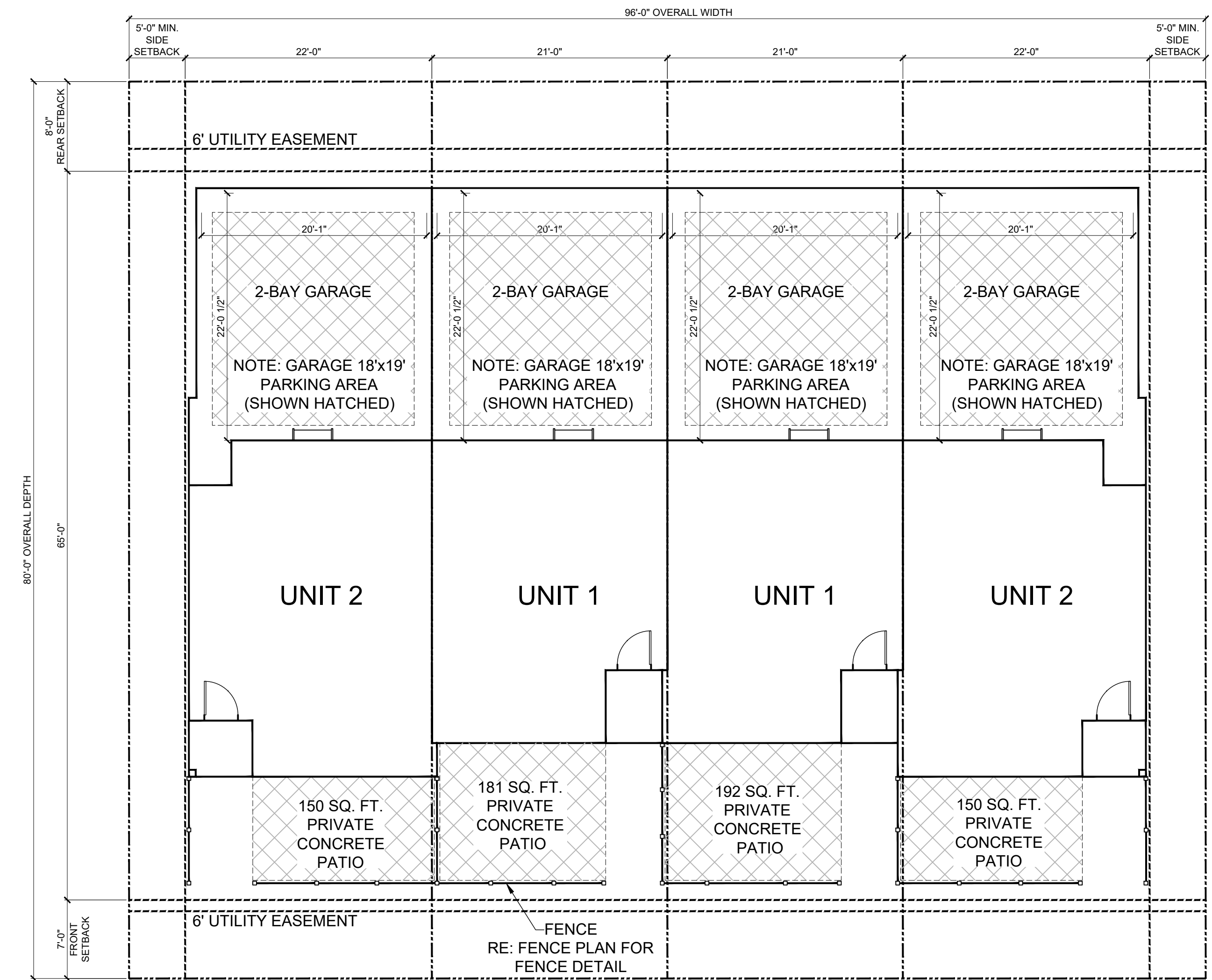
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
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LOT TYPICAL 5-PLEX

SCALE: 1/8" = 1'-0"



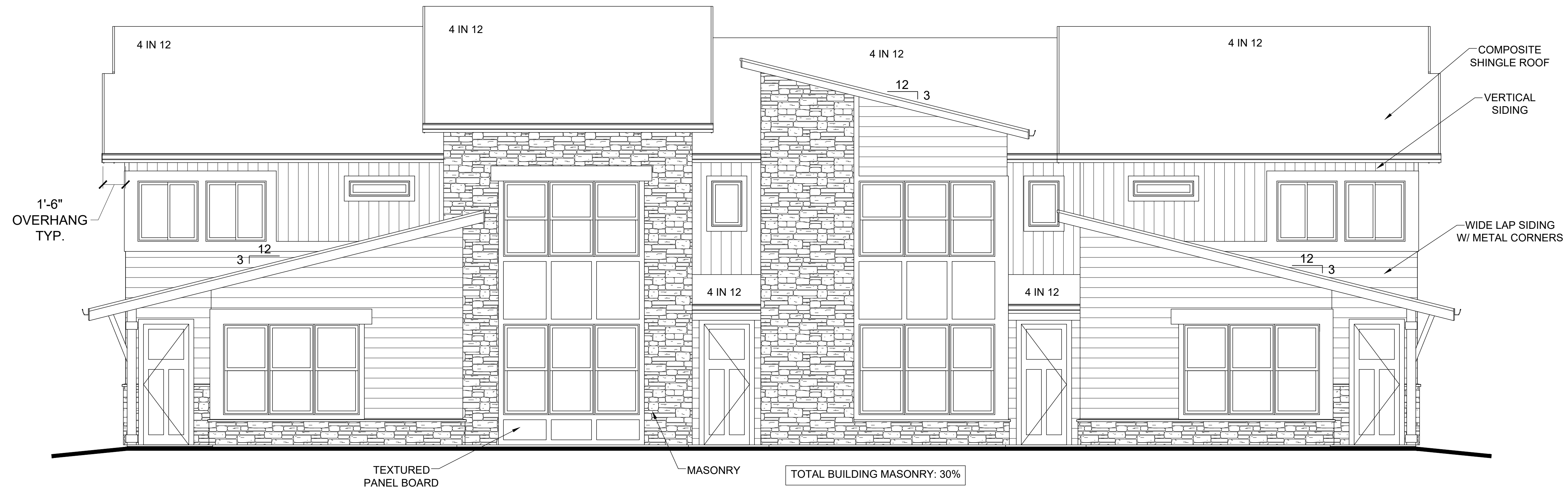
LOT TYPICAL 4-PLEX

SCALE: 1/8" = 1'-0"

Revision NO. / Date:

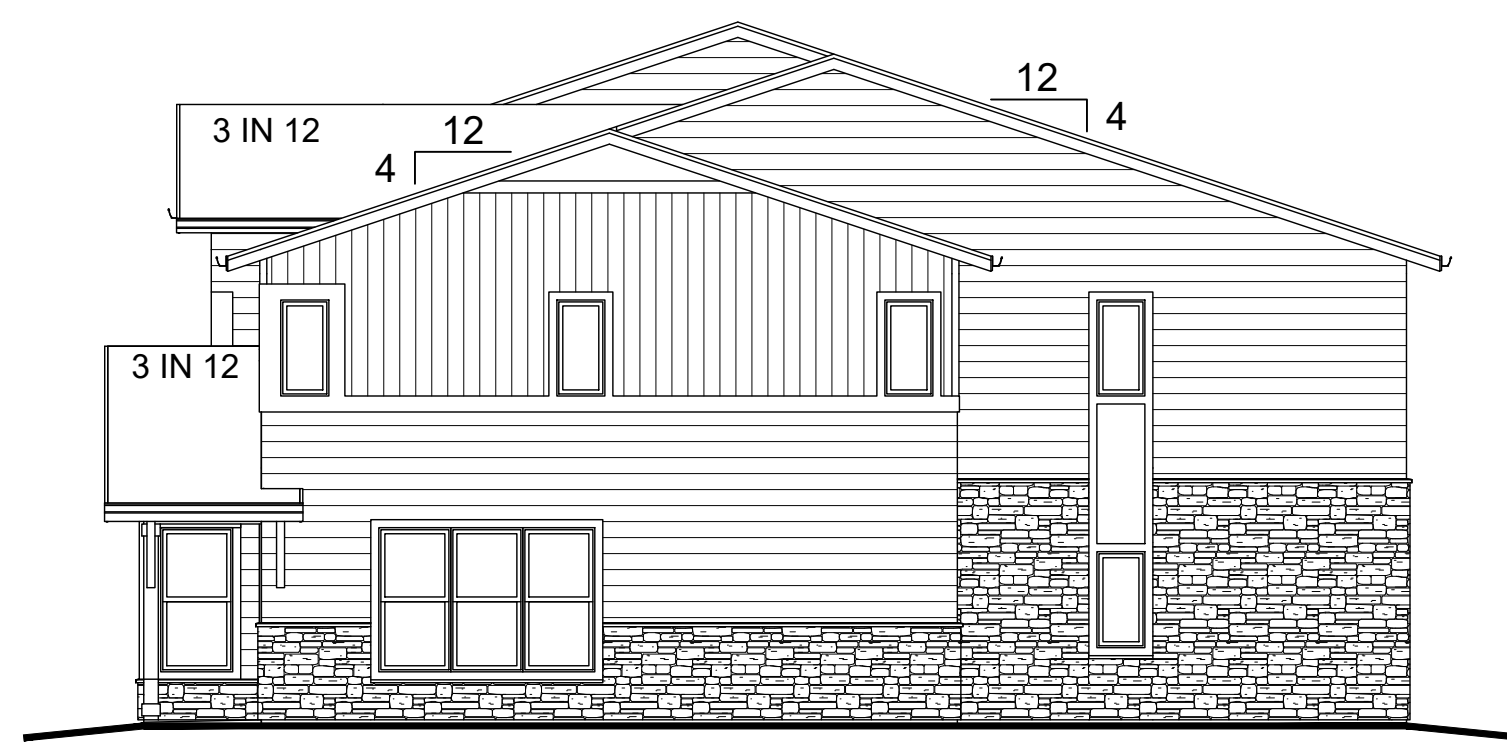
LOT TYPICALS

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SEMPER GARDENS
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 COUNTY OF JEFFERSON, STATE OF COLORADO
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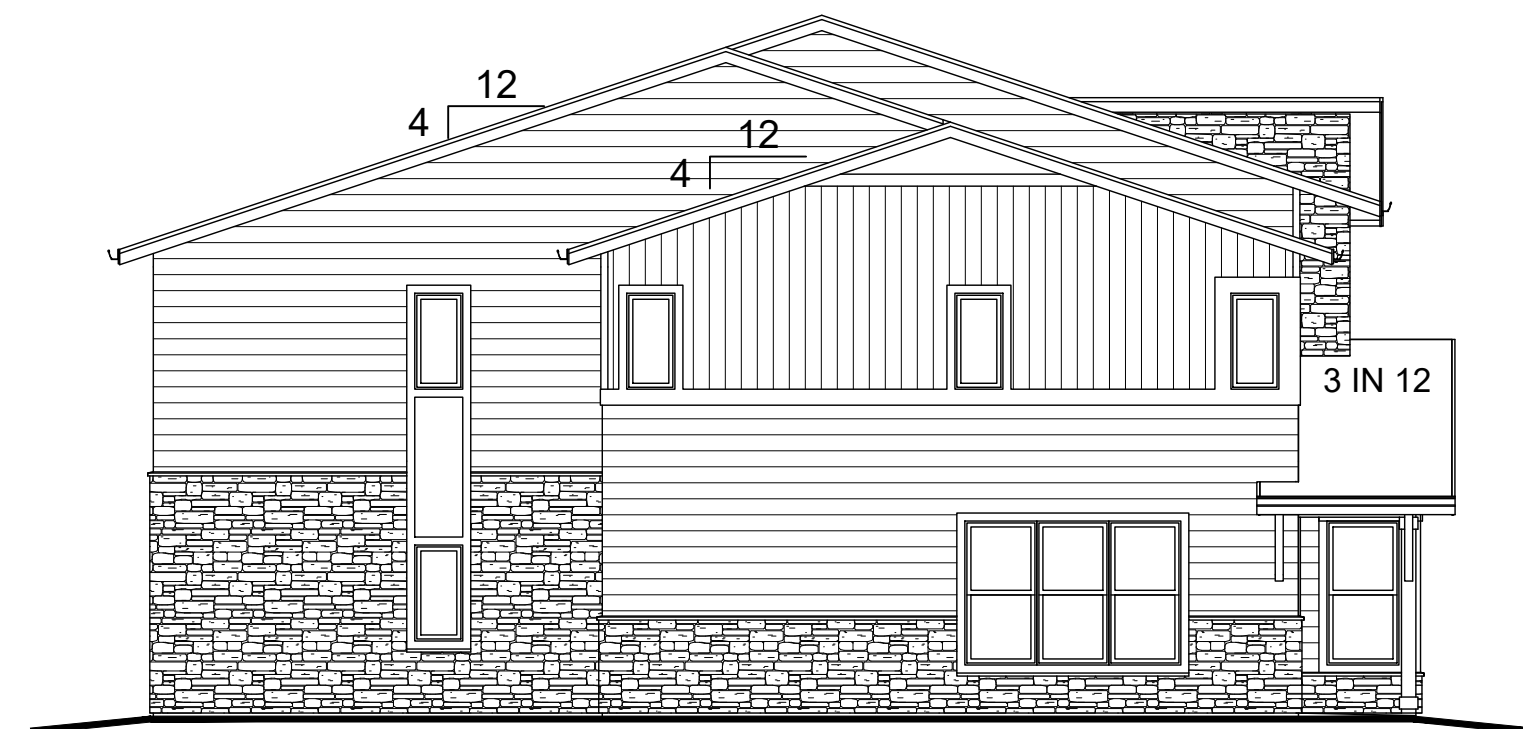
ELEVATION 'A' - FRONT
 MASONRY: 33%

SCALE: 1/4" = 1'-0"



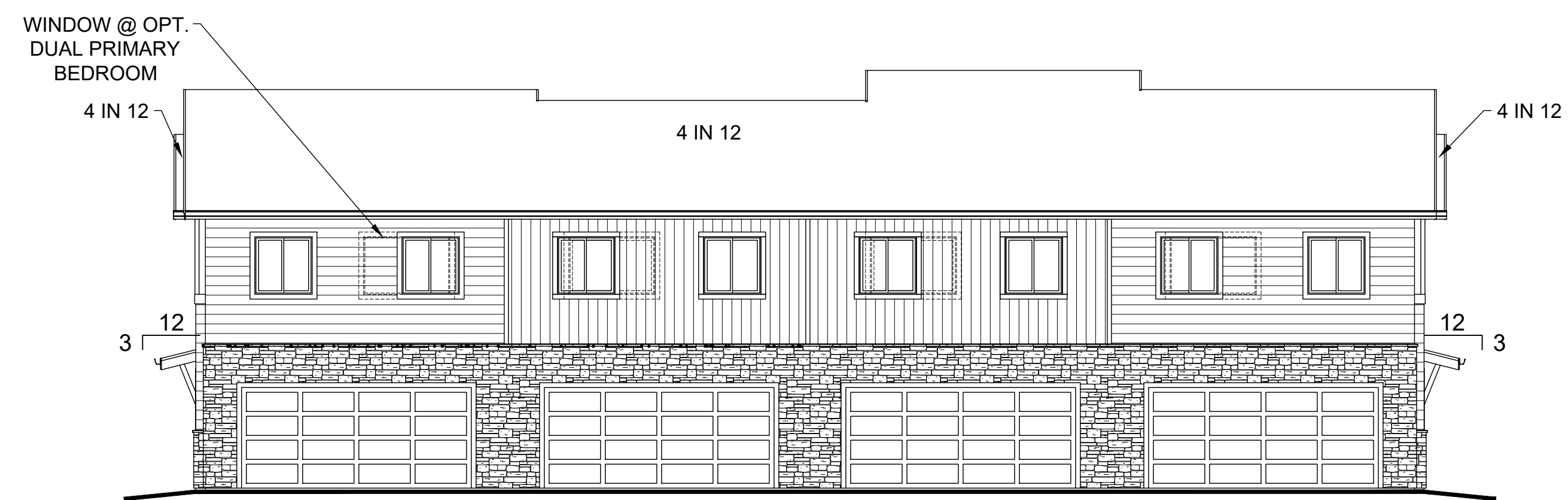
ELEVATION 'A' - RIGHT
 MASONRY: 27%

SCALE: 1/8" = 1'-0"



ELEVATION 'A' - LEFT
 MASONRY: 27%

SCALE: 1/8" = 1'-0"



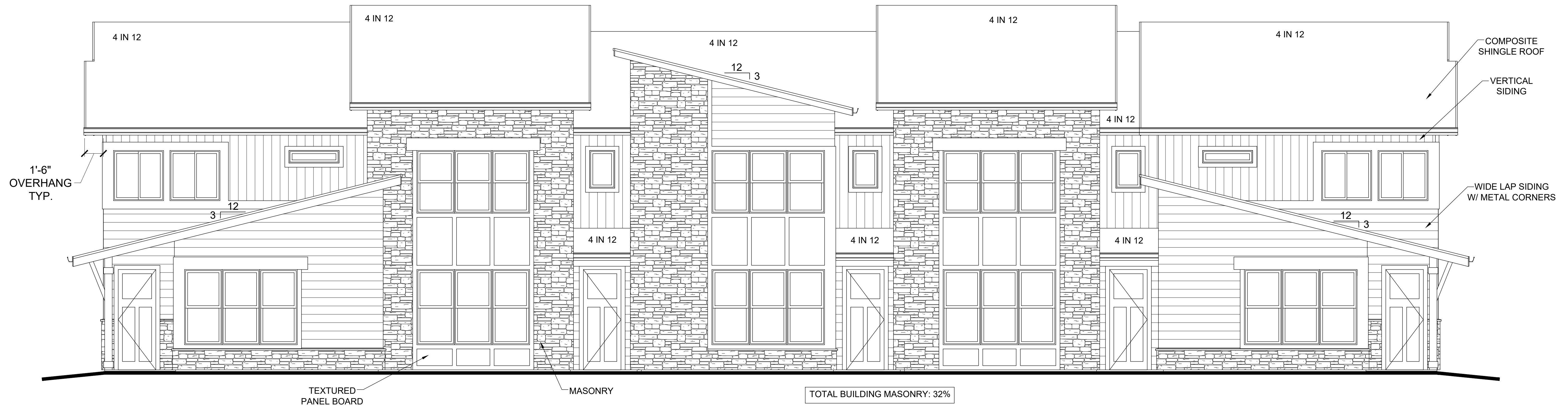
ELEVATION 'A' - REAR
 MASONRY: 37%

SCALE: 1/8" = 1'-0"

Revision NO. / Date:

4-PLEX
 ELEVATION 'A'

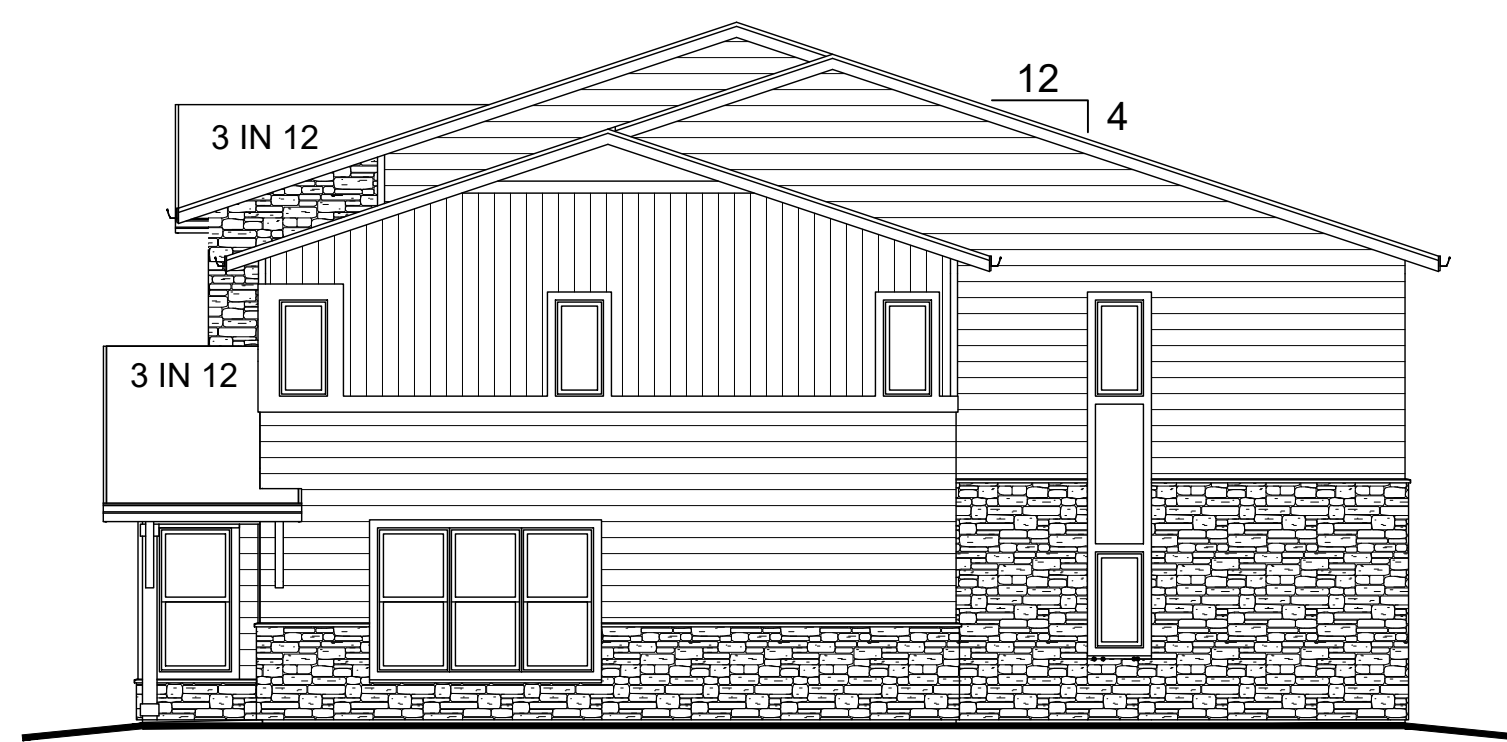
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
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ELEVATION 'A' - FRONT

MASONRY: 37%

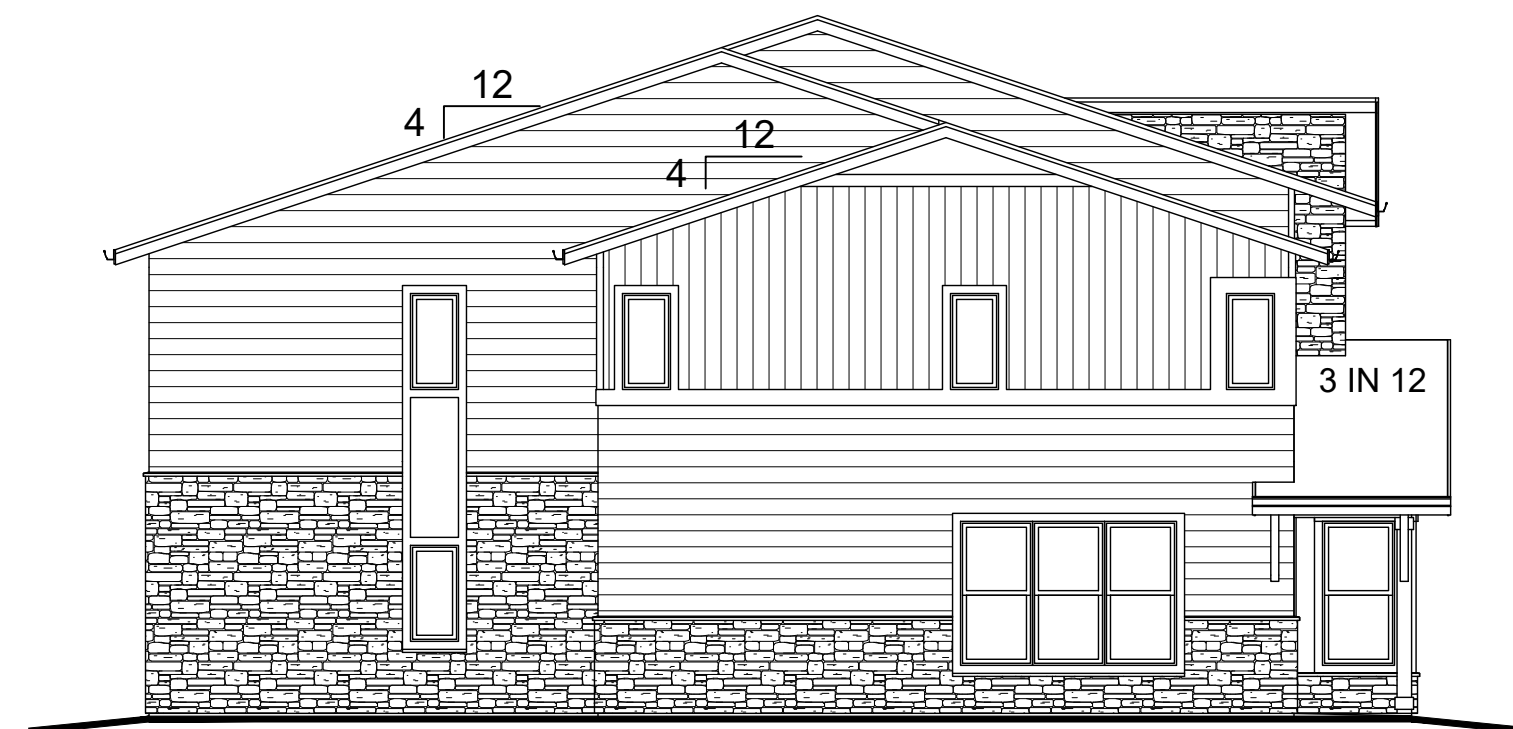
SCALE: 1/4" = 1'-0"



ELEVATION 'A' - RIGHT

MASONRY: 27%

SCALE: 1/8" = 1'-0"

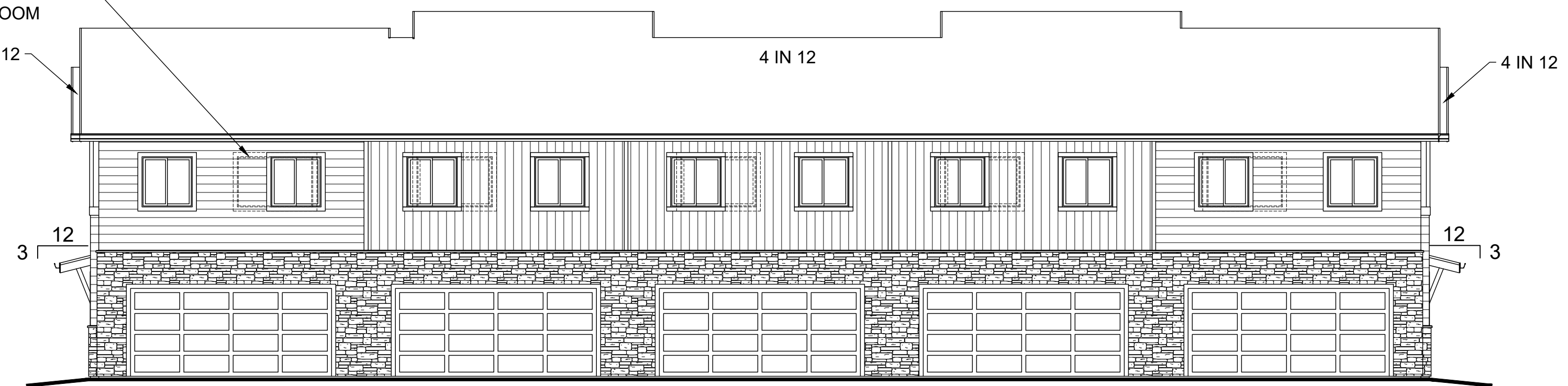


ELEVATION 'A' - LEFT

MASONRY: 27%

SCALE: 1/8" = 1'-0"

WINDOW @ OPT.
DUAL PRIMARY
BEDROOM



ELEVATION 'A' - REAR

MASONRY: 36%

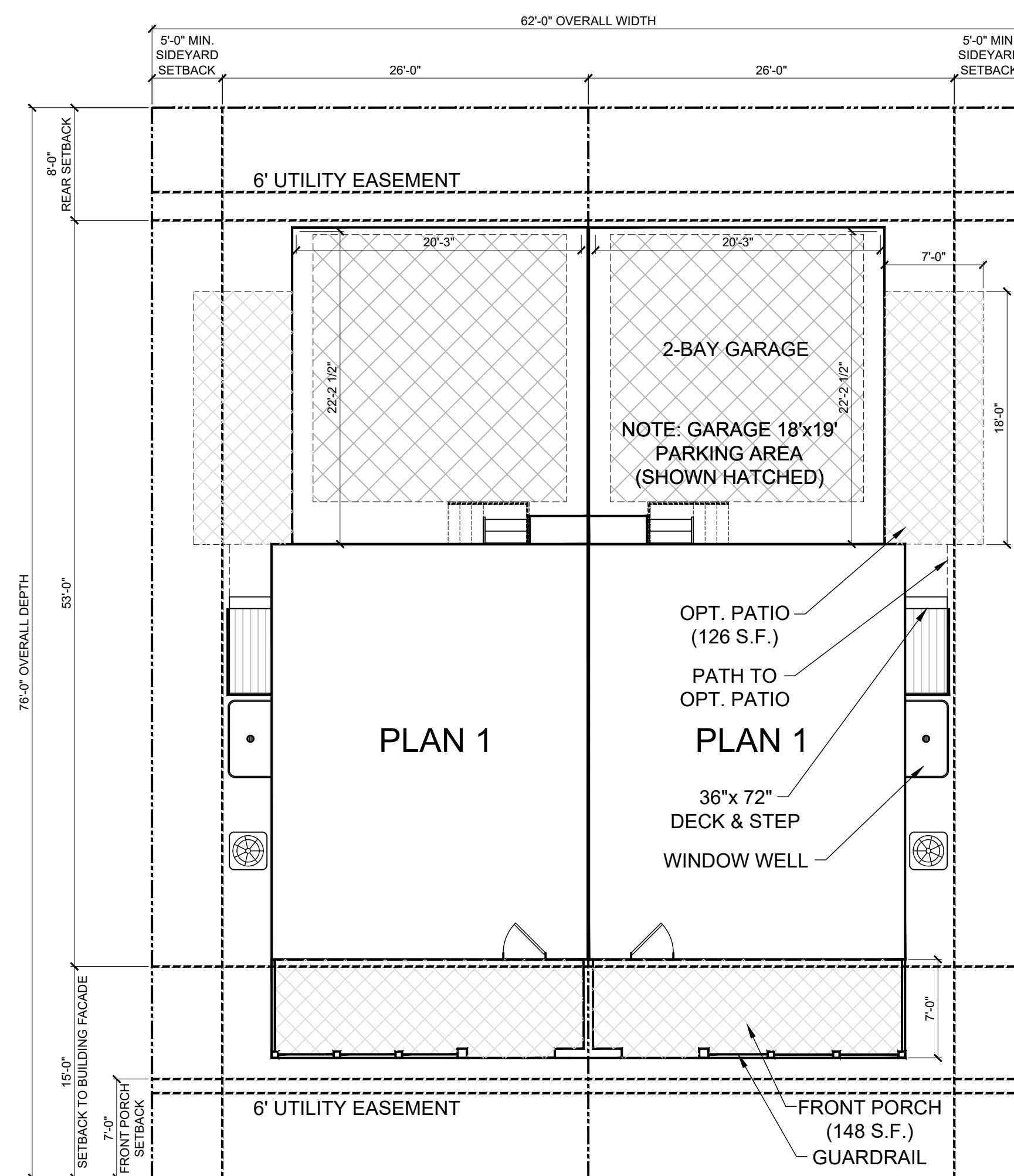
SCALE: 1/8" = 1'-0"

SEMPER GARDENS
OFFICIAL DEVELOPMENT PLAN

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5-PLEX
ELEVATION 'A'

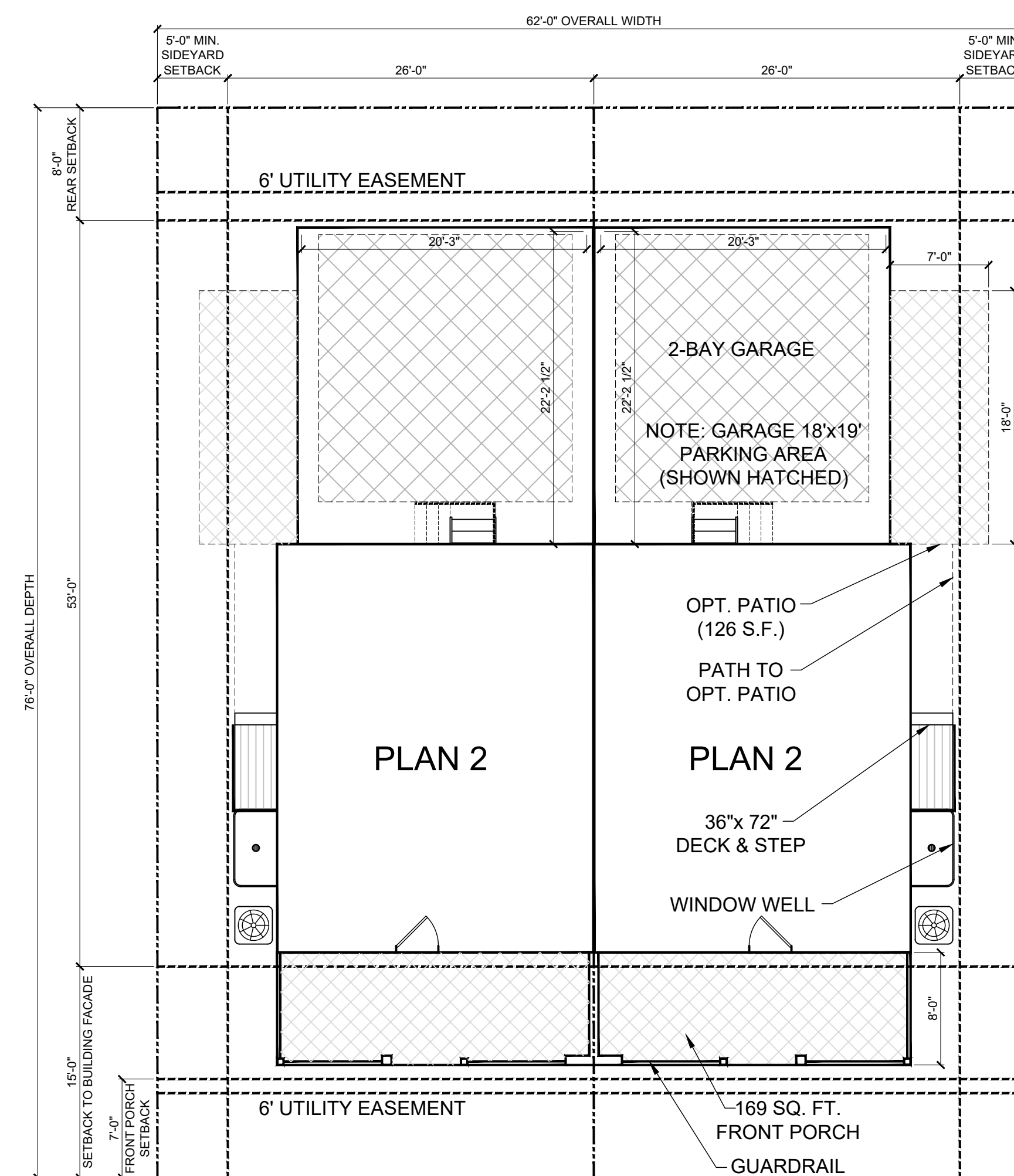
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
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LOT TYPICAL PLAN 1

SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #5 FOR
 SETBACK EXCEPTION JUSTIFICATION



LOT TYPICAL PLAN 2

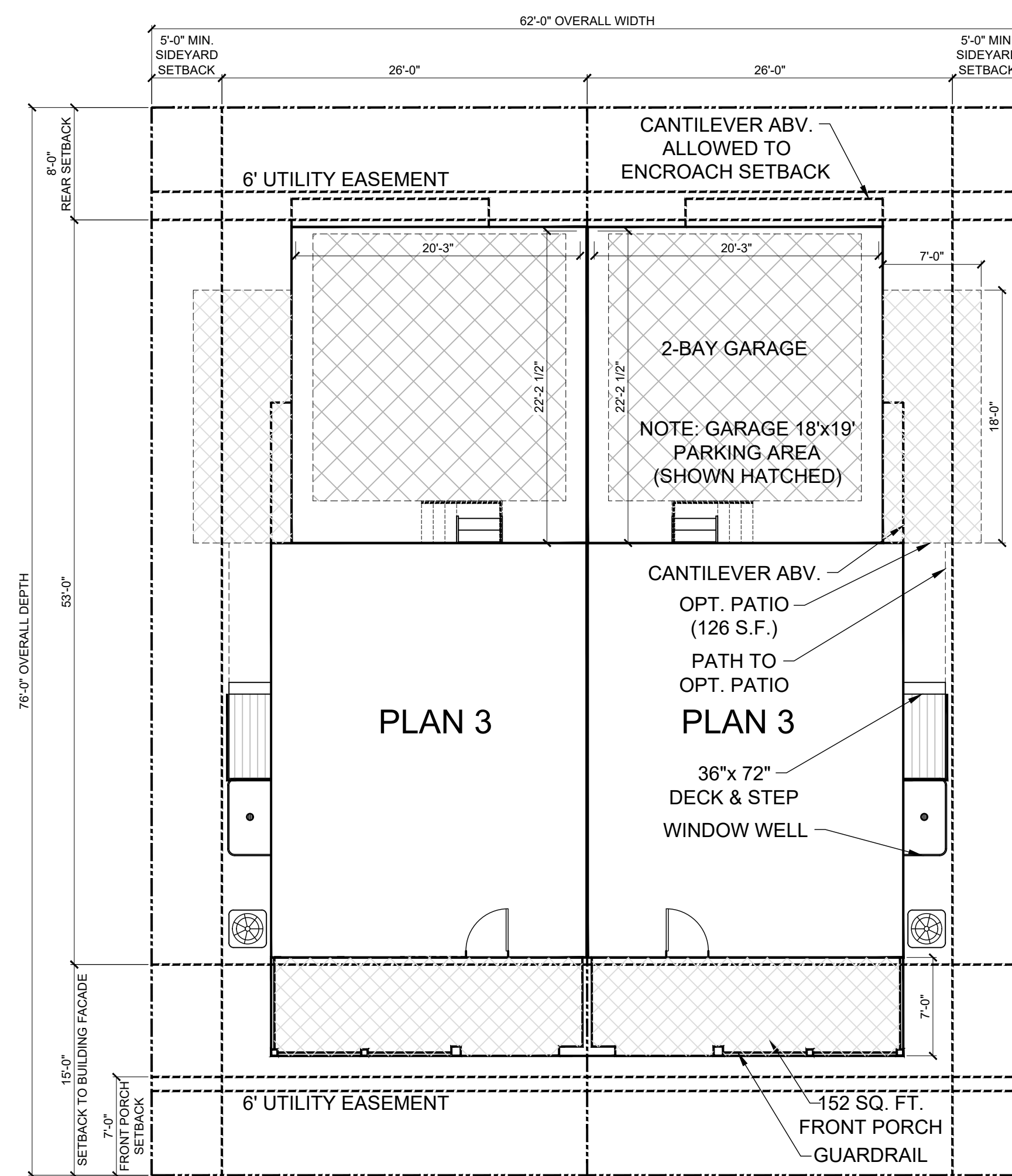
SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #5 FOR
 SETBACK EXCEPTION JUSTIFICATION

Revision NO. / Date:

LOT TYPICALS

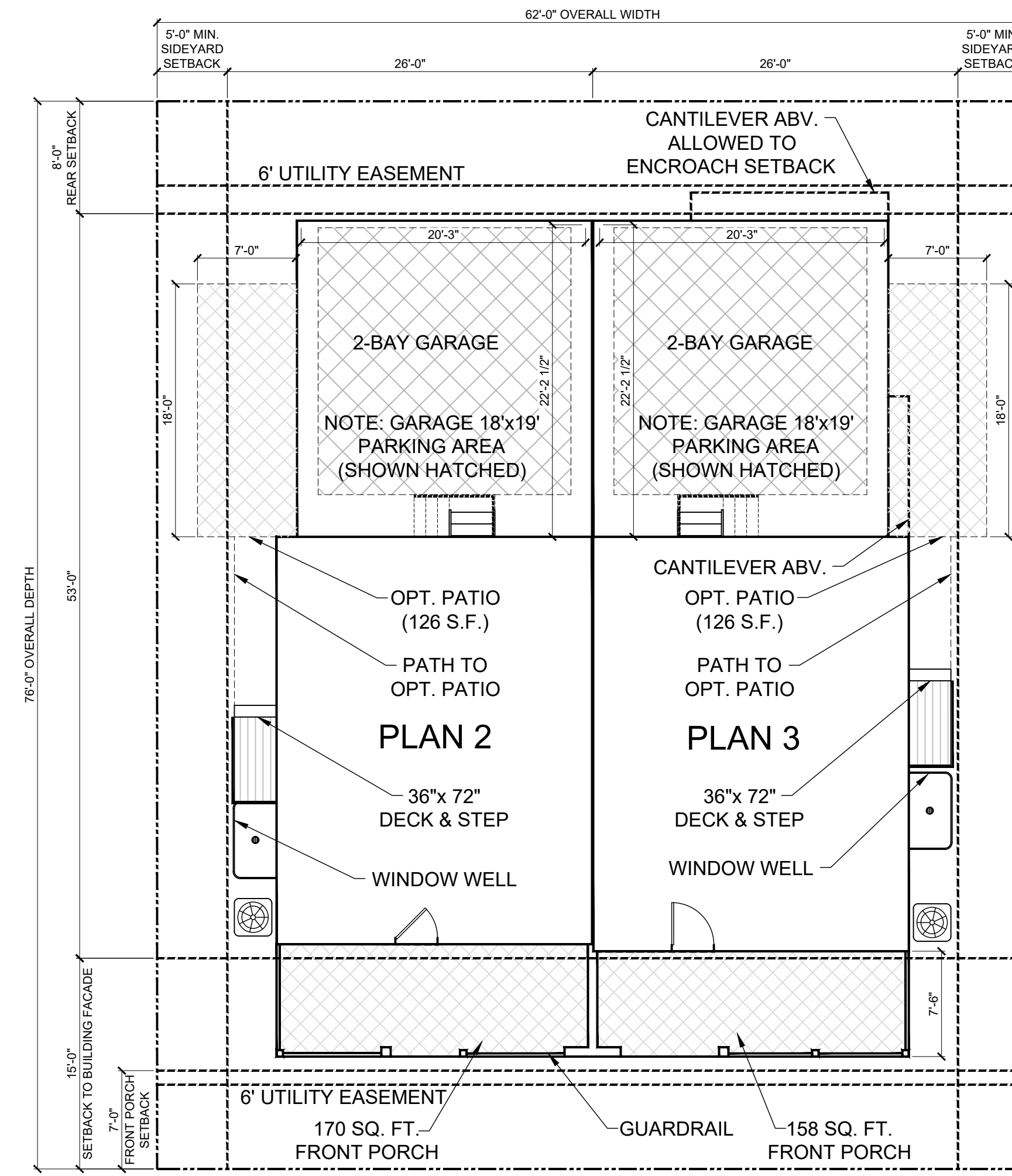
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 54 OF 97



LOT TYPICAL PLAN 3

SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #5 FOR SETBACK EXCEPTION JUSTIFICATION



LOT MODEL PLAN 2 & 3

SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #5 FOR SETBACK EXCEPTION JUSTIFICATION

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:	

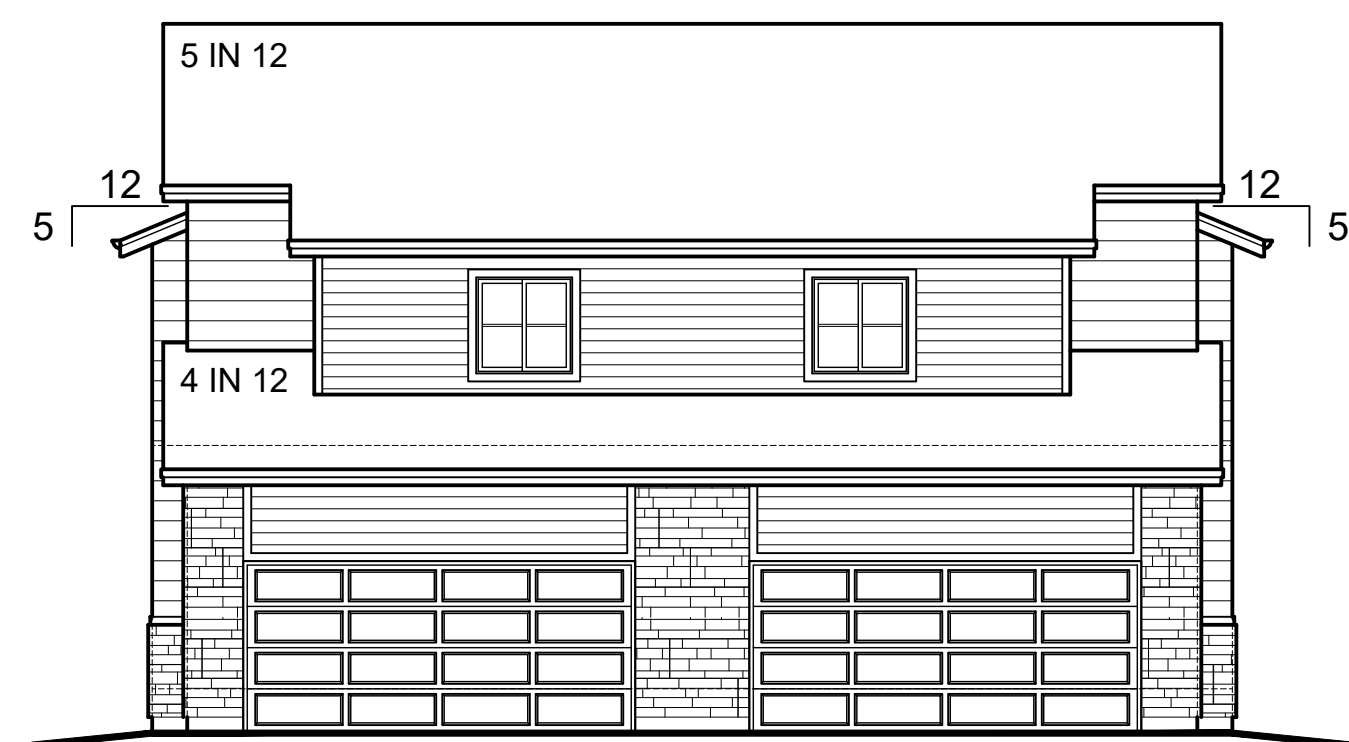


OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
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PLAN 1 ELEVATION 'A' - LEFT

SCALE: 1/8" = 1'-0"



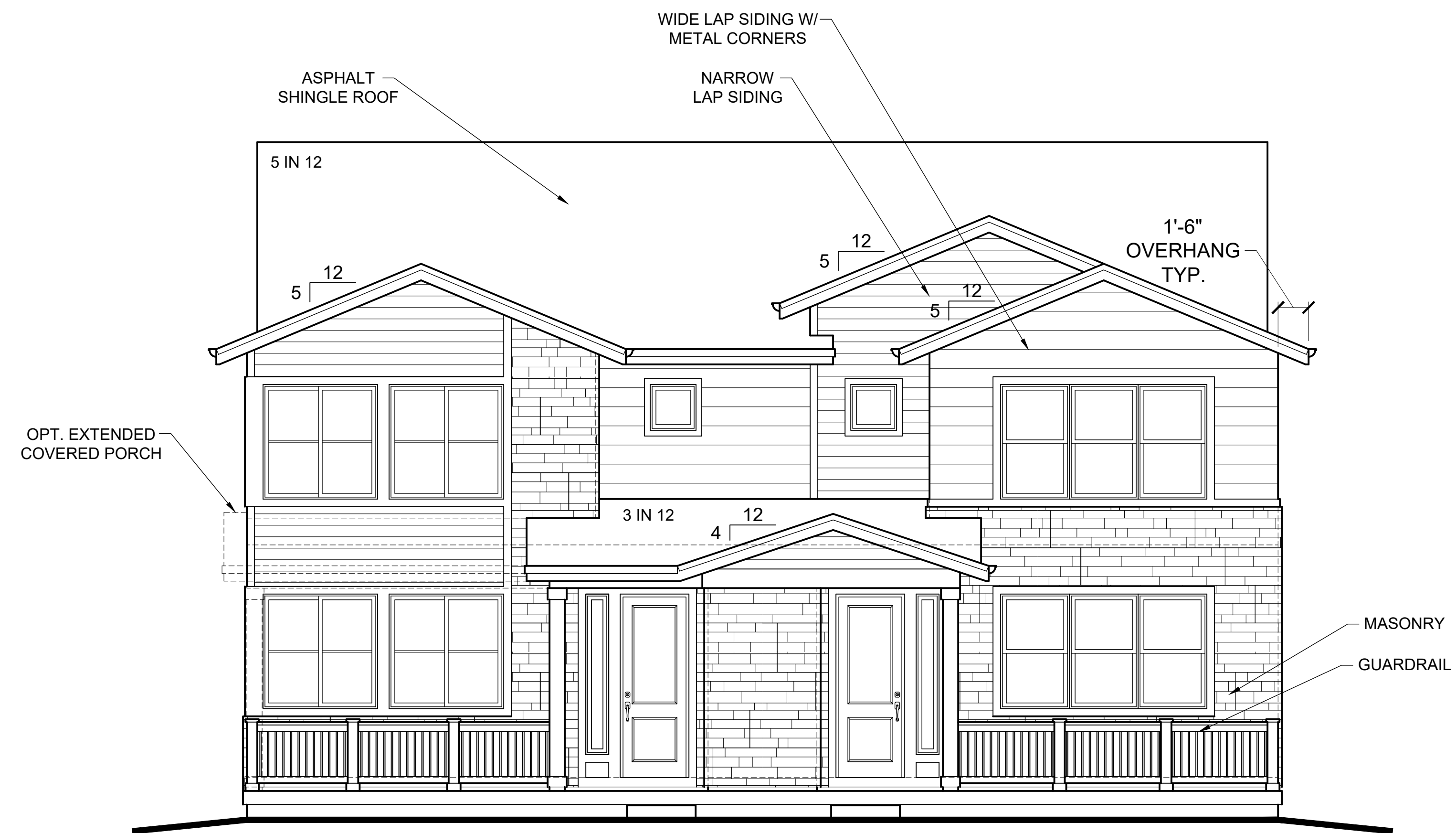
PLAN 1 ELEVATION 'A' - REAR

SCALE: 1/8" = 1'-0"



PLAN 1 ELEVATION 'A' - RIGHT

SCALE: 1/8" = 1'-0"



PLAN 1 ELEVATION 'A' - FRONT

SCALE: 1/4" = 1'-0"

TOTAL BUILDING MASONRY: 31%

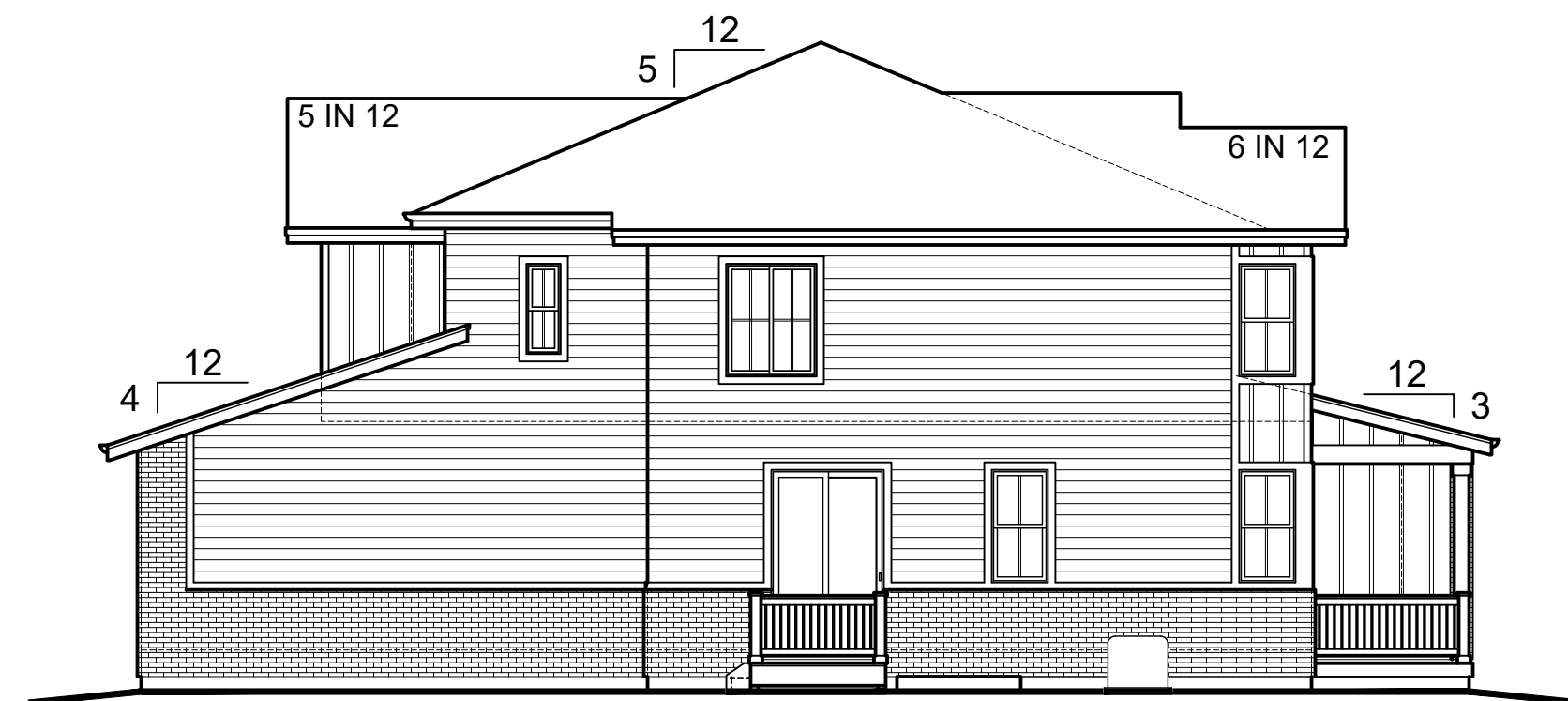
Revision NO. / Date:

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
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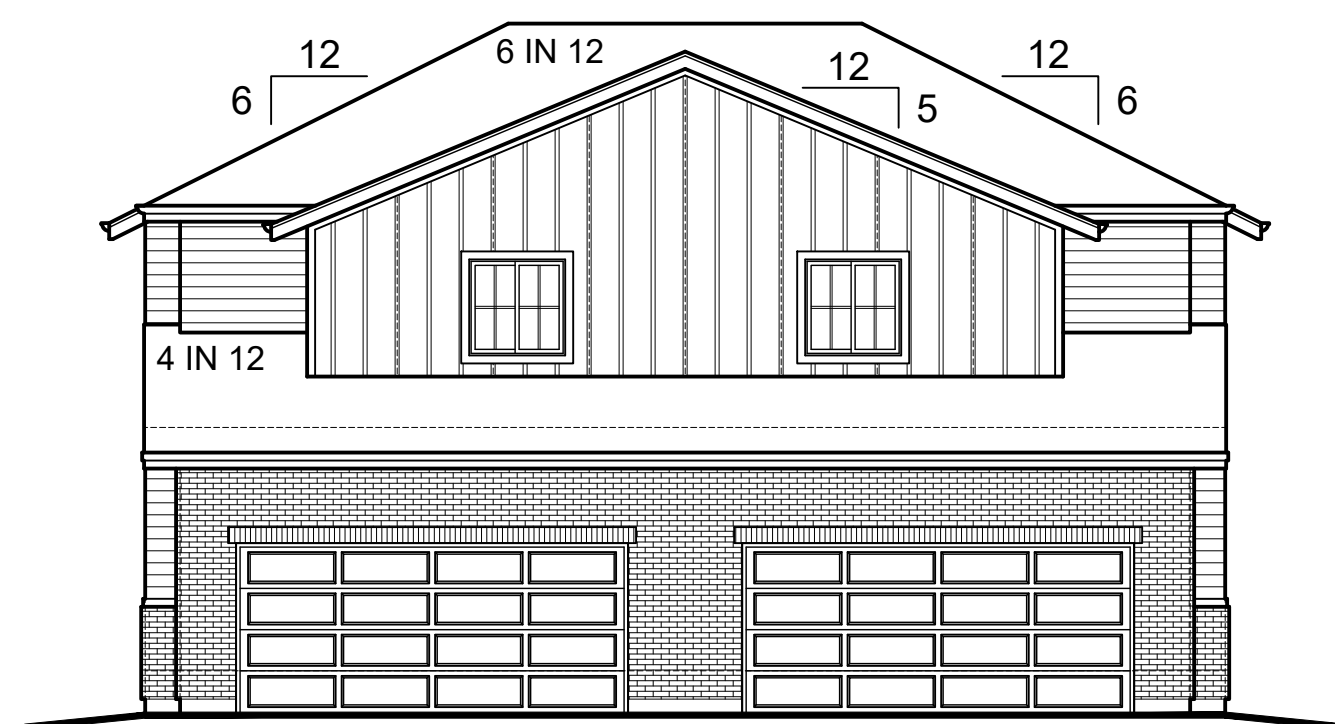
DATE: May 19, 2023

SEMPER GARDENS
OFFICIAL DEVELOPMENT PLAN



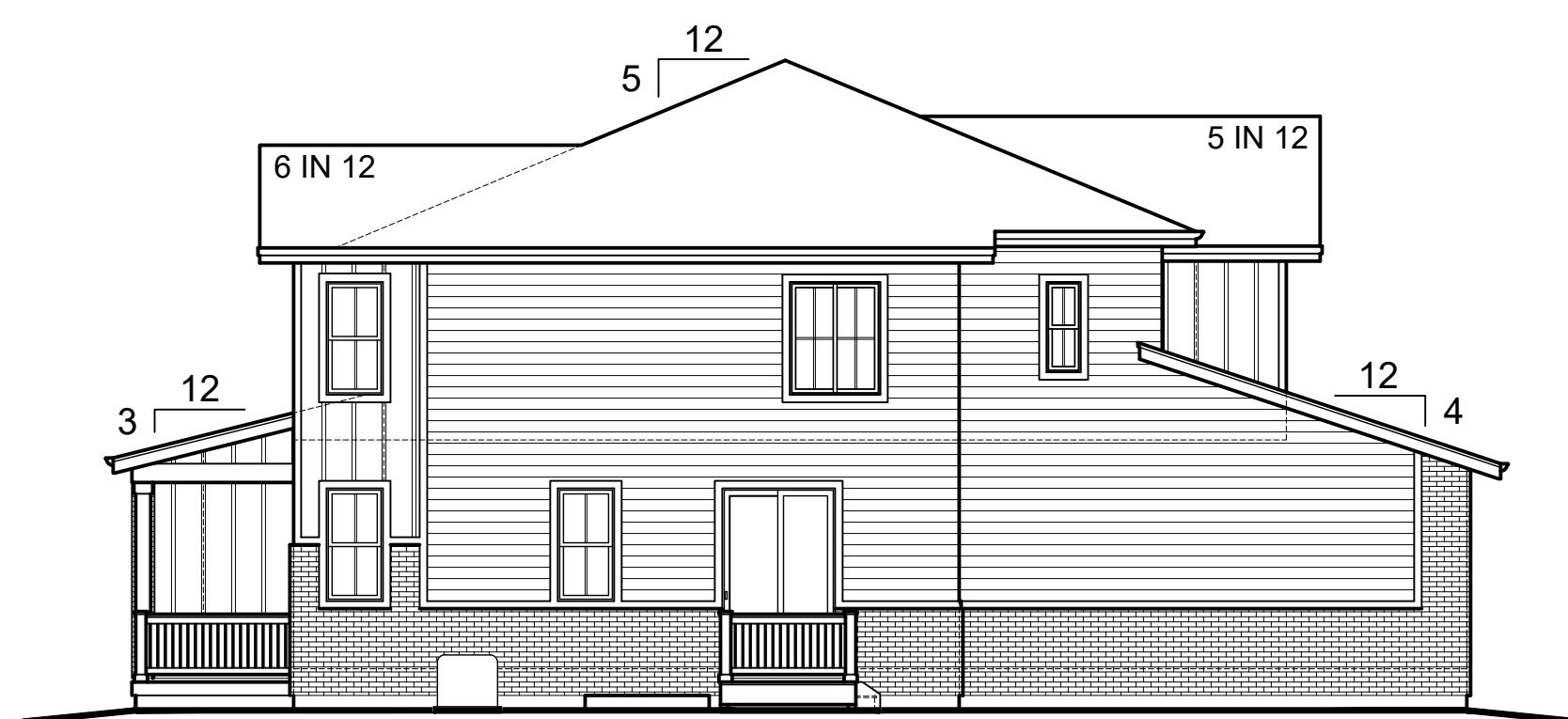
PLAN 1 ELEVATION 'C' - LEFT

SCALE: 1/8" = 1'-0"



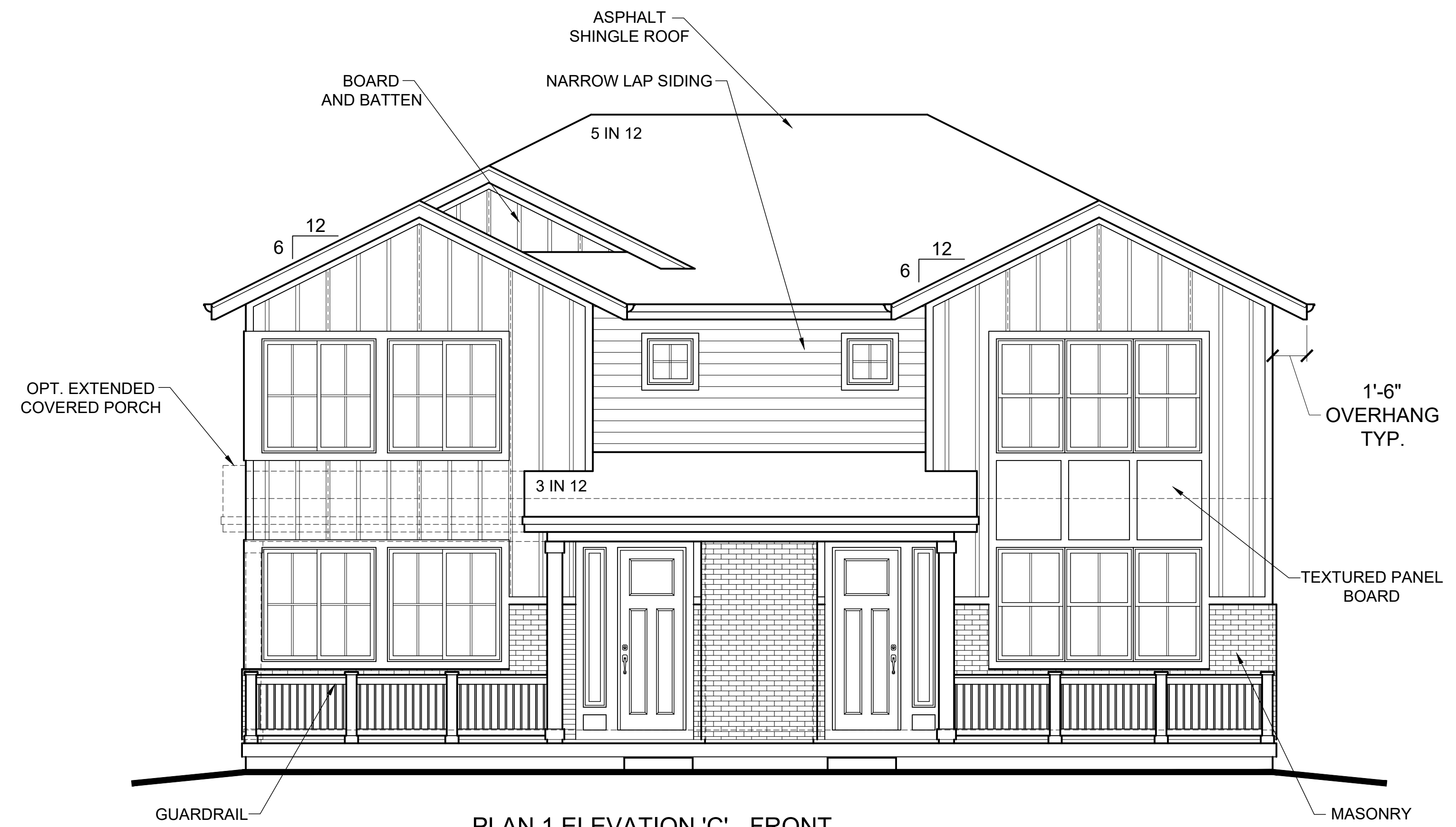
PLAN 1 ELEVATION 'C' - REAR

SCALE: 1/8" = 1'-0"



PLAN 1 ELEVATION 'C' - RIGHT

SCALE: 1/8" = 1'-0"



PLAN 1 ELEVATION 'C' - FRONT

SCALE: 1/4" = 1'-0"

TOTAL BUILDING MASONRY: 30%

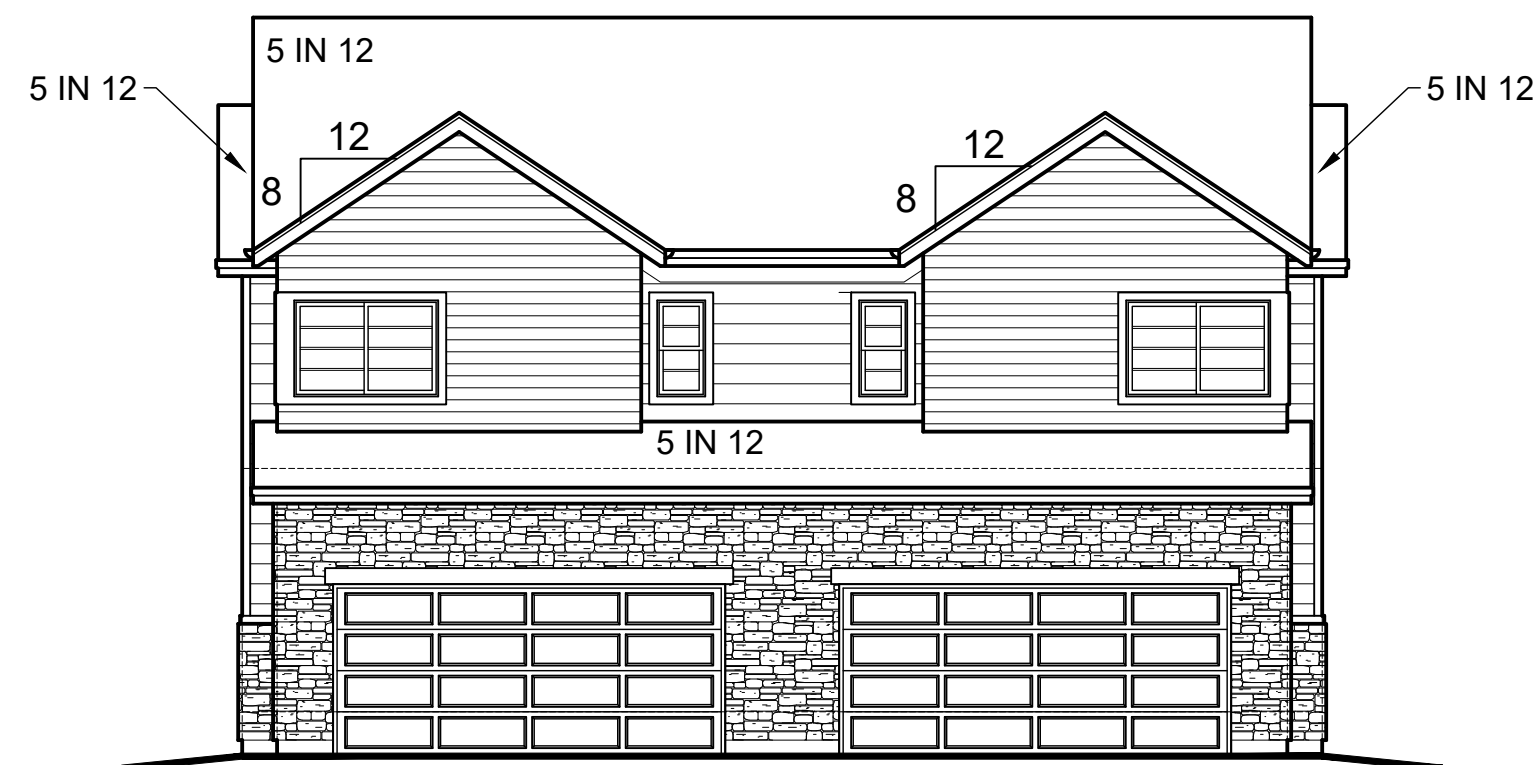
Revision NO. / Date:

PLAN 1
ELEVATION 'C'

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 57 OF 97



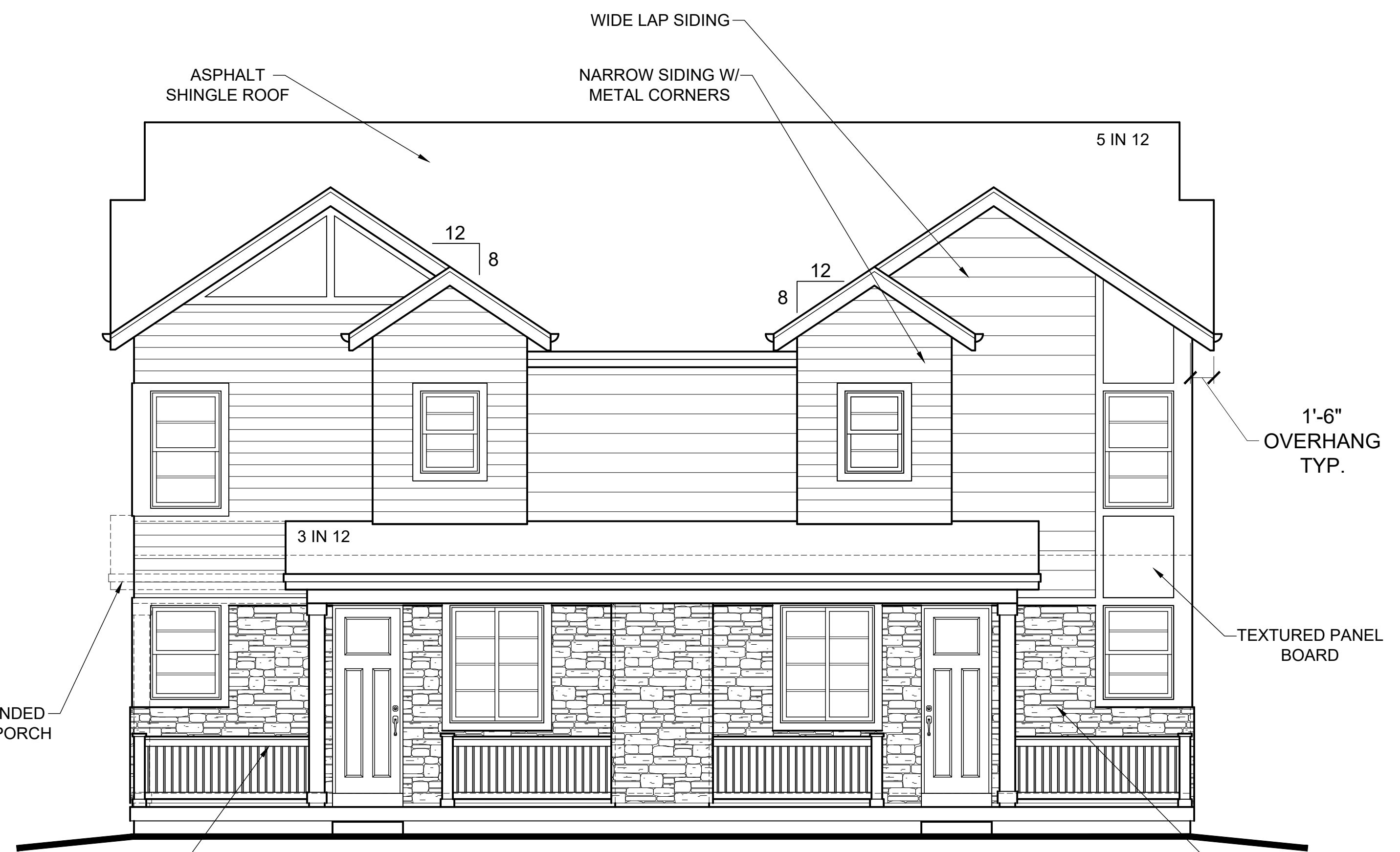
PLAN 2 ELEVATION 'B' - LEFT
 MASONRY: 23% SCALE: 1/8" = 1'-0"



PLAN 2 ELEVATION 'B' - REAR
 MASONRY: 49% SCALE: 1/8" = 1'-0"



PLAN 2 ELEVATION 'B' - RIGHT
 MASONRY: 23% SCALE: 1/8" = 1'-0"



PLAN 2 ELEVATION 'B' - FRONT
 43% MASONRY PROVIDED SCALE: 1/4" = 1'-0"

TOTAL BUILDING MASONRY: 30%

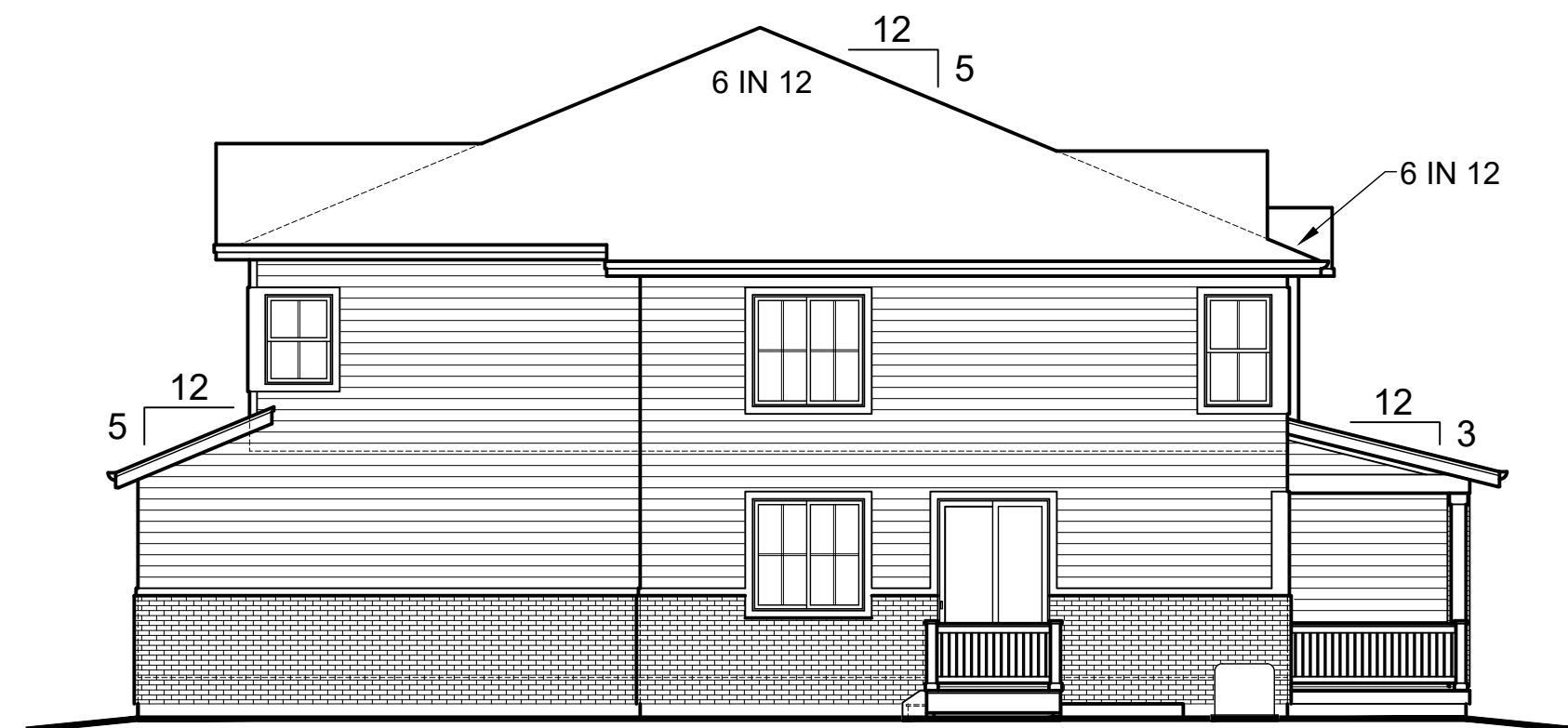
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

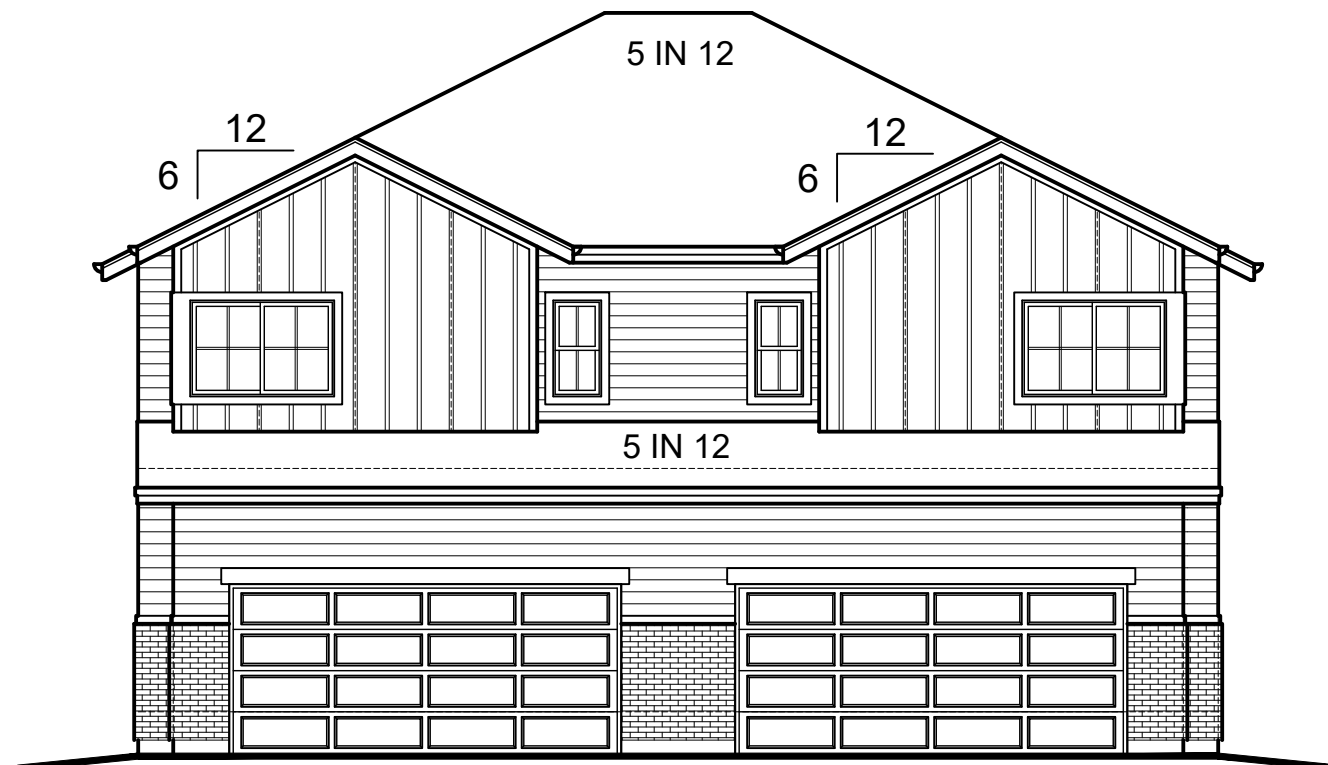
PLAN 2
 ELEVATION 'B'



OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
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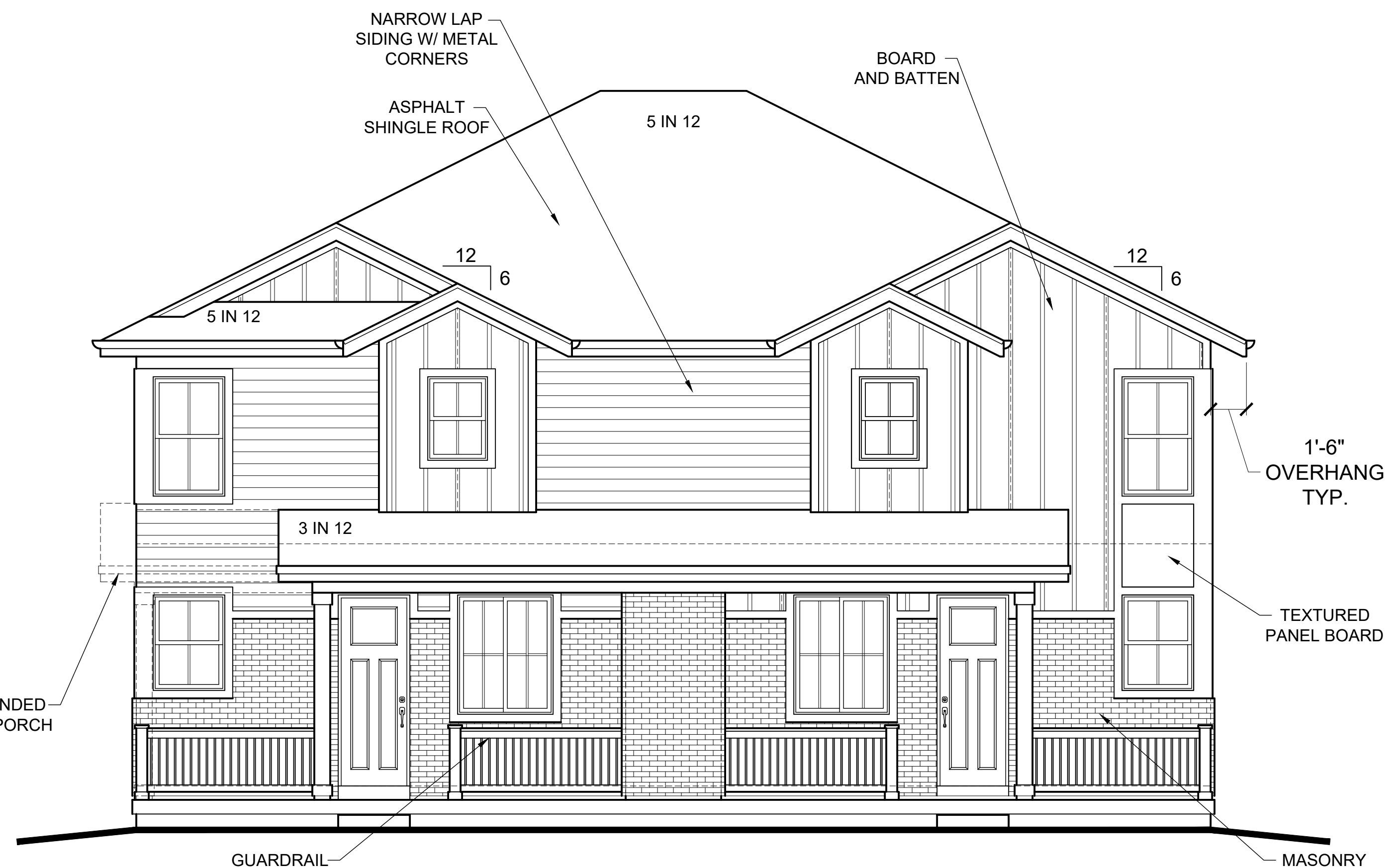
PLAN 2 ELEVATION 'C' - LEFT
MASONRY: 29% SCALE: 1/8" = 1'-0"



PLAN 2 ELEVATION 'C' - REAR
MASONRY: 14% SCALE: 1/8" = 1'-0"



PLAN 2 ELEVATION 'C' - RIGHT
MASONRY: 29% SCALE: 1/8" = 1'-0"



PLAN 2 ELEVATION 'C' - FRONT
43% MASONRY PROVIDED SCALE: 1/4" = 1'-0"

TOTAL BUILDING MASONRY: 30%

Revision NO. / Date:

PLAN 2
ELEVATION 'C'



DATE: May 19, 2023

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
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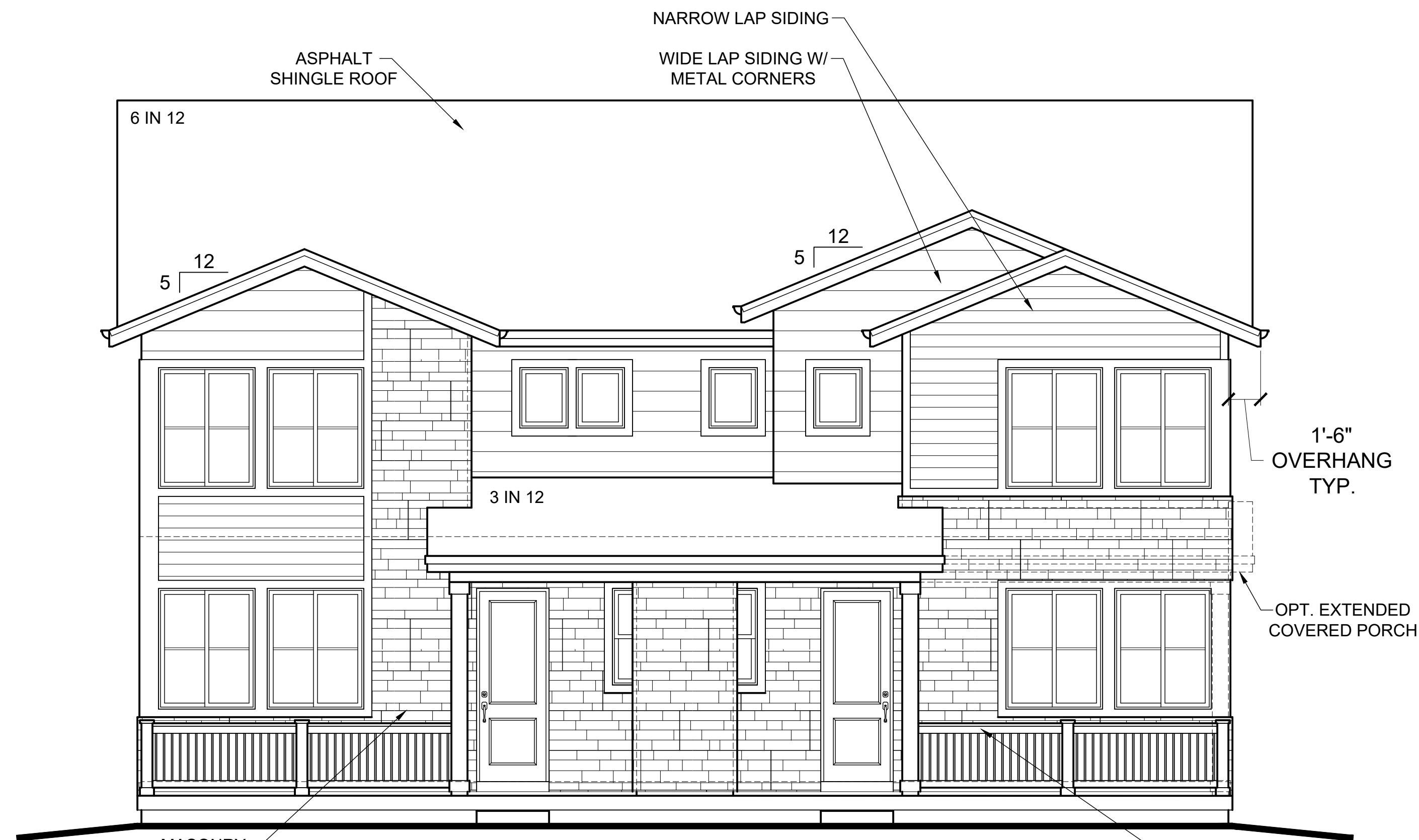
PLAN 3 ELEVATION 'A' - LEFT
 MASONRY: 27% SCALE: 1/8" = 1'-0"



PLAN 3 ELEVATION 'A' - REAR
 MASONRY: 31% SCALE: 1/8" = 1'-0"



PLAN 3 ELEVATION 'A' - RIGHT
 MASONRY: 28% SCALE: 1/8" = 1'-0"



PLAN 3 ELEVATION 'A' - FRONT
 54% MASONRY PROVIDED SCALE: 1/4" = 1'-0"

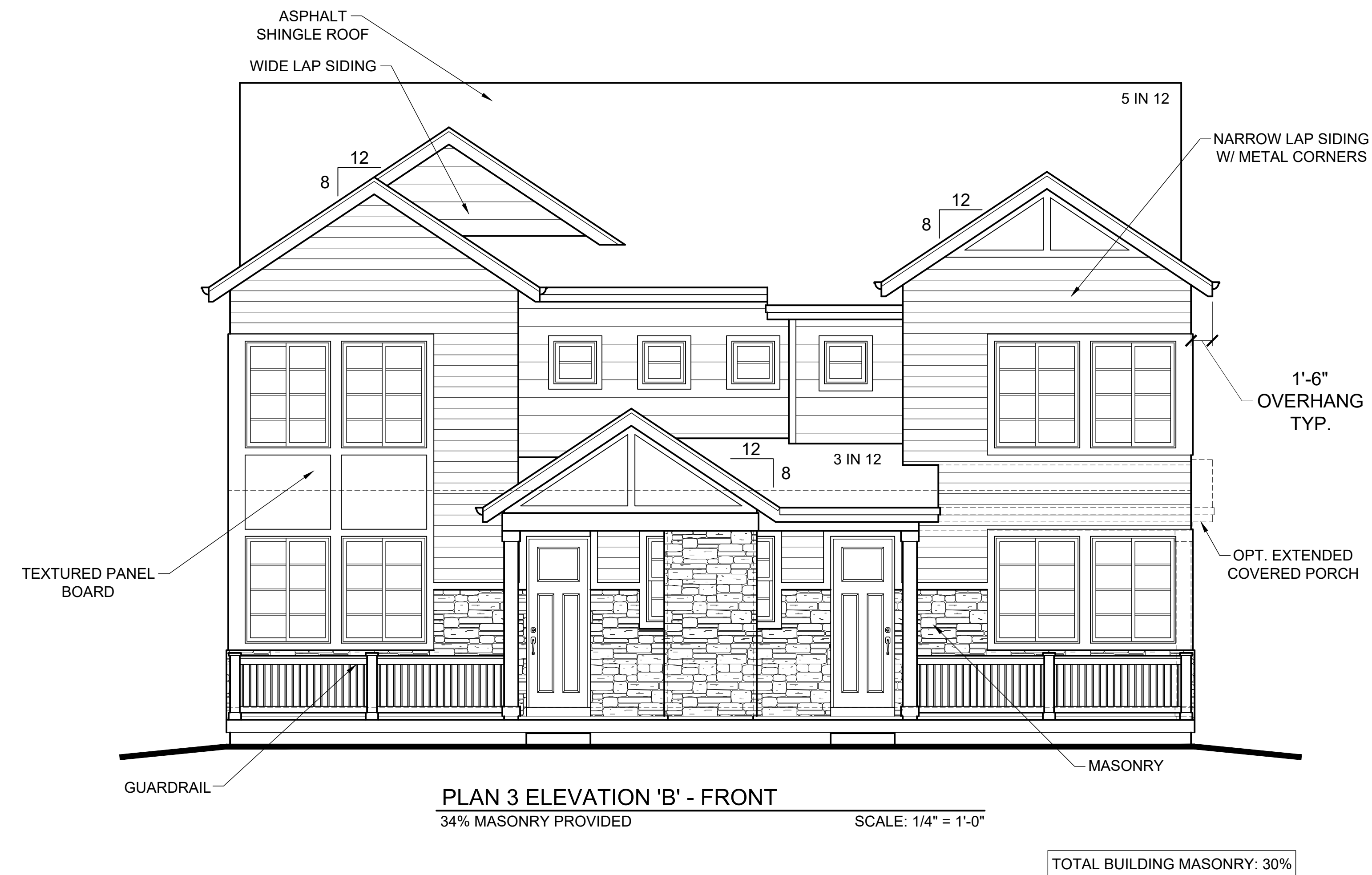
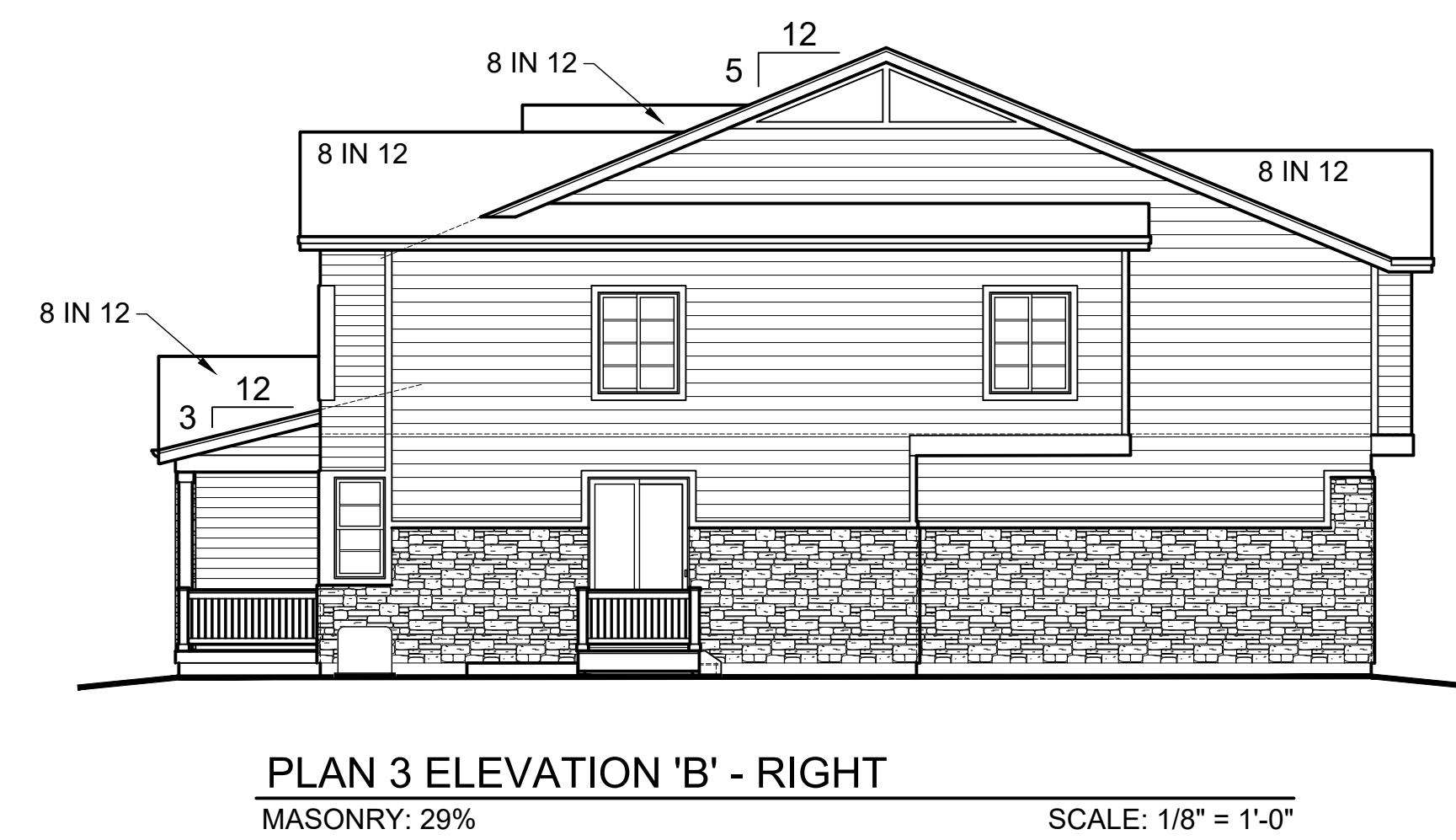
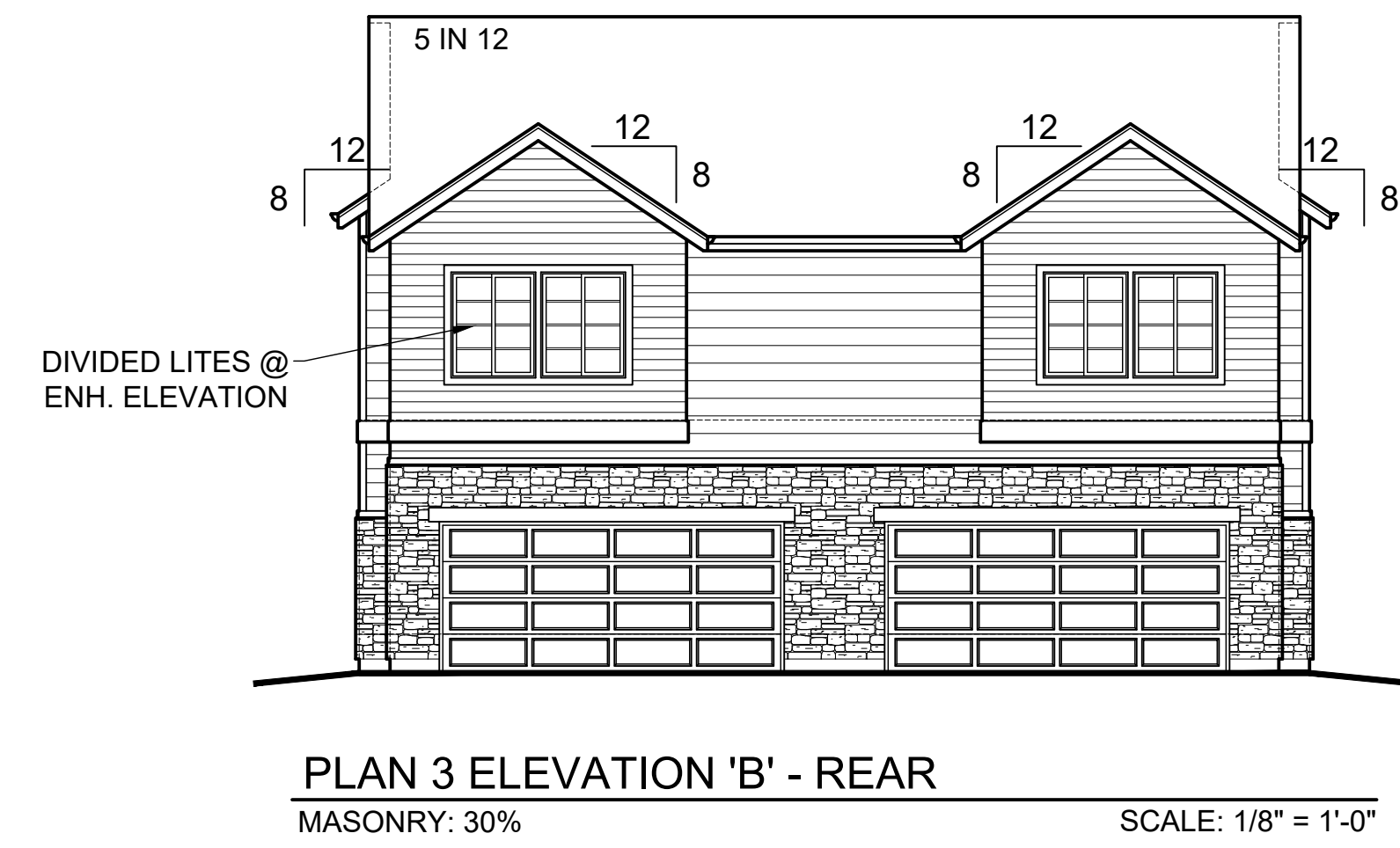
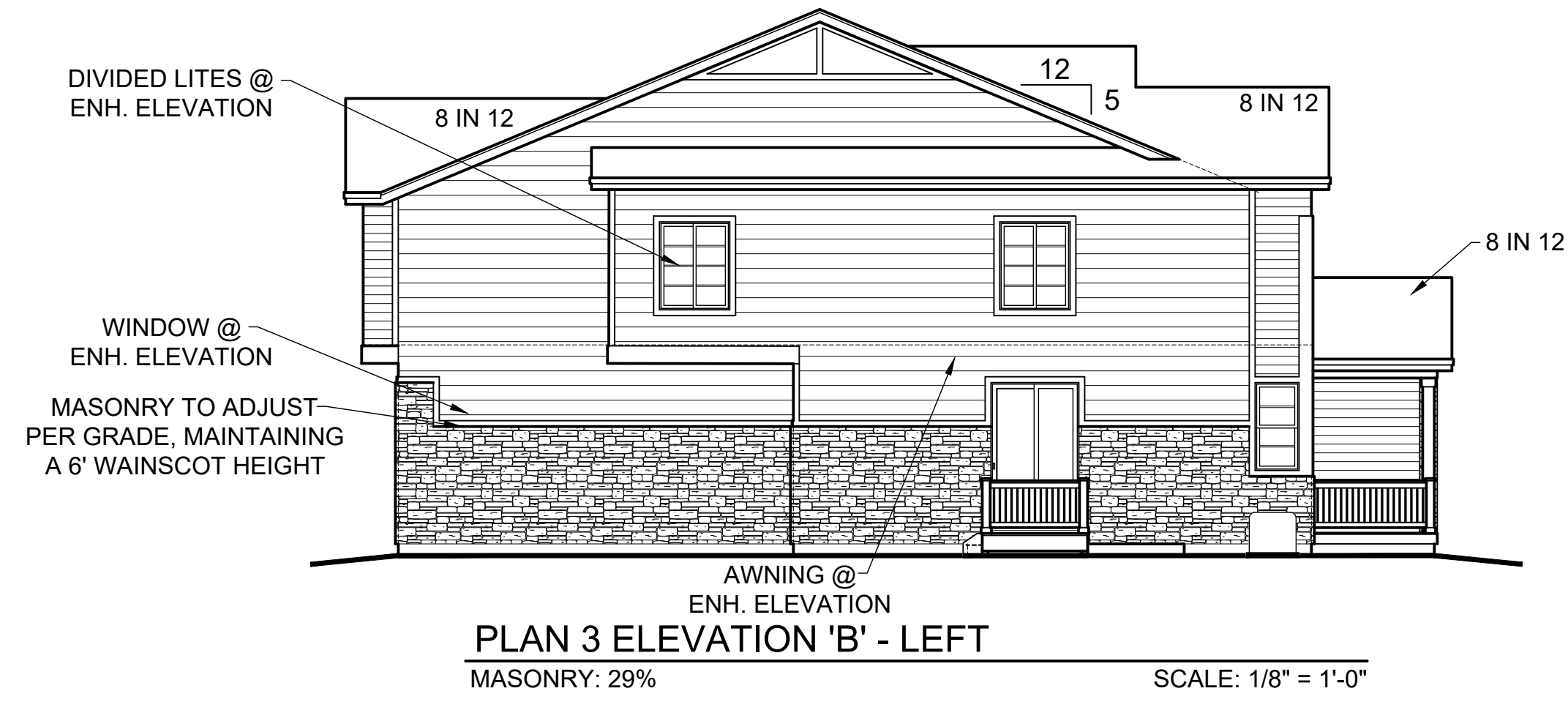
TOTAL BUILDING MASONRY: 33%

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

PLAN 3
 ELEVATION 'A'

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 60 OF 97



TOTAL BUILDING MASONRY: 30%

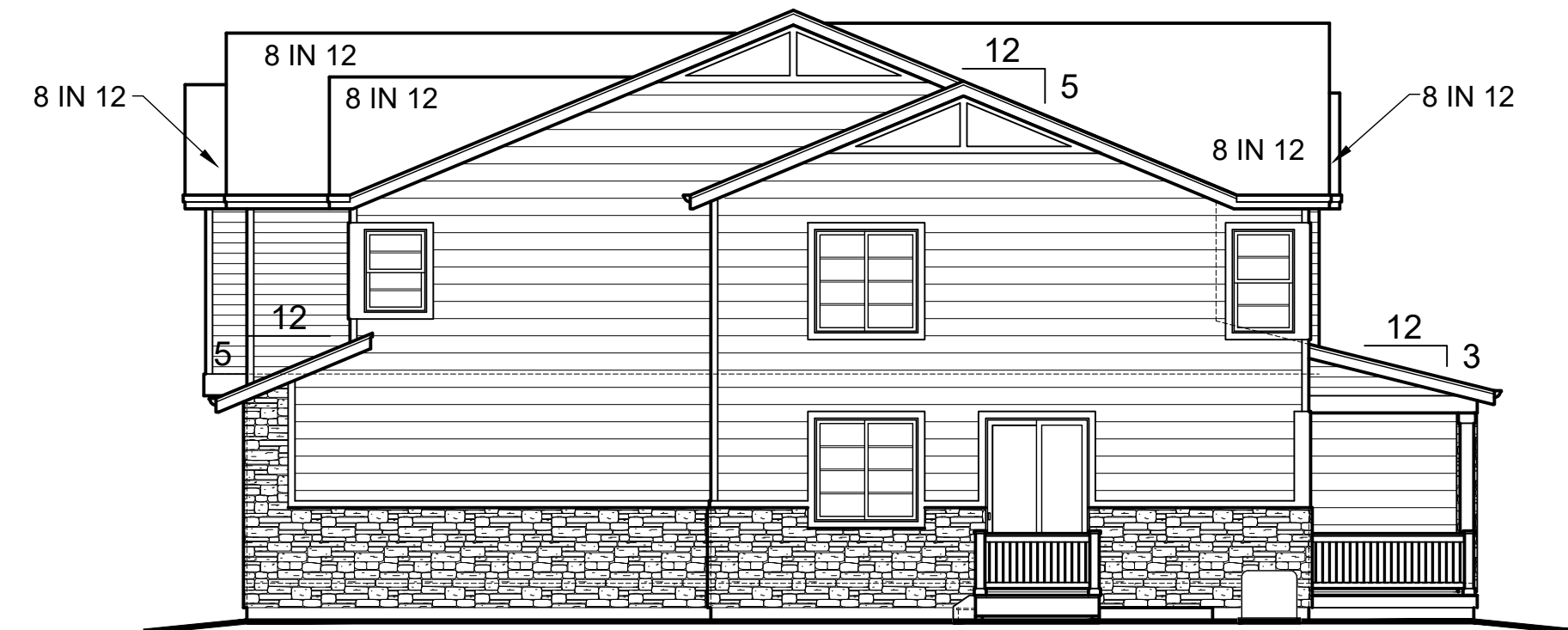
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

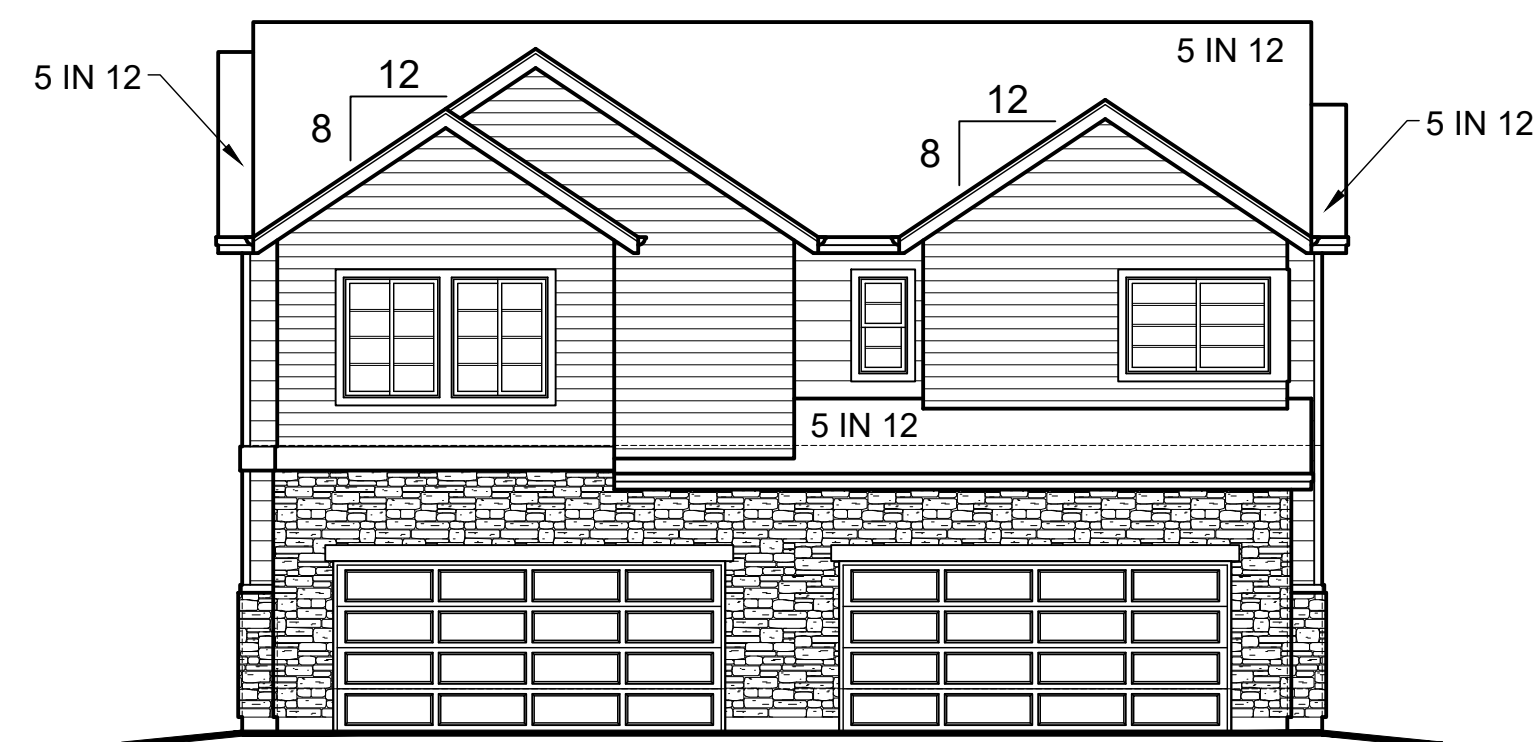
PLAN 3
 ELEVATION 'B'



OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
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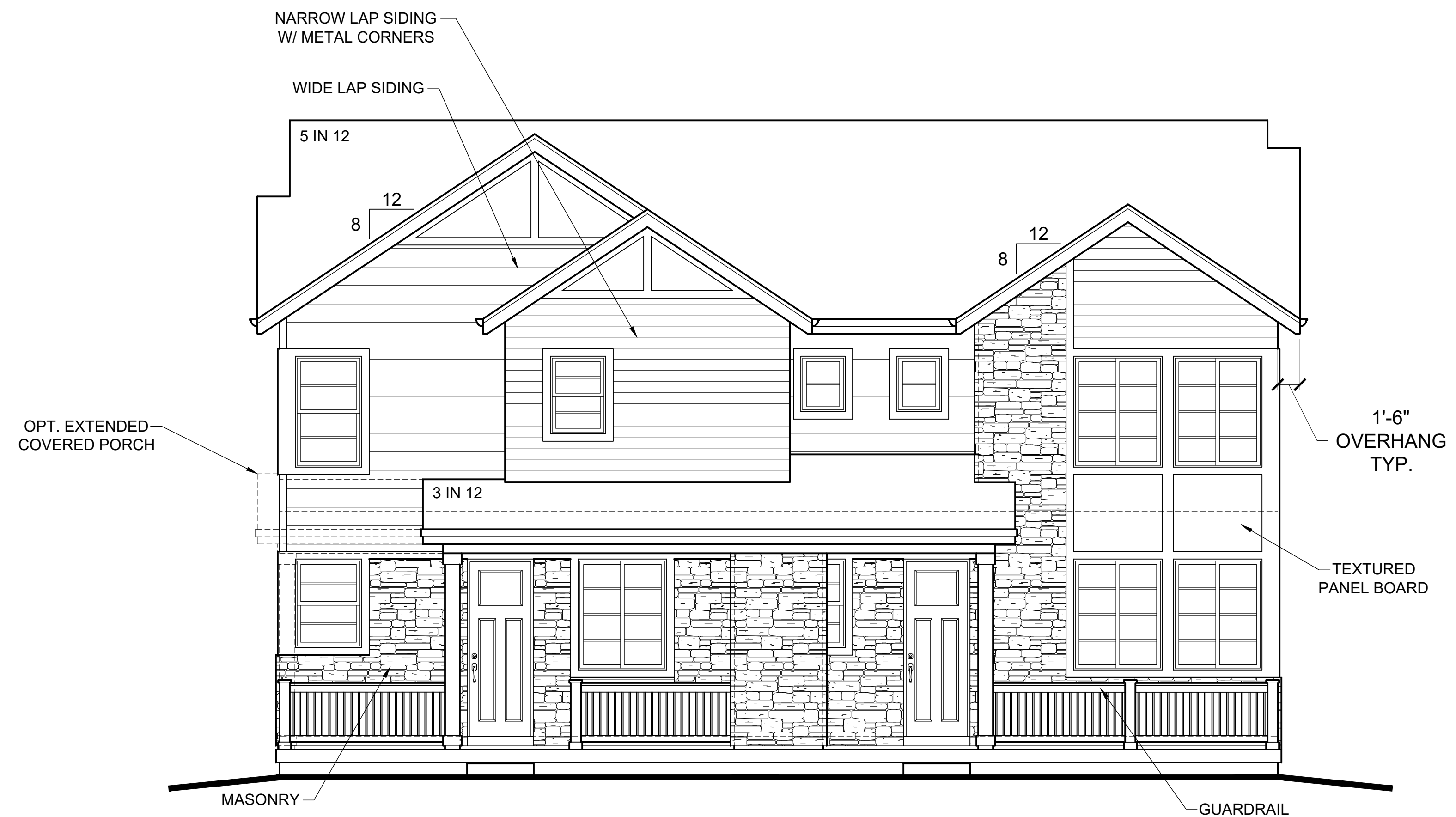
PLAN 2 & 3 ELEVATION 'B' - LEFT
 MASONRY: 23% SCALE: 1/8" = 1'-0"



PLAN 2 & 3 ELEVATION 'B' - REAR
 MASONRY: 33% SCALE: 1/8" = 1'-0"



PLAN 2 & 3 ELEVATION 'B' - RIGHT
 MASONRY: 24% SCALE: 1/8" = 1'-0"



PLAN 2 & 3 ELEVATION 'B' - FRONT
 48% MASONRY PROVIDED SCALE: 1/4" = 1'-0"

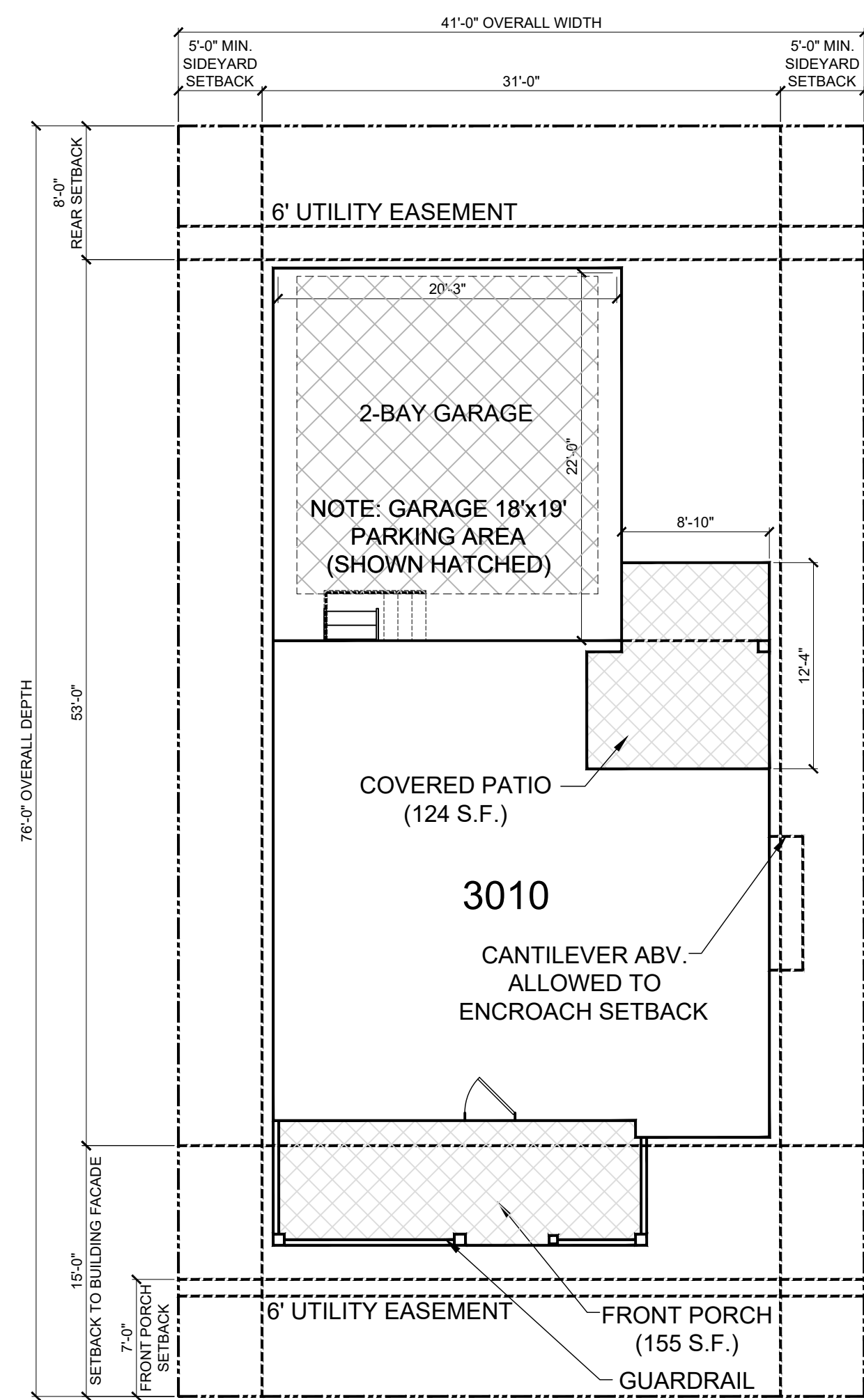
TOTAL BUILDING MASONRY: 30%

Revision NO. / Date:

PLAN 2 & 3
 ELEVATION 'B'

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

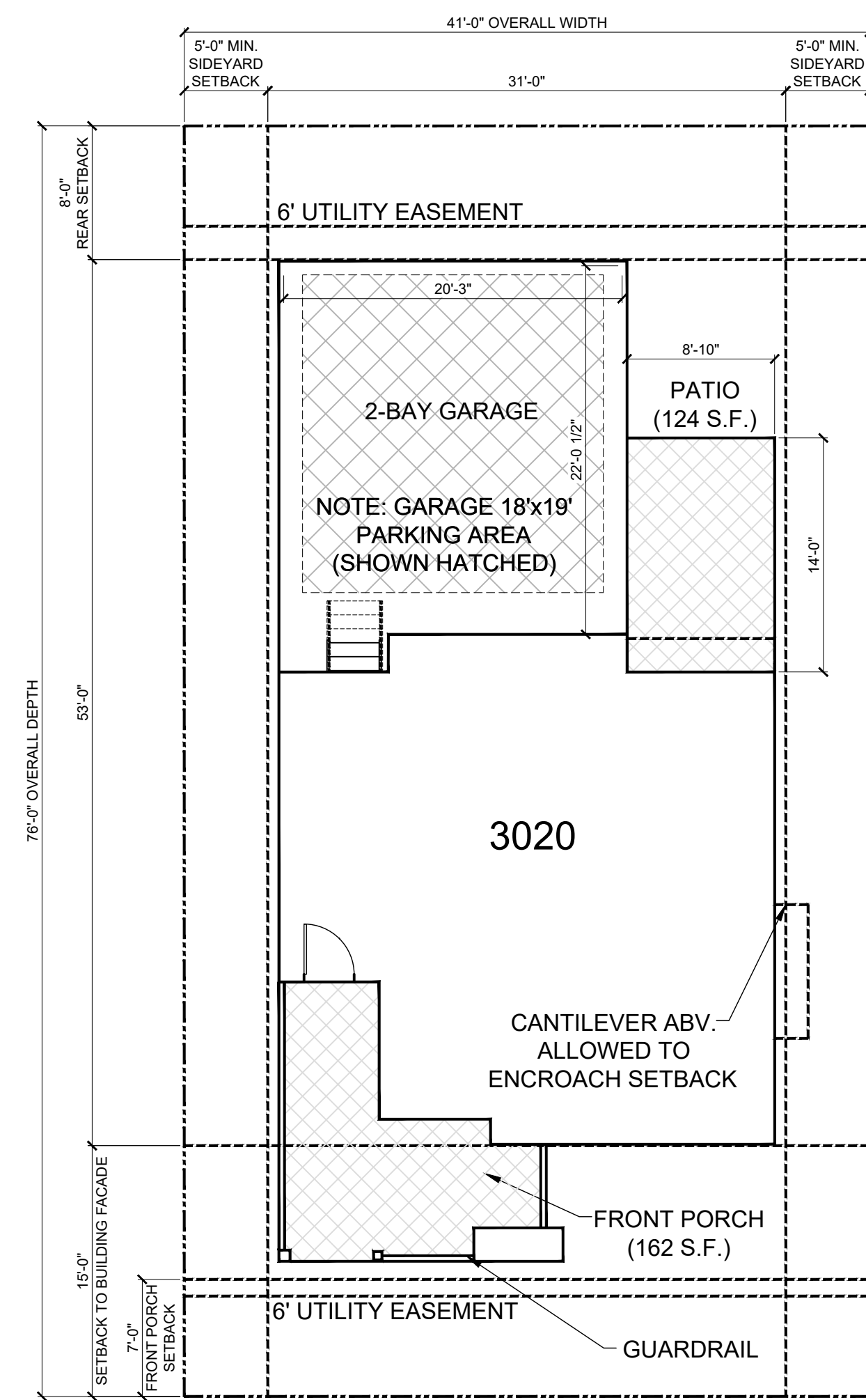
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
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LOT TYPICAL 3010

SCALE: 1/8" = 1'-0"

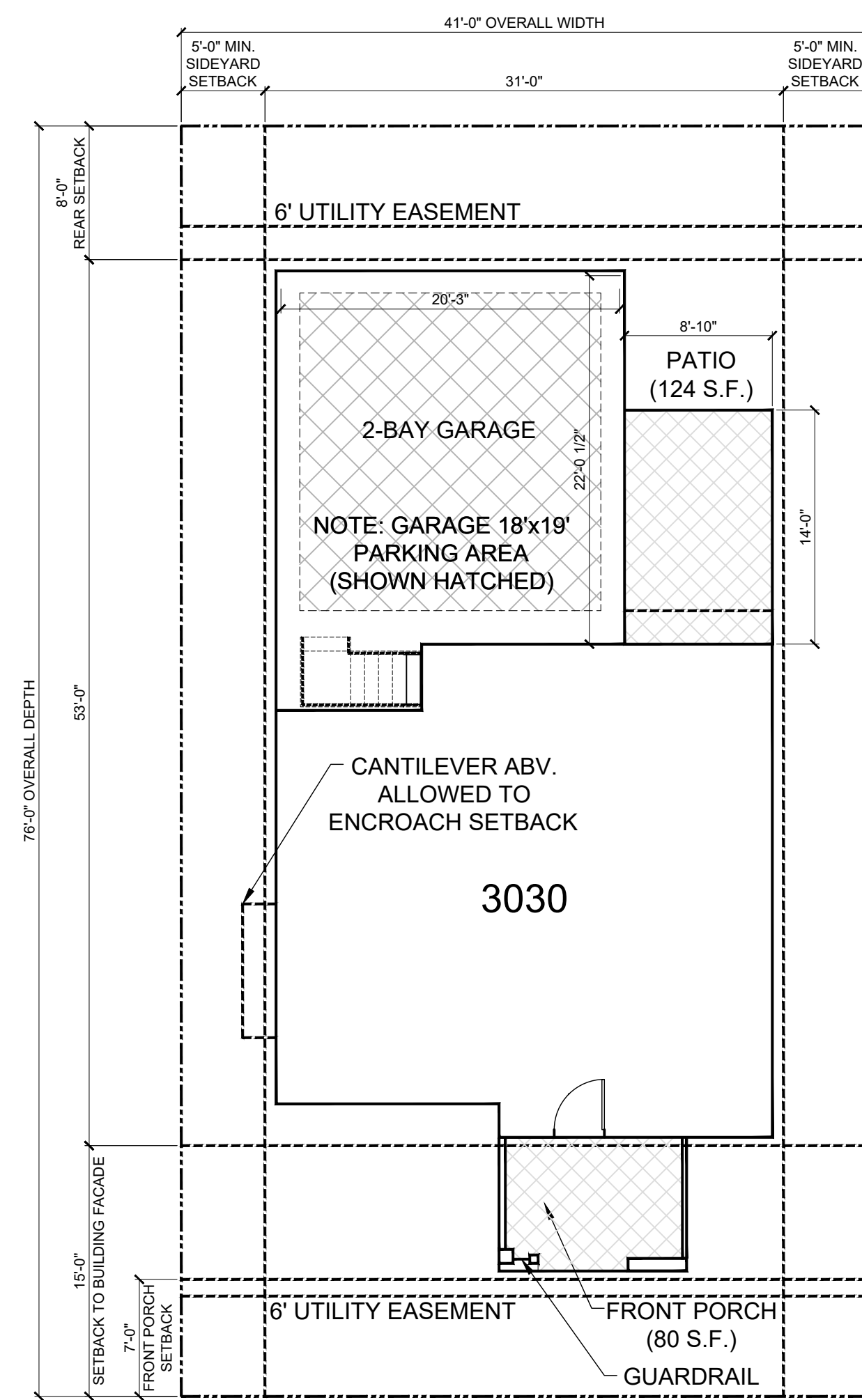
REFER TO EXCEPTION #9 FOR SETBACK EXCEPTION JUSTIFICATION



LOT TYPICAL 3020

SCALE: 1/8" = 1'-0"

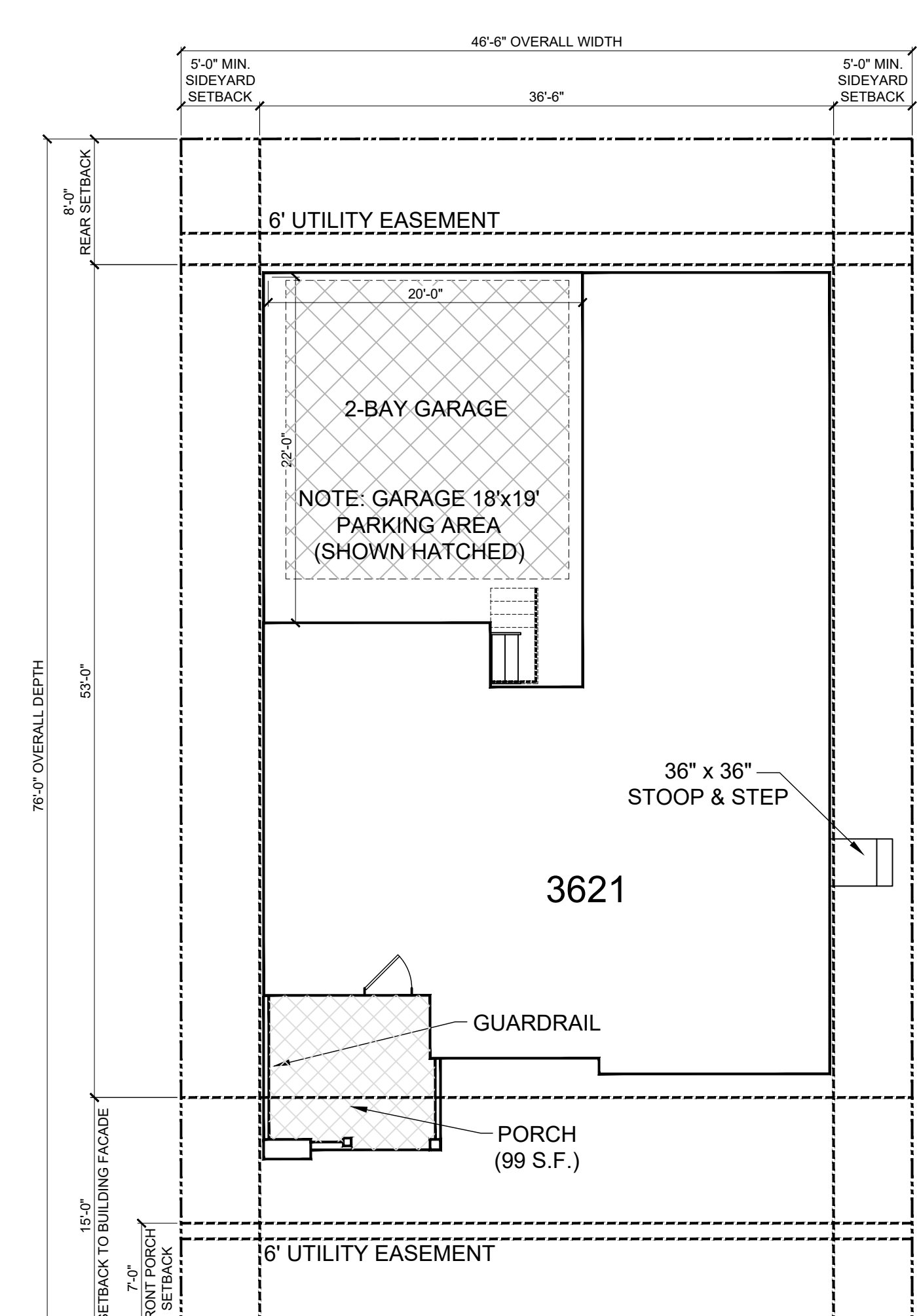
REFER TO EXCEPTION #9 FOR SETBACK EXCEPTION JUSTIFICATION



LOT TYPICAL 3030

SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #9 FOR SETBACK EXCEPTION JUSTIFICATION



LOT TYPICAL 3261

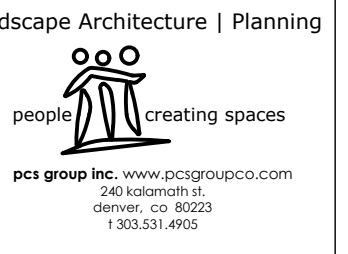
SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #9 FOR SETBACK EXCEPTION JUSTIFICATION

Revision NO. / Date:

LOT TYPICALS

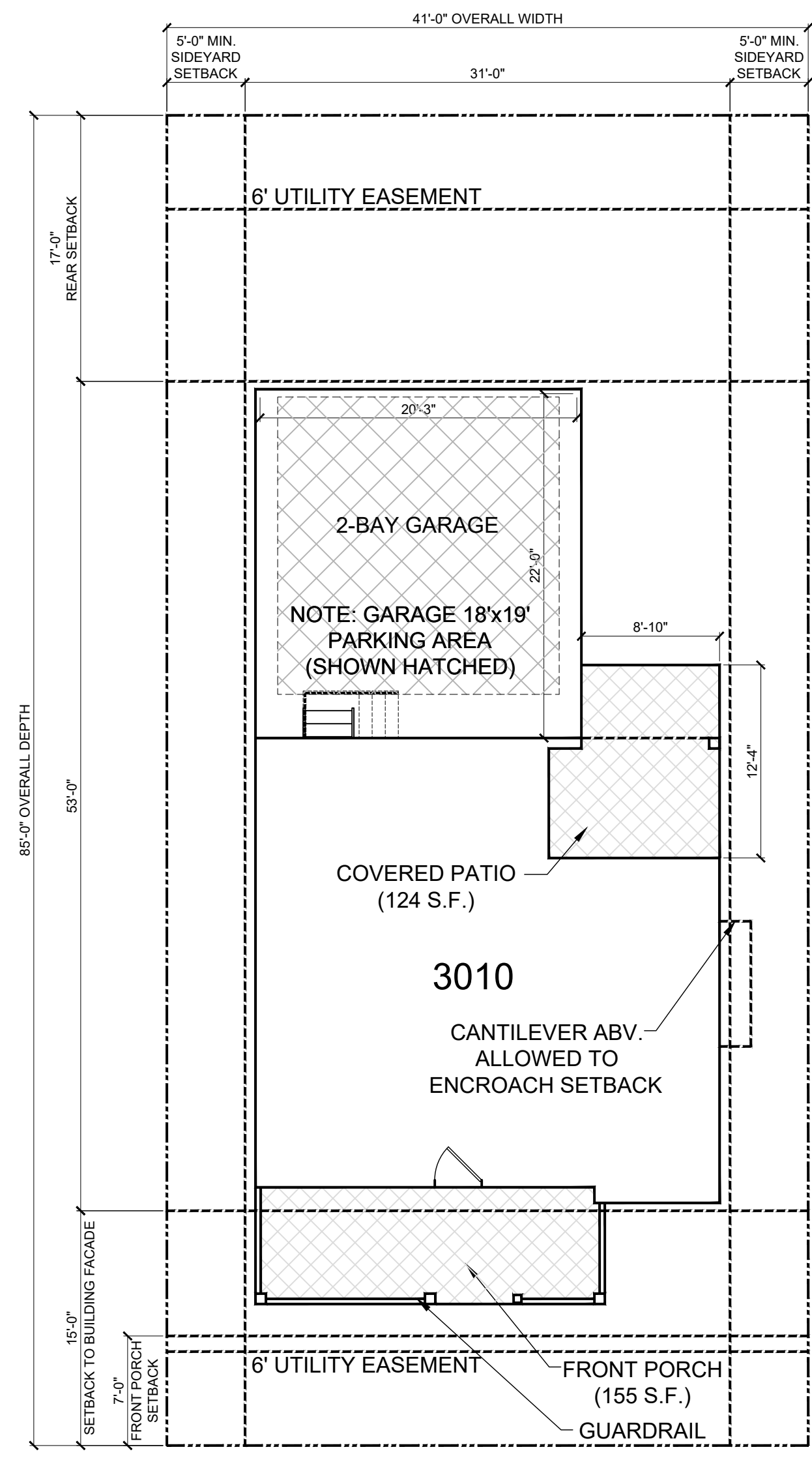
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SEMPER GARDENS
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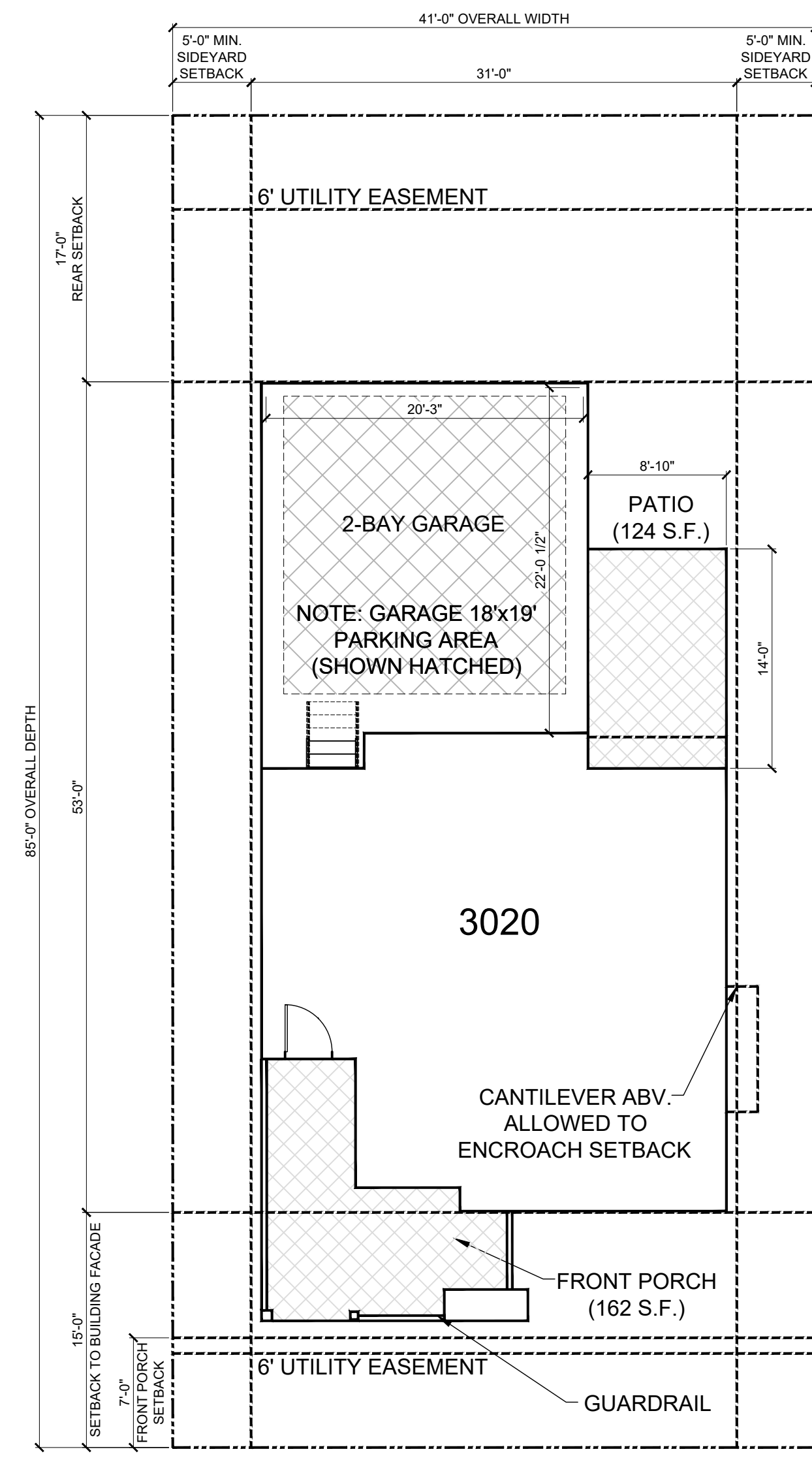


BERKELEY HOMES
 DATE: May 19, 2023



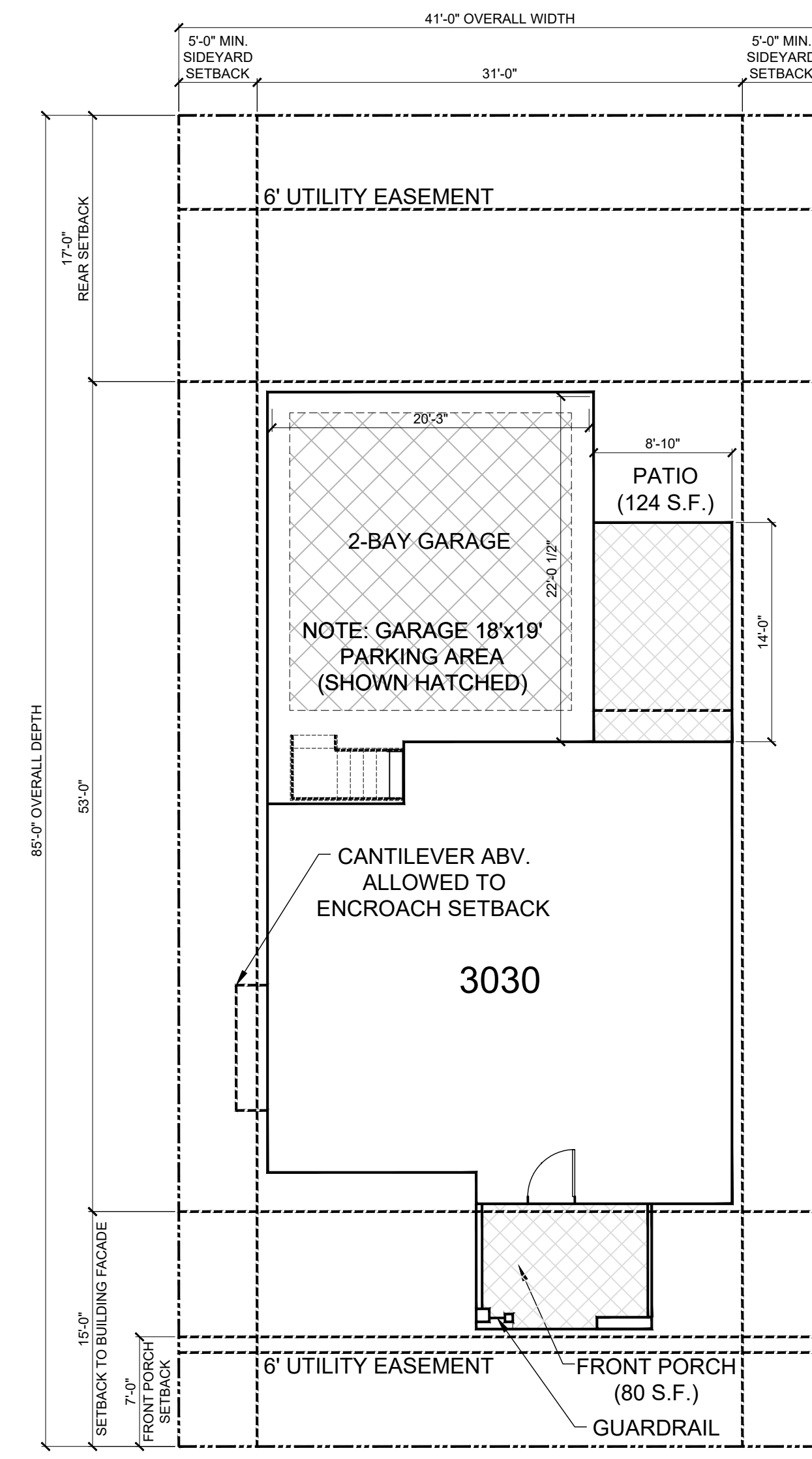
LOT TYPICAL 3010
 SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #9 FOR SETBACK EXCEPTION JUSTIFICATION



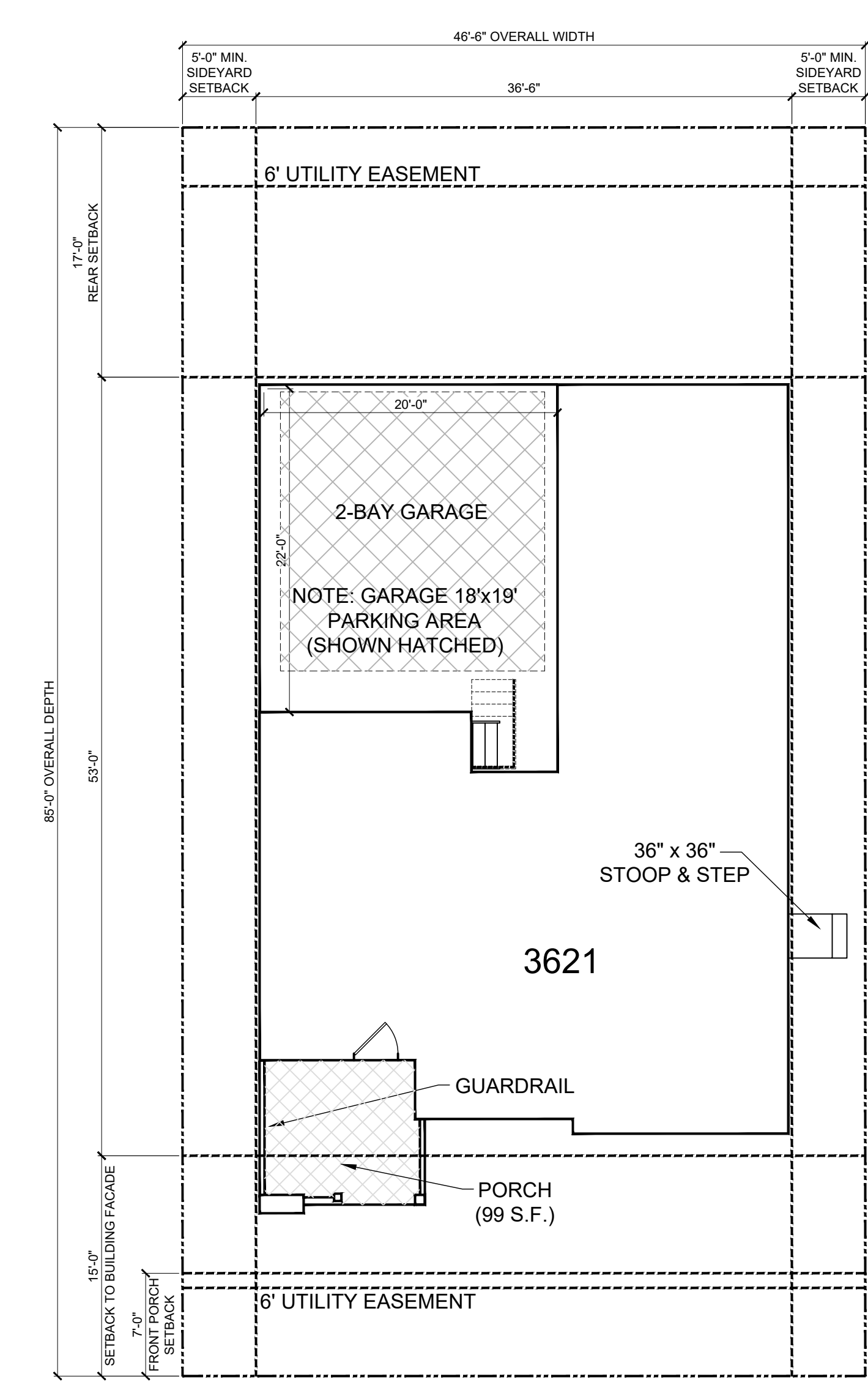
LOT TYPICAL 3020
 SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #9 FOR SETBACK EXCEPTION JUSTIFICATION



LOT TYPICAL 3030
 SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #9 FOR SETBACK EXCEPTION JUSTIFICATION



LOT TYPICAL 3261
 SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #9 FOR SETBACK EXCEPTION JUSTIFICATION

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

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LOT TYPICALS

OFFICIAL DEVELOPMENT PLAN
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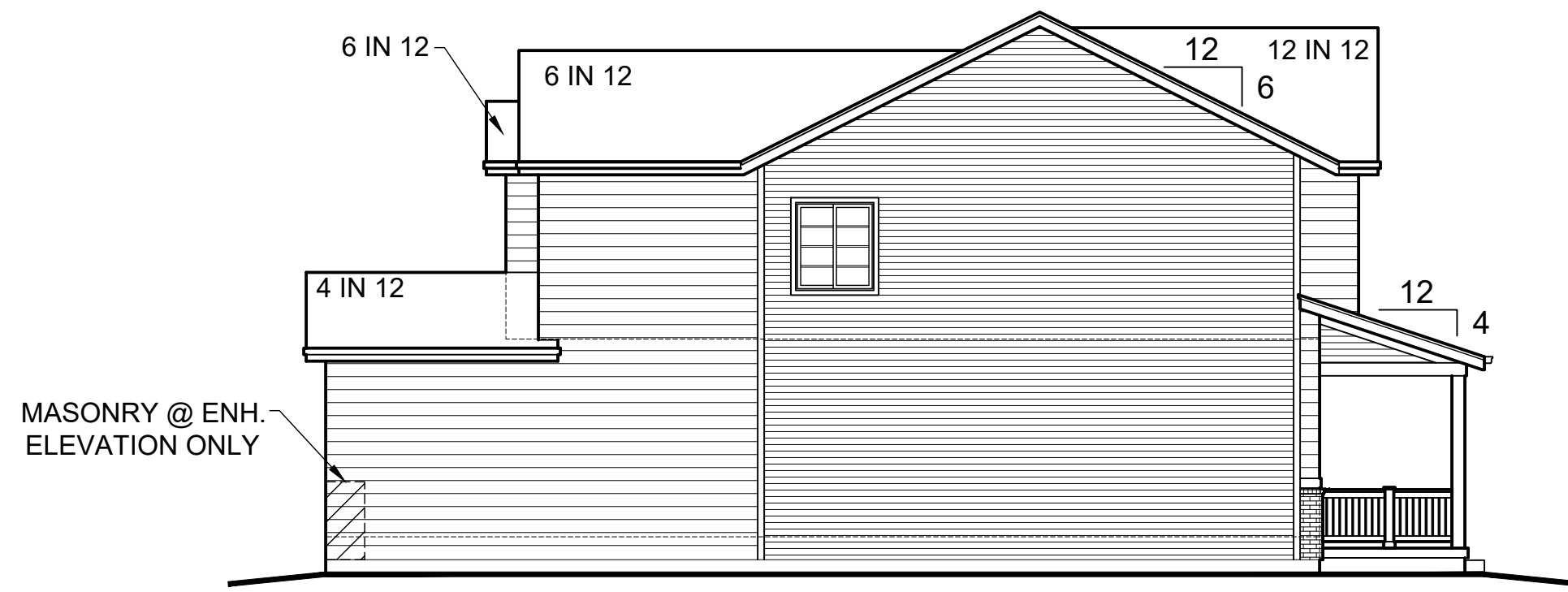


BERKELEY HOMES
 DATE: May 19, 2023

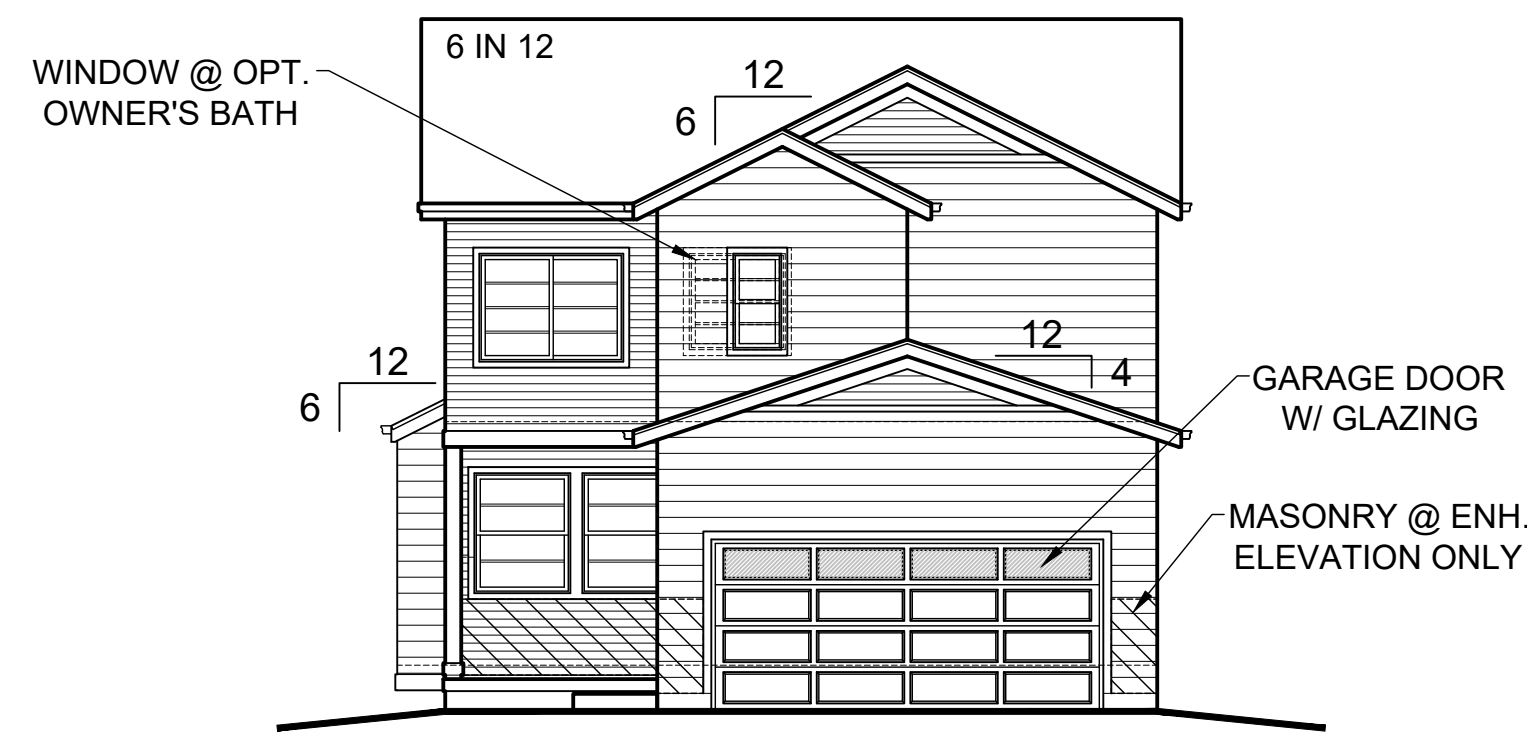
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

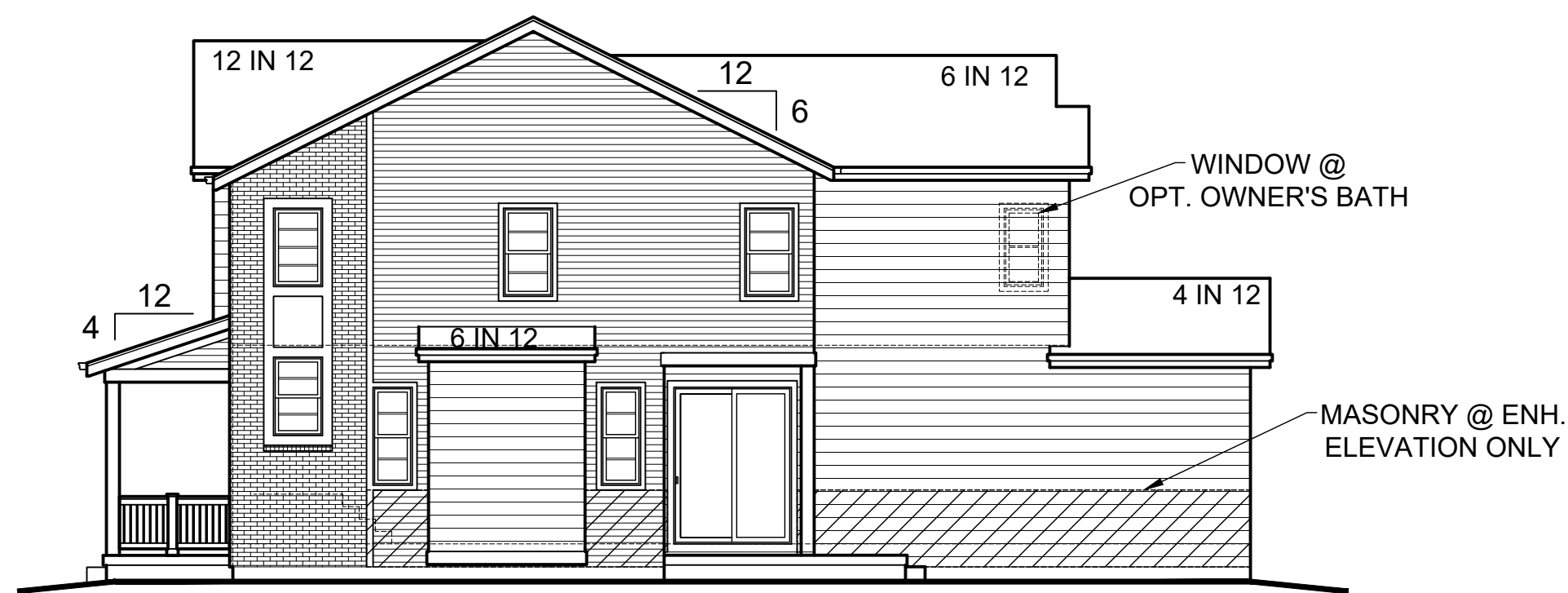
3010
 ELEVATION 'D'



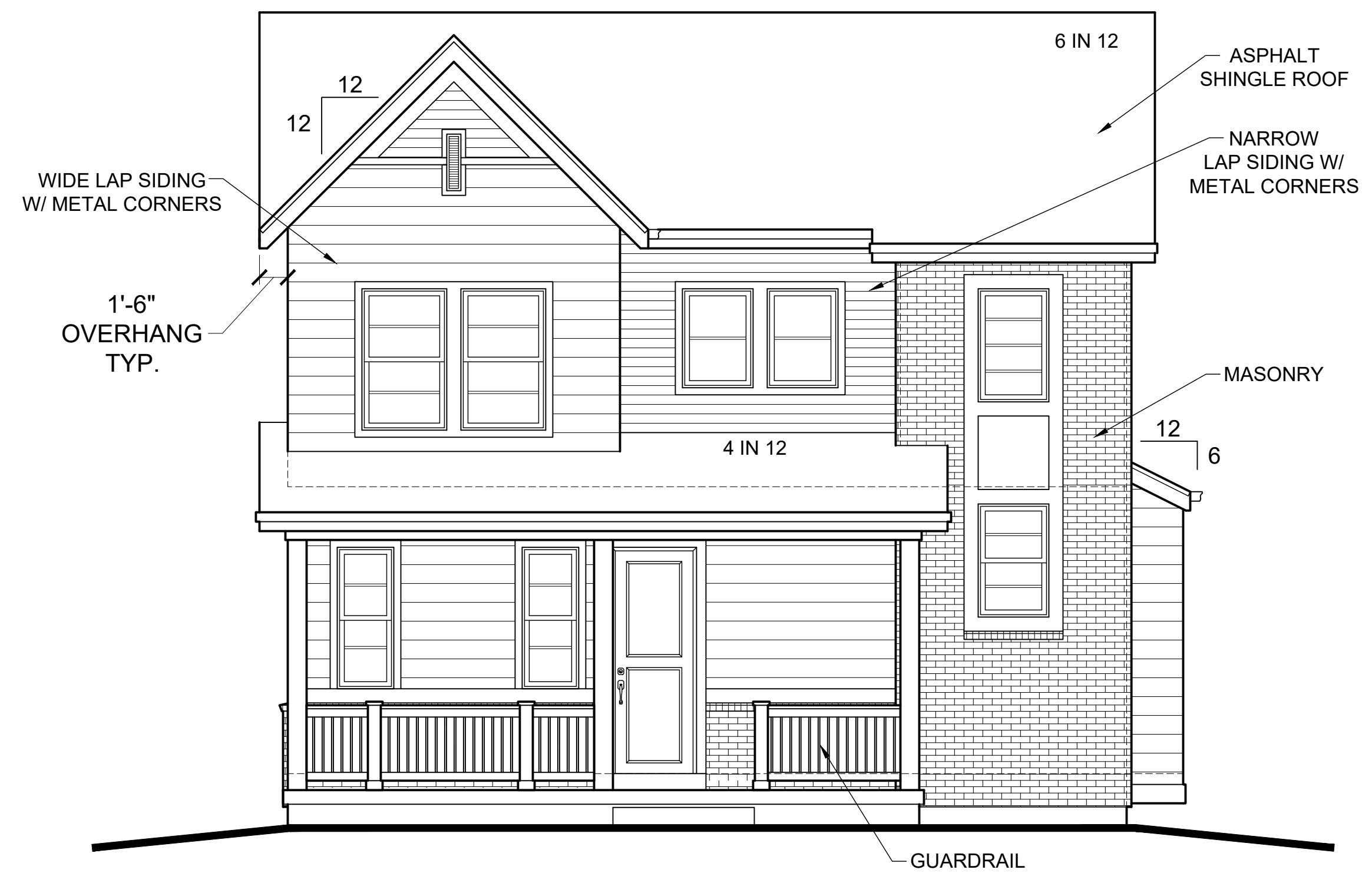
3010 ELEVATION 'D' - LEFT (PASSIVE SIDE)
 PASSIVE SIDE WILL NEVER BE ENHANCED SCALE: 1/8" = 1'-0"



3010 ELEVATION 'D' - REAR
 SCALE: 1/8" = 1'-0"



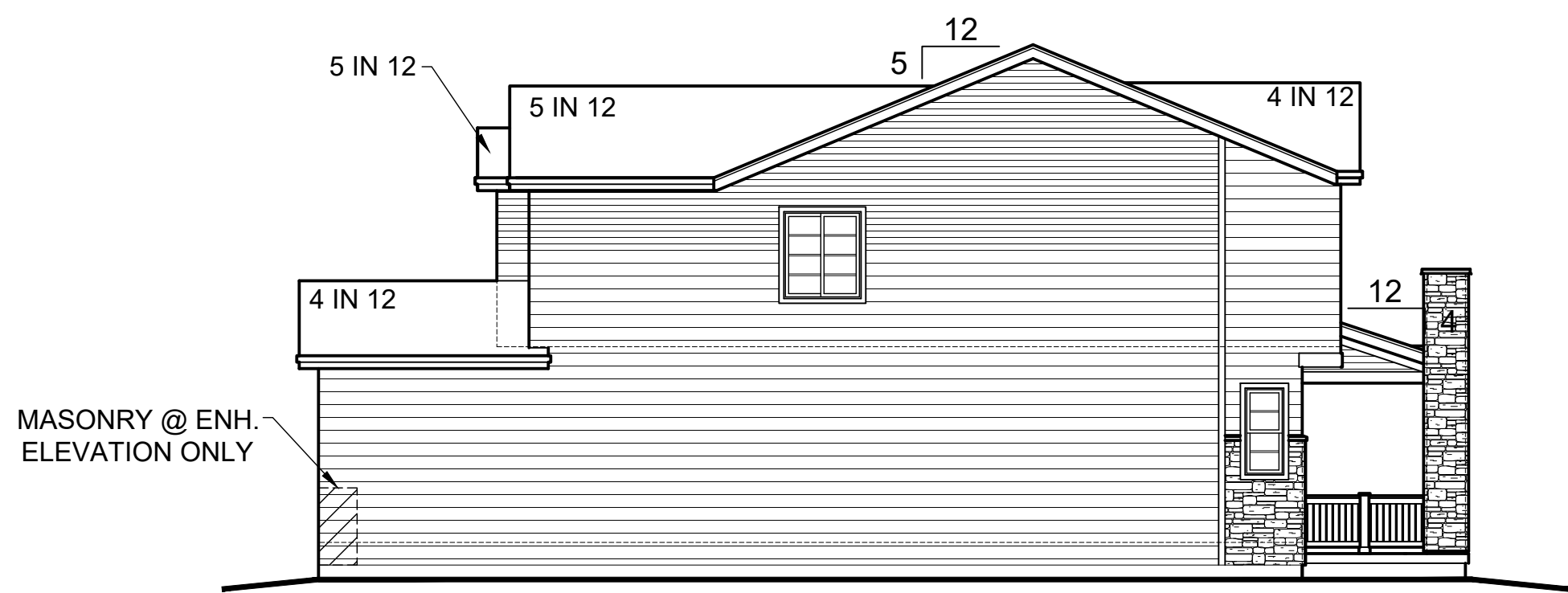
3010 ELEVATION 'D' - RIGHT (ACTIVE SIDE)
 SCALE: 1/8" = 1'-0"



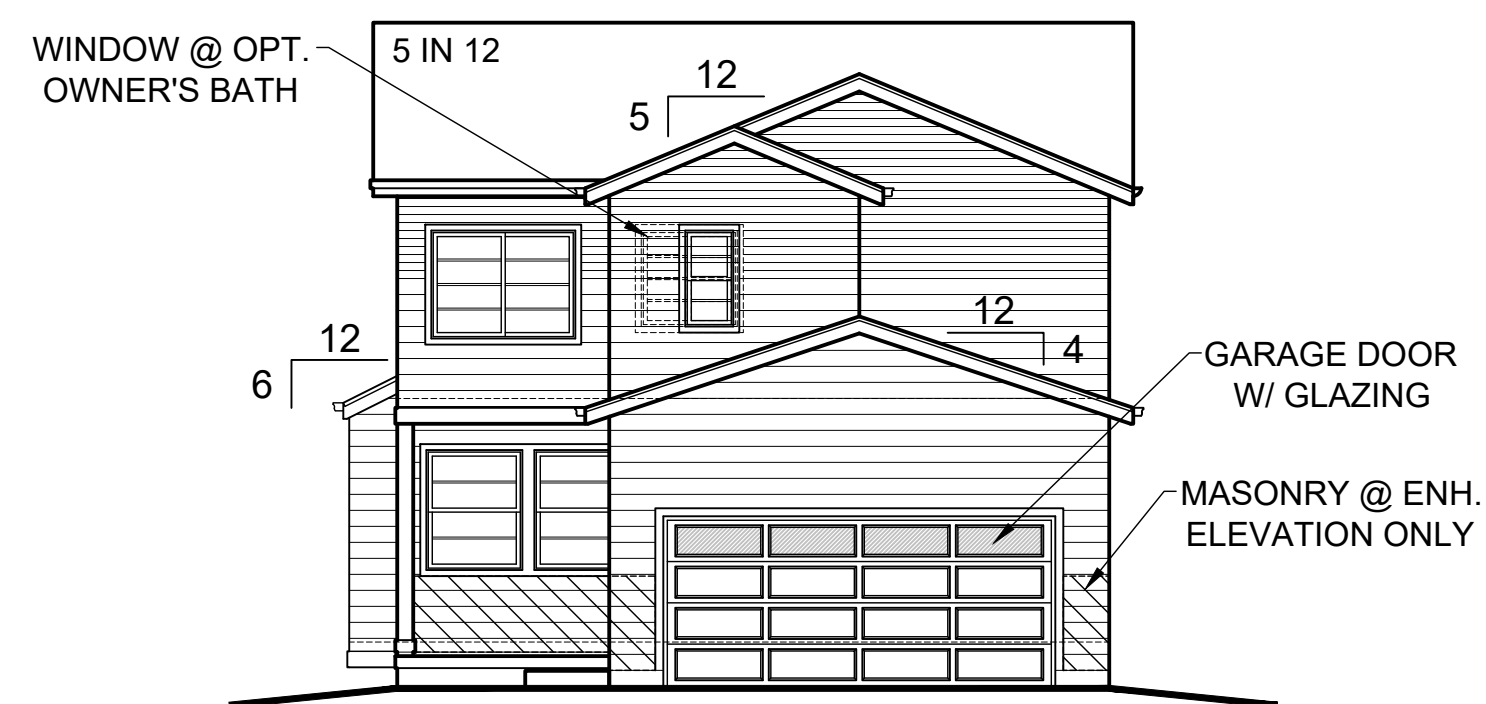
3010 ELEVATION 'D' - FRONT
 41% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"



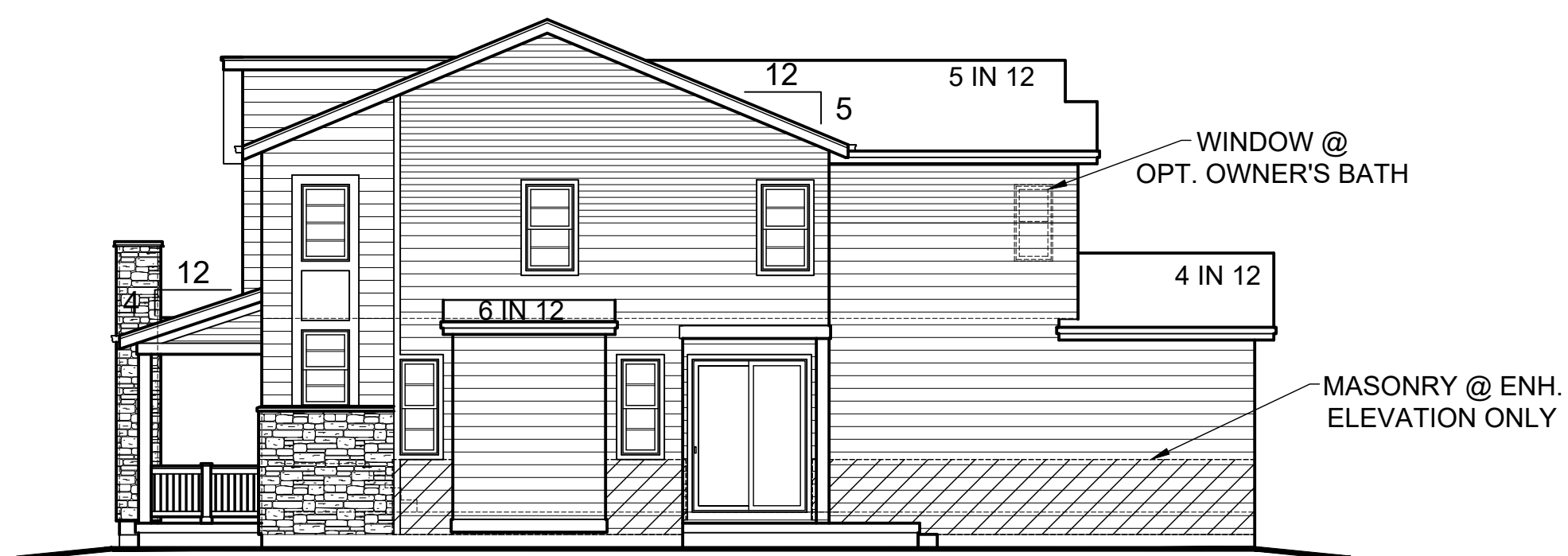
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
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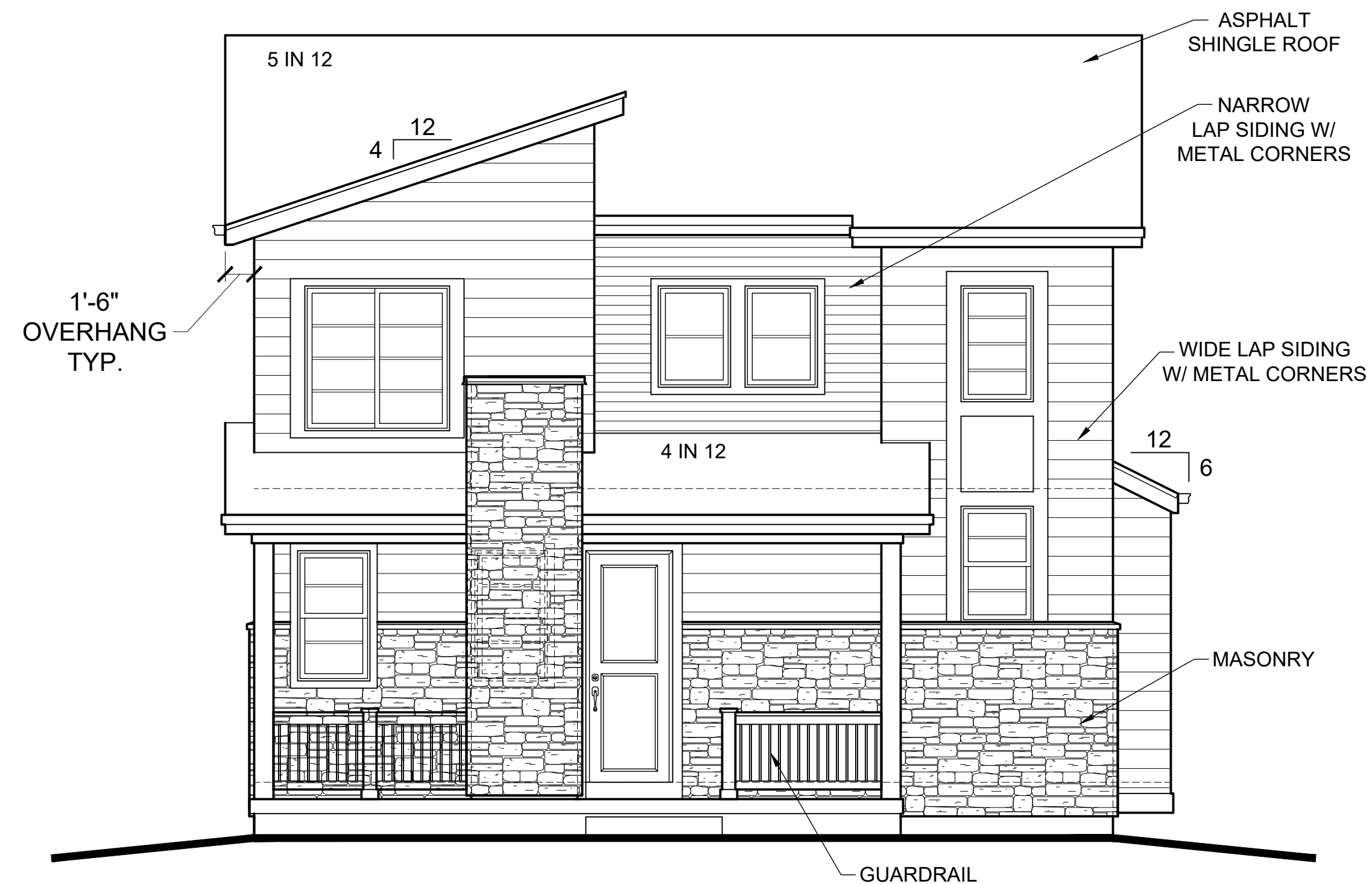
3010 ELEVATION 'E' - LEFT (PASSIVE SIDE)
 PASSIVE SIDE WILL NEVER BE ENHANCED SCALE: 1/8" = 1'-0"



3010 ELEVATION 'E' - REAR
 SCALE: 1/8" = 1'-0"



3010 ELEVATION 'E' - RIGHT (ACTIVE SIDE)
 SCALE: 1/8" = 1'-0"



3010 ELEVATION 'E' - FRONT
 44% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

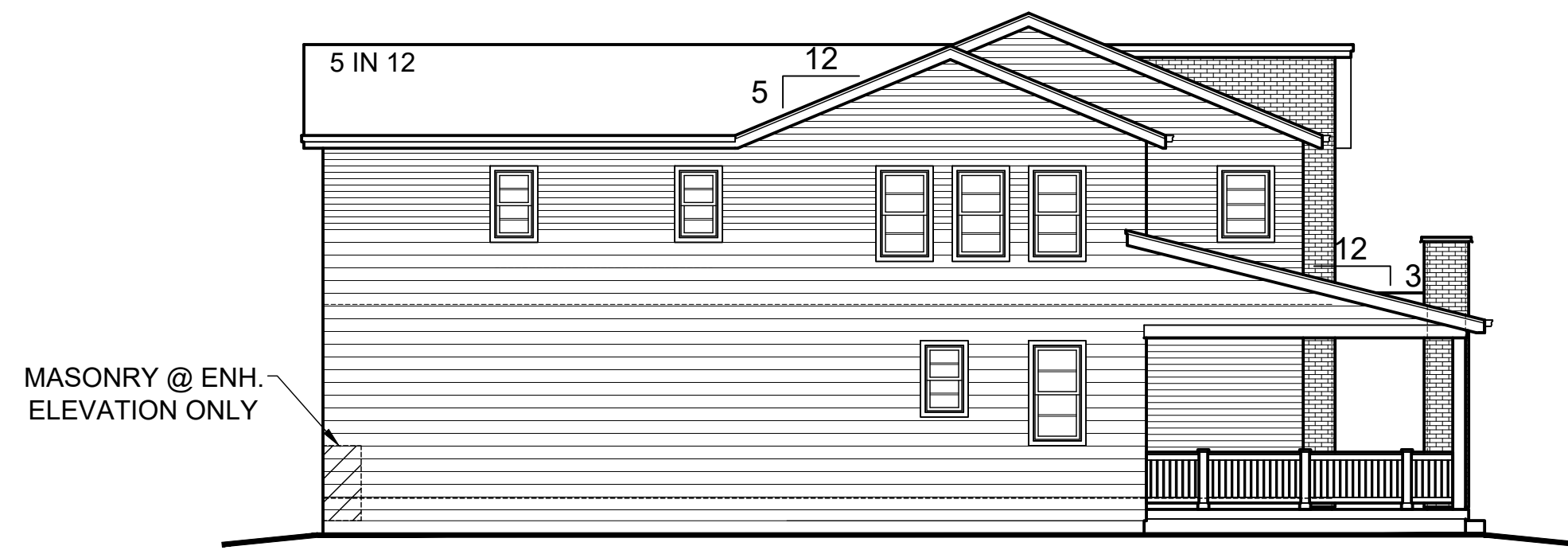
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:				
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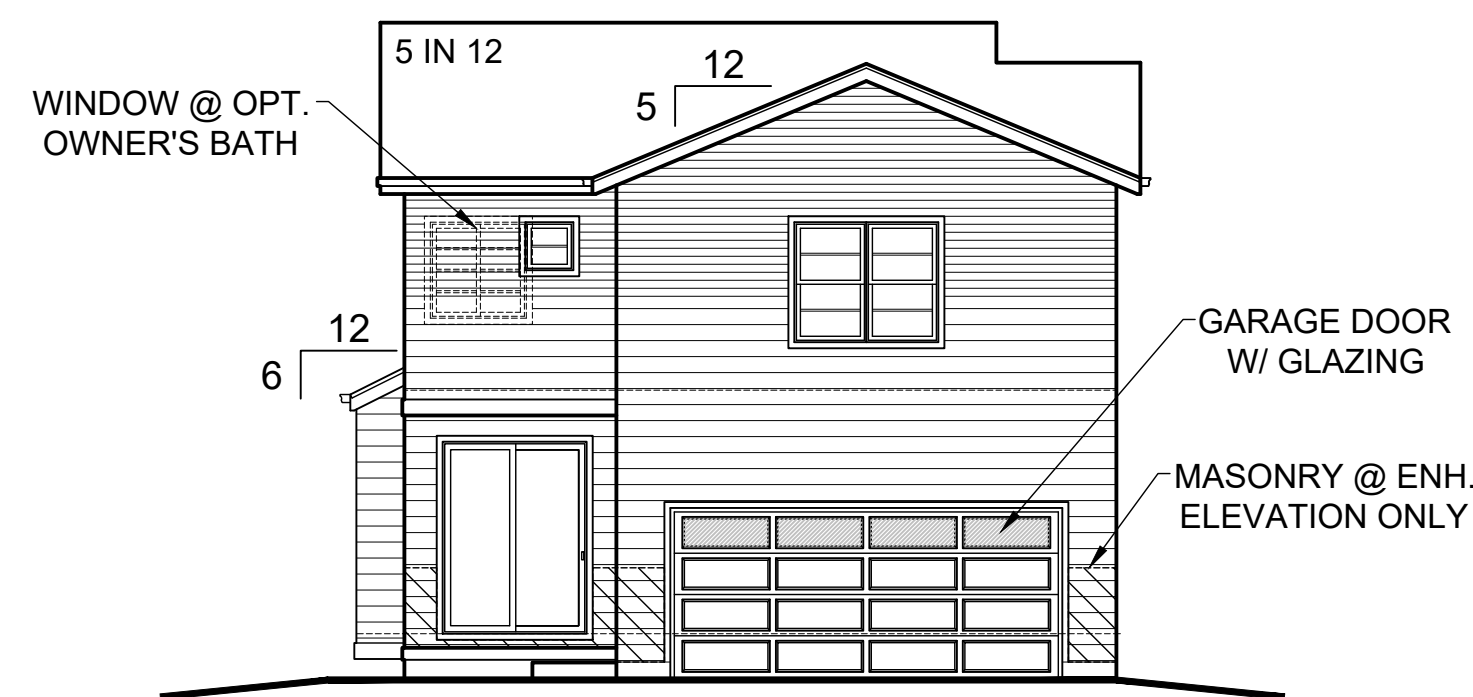
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
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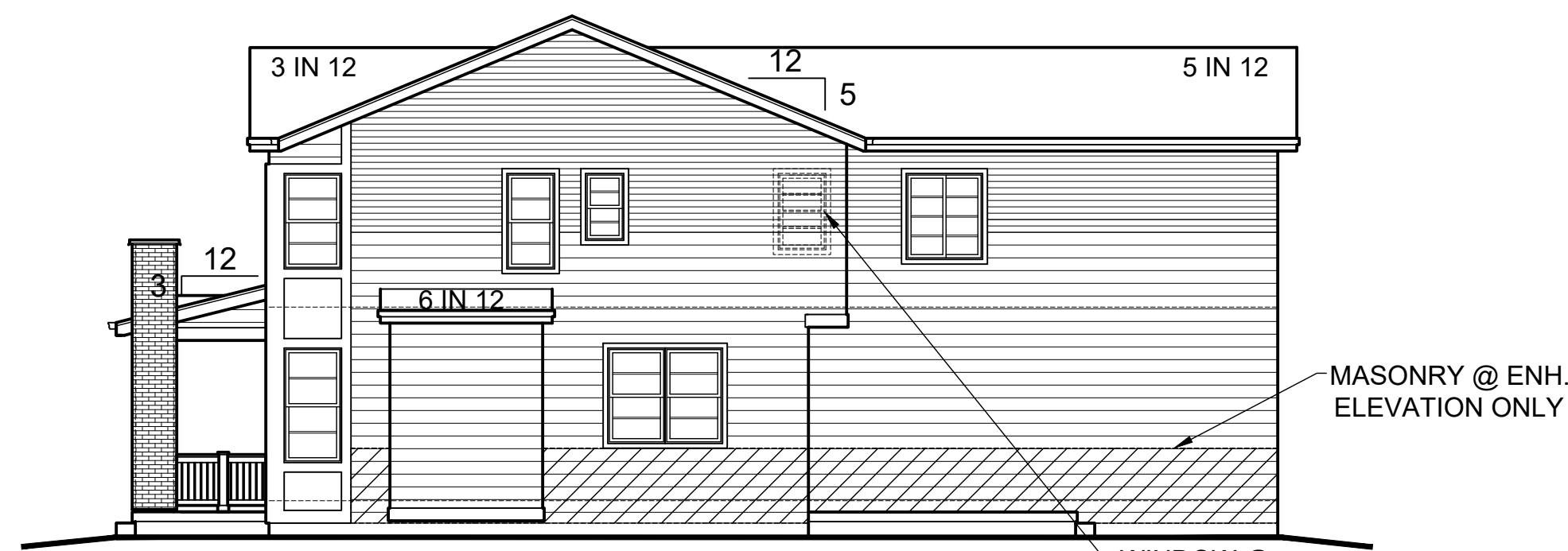
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN



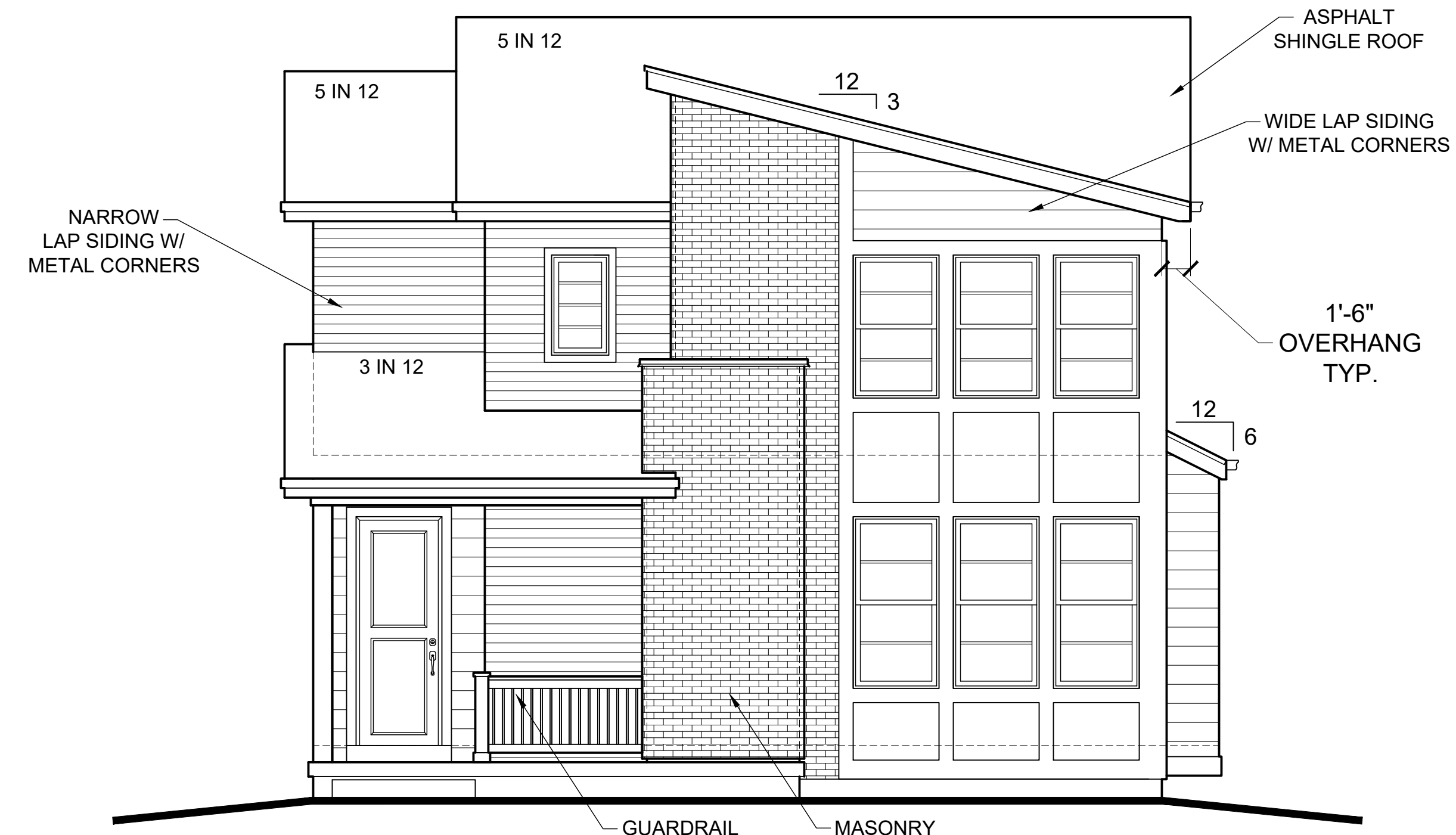
3020 ELEVATION 'E' - LEFT (PASSIVE SIDE)
 PASSIVE SIDE WILL NEVER BE ENHANCED SCALE: 1/8" = 1'-0"



3020 ELEVATION 'E' - REAR
 SCALE: 1/8" = 1'-0"



3020 ELEVATION 'E' - RIGHT (ACTIVE SIDE)
 SCALE: 1/8" = 1'-0"



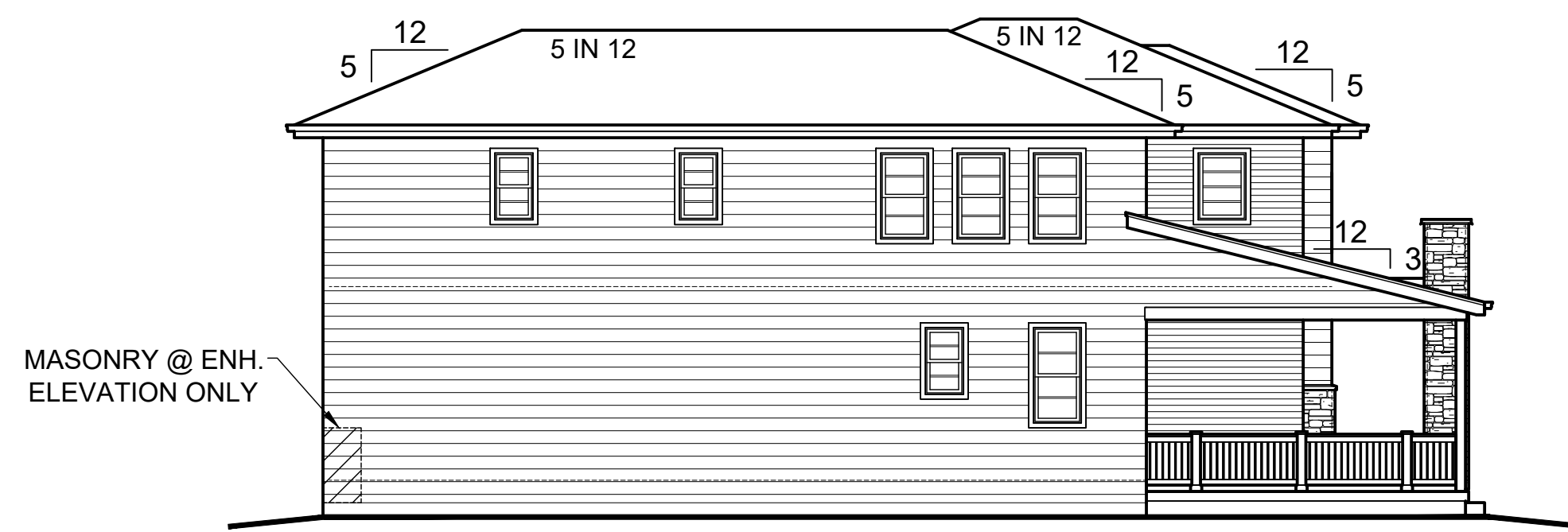
3020 ELEVATION 'E' - FRONT
 33% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

Revision NO. / Date:

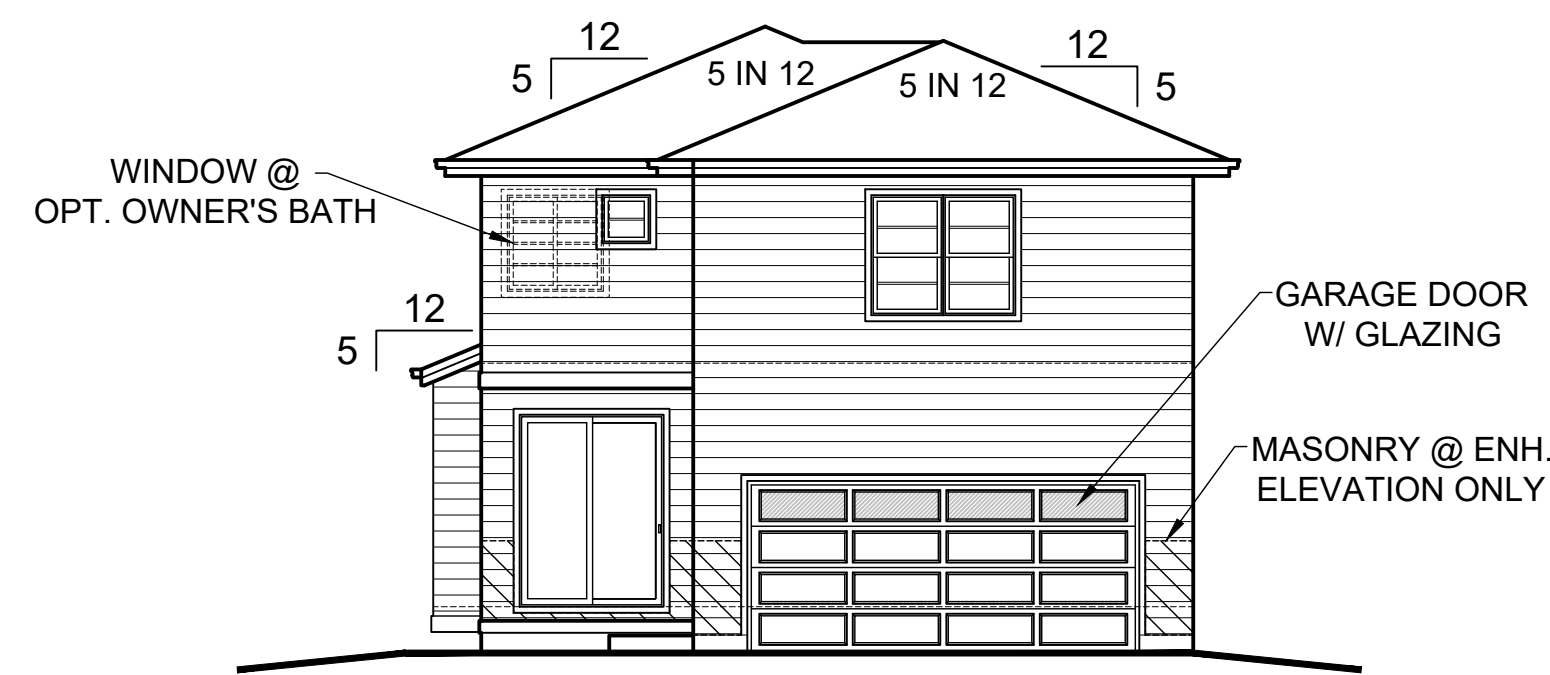
3020
 ELEVATION 'E'



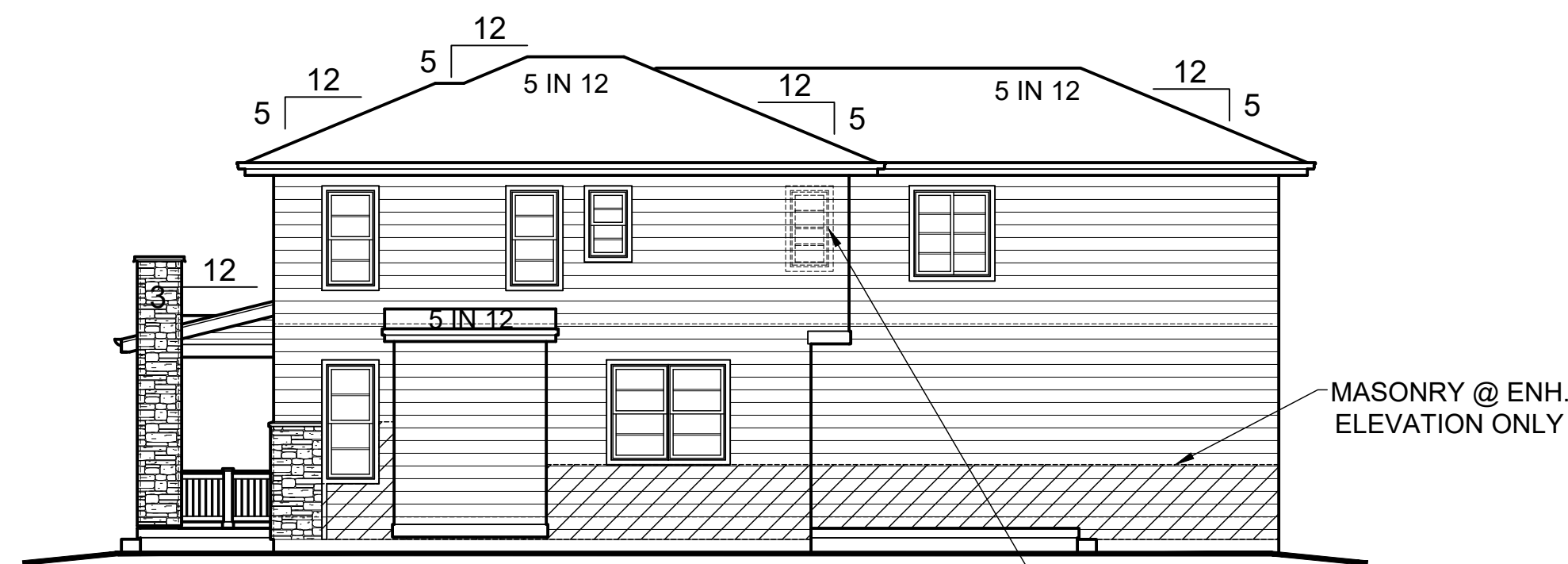
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
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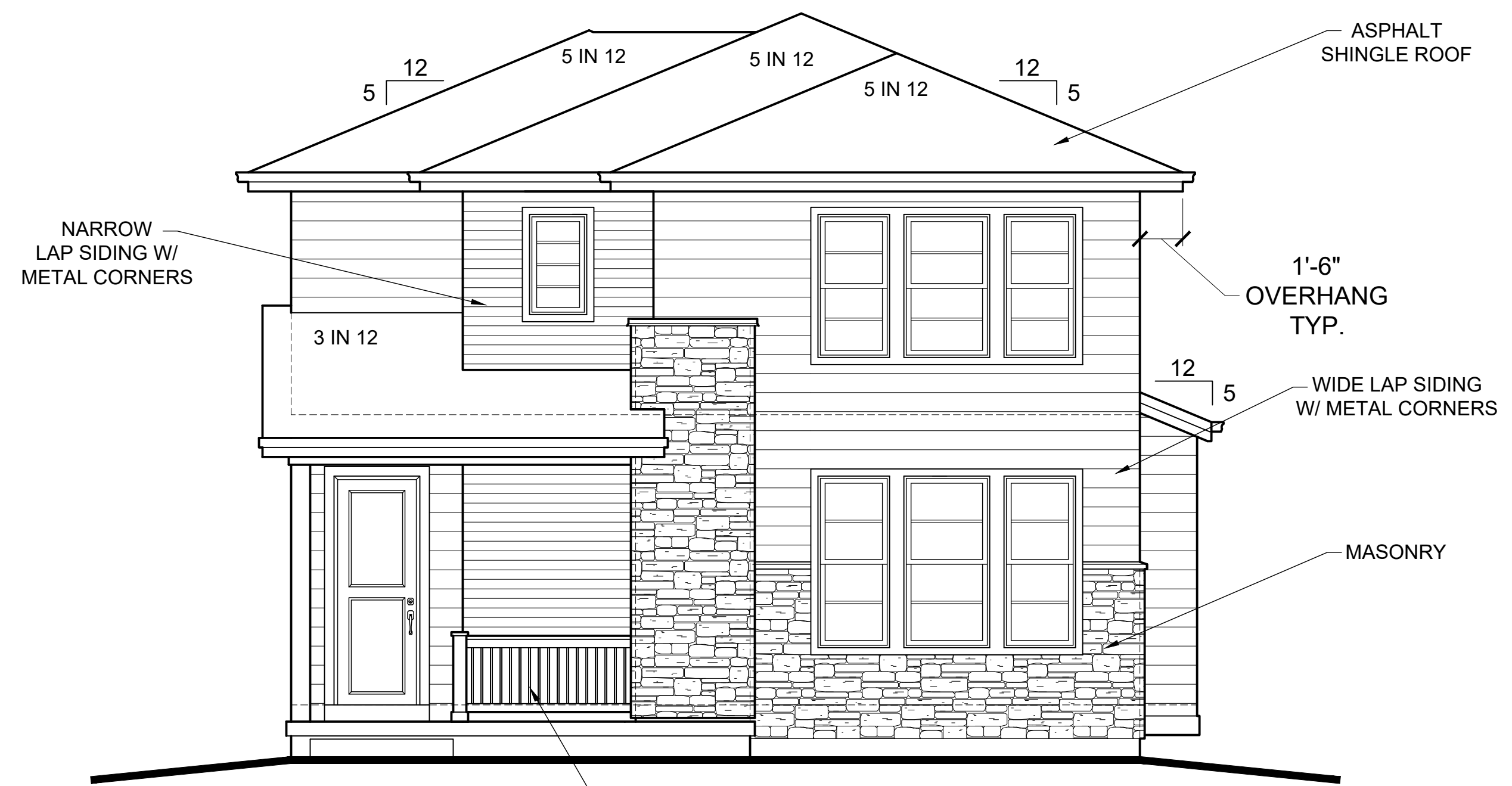
3020 ELEVATION 'F' - LEFT (PASSIVE SIDE)
 PASSIVE SIDE WILL NEVER BE ENHANCED SCALE: 1/8" = 1'-0"



3020 ELEVATION 'F' - REAR
 SCALE: 1/8" = 1'-0"



3020 ELEVATION 'F' - RIGHT (ACTIVE SIDE)
 SCALE: 1/8" = 1'-0"



3020 ELEVATION 'F' - FRONT
 30% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:				
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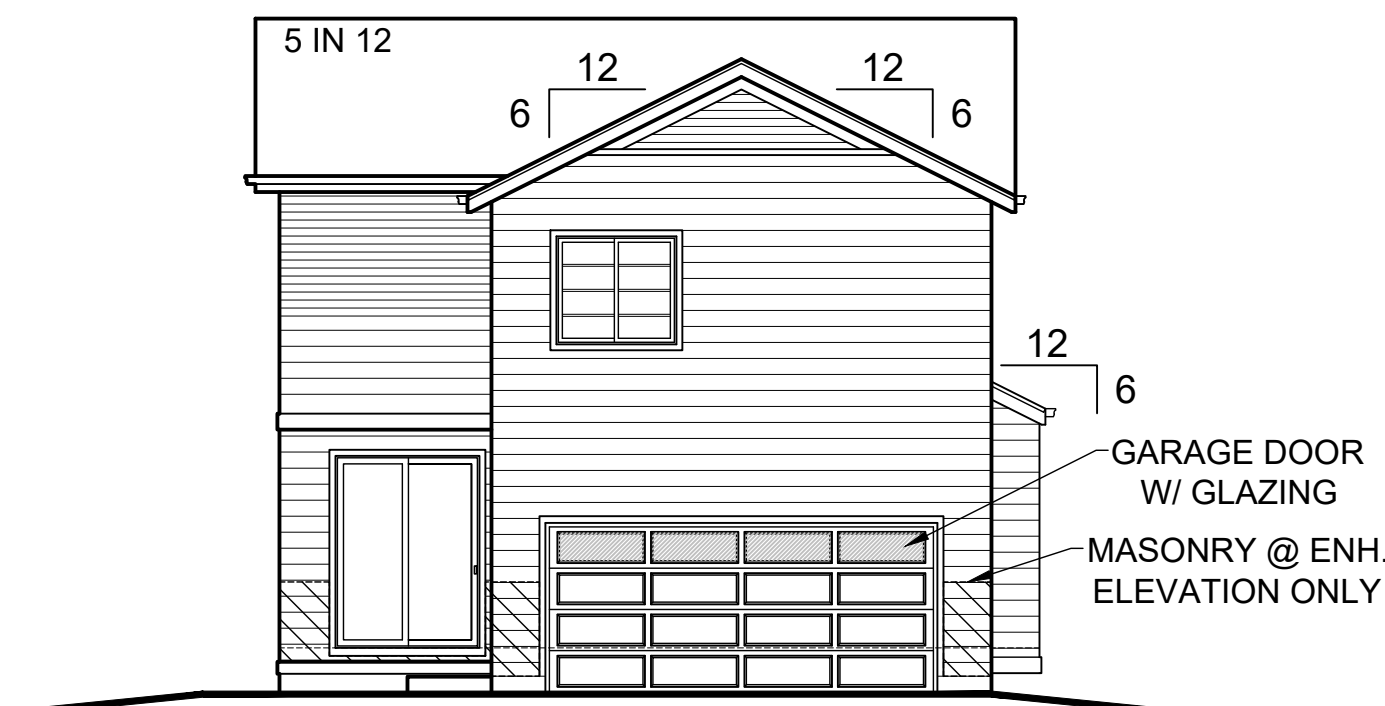
3020
 ELEVATION 'F'

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SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
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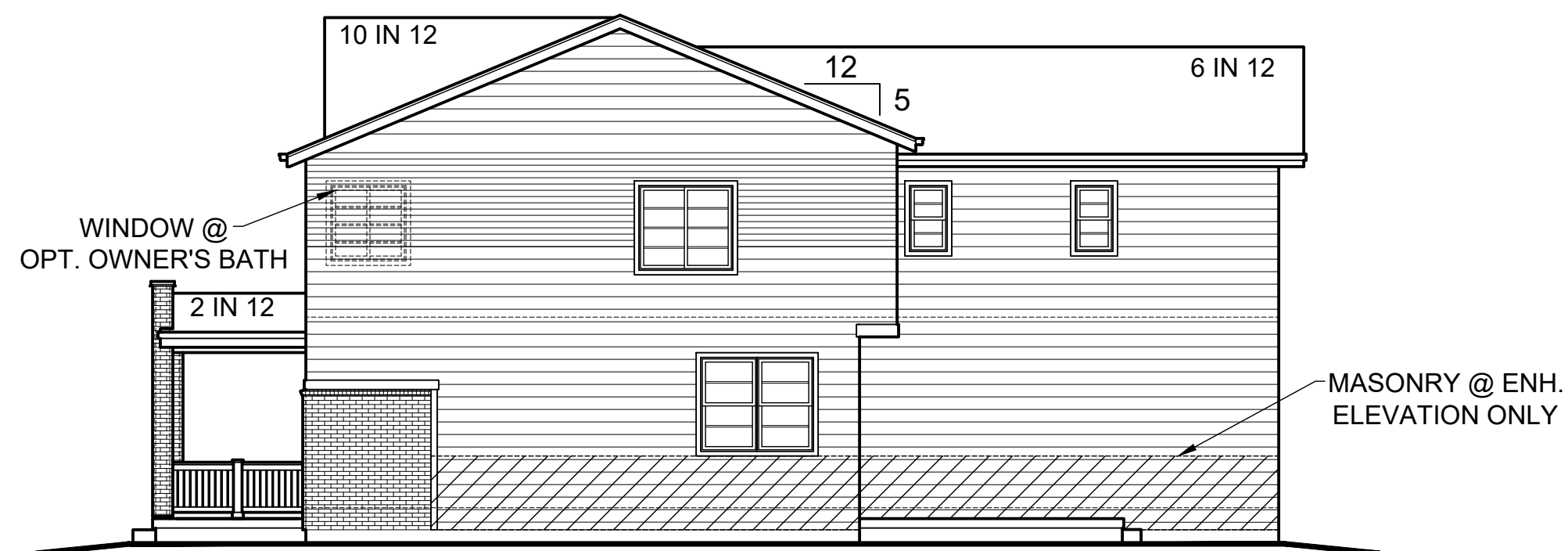
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN



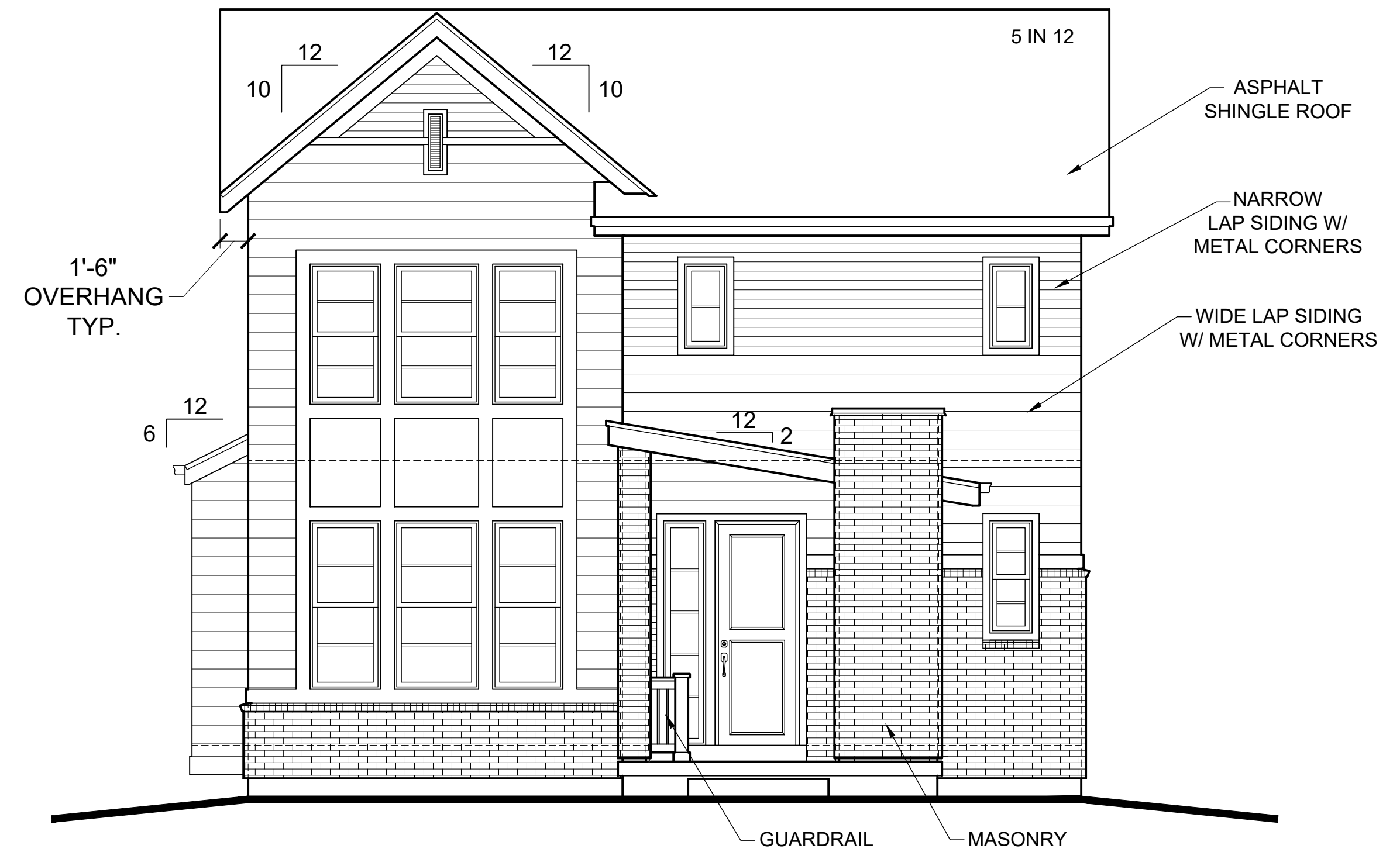
3030 ELEVATION 'D' - LEFT (PASSIVE SIDE)
 PASSIVE SIDE WILL NEVER BE ENHANCED SCALE: 1/8" = 1'-0"



3030 ELEVATION 'D' - REAR
 SCALE: 1/8" = 1'-0"



3030 ELEVATION 'D' - RIGHT (ACTIVE SIDE)
 SCALE: 1/8" = 1'-0"



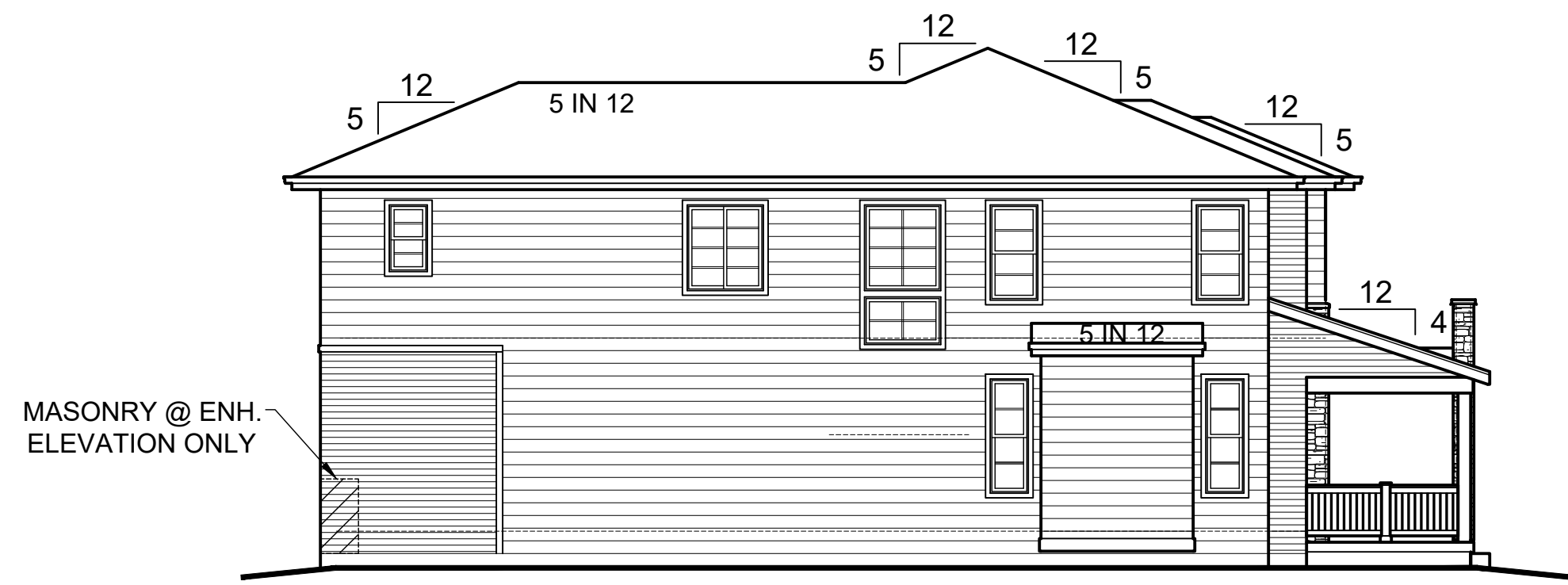
3030 ELEVATION 'D' - FRONT
 30% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

Revision NO. / Date:				

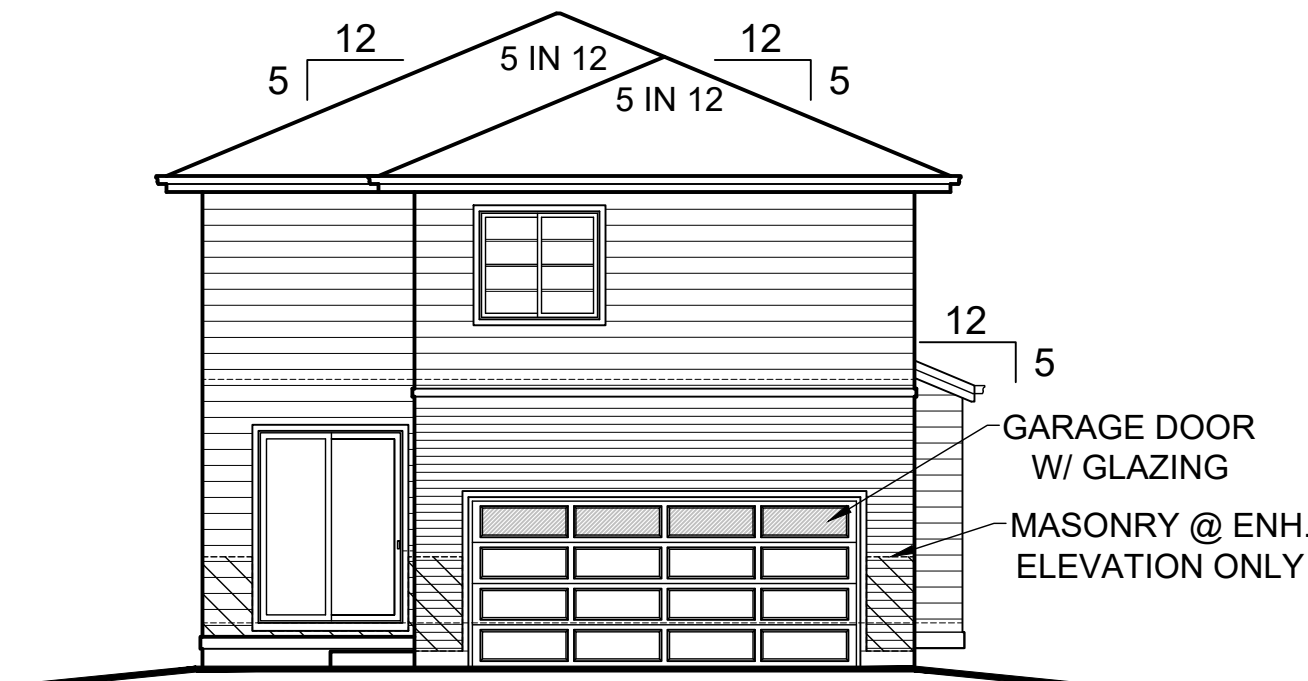


DATE: May 19, 2023

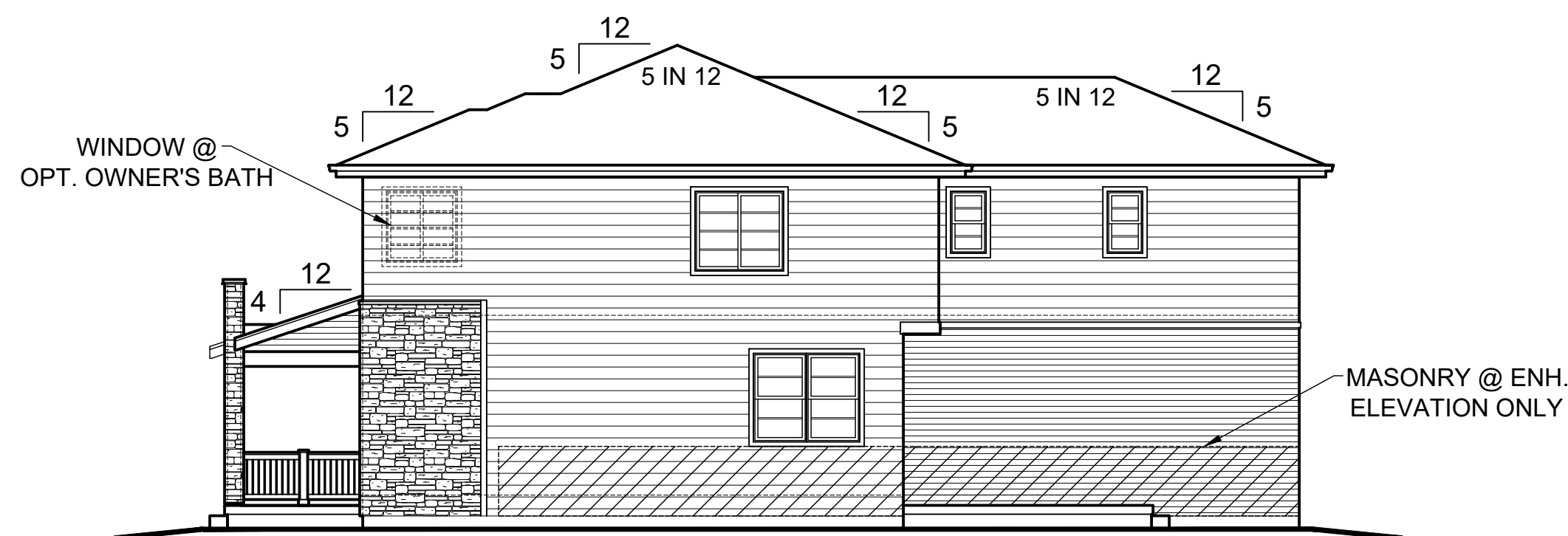
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
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3030 ELEVATION 'F' - LEFT (PASSIVE SIDE)
 PASSIVE SIDE WILL NEVER BE ENHANCED SCALE: 1/8" = 1'-0"



3030 ELEVATION 'F' - REAR
 SCALE: 1/8" = 1'-0"



3030 ELEVATION 'F' - RIGHT (ACTIVE SIDE)
 SCALE: 1/8" = 1'-0"



3030 ELEVATION 'F' - FRONT
 36% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

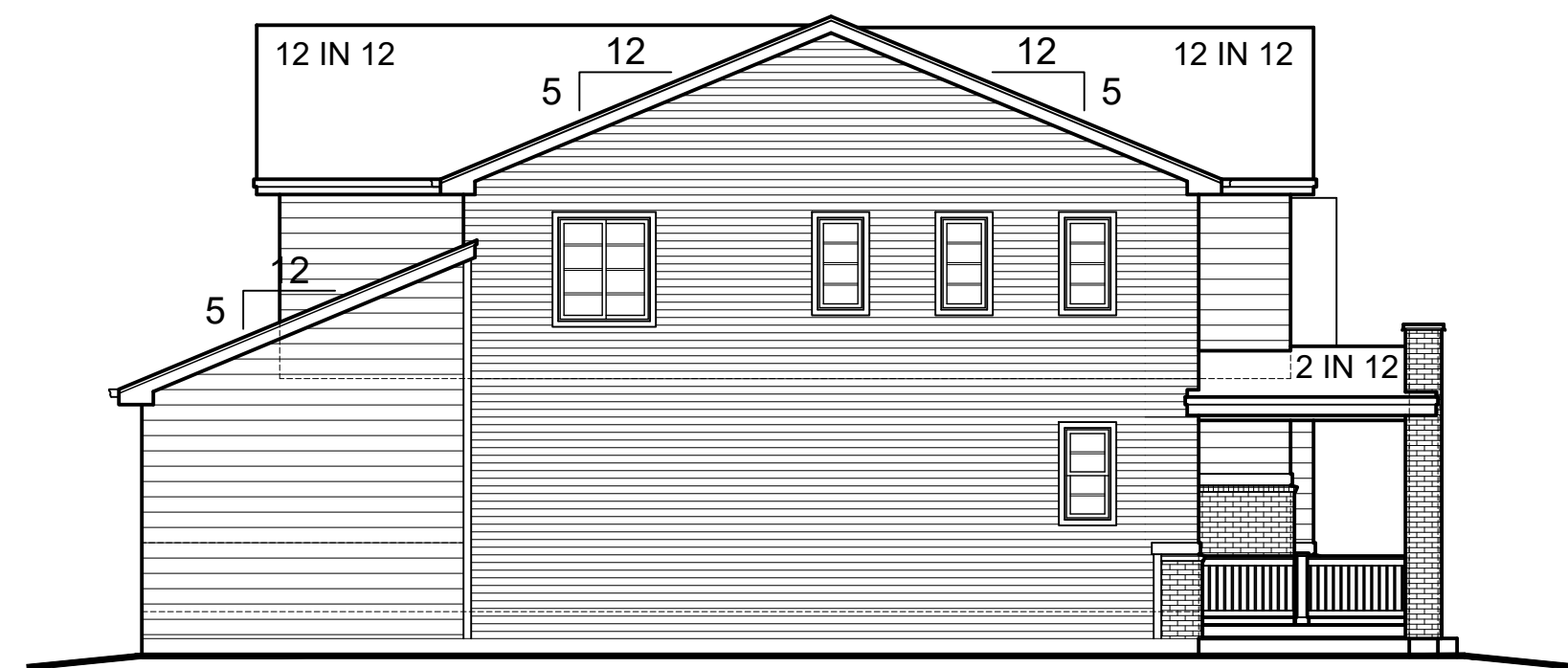
Revision NO. / Date:

3030
 ELEVATION 'F'

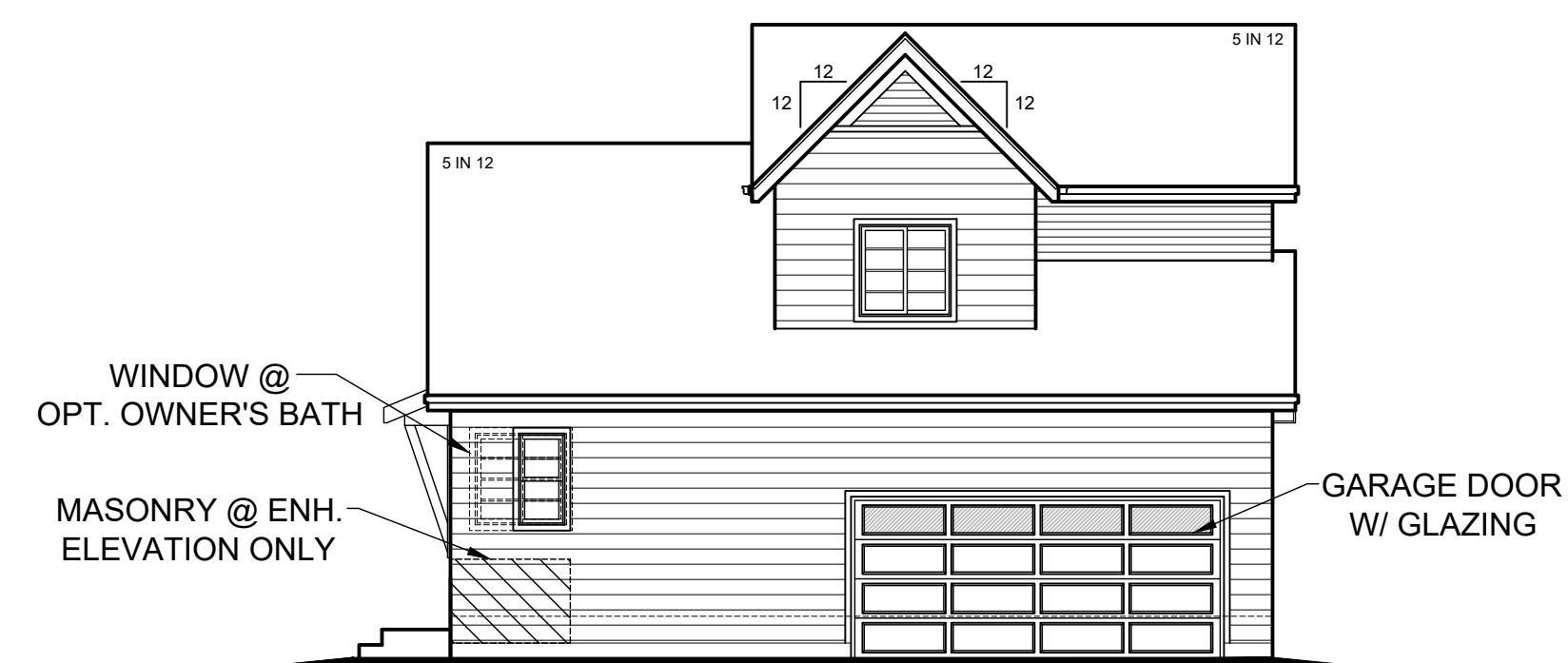


DATE: May 19, 2023

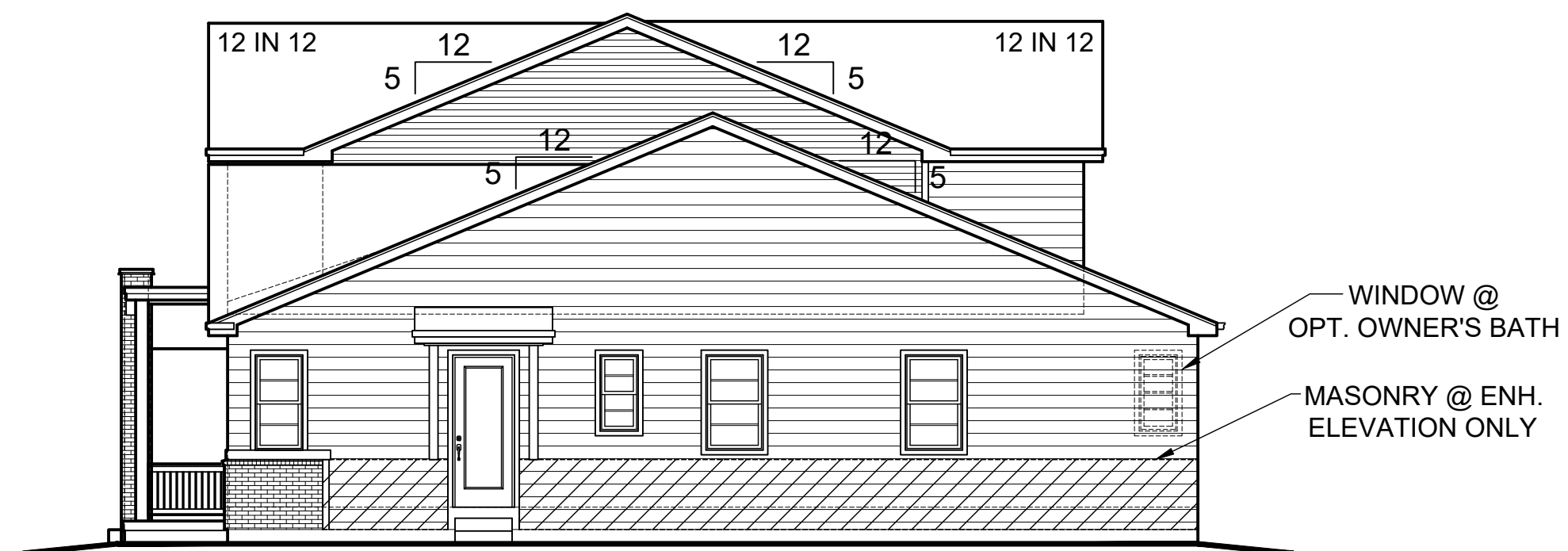
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 70 OF 97



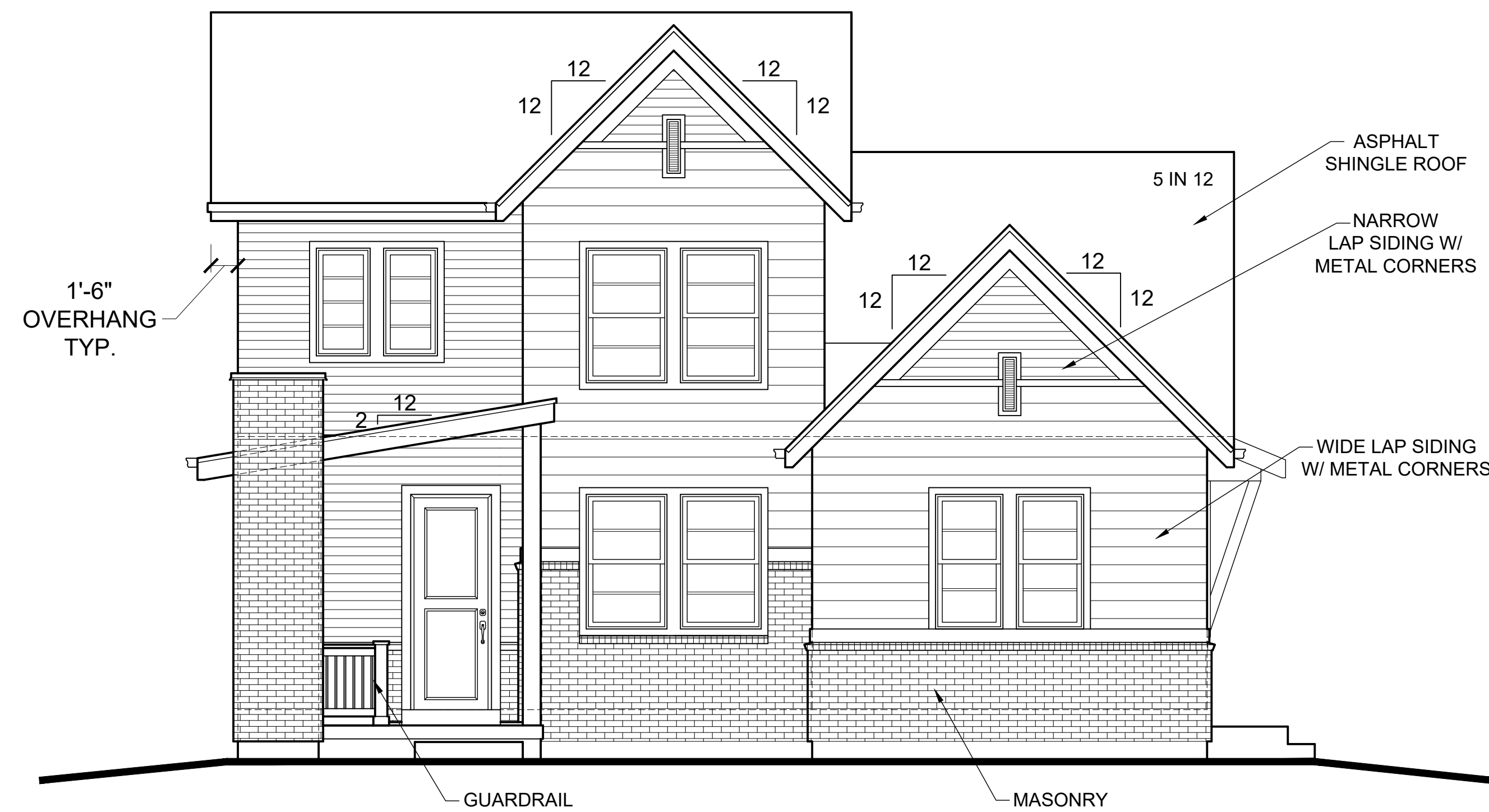
3261 ELEVATION 'D' - LEFT (PASSIVE SIDE)
 PASSIVE SIDE WILL NEVER BE ENHANCED SCALE: 1/8" = 1'-0"



3261 ELEVATION 'D' - REAR
 SCALE: 1/8" = 1'-0"



3261 ELEVATION 'D' - RIGHT (ACTIVE SIDE)
 SCALE: 1/8" = 1'-0"



3621 ELEVATION 'D' - FRONT
 32% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

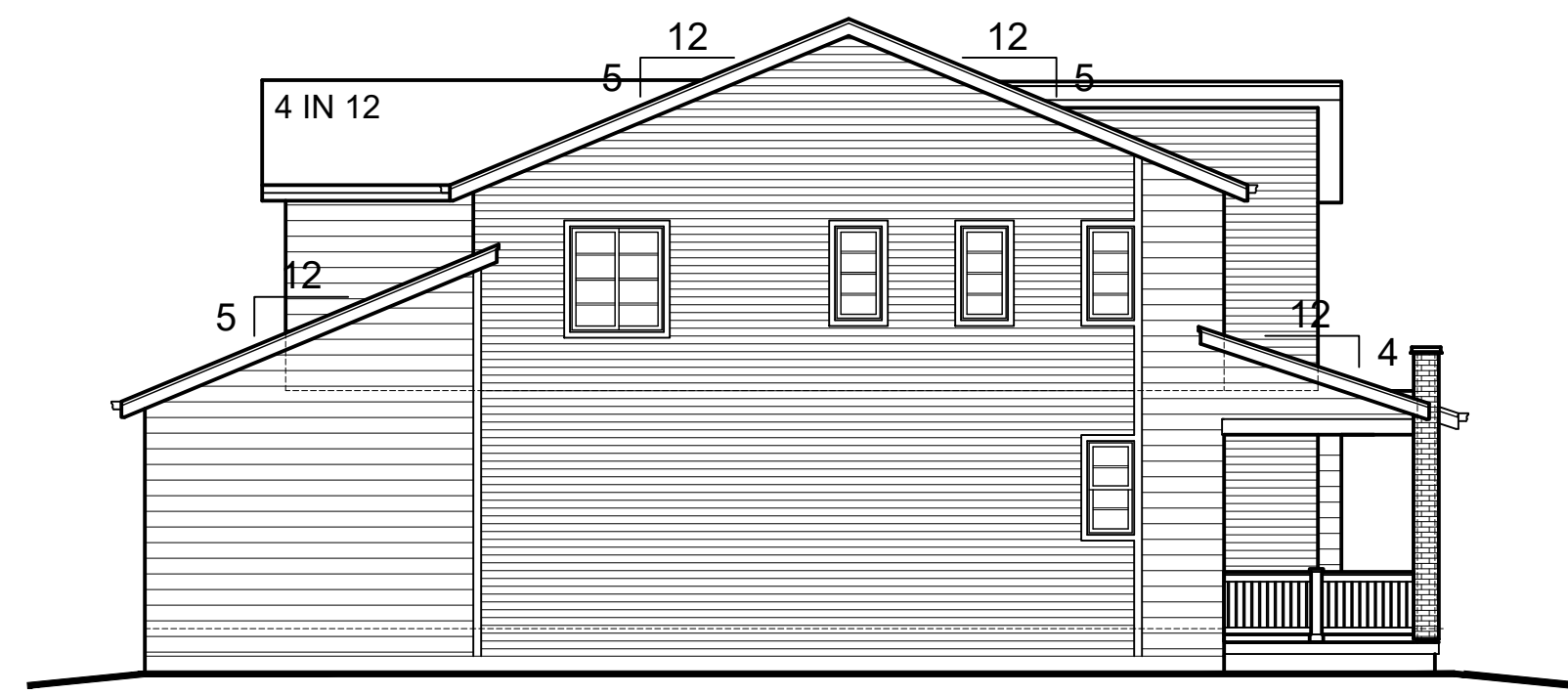
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:

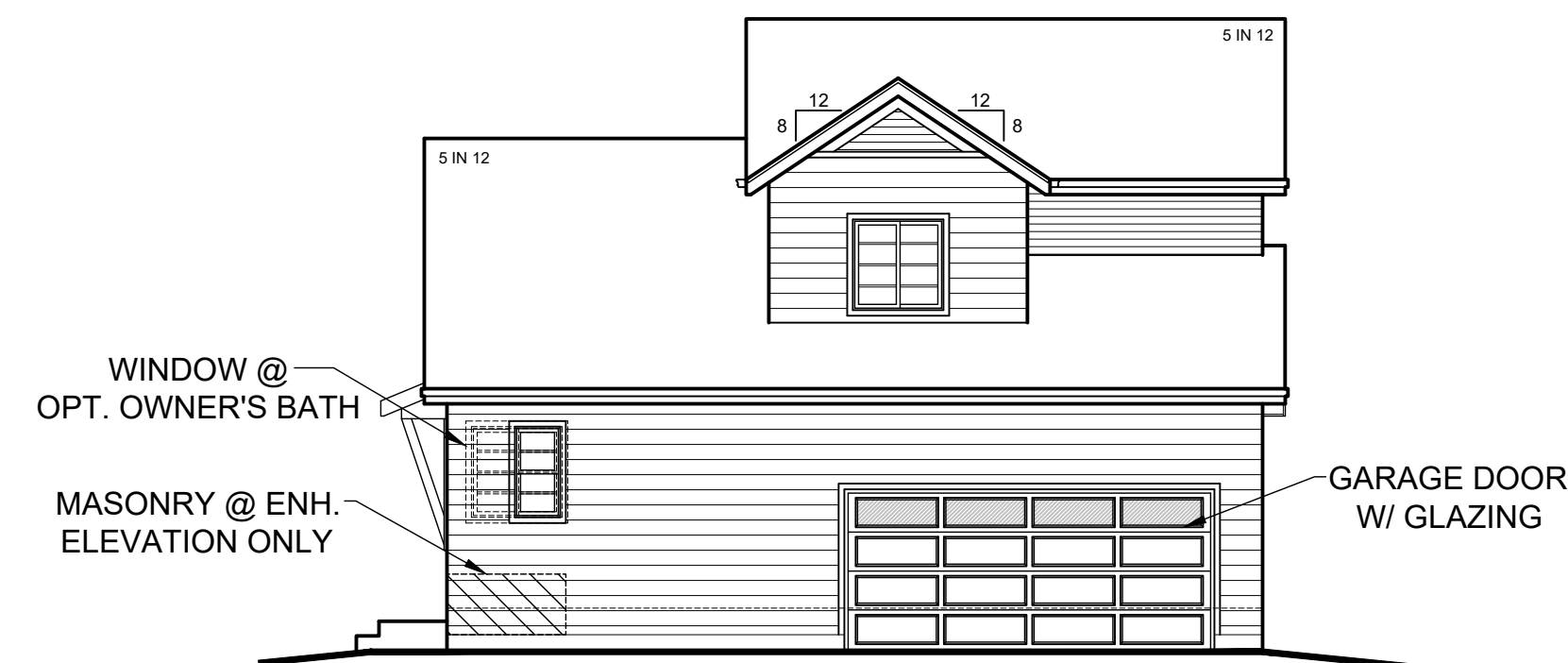
3261
 ELEVATION 'D'



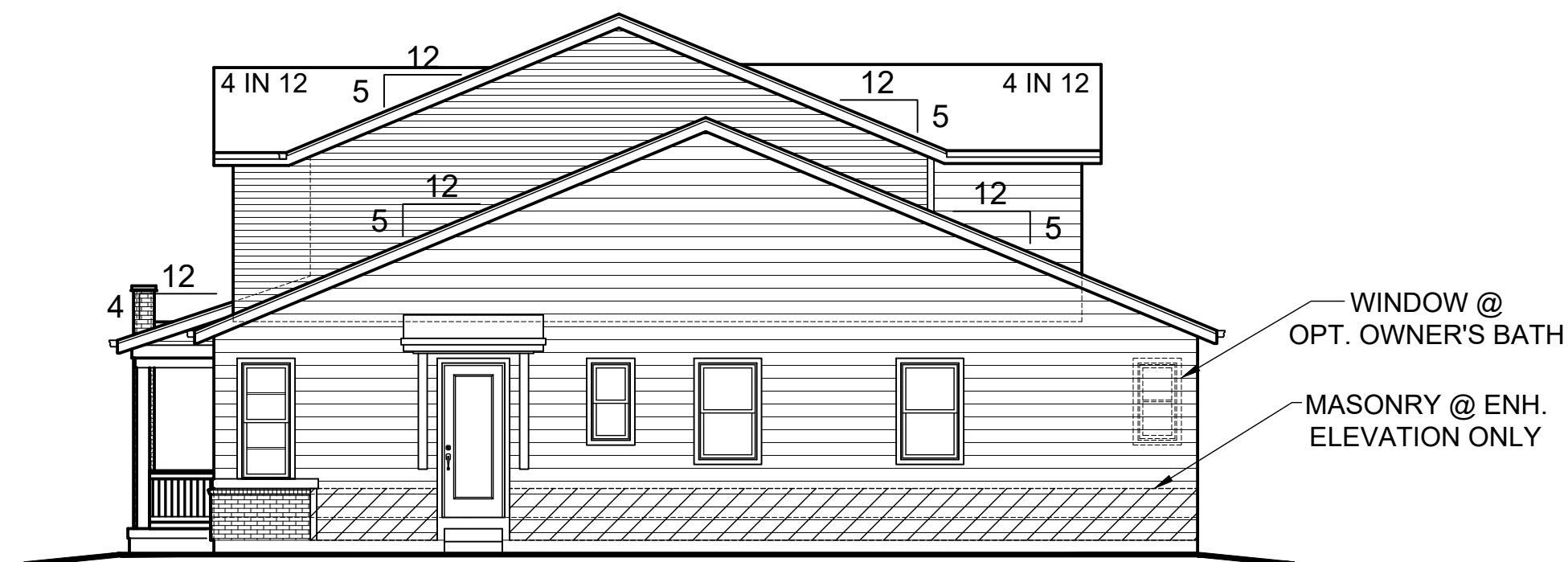
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
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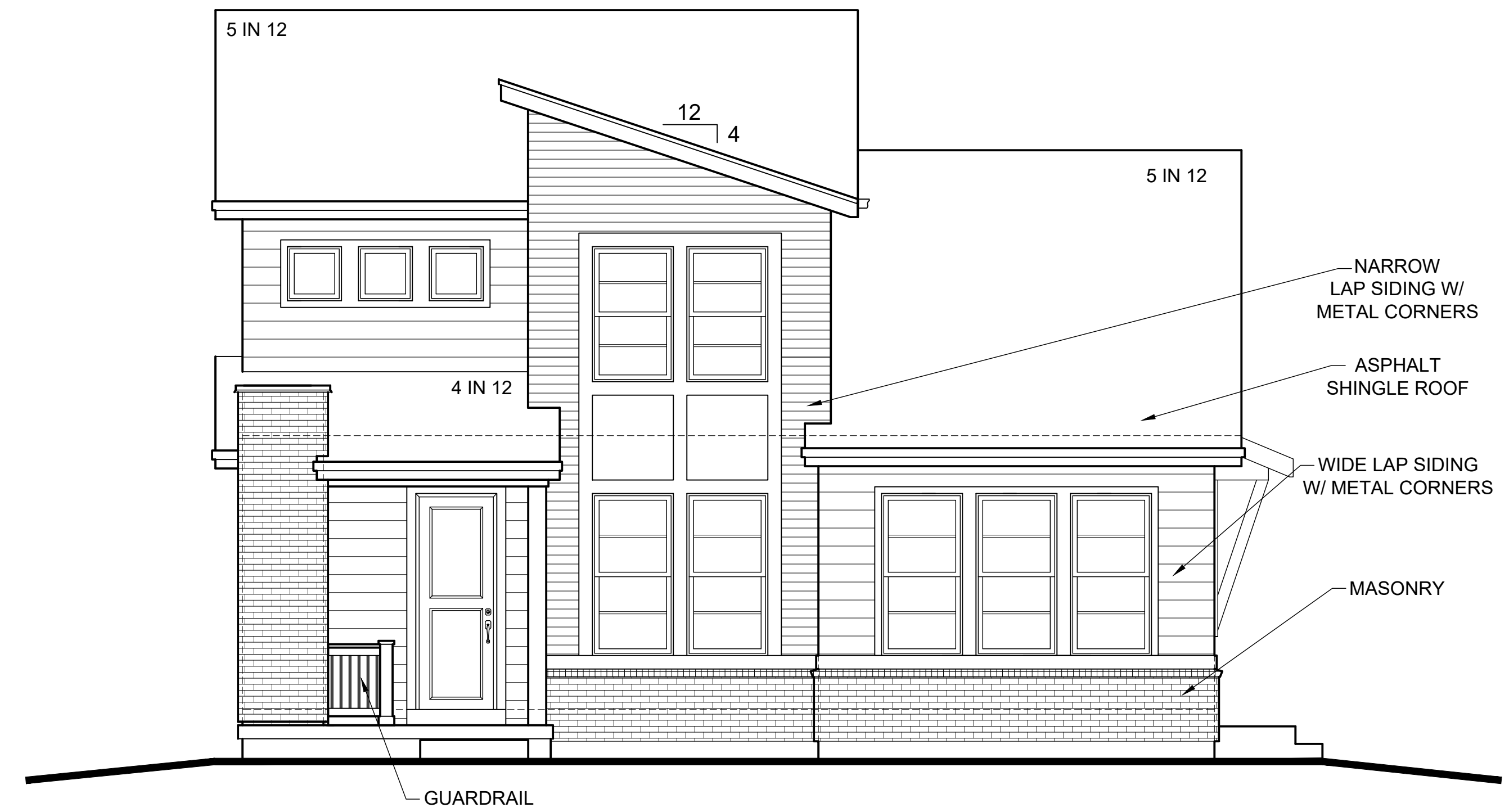
3261 ELEVATION 'E' - LEFT (PASSIVE SIDE)
 PASSIVE SIDE WILL NEVER BE ENHANCED SCALE: 1/8" = 1'-0"



3261 ELEVATION 'E' - REAR
 SCALE: 1/8" = 1'-0"



3261 ELEVATION 'E' - RIGHT (ACTIVE SIDE)
 SCALE: 1/8" = 1'-0"



3621 ELEVATION 'E' - FRONT
 30% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

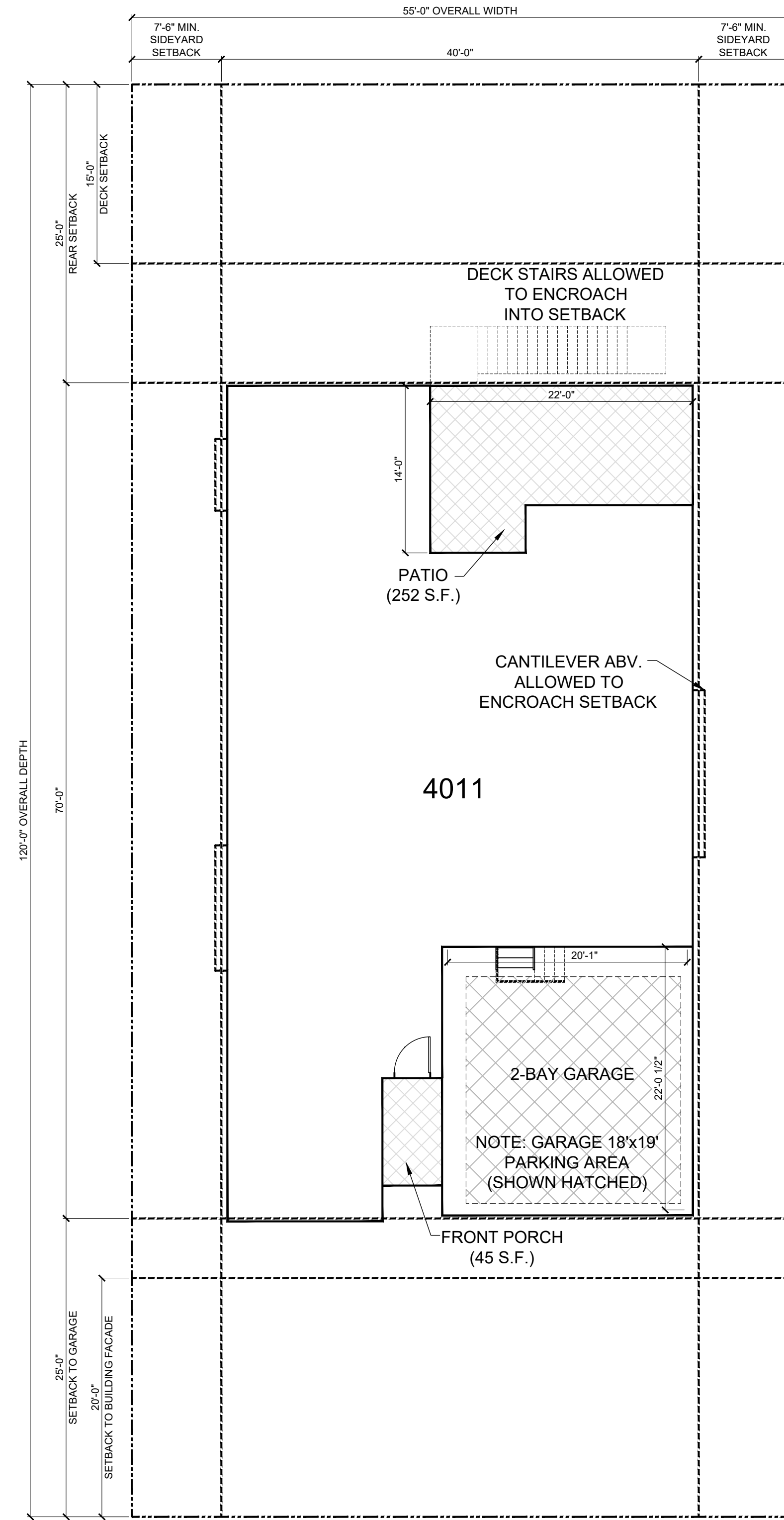
- NARROW LAP SIDING W/ METAL CORNERS
- ASPHALT SHINGLE ROOF
- WIDE LAP SIDING W/ METAL CORNERS
- MASONRY

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

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OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
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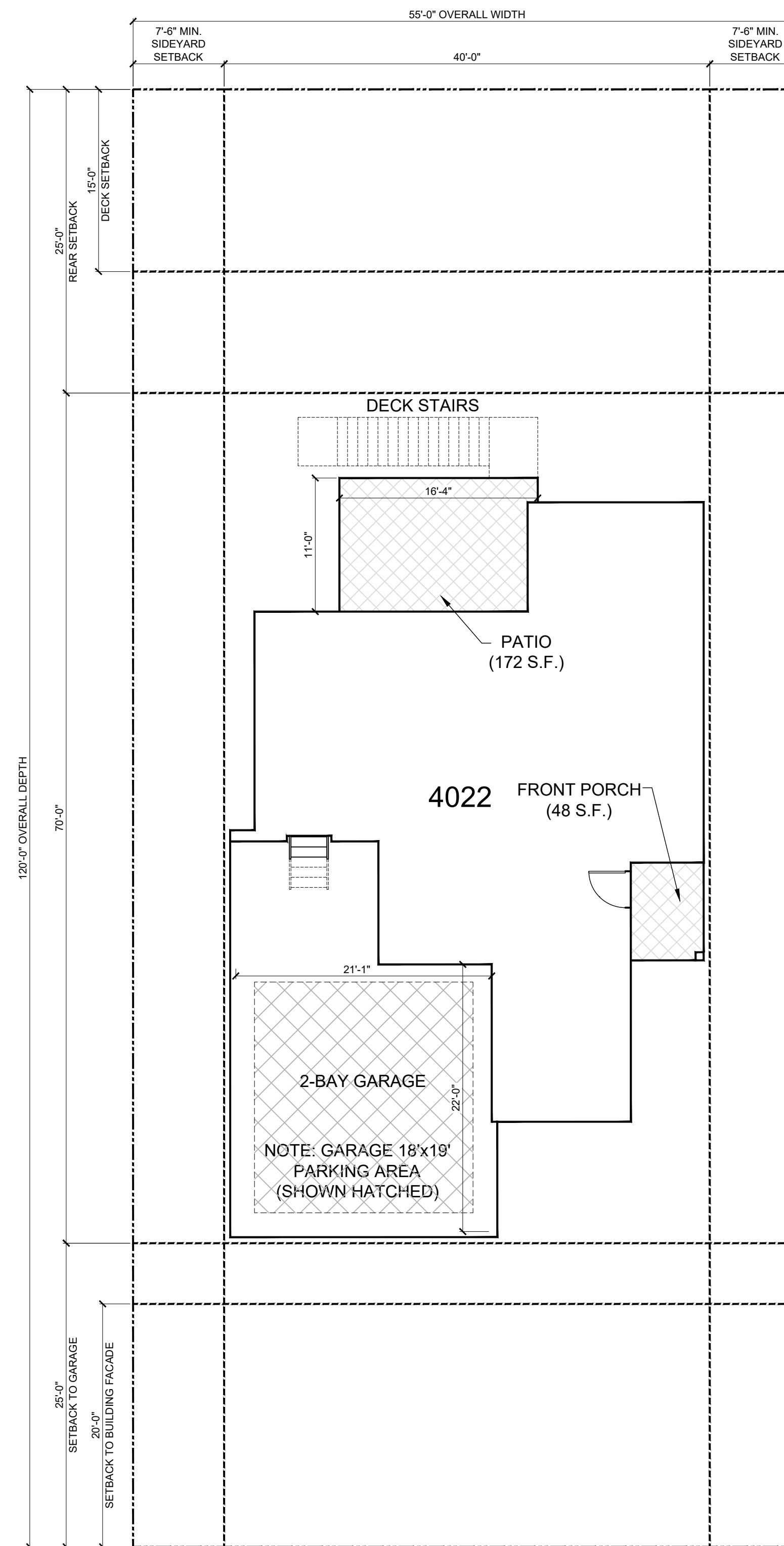
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN



LOT TYPICAL 4011

SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #8 FOR
 SETBACK EXCEPTION JUSTIFICATION



LOT TYPICAL 4022

SCALE: 1/8" = 1'-0"

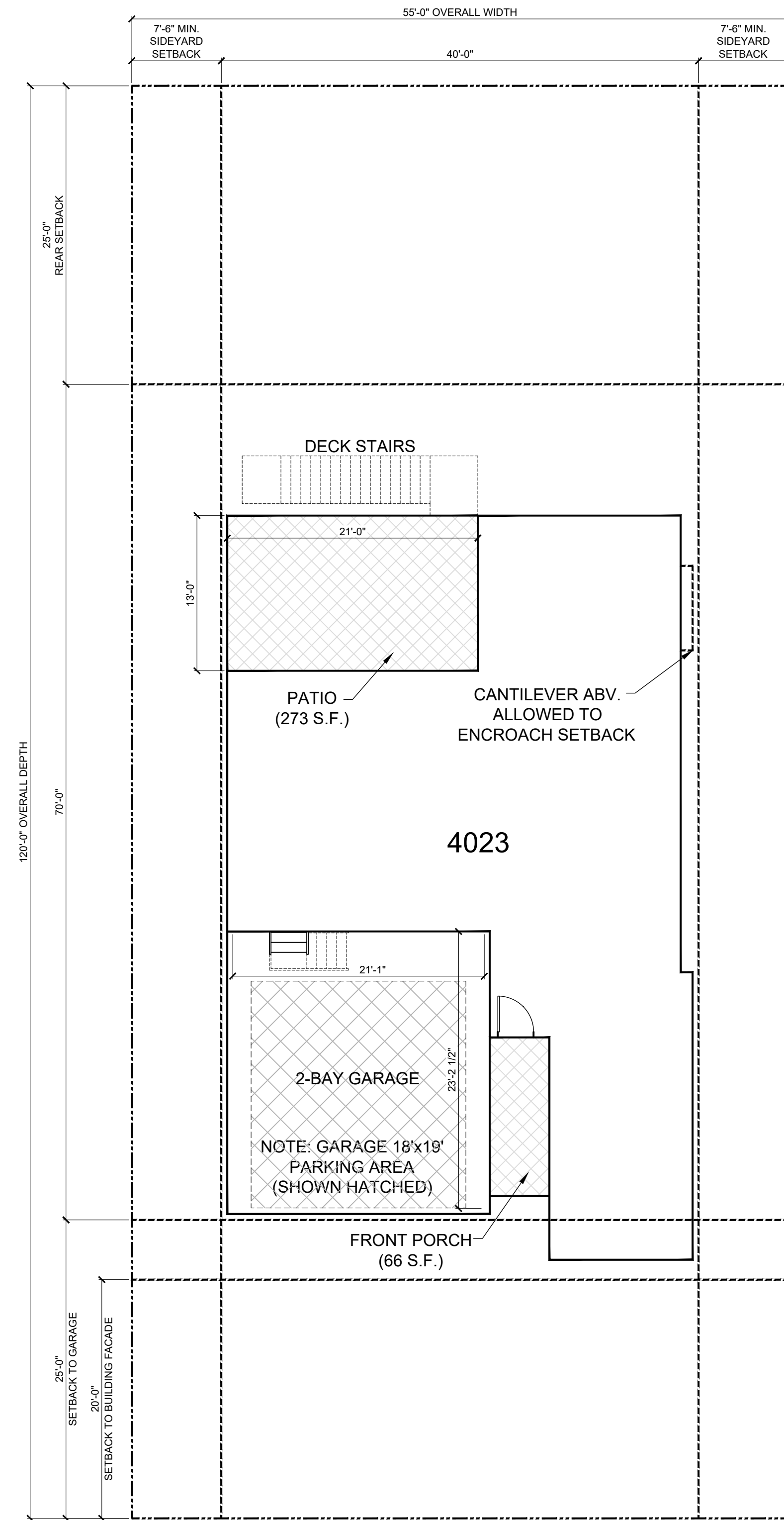
REFER TO EXCEPTION #8 FOR
 SETBACK EXCEPTION JUSTIFICATION

Revision NO. / Date:

LOT TYPICALS

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
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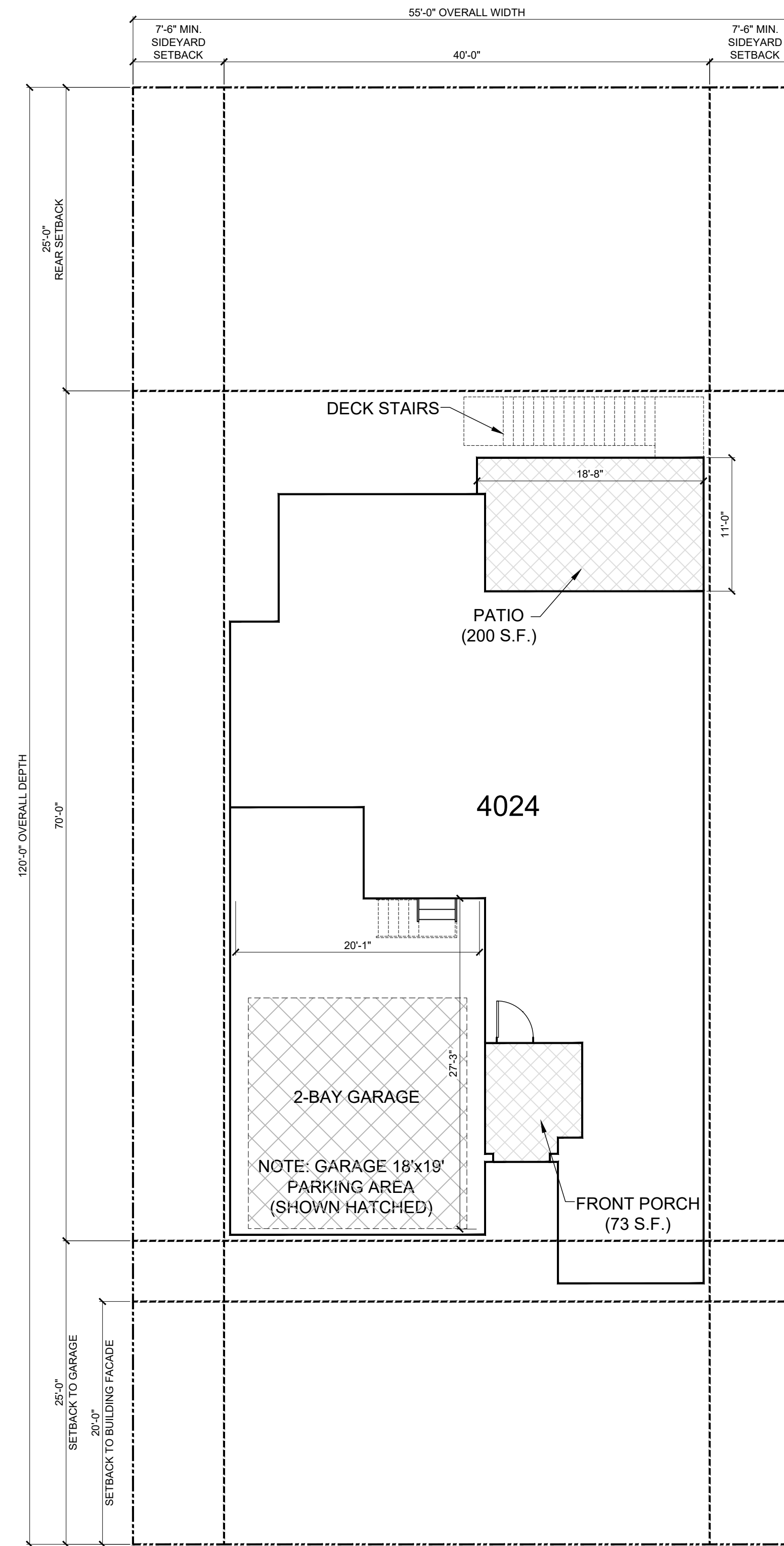
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN



LOT TYPICAL 4023

SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #8 FOR SETBACK EXCEPTION JUSTIFICATION



LOT TYPICAL 4024

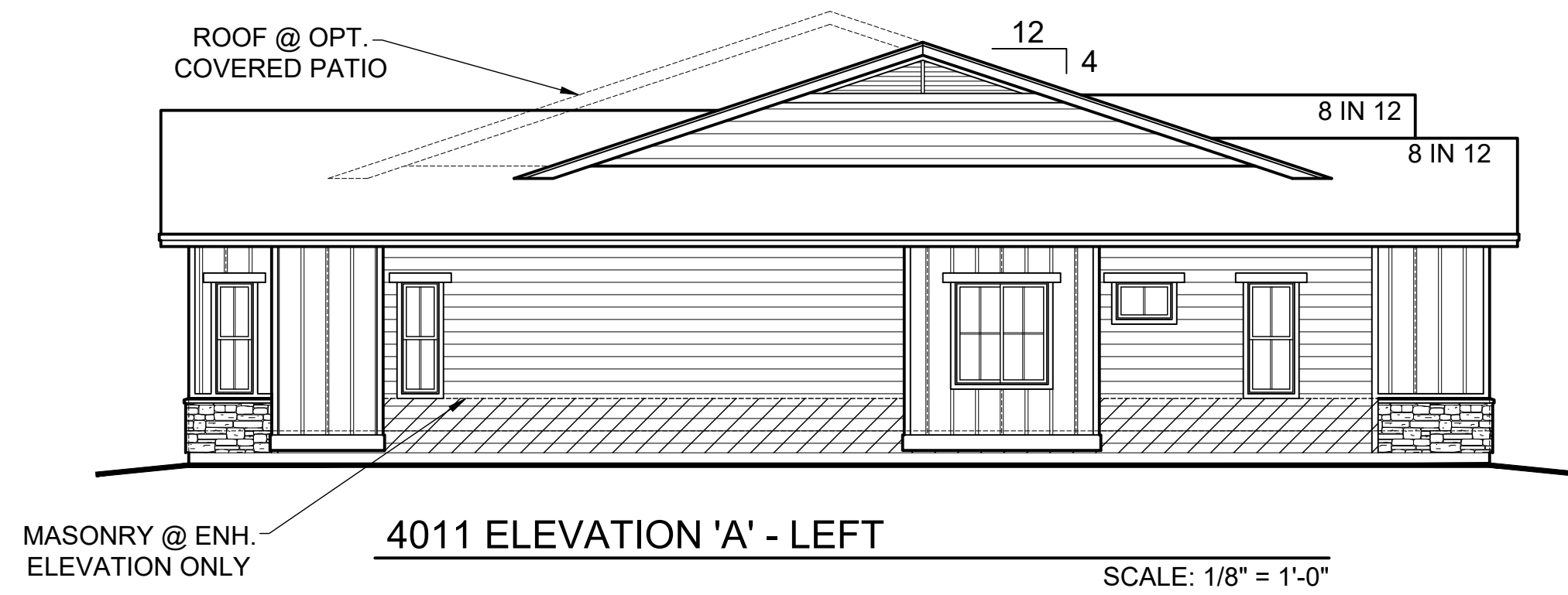
SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #8 FOR SETBACK EXCEPTION JUSTIFICATION

Revision NO. / Date:

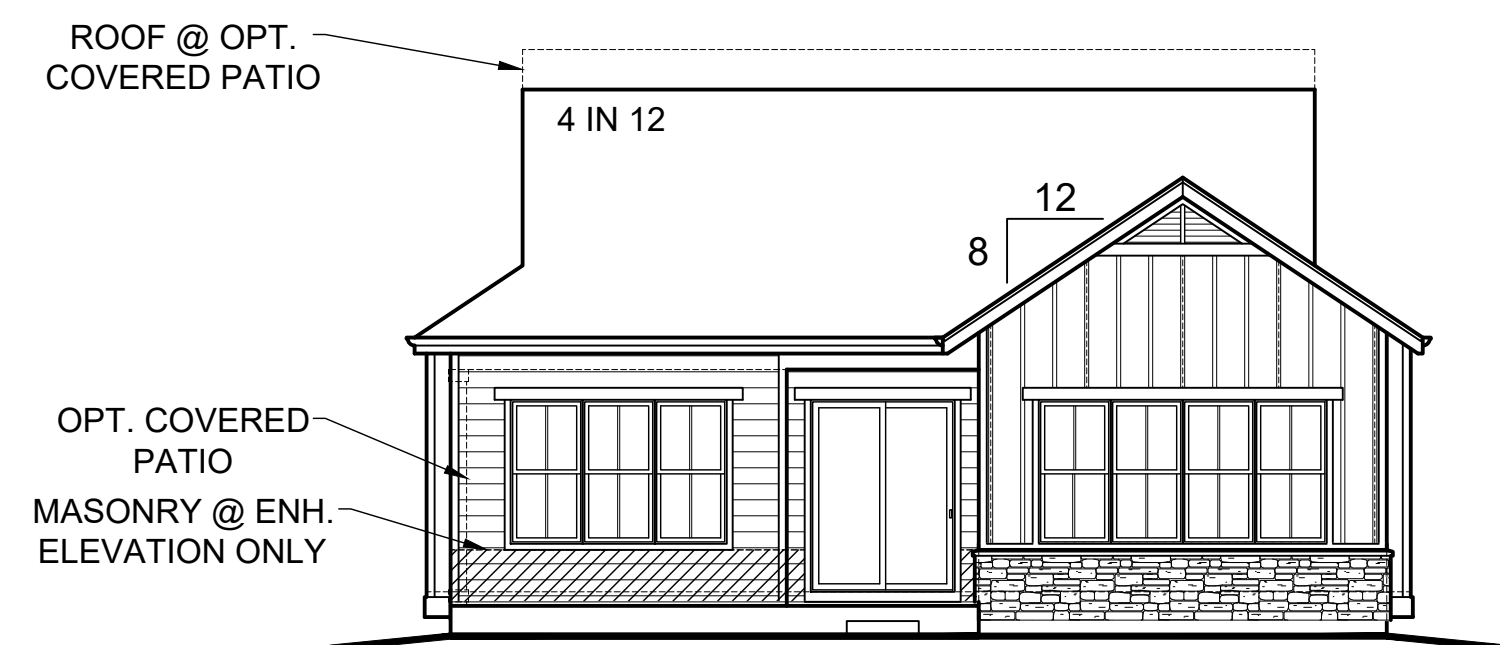
LOT TYPICALS

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SEMPER GARDENS
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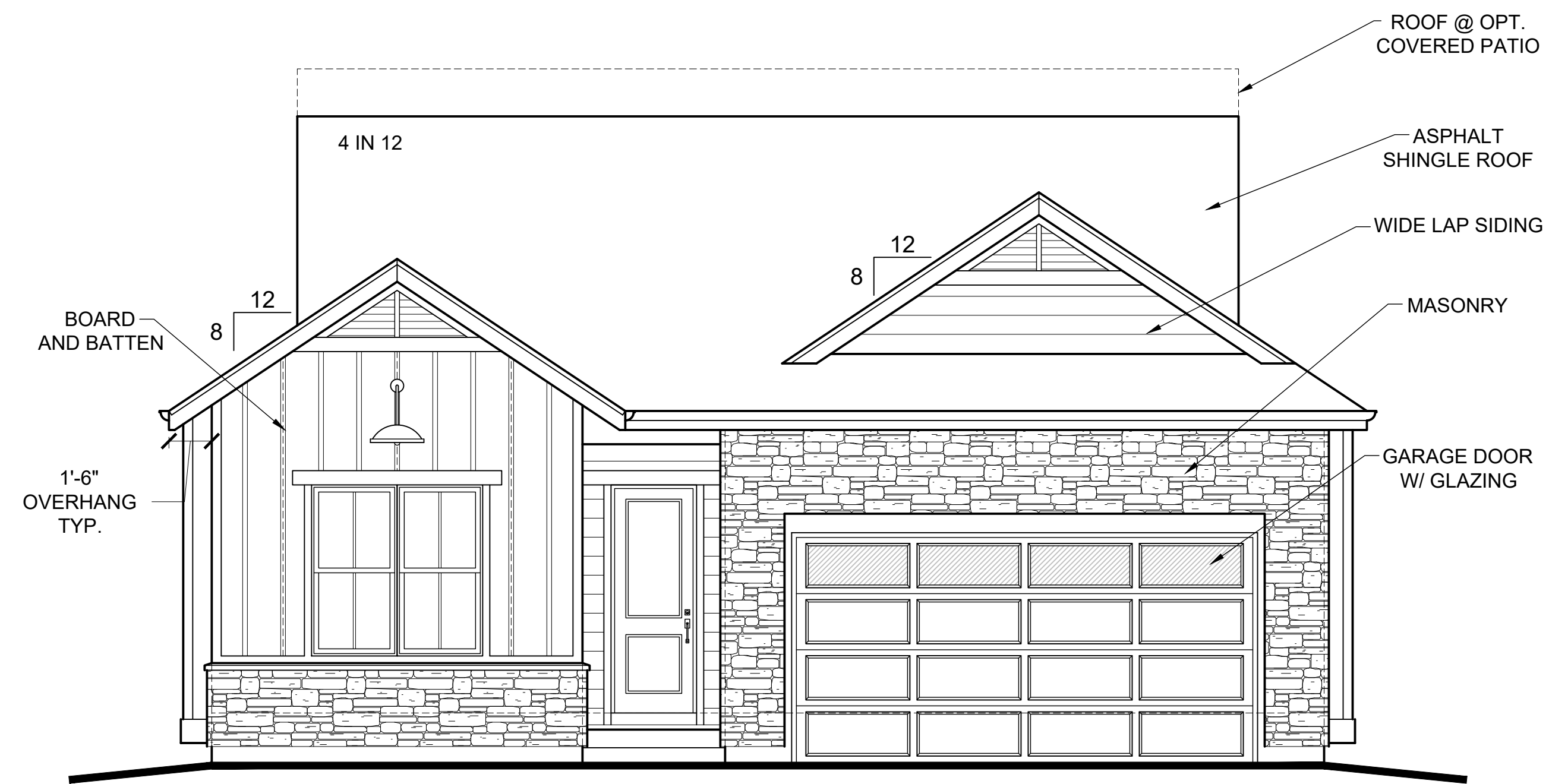
4011 ELEVATION 'A' - LEFT

SCALE: 1/8" = 1'-0"



4011 ELEVATION 'A' - REAR

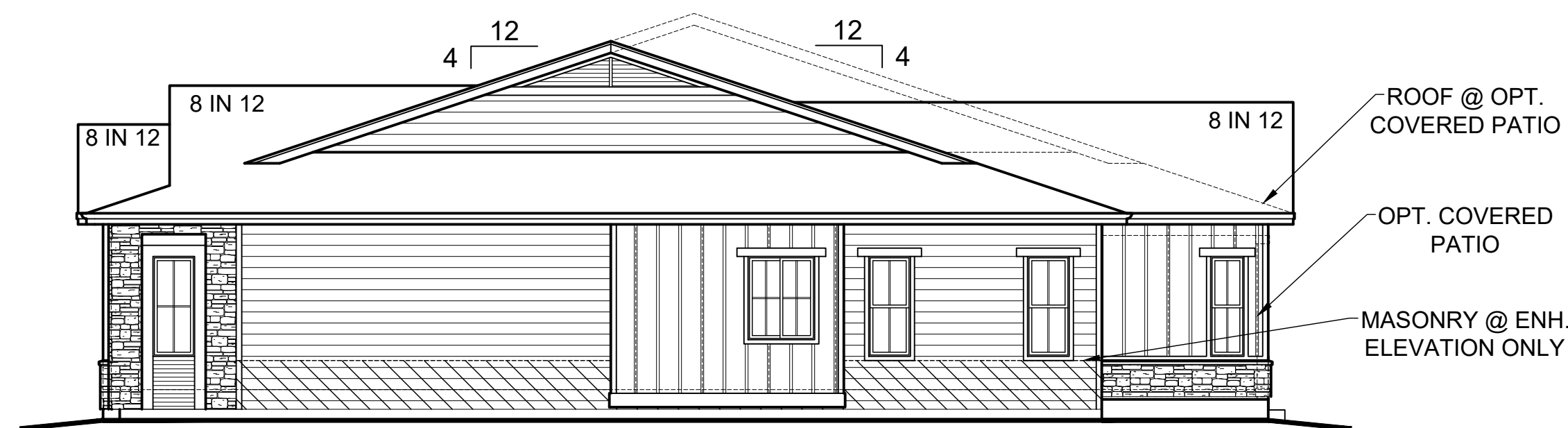
SCALE: 1/8" = 1'-0"



4011 ELEVATION 'A' - FRONT

42% MASONRY PROVIDED AT FRONT

SCALE: 1/4" = 1'-0"



4011 ELEVATION 'A' - RIGHT

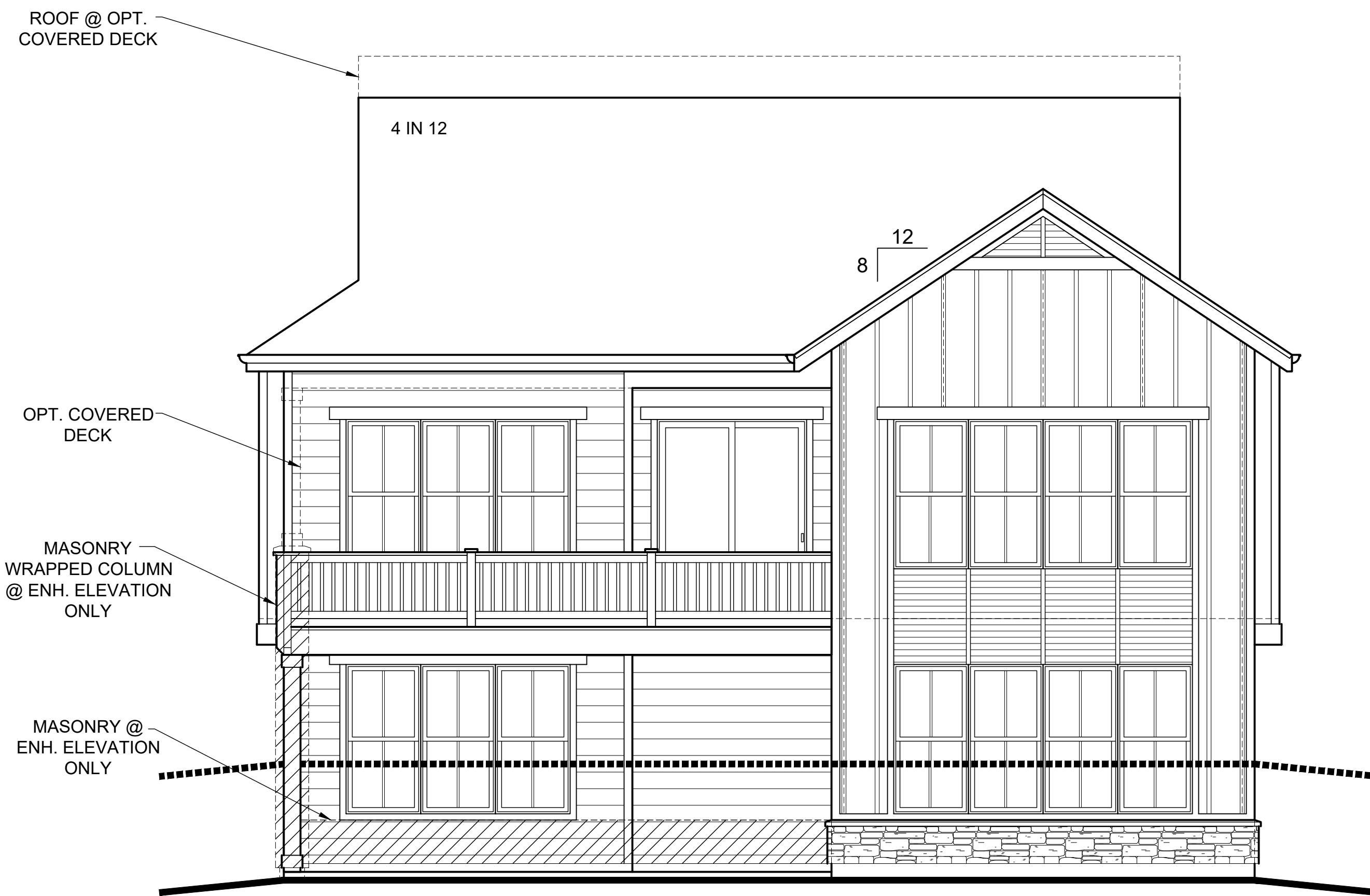
SCALE: 1/8" = 1'-0"

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

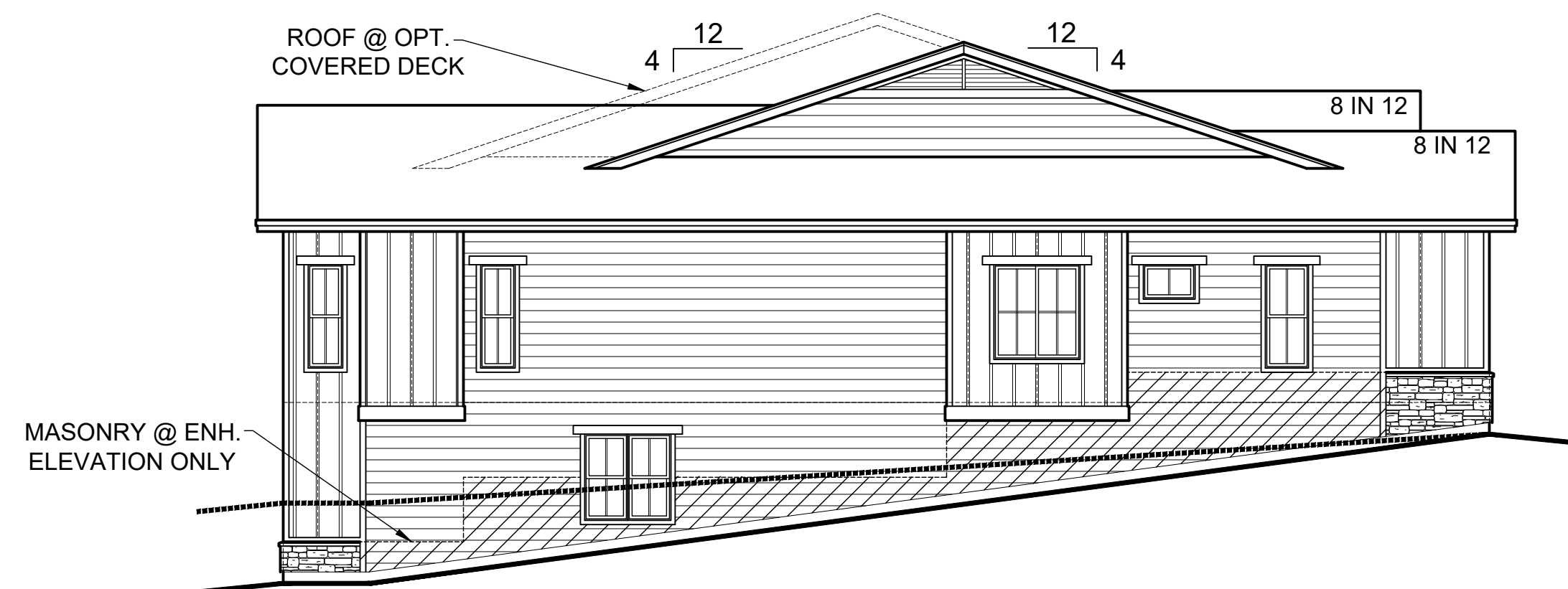
Revision NO. / Date:	

4011
 ELEVATION 'A'

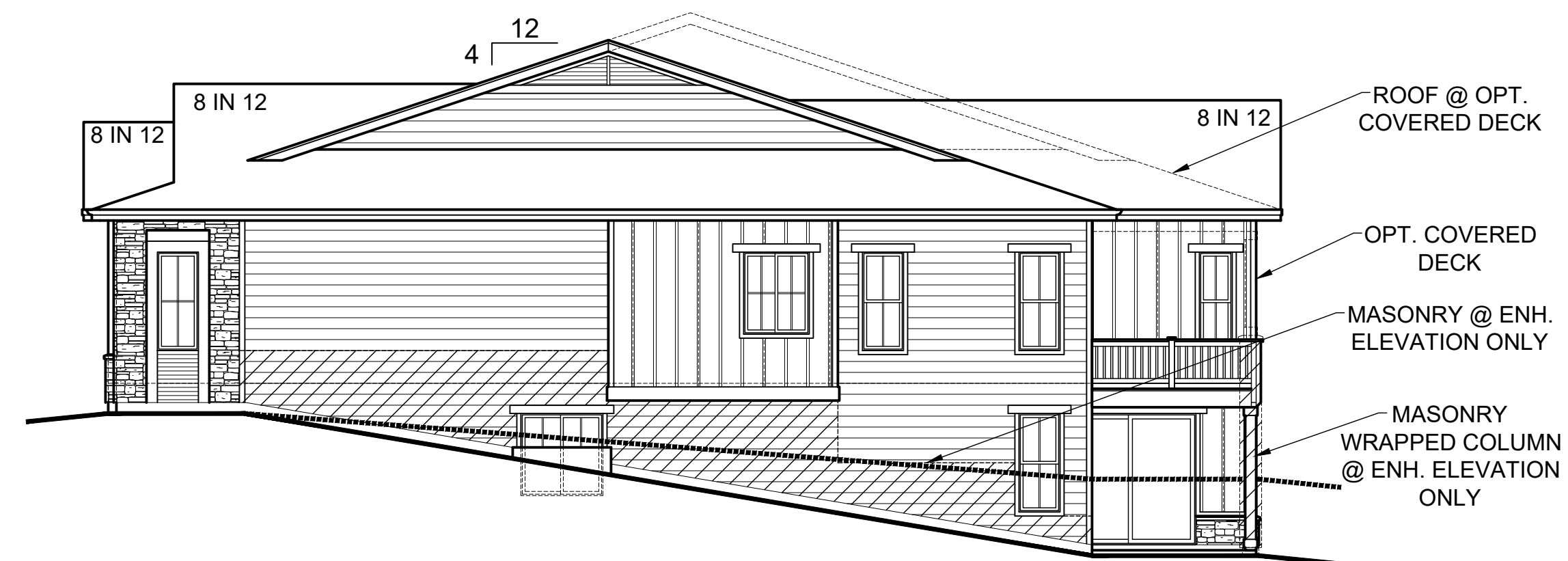
OFFICIAL DEVELOPMENT PLAN
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4011 ELEVATION 'A' - REAR WALKOUT
 SCALE: 1/4" = 1'-0"



4011 ELEVATION 'A' - LEFT WALKOUT
 SCALE: 1/8" = 1'-0"



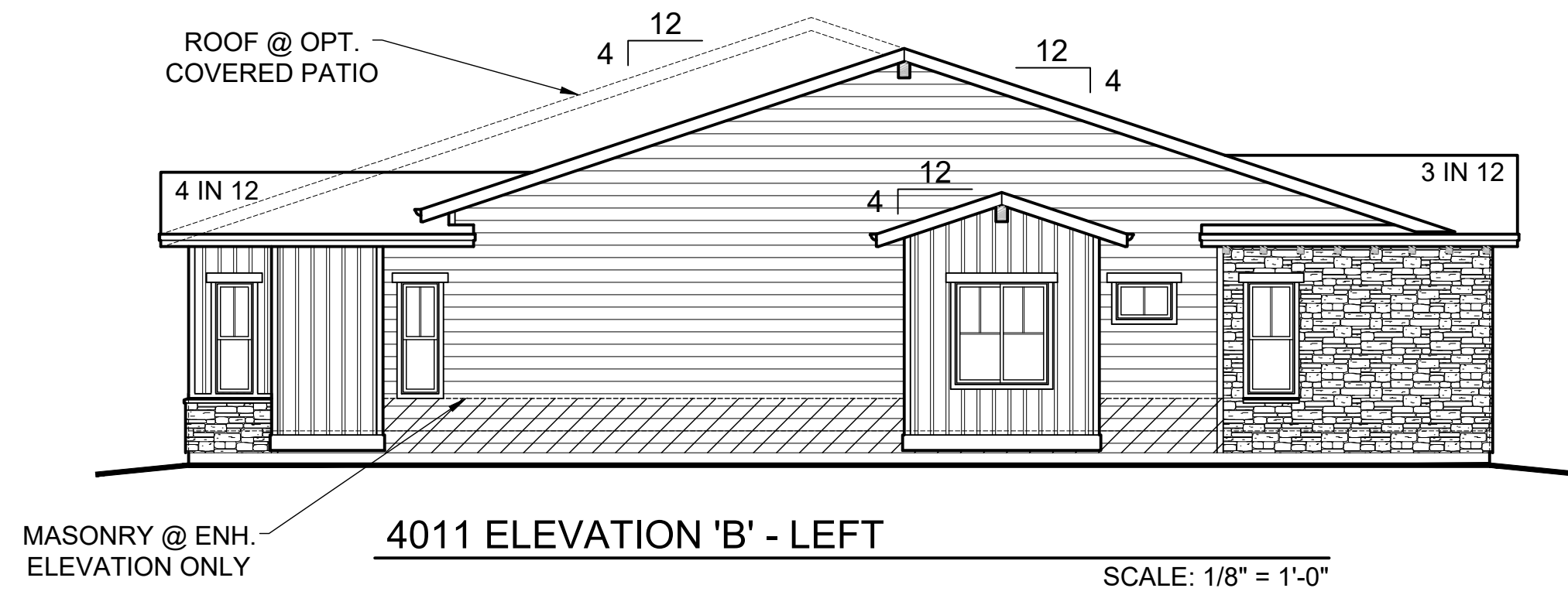
4011 ELEVATION 'A' - RIGHT WALKOUT
 SCALE: 1/8" = 1'-0"

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

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4011 - 'A'
 WALKOUT
 ELEVATIONS

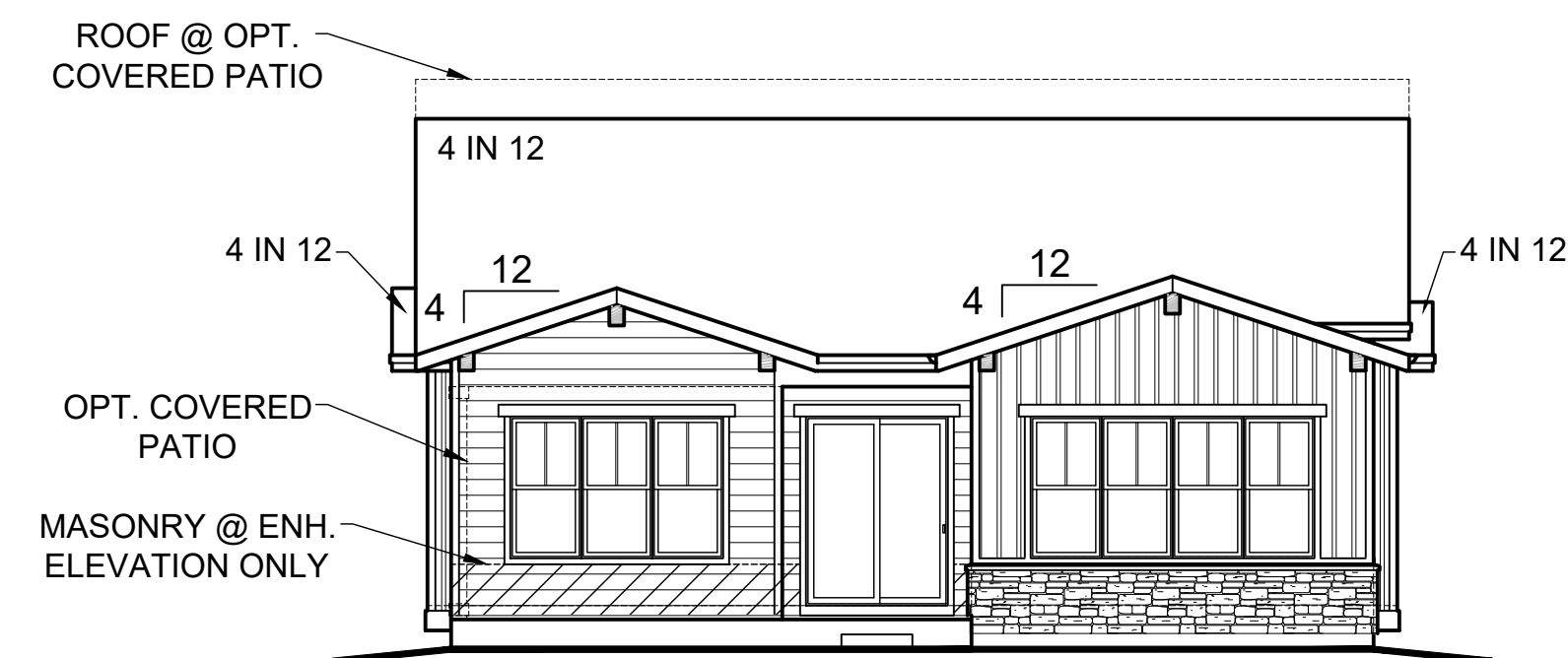
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
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4011 ELEVATION 'B' - LEFT

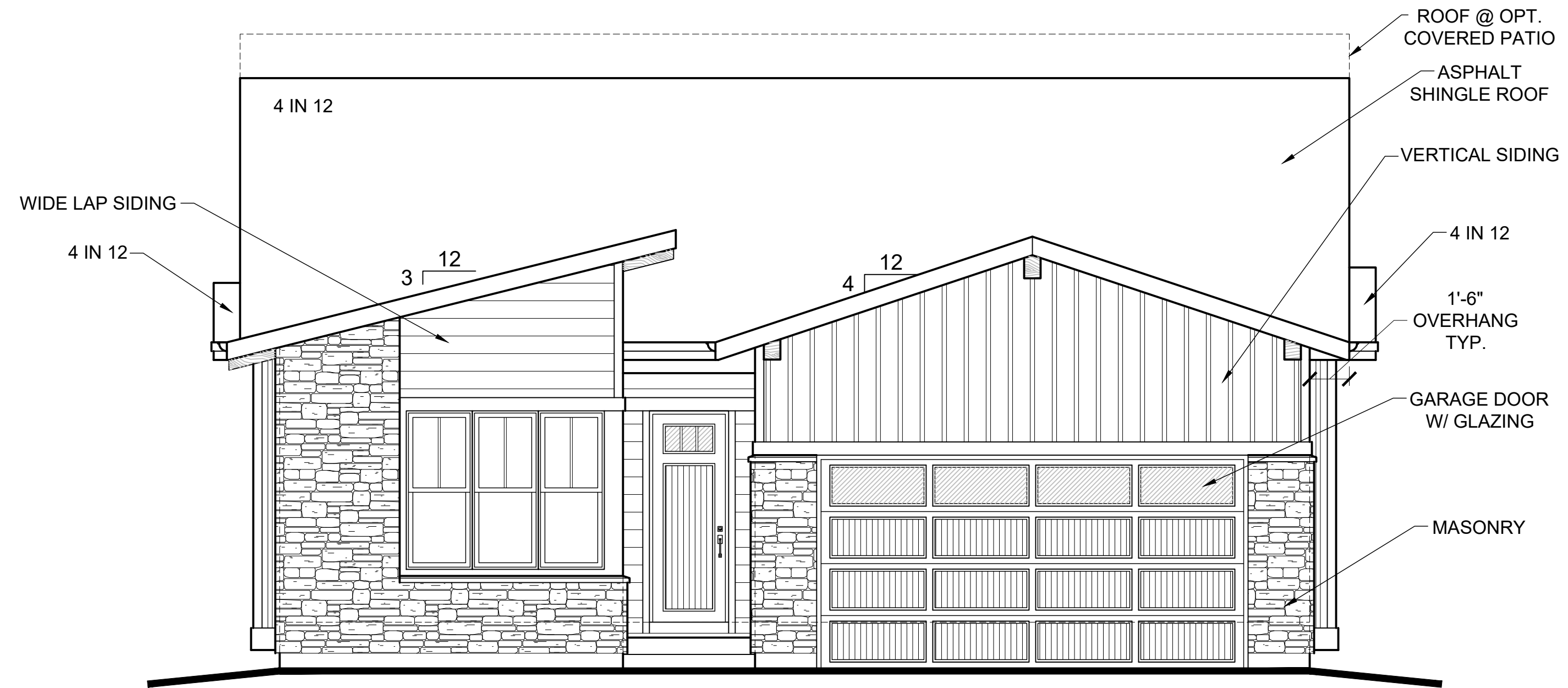
SCALE: 1/8" = 1'-0"

MASONRY @ ENH. ELEVATION ONLY



4011 ELEVATION 'B' - REAR

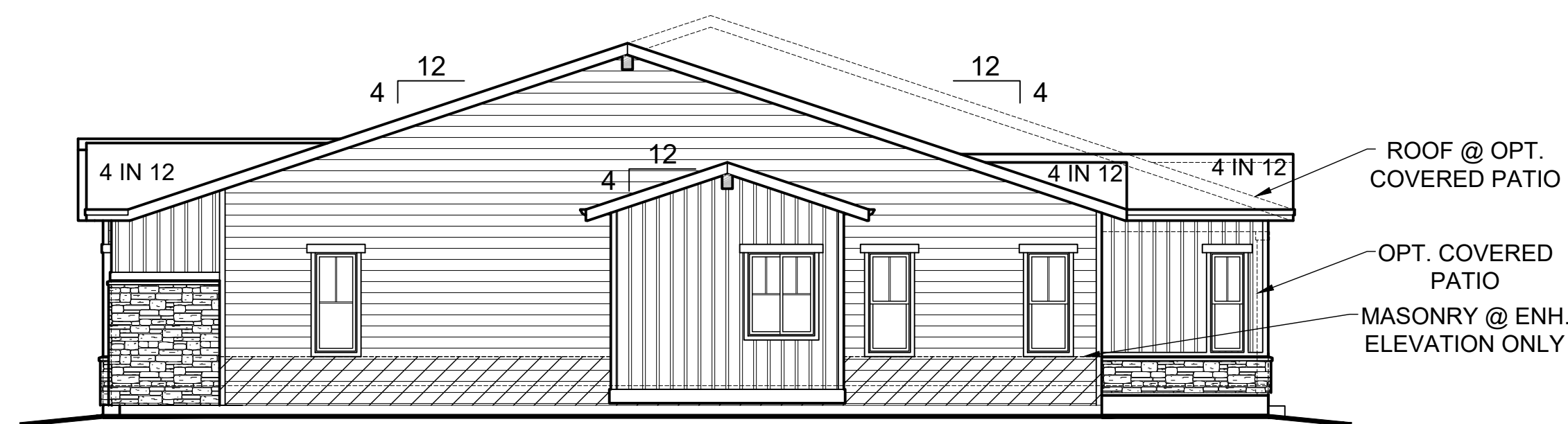
SCALE: 1/8" = 1'-0"



4011 ELEVATION 'B' - FRONT

39% MASONRY PROVIDED AT FRONT

SCALE: 1/4" = 1'-0"



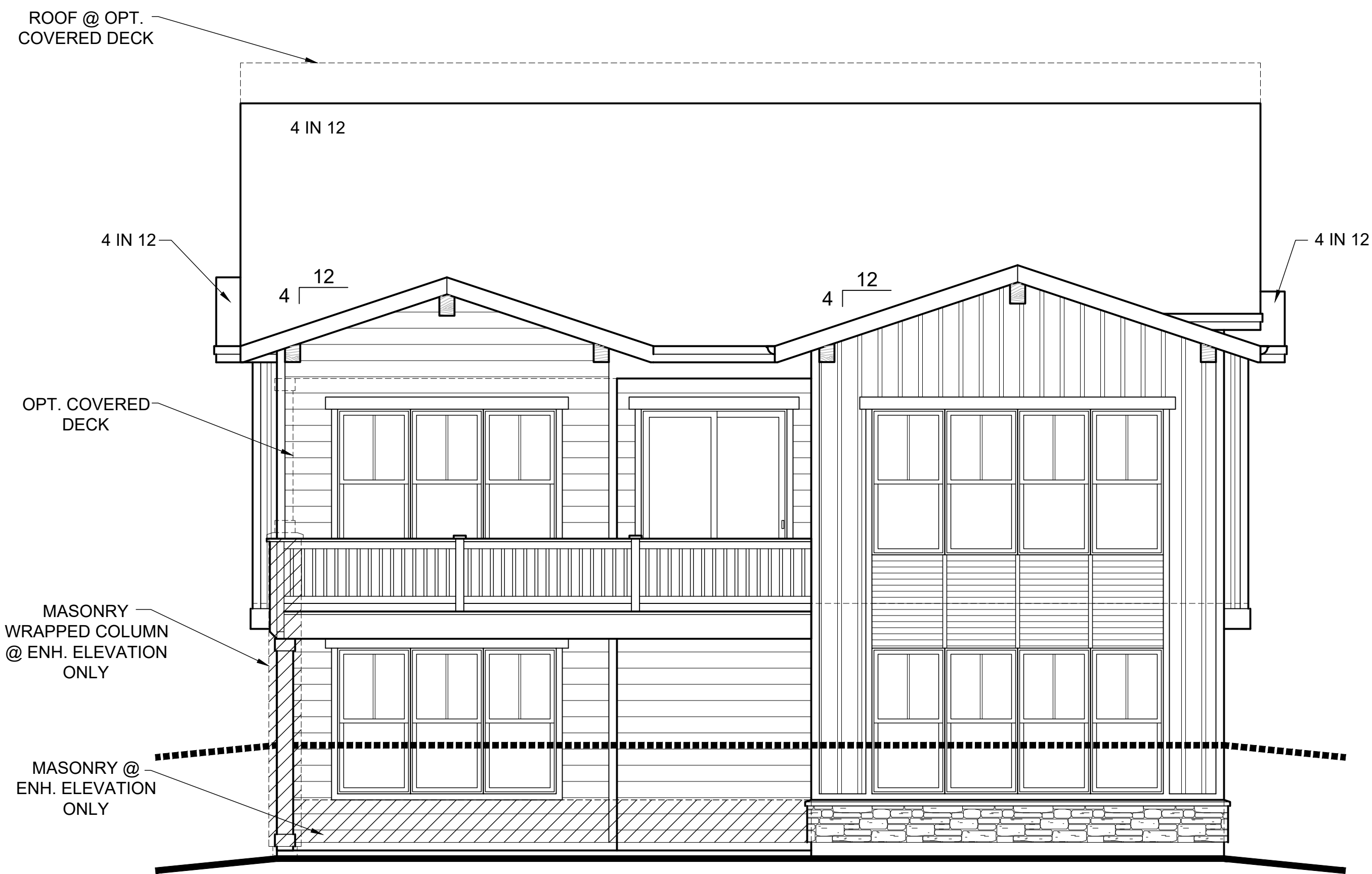
4011 ELEVATION 'B' - RIGHT

SCALE: 1/8" = 1'-0"

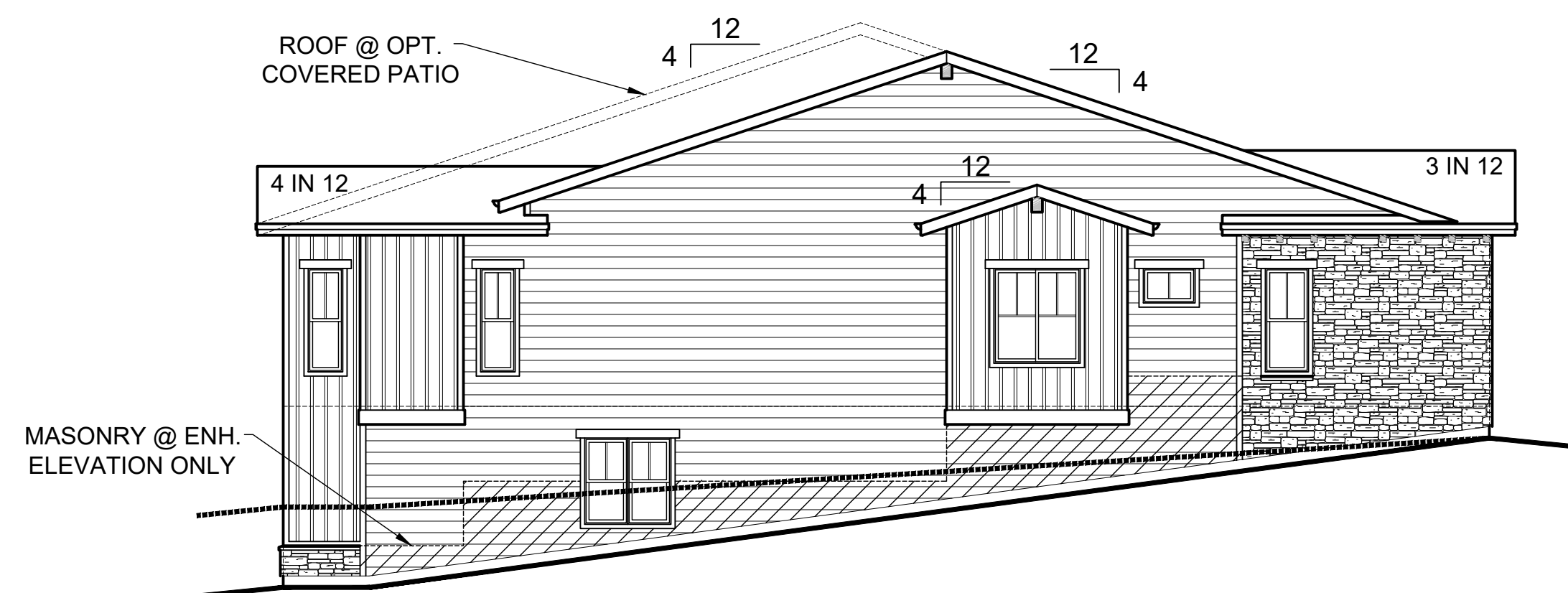
Revision NO. / Date:

4011
 ELEVATION 'B'

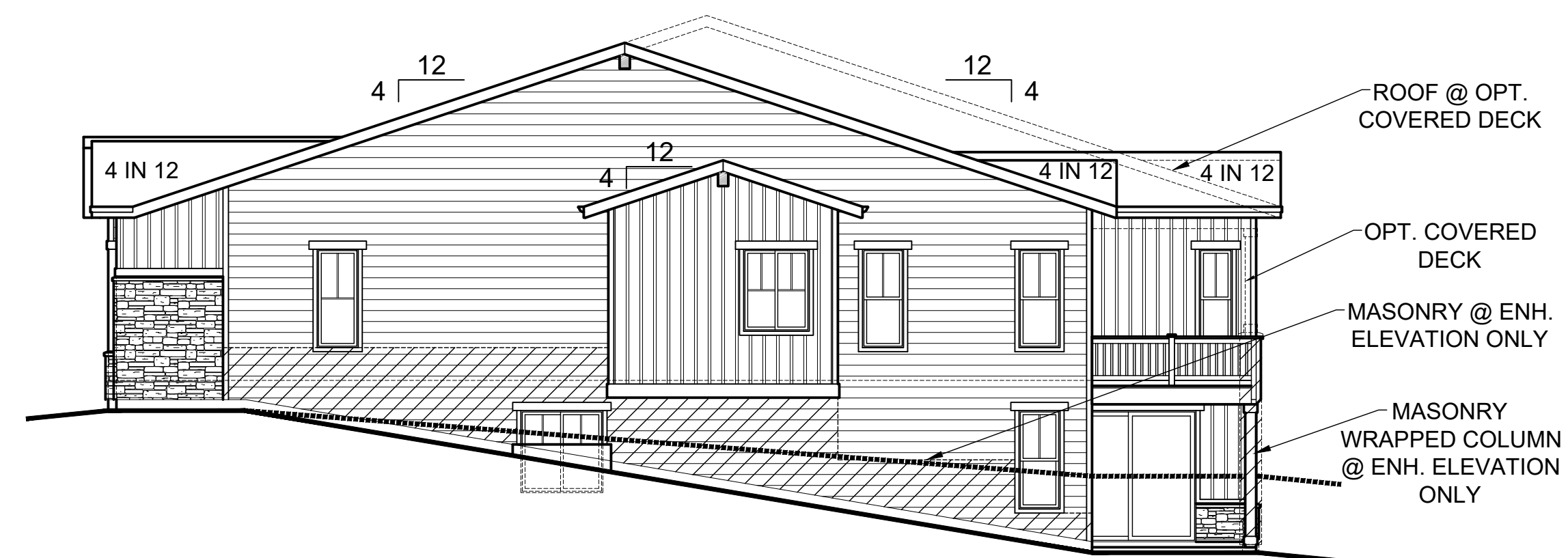
OFFICIAL DEVELOPMENT PLAN
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4011 ELEVATION 'B' - REAR WALKOUT
 SCALE: 1/4" = 1'-0"



4011 ELEVATION 'B' - LEFT WALKOUT
 SCALE: 1/8" = 1'-0"

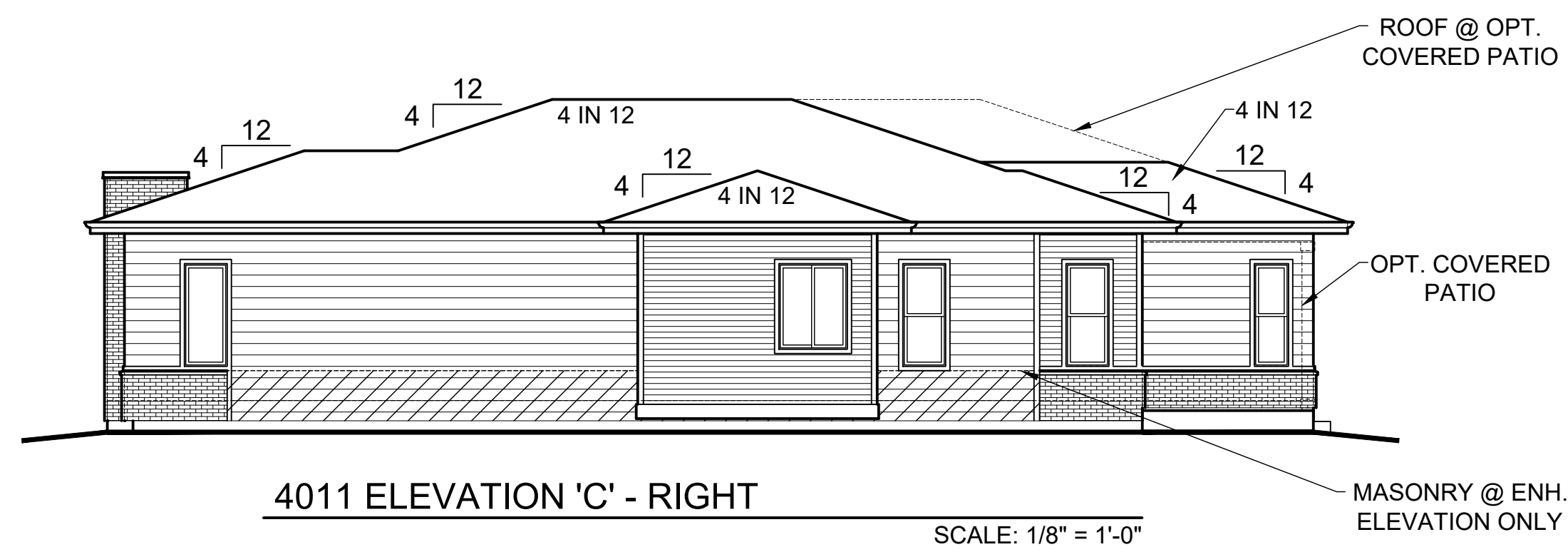
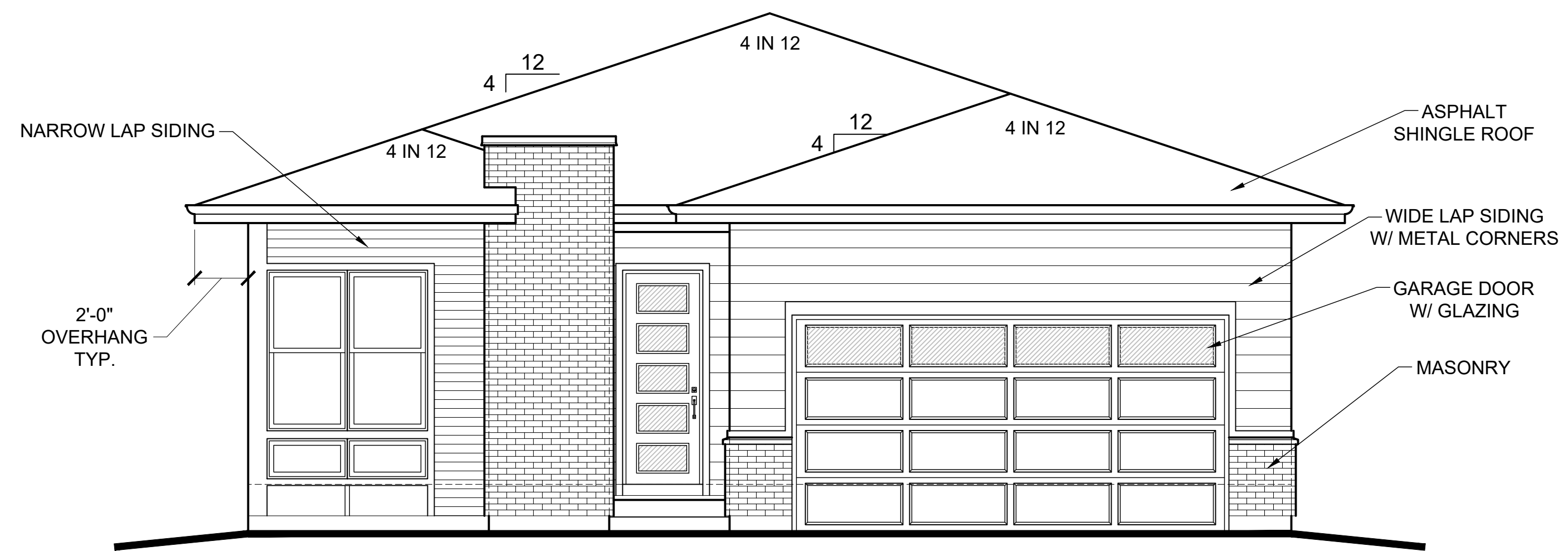
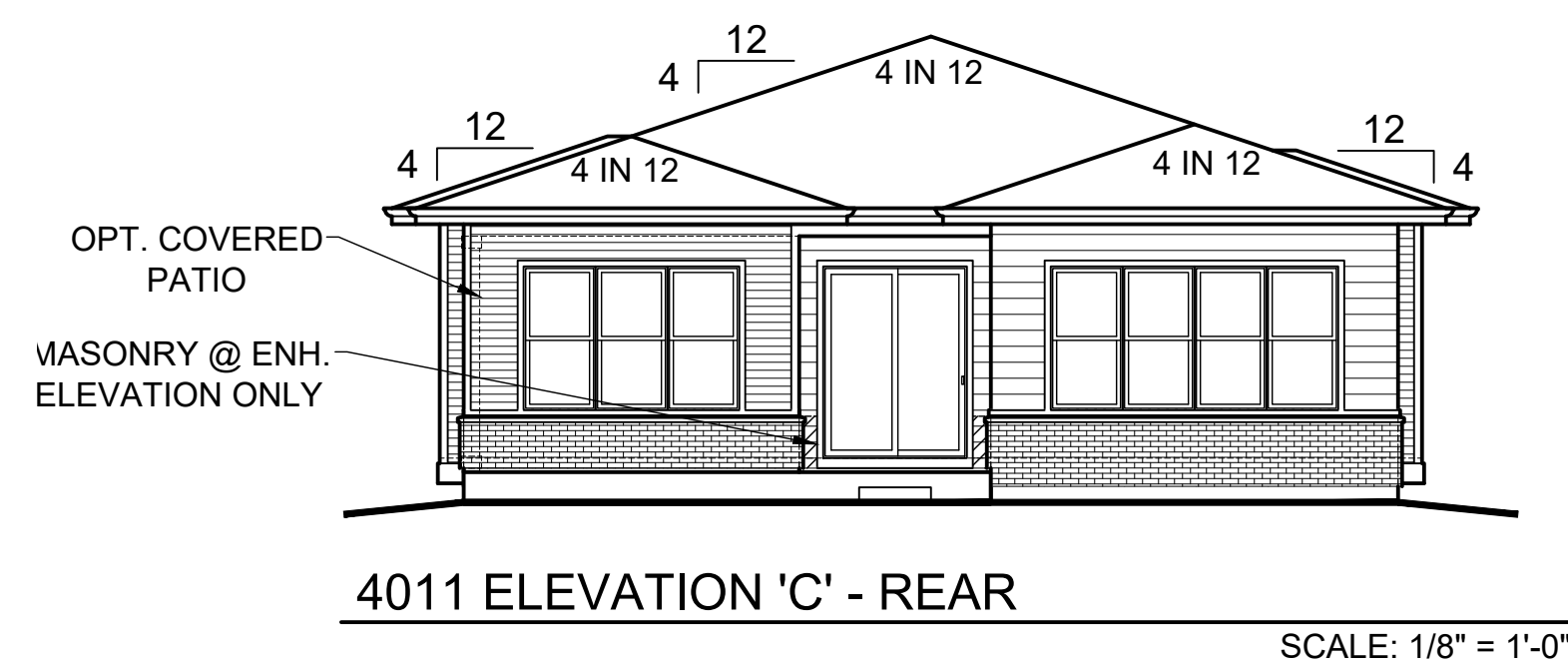
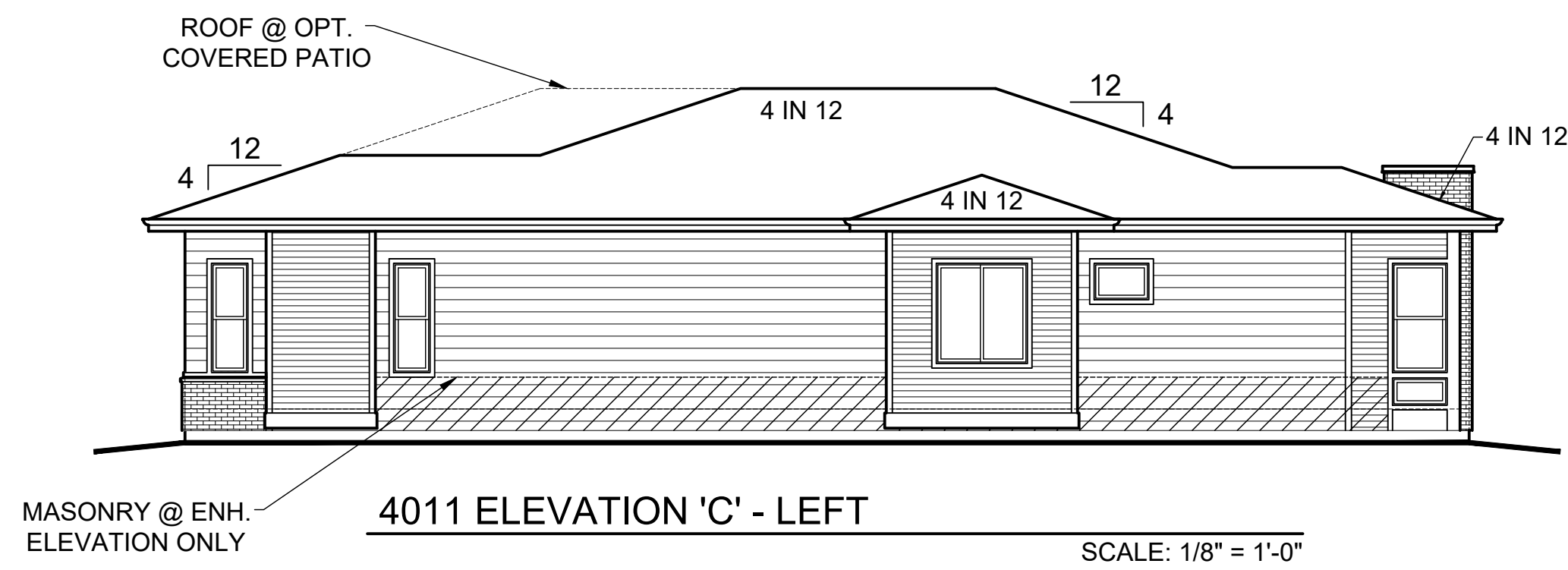


4011 ELEVATION 'B' - RIGHT WALKOUT
 SCALE: 1/8" = 1'-0"

Revision NO. / Date:

4011 - 'B'
 WALKOUT
 ELEVATIONS

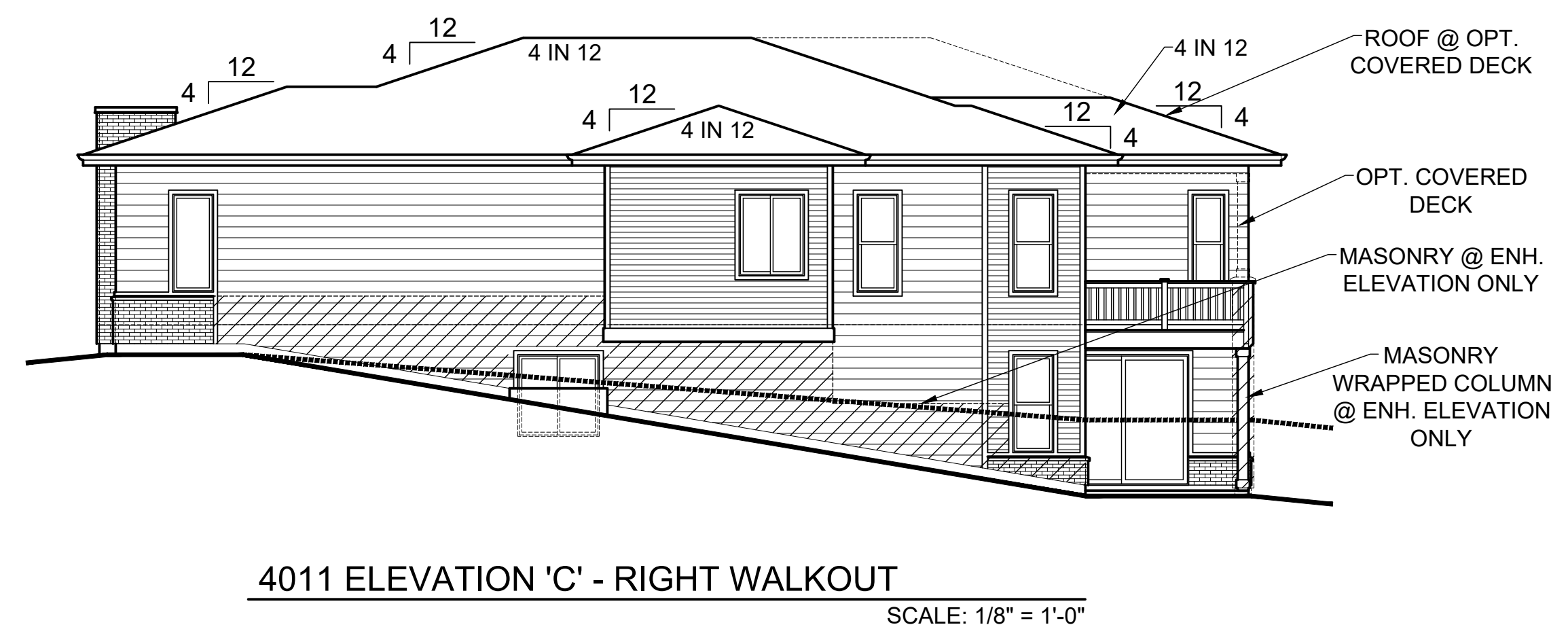
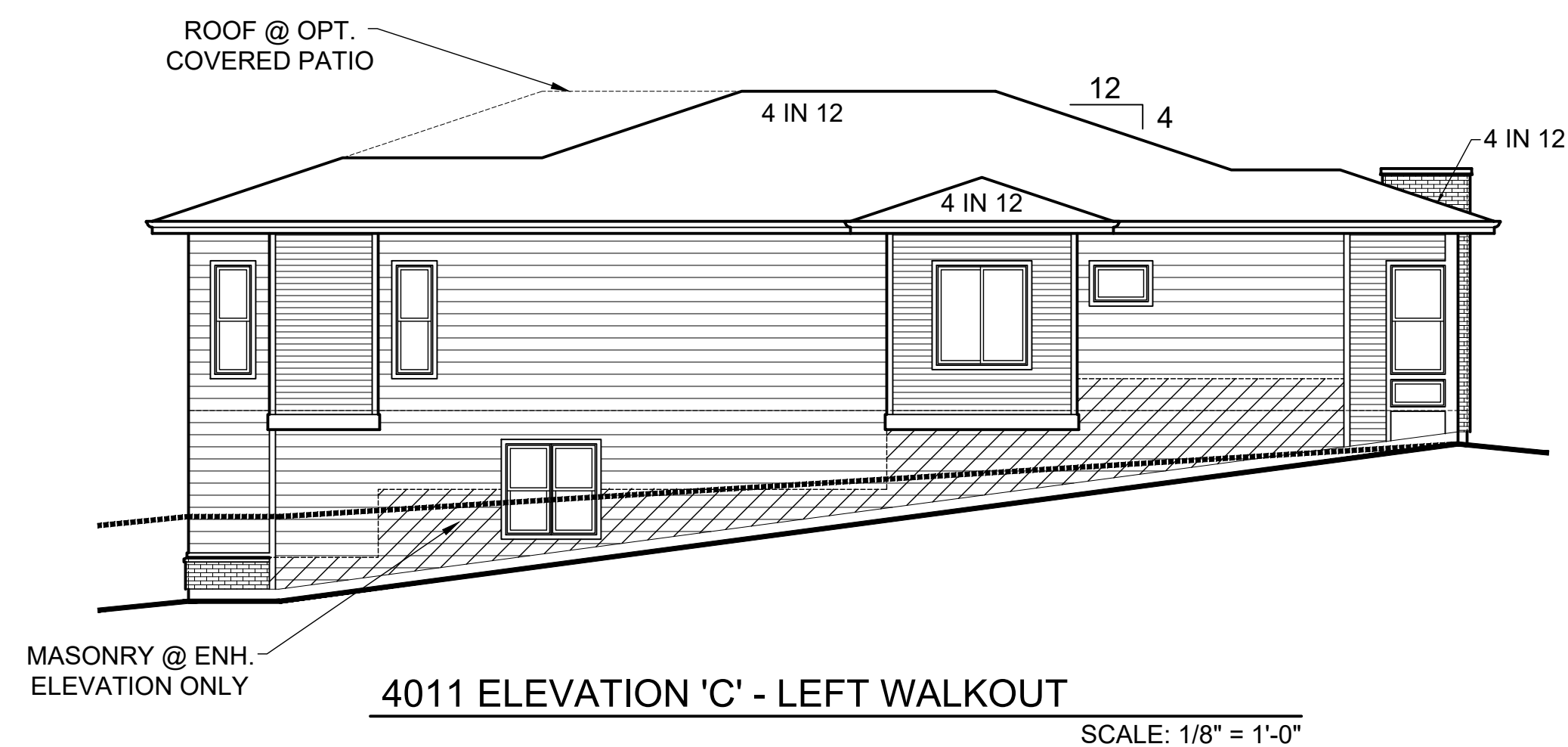
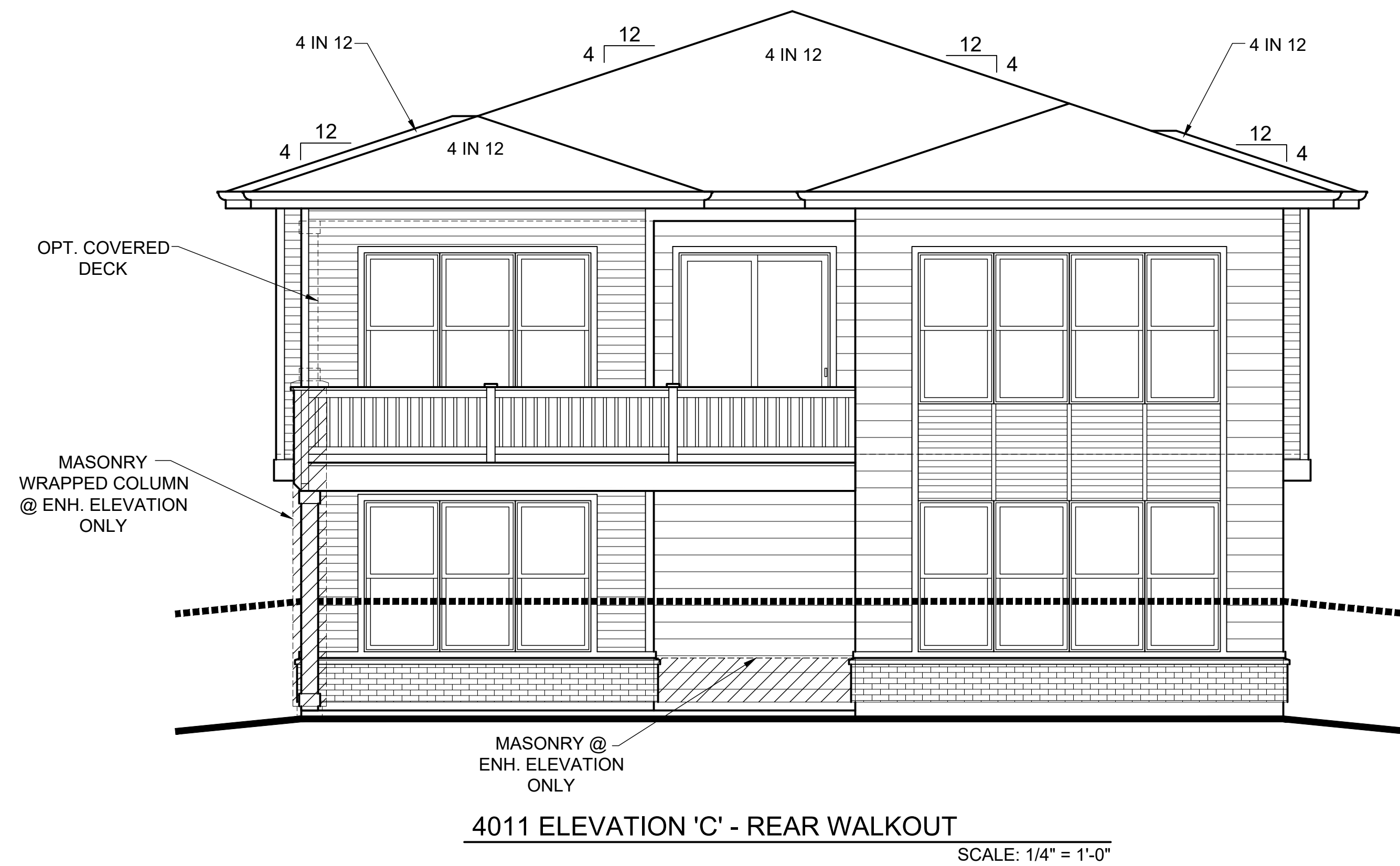
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
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SEMPER GARDENS
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 IN THE CITY OF WESTMINSTER
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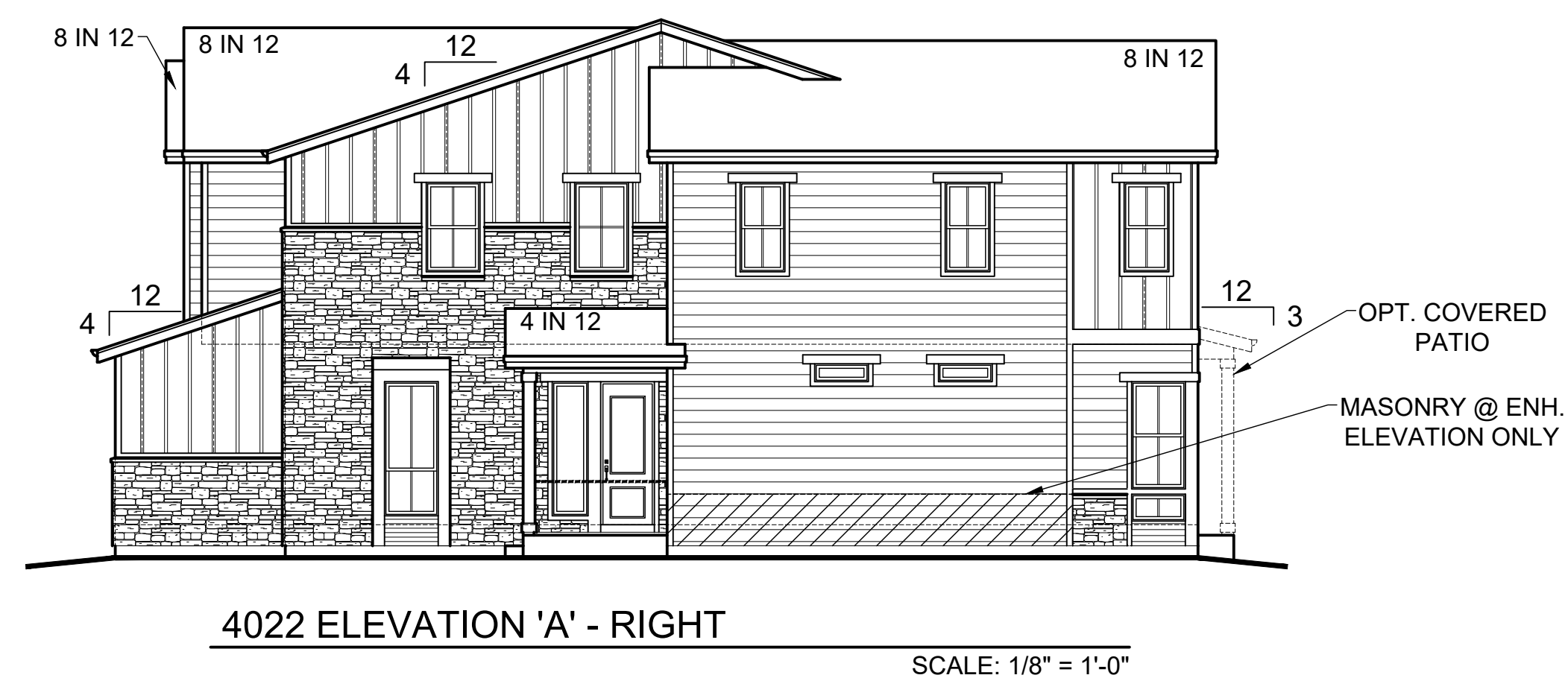
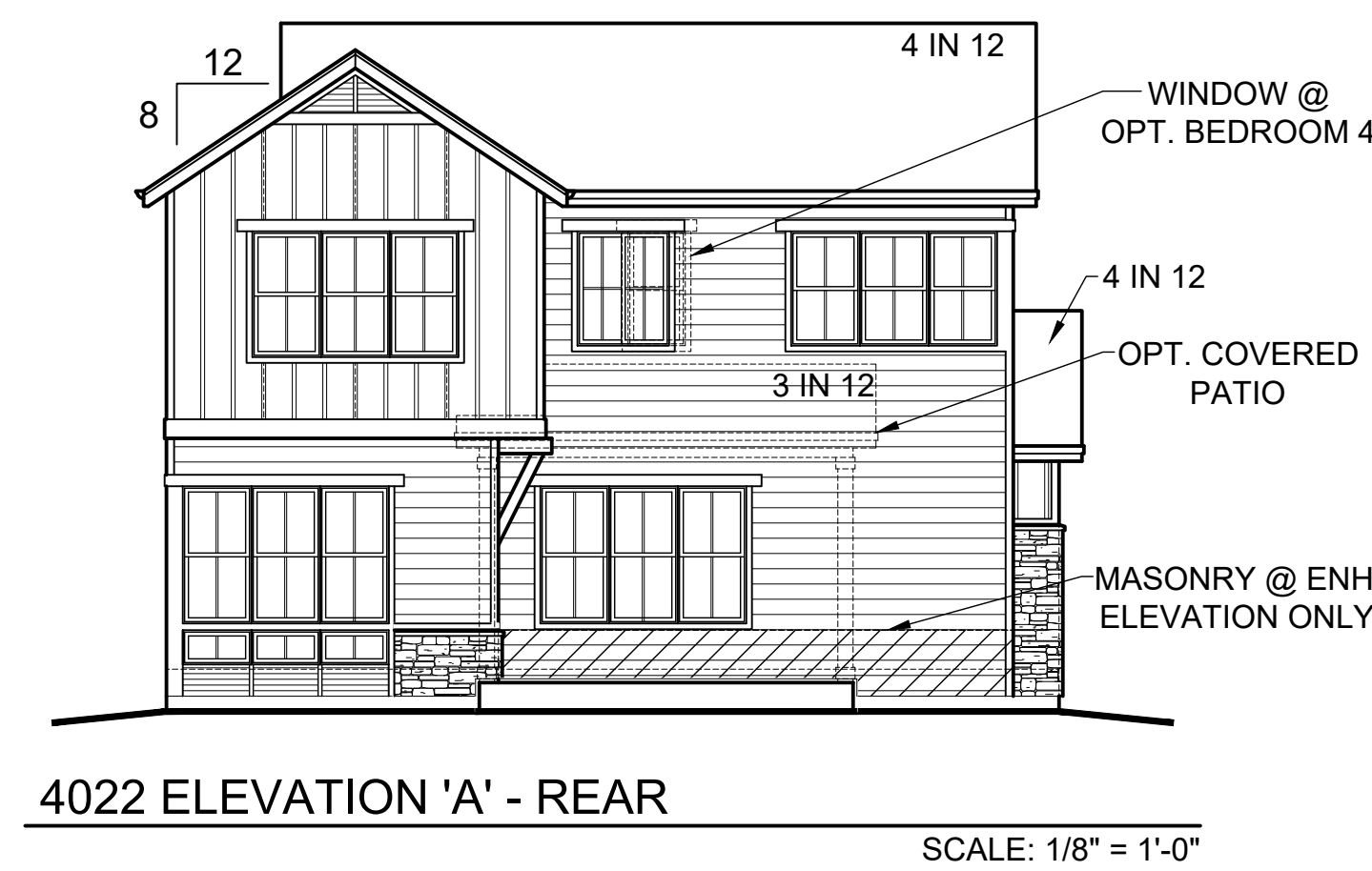
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

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4011 - 'C'
 WALKOUT
 ELEVATIONS



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SEMPER GARDENS
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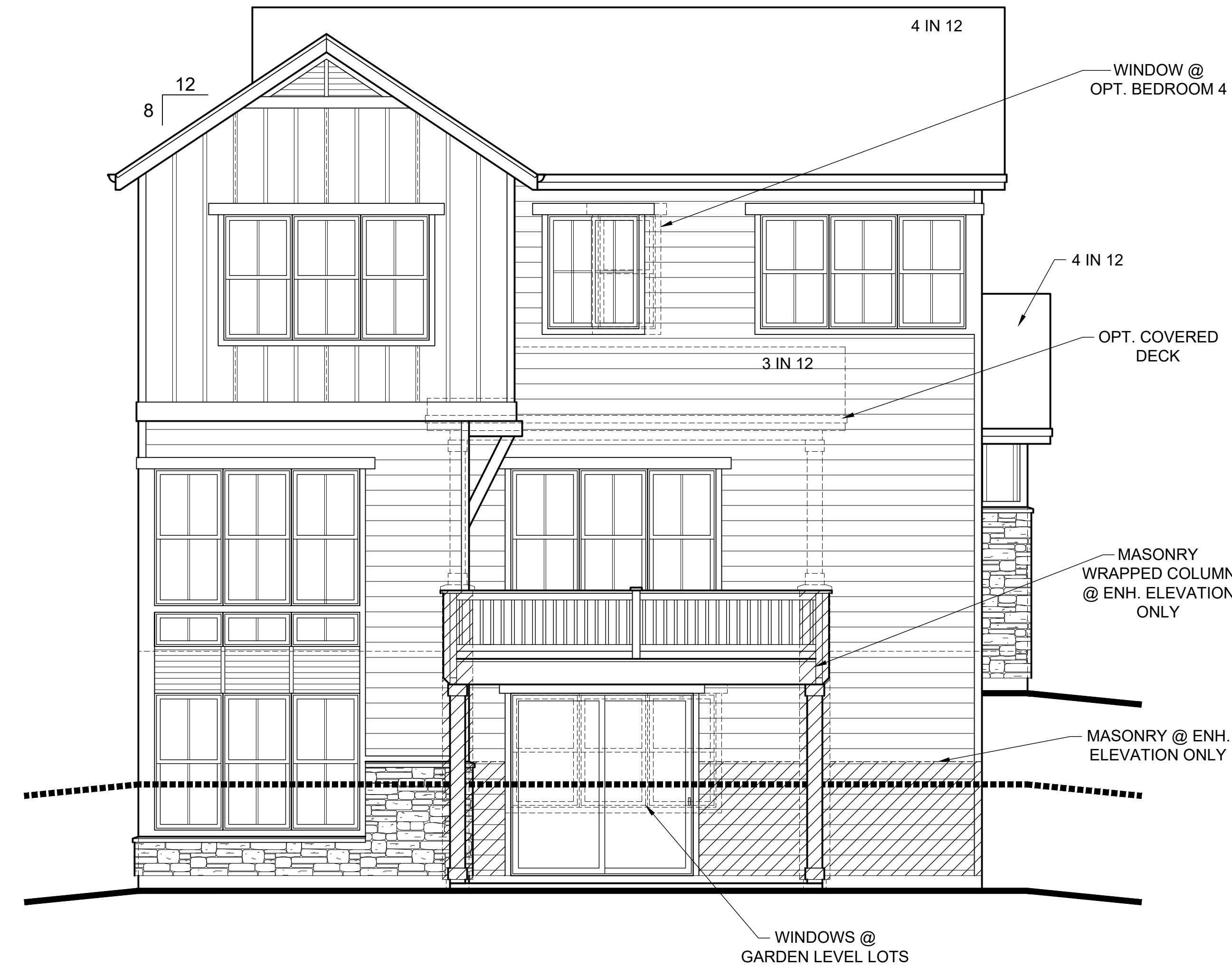


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SEMPER GARDENS
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SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN



4022 ELEVATION 'A' - REAR WALKOUT
 SCALE: 1/4" = 1'-0"



4022 ELEVATION 'A' - LEFT WALKOUT
 SCALE: 1/8" = 1'-0"

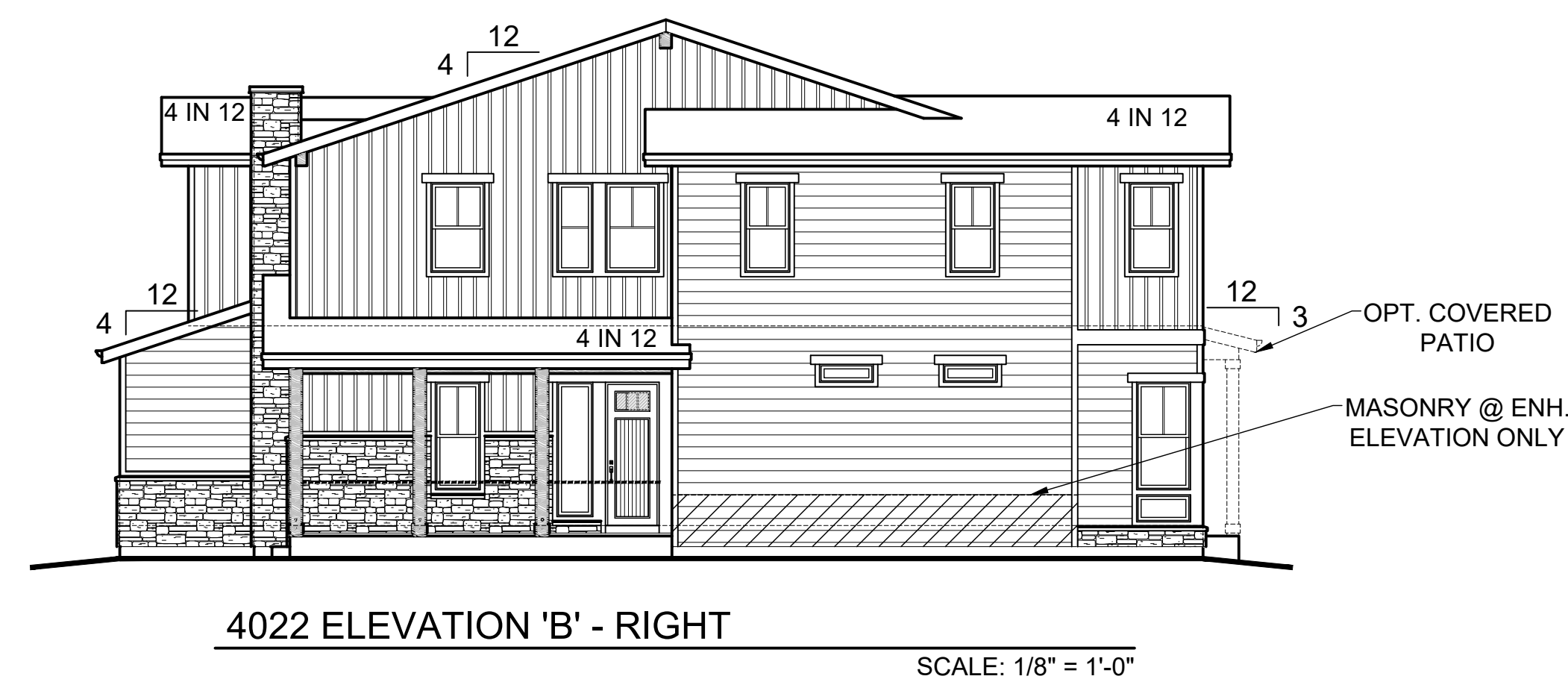
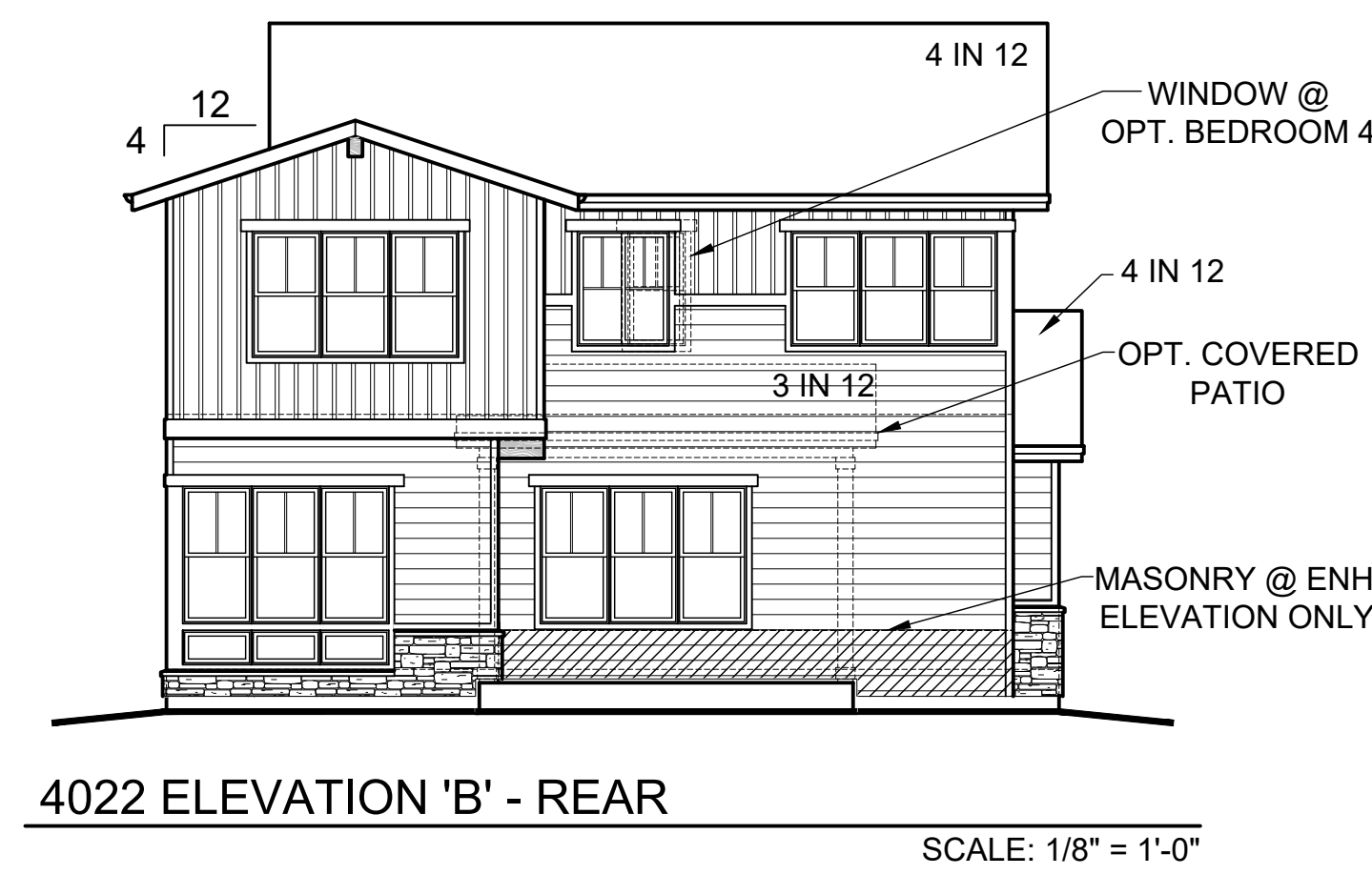


4022 ELEVATION 'A' - RIGHT WALKOUT
 SCALE: 1/8" = 1'-0"

Revision NO. / Date:	

4022 - 'A'
 WALKOUT
 ELEVATIONS

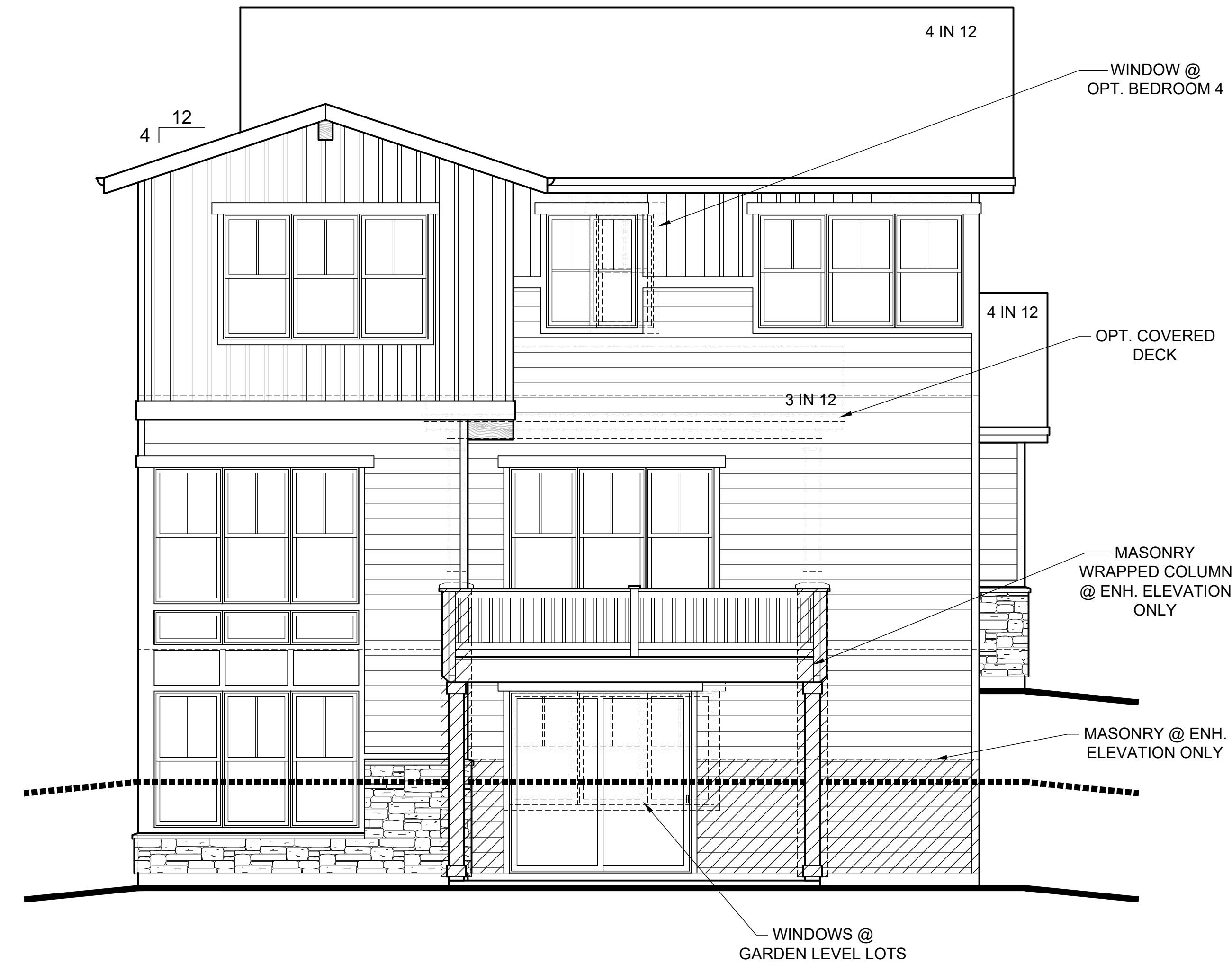
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
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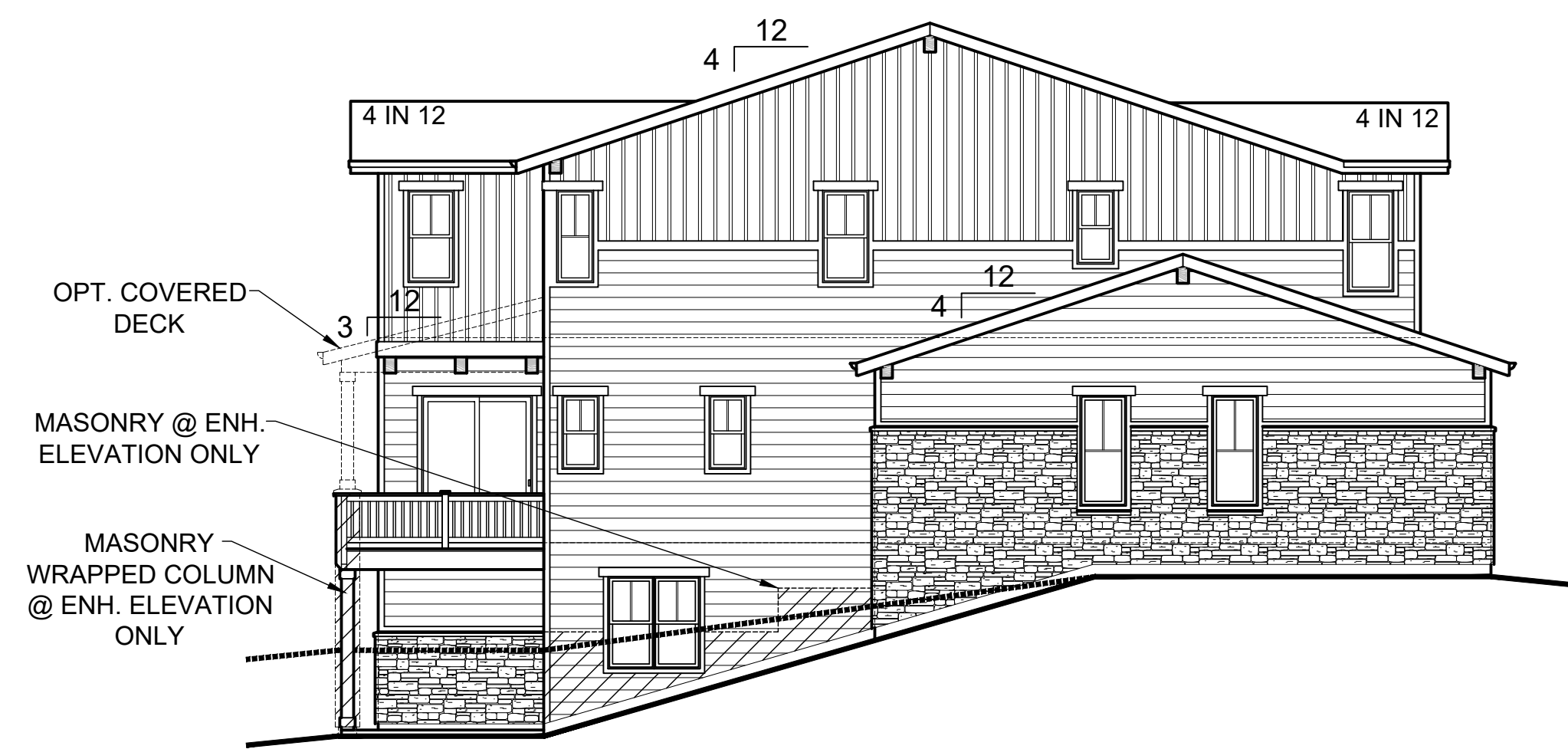
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:			

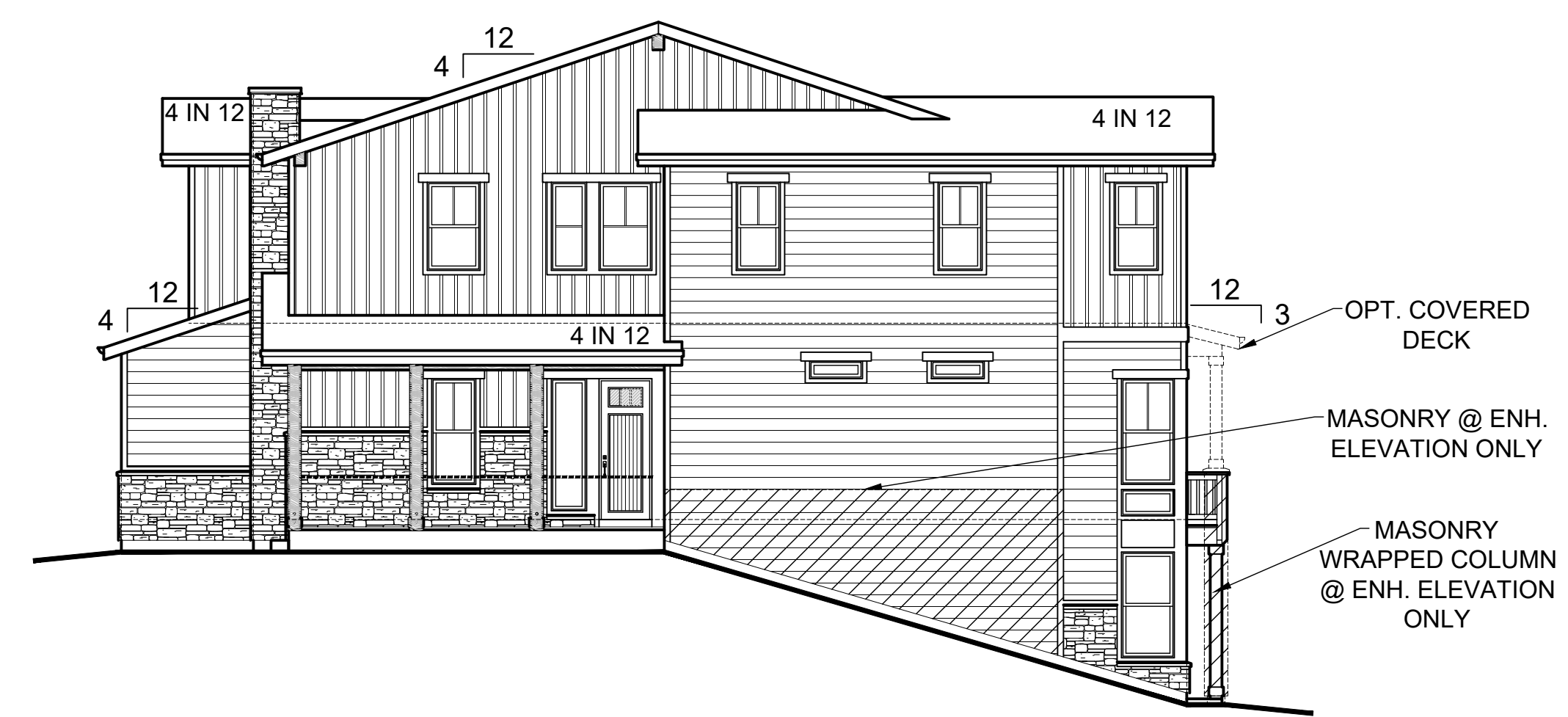
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
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4022 ELEVATION 'B' - REAR WALKOUT
 SCALE: 1/4" = 1'-0"



4022 ELEVATION 'B' - LEFT WALKOUT
 SCALE: 1/8" = 1'-0"



4022 ELEVATION 'B' - RIGHT WALKOUT
 SCALE: 1/8" = 1'-0"

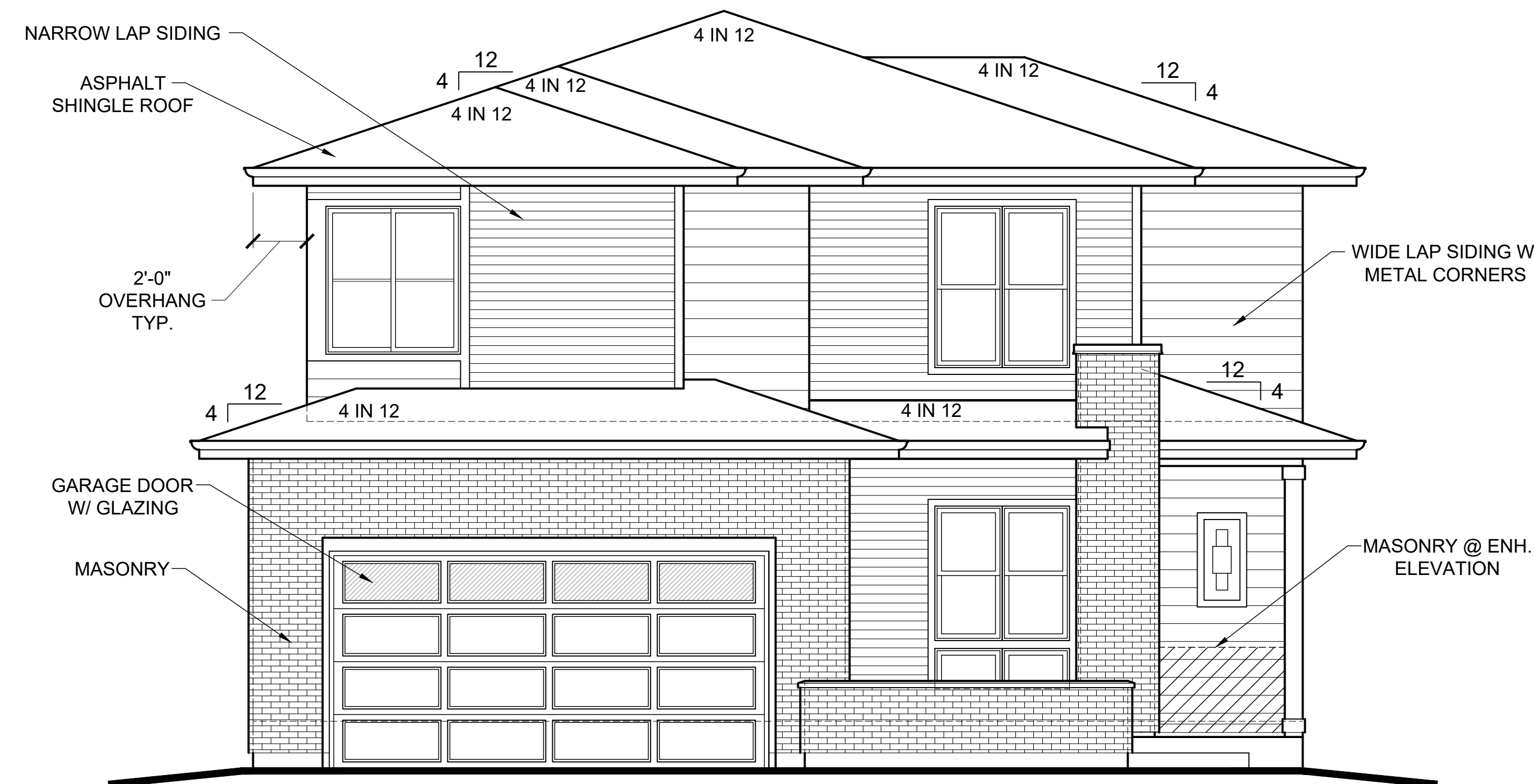
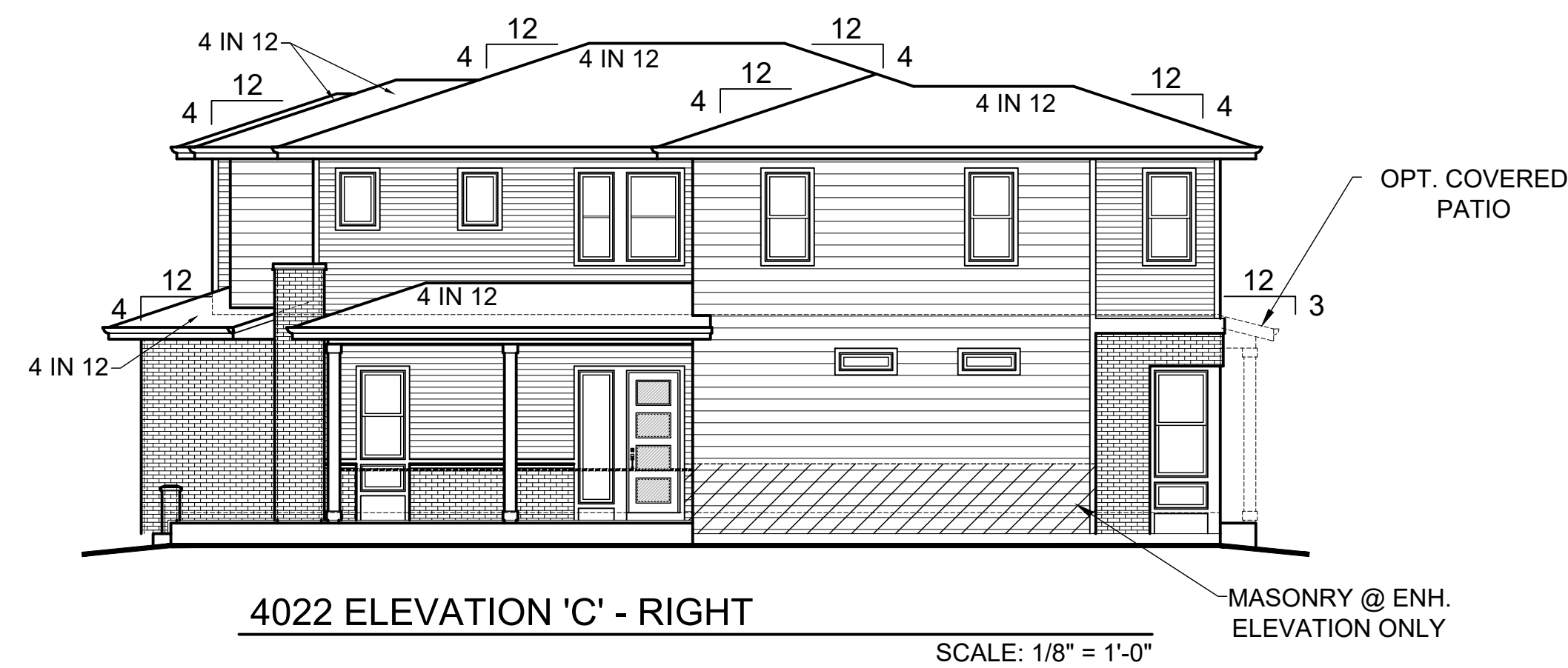
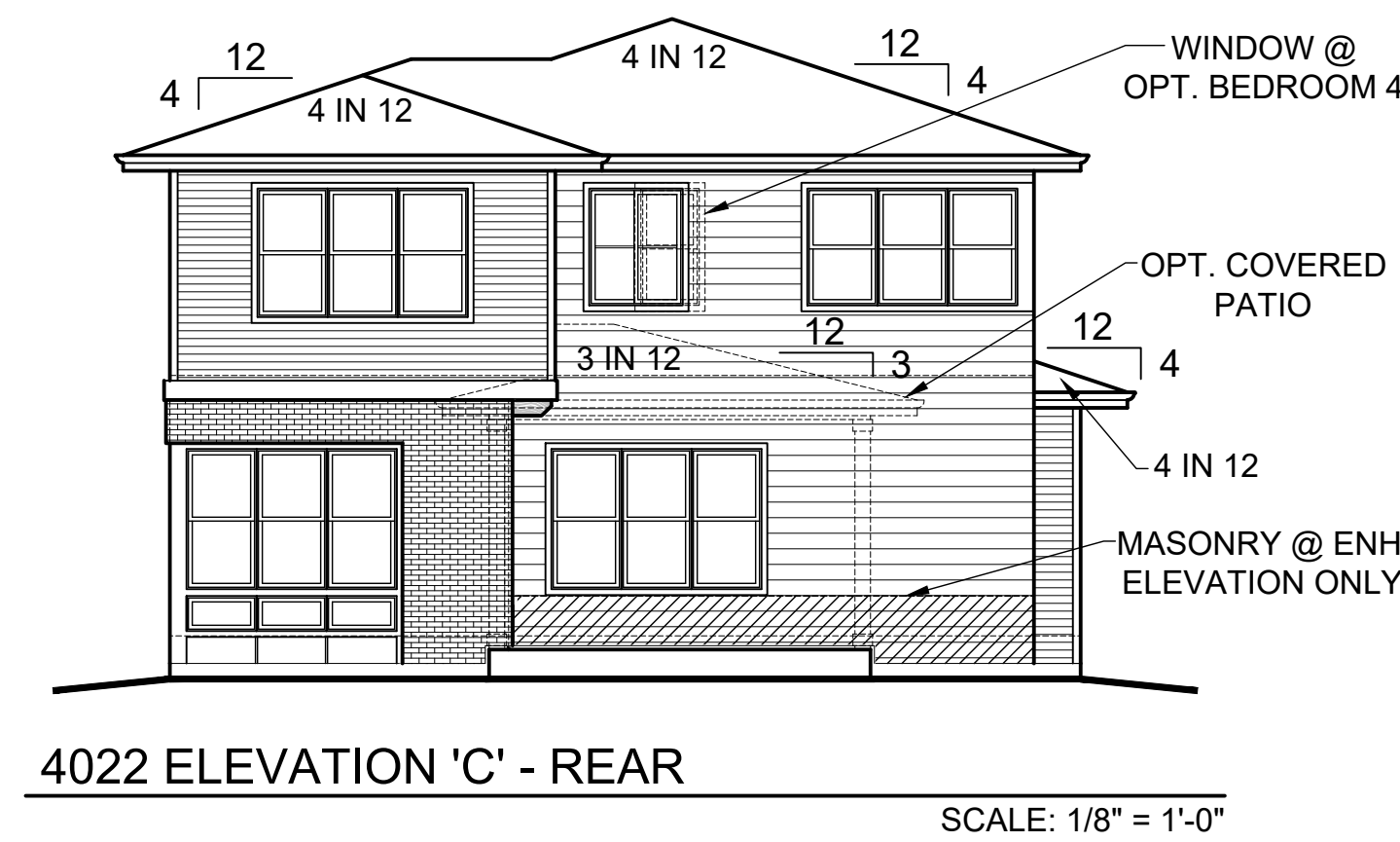
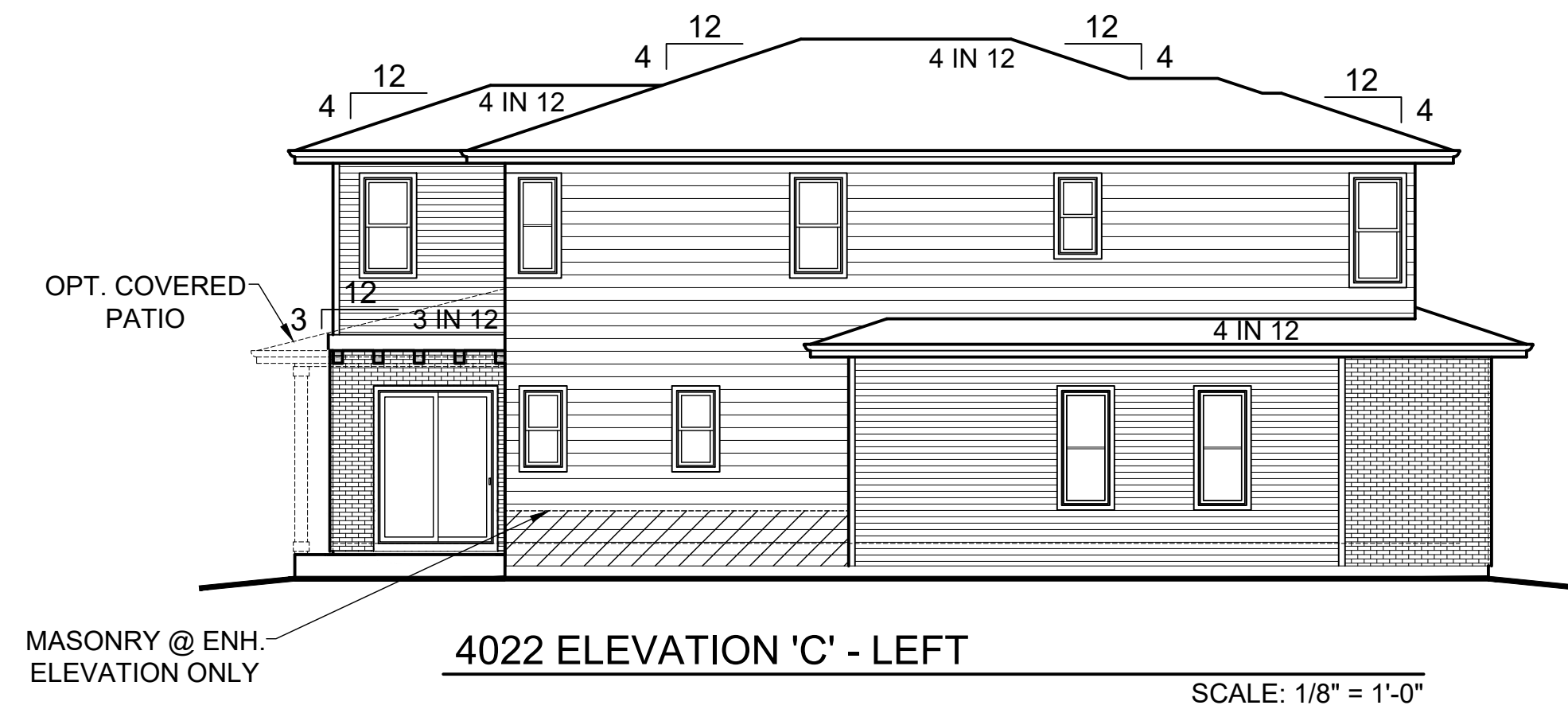
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

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4022 - 'B'
 WALKOUT
 ELEVATIONS



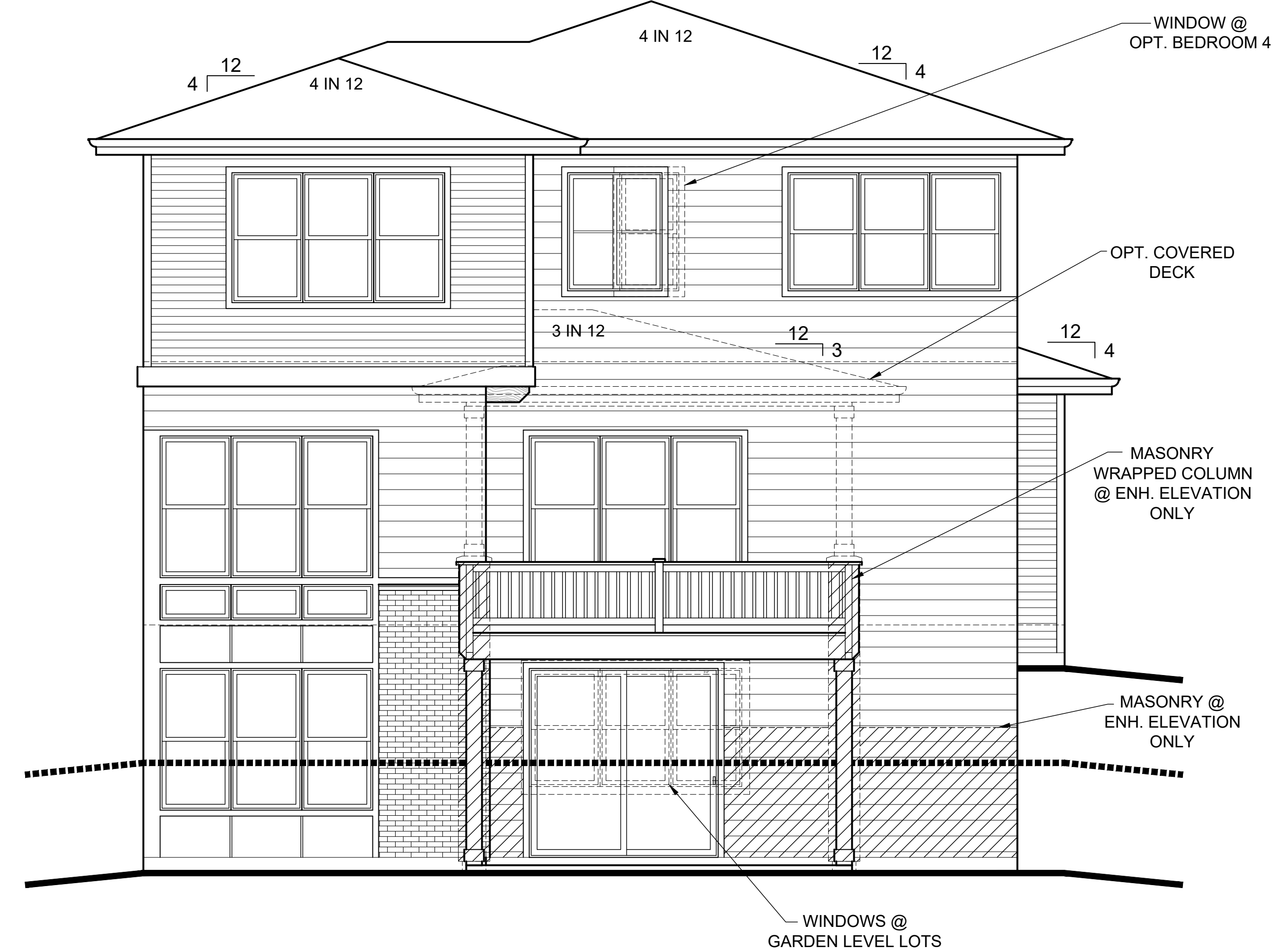
OFFICIAL DEVELOPMENT PLAN
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SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

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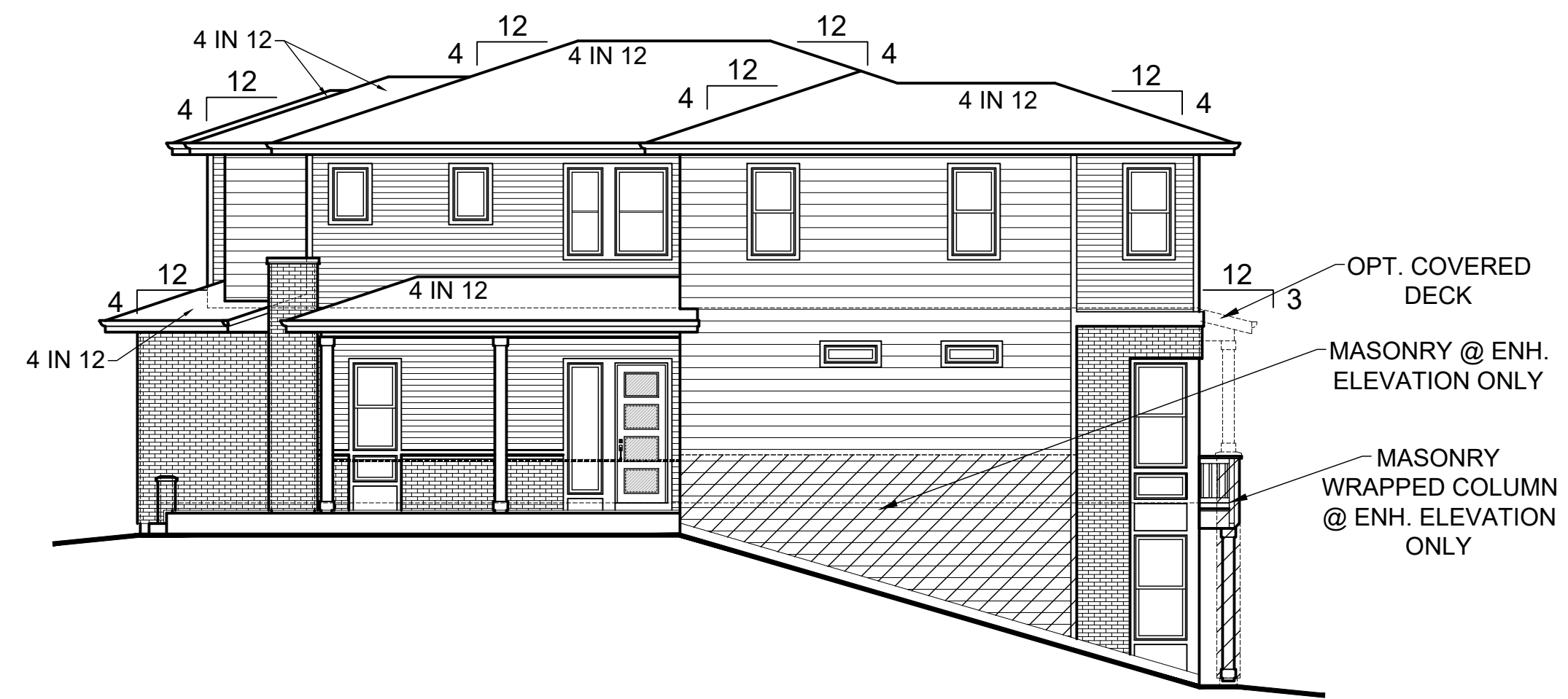
OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
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4022 ELEVATION 'C' - REAR WALKOUT
SCALE: 1/4" = 1'-0"



4022 ELEVATION 'C' - LEFT WALKOUT
SCALE: 1/8" = 1'-0"

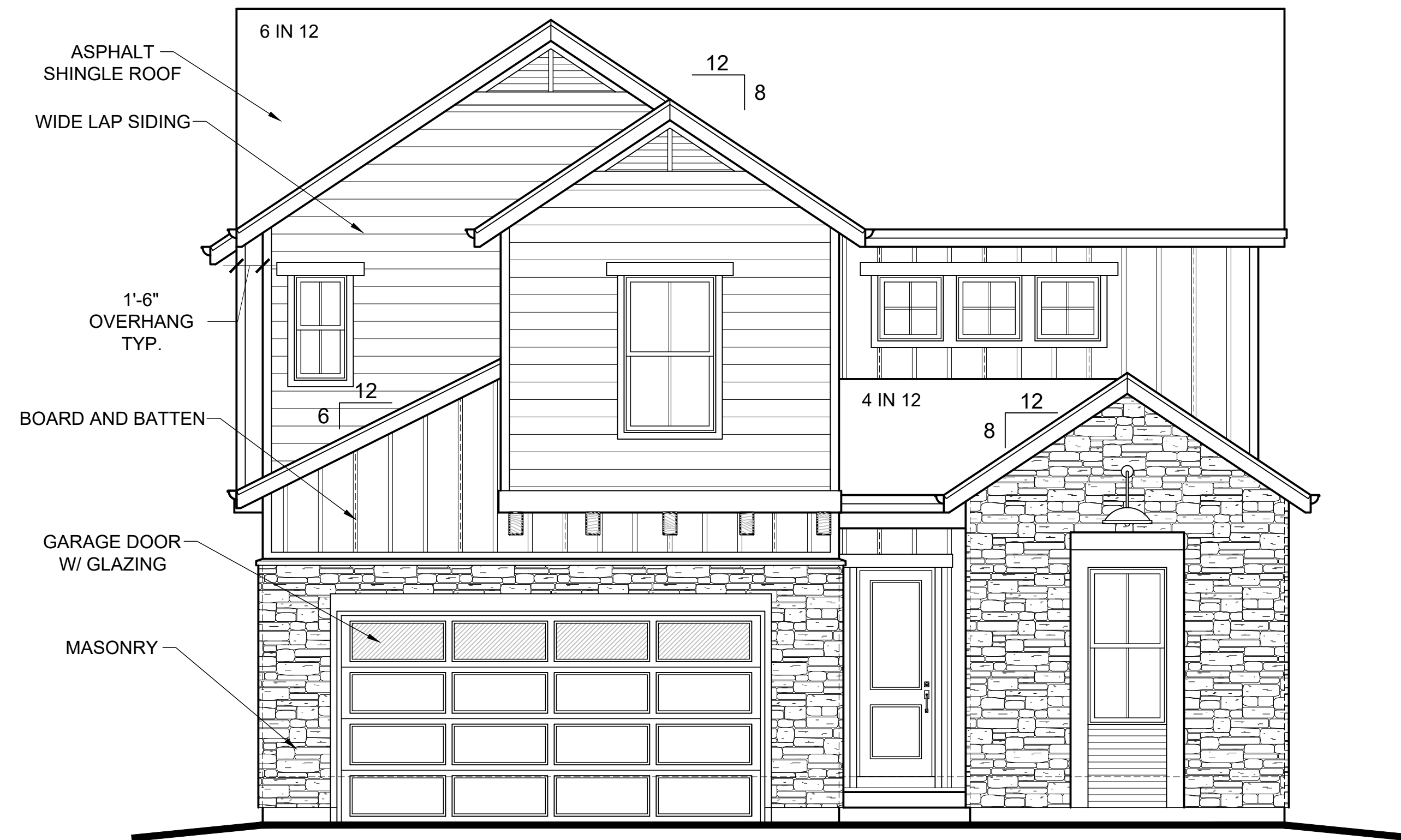
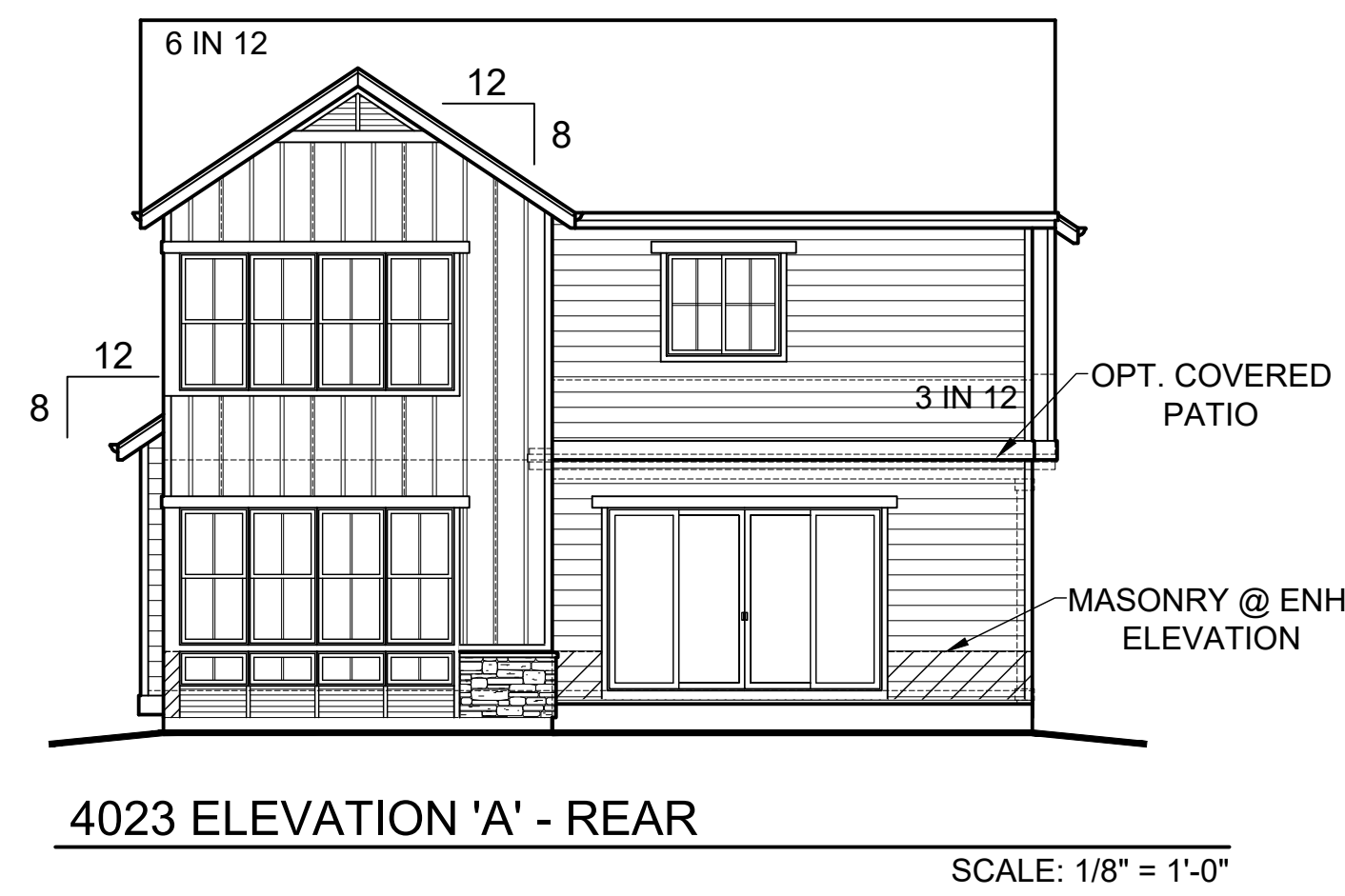
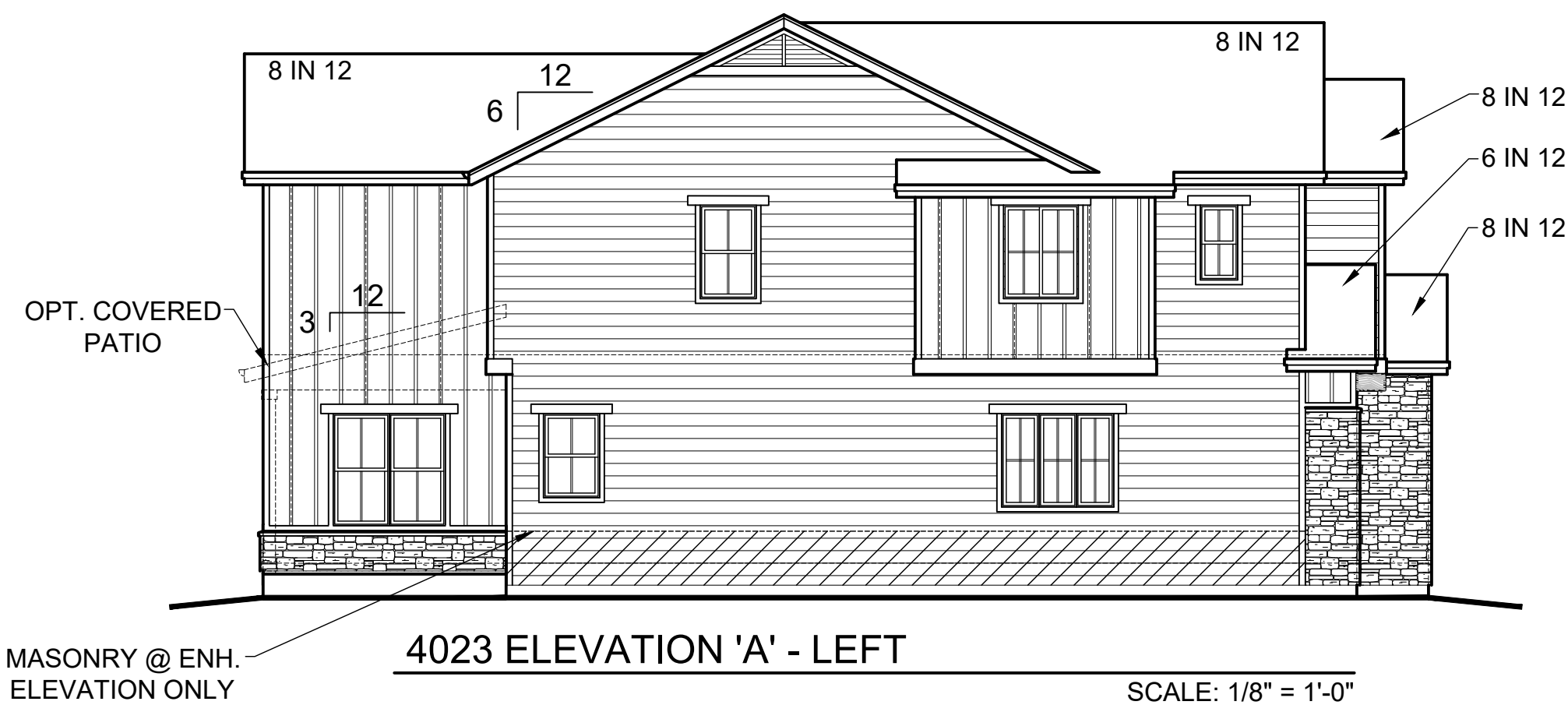


4022 ELEVATION 'C' - RIGHT WALKOUT
SCALE: 1/8" = 1'-0"

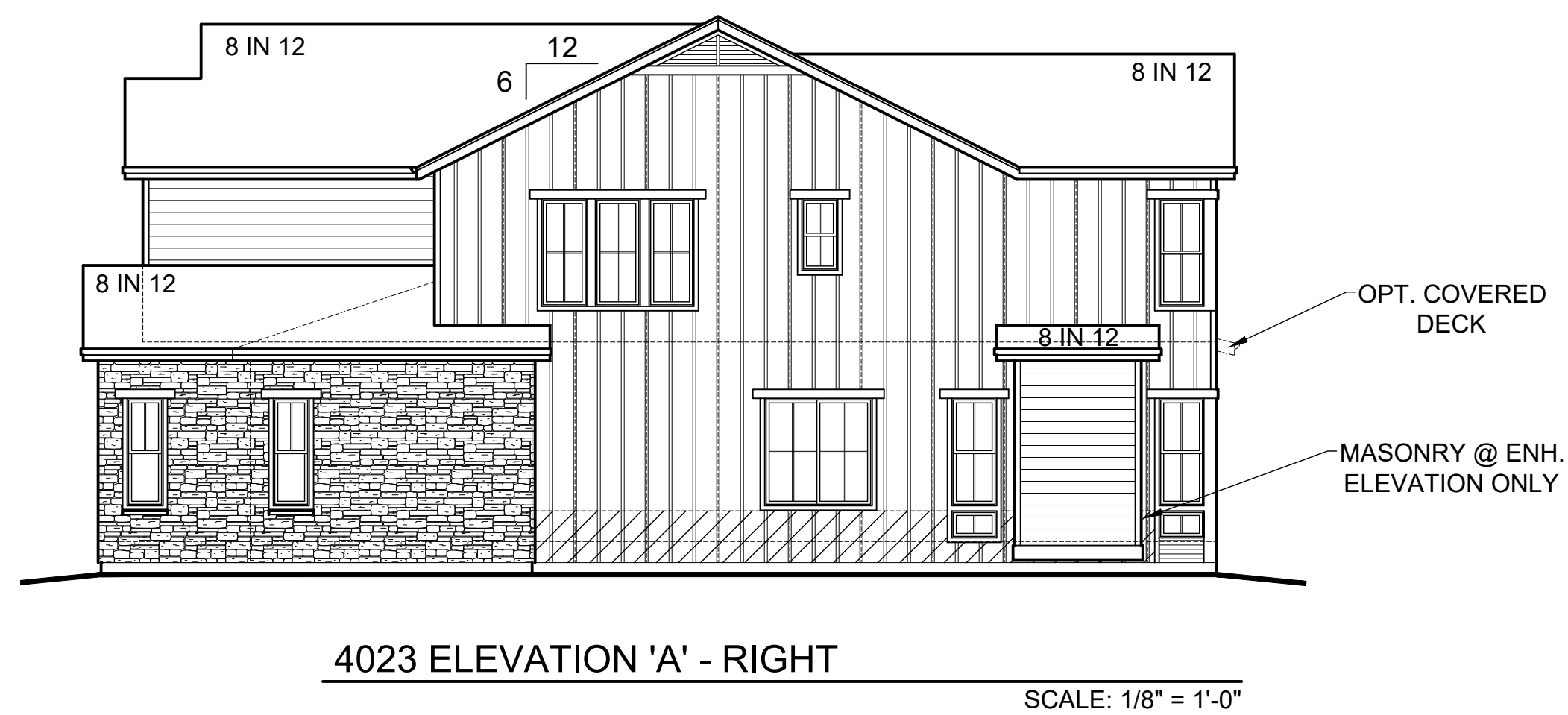
Revision NO. / Date:

4022 - 'C'
WALKOUT
ELEVATIONS

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SEMPER GARDENS
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4023 ELEVATION 'A' - FRONT
 31% MASONRY PROVIDED AT FRONT



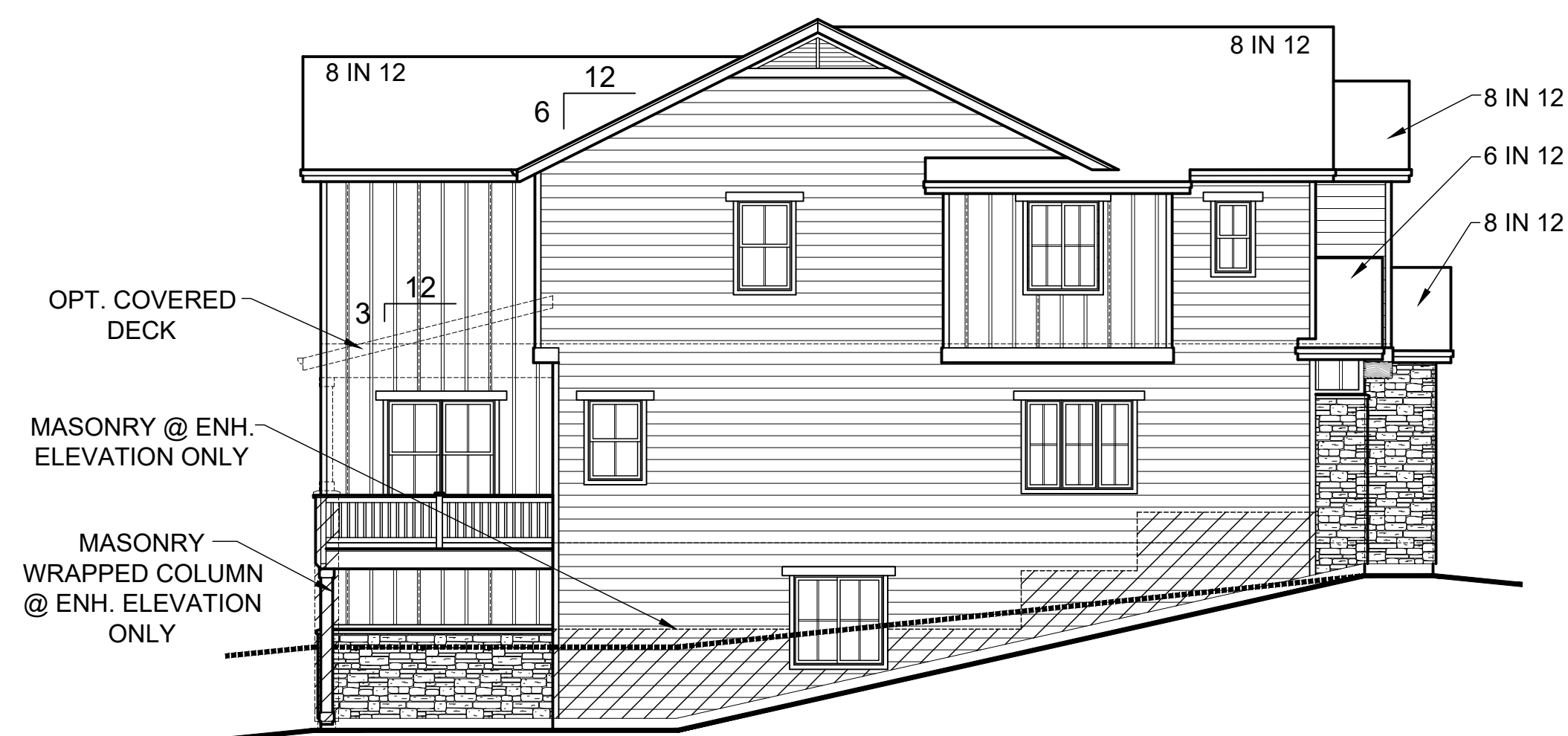
SEMPER GARDENS
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SEMPER GARDENS
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4023 ELEVATION 'A' - REAR WALKOUT
 SCALE: 1/4" = 1'-0"



4023 ELEVATION 'A' - LEFT WALKOUT
 SCALE: 1/8" = 1'-0"



4023 ELEVATION 'A' - RIGHT WALKOUT
 SCALE: 1/8" = 1'-0"

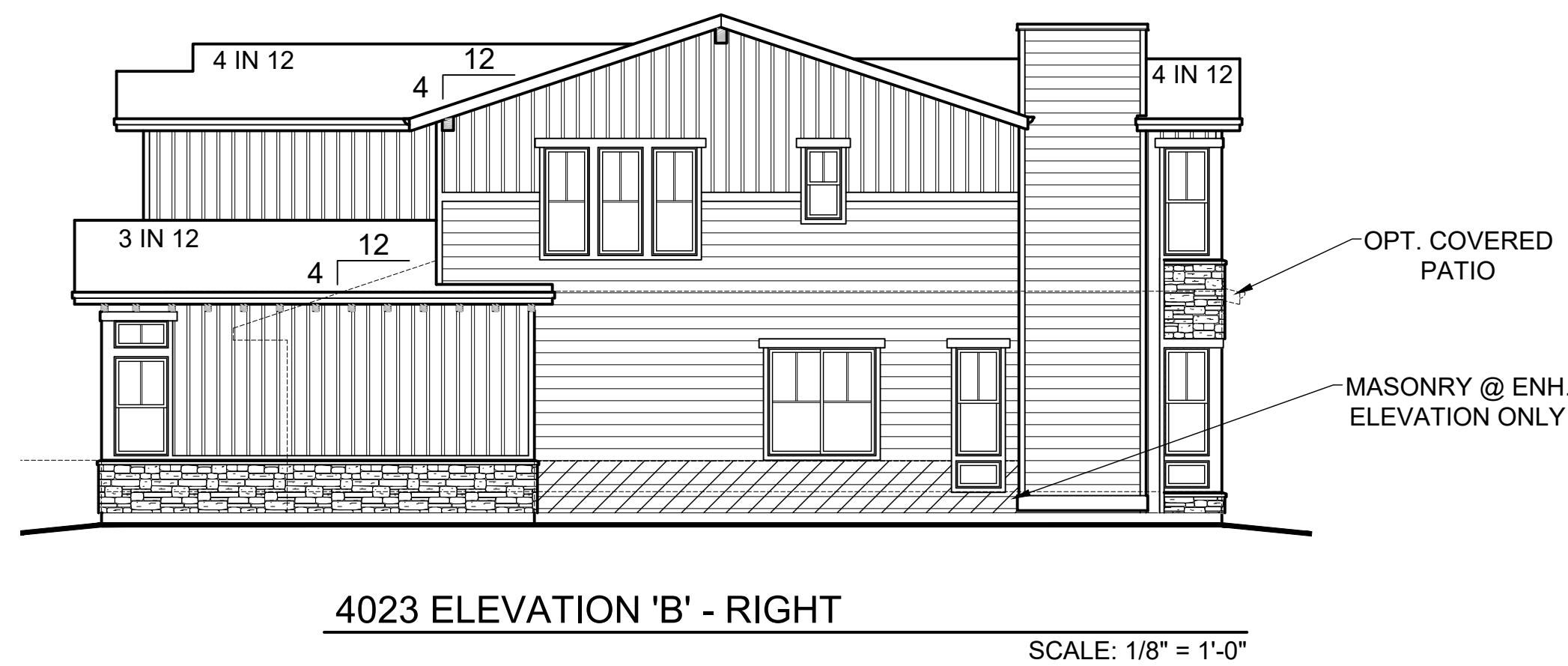
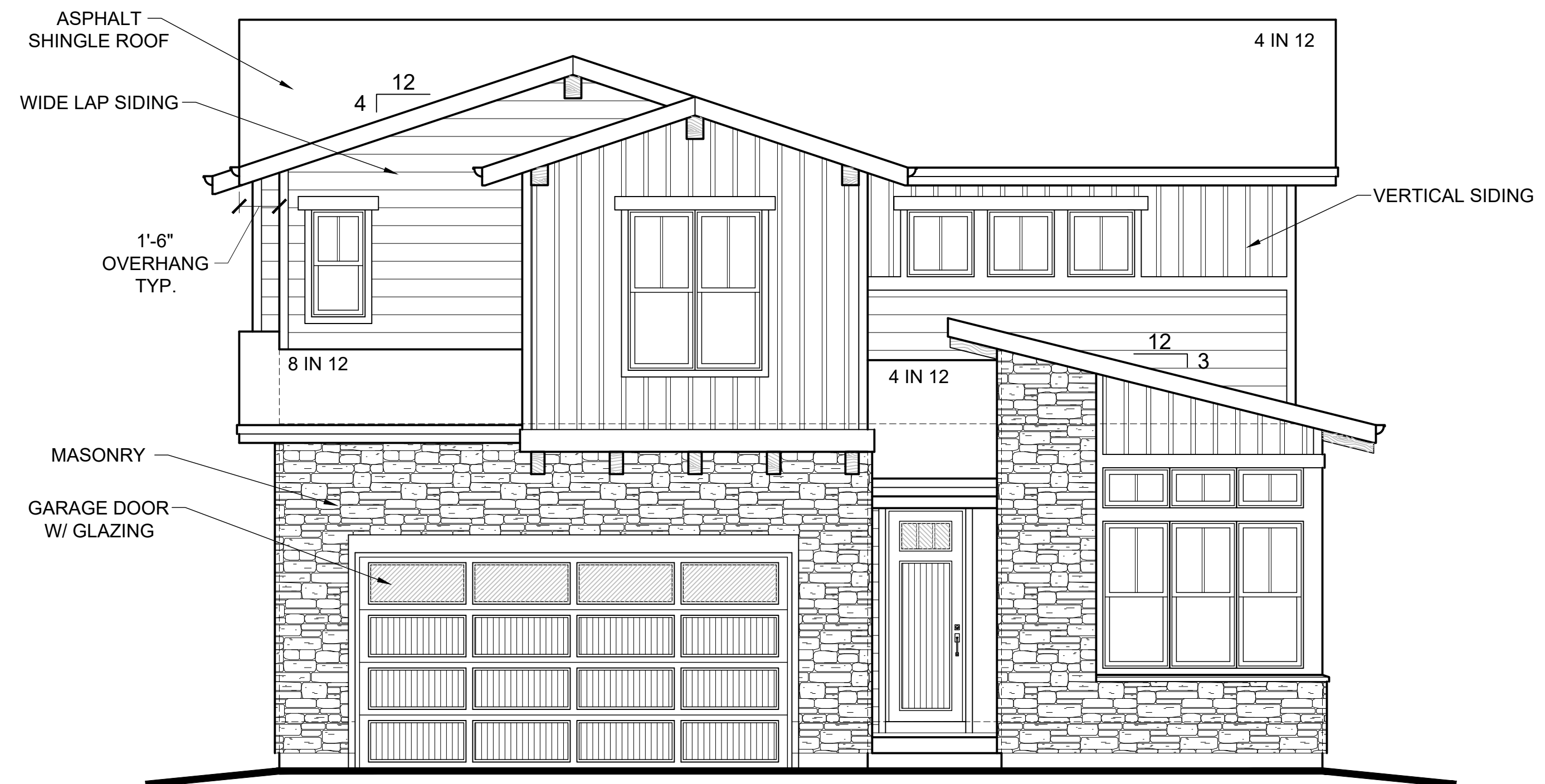
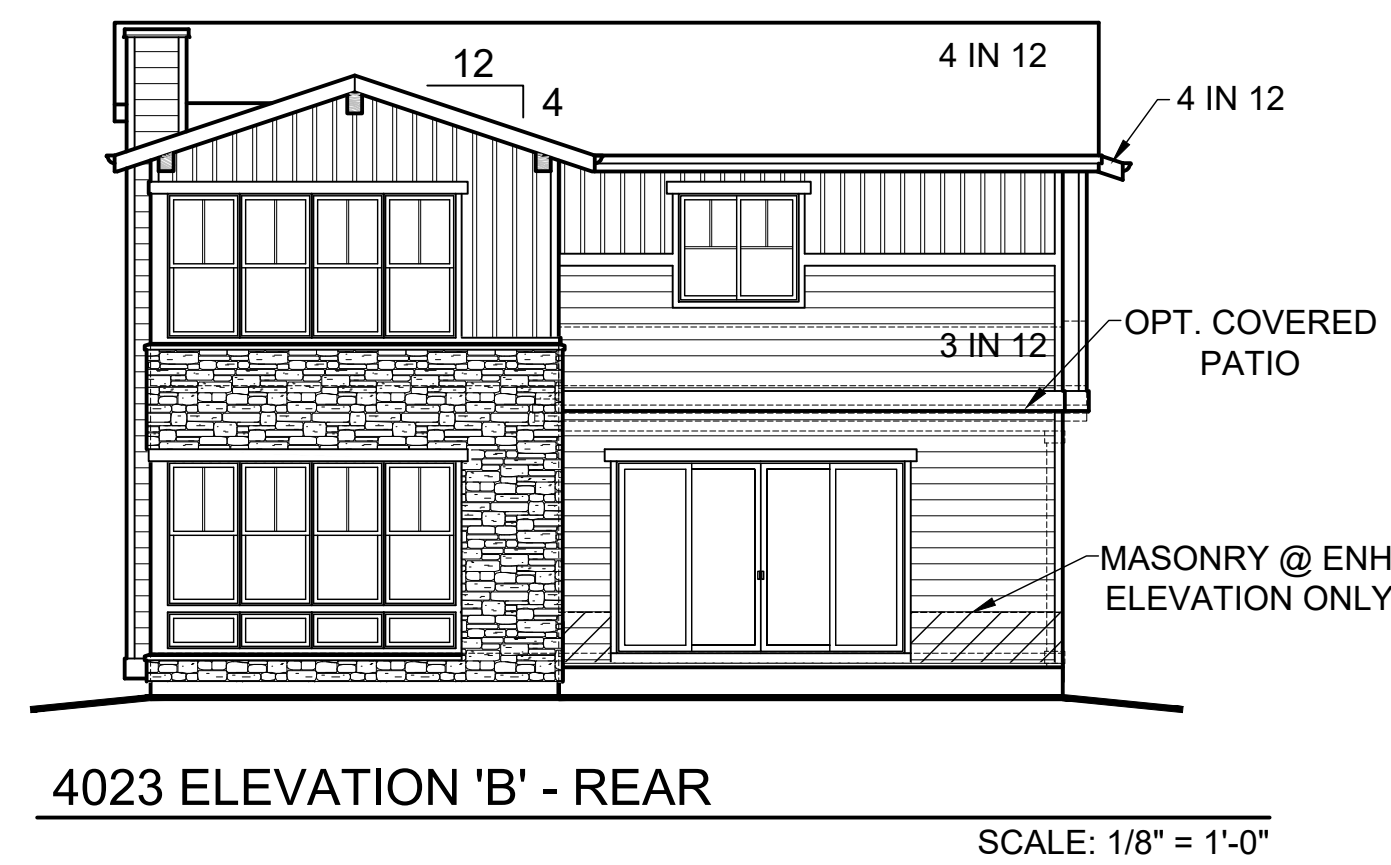
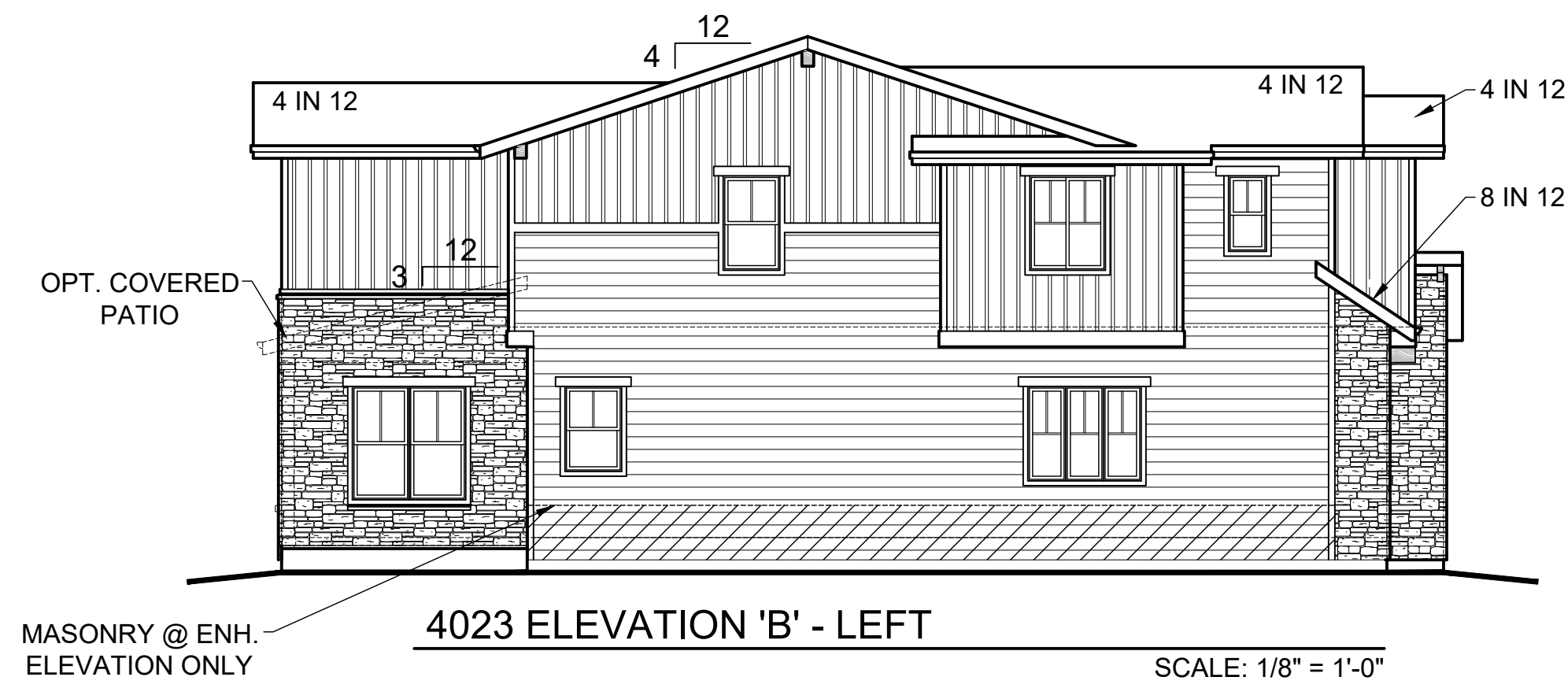
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

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4023 - 'A'
 WALKOUT
 ELEVATIONS

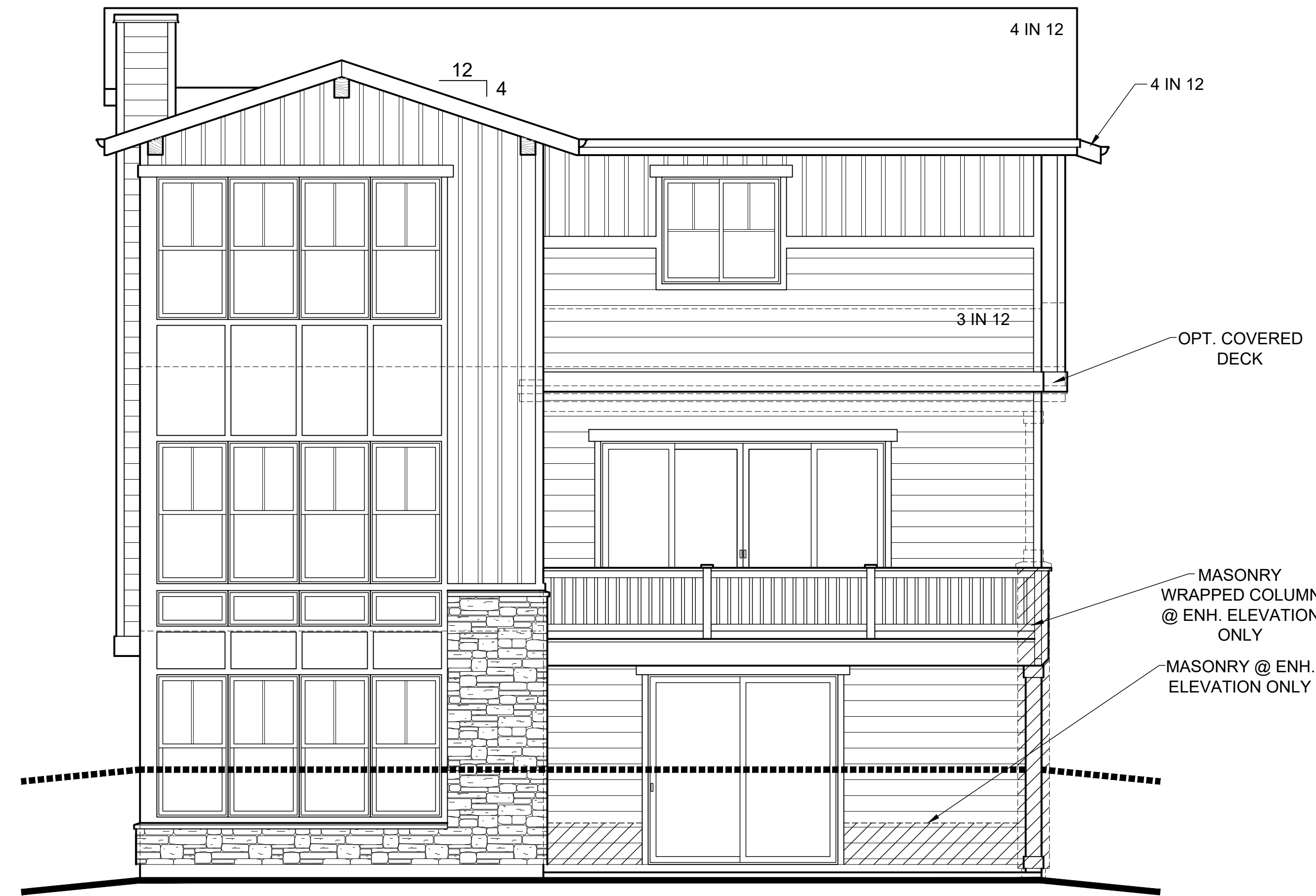


OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
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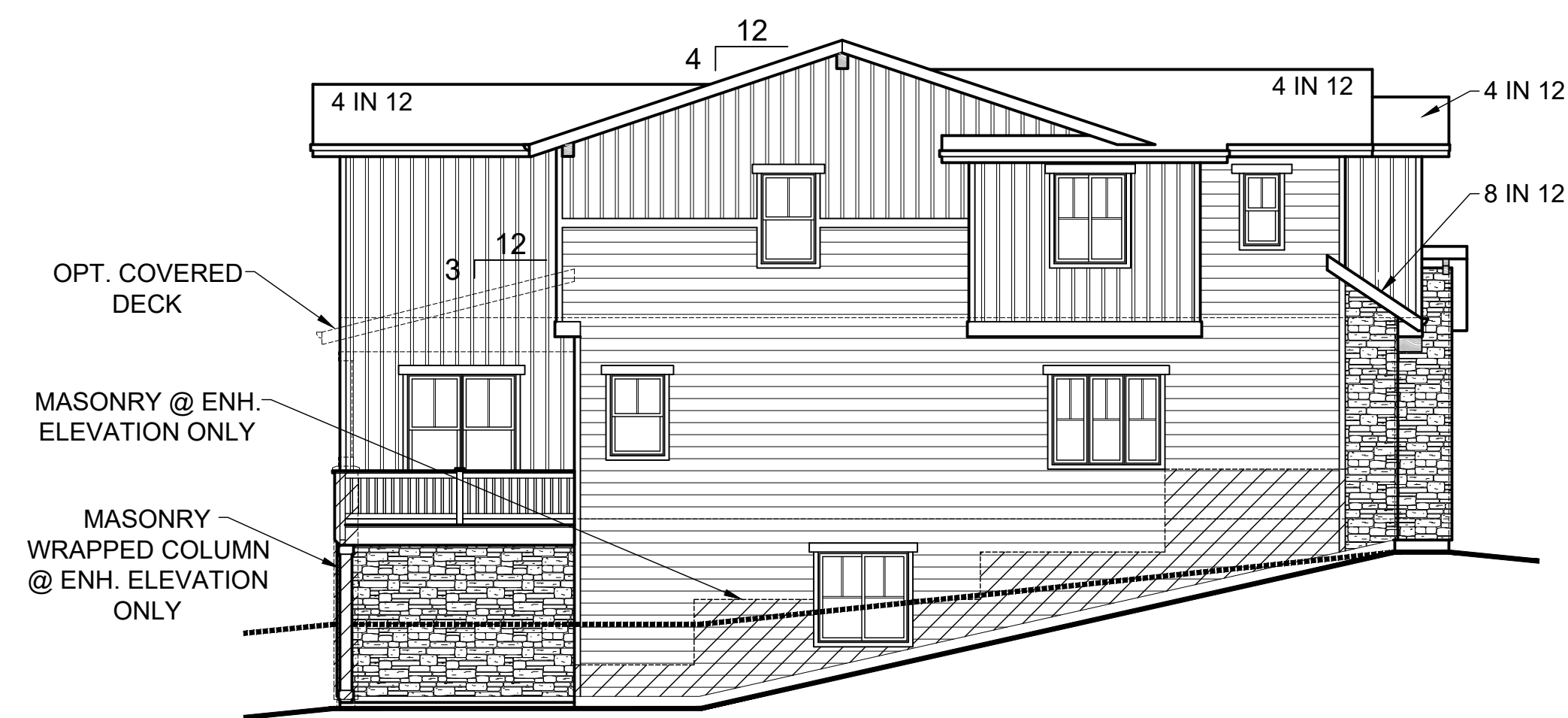


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4023 ELEVATION 'B' - REAR WALKOUT
SCALE: 1/4" = 1'-0"



4023 ELEVATION 'B' - LEFT WALKOUT
SCALE: 1/8" = 1'-0"

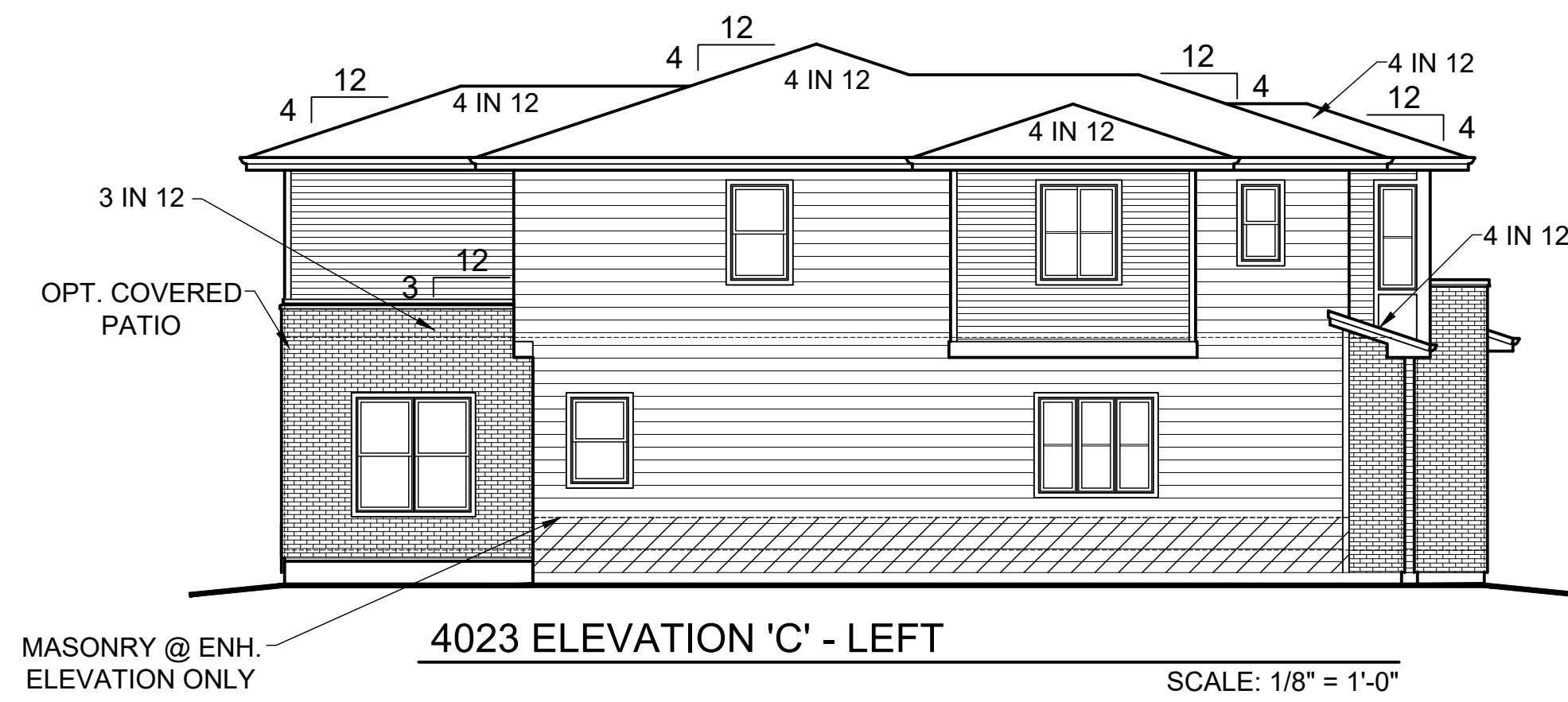


4023 ELEVATION 'B' - RIGHT WALKOUT
SCALE: 1/8" = 1'-0"

Revision NO. / Date:

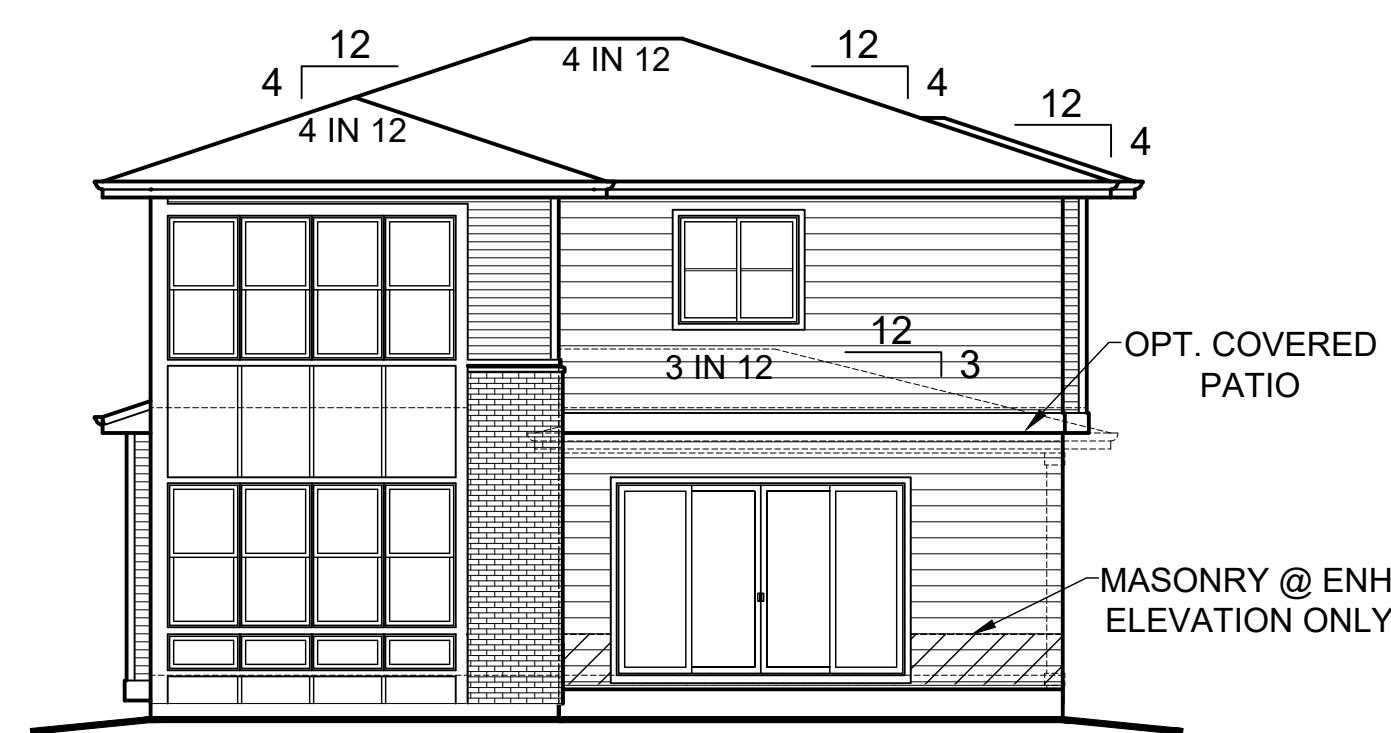
4023 - 'B'
WALKOUT
ELEVATIONS

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SEMPER GARDENS
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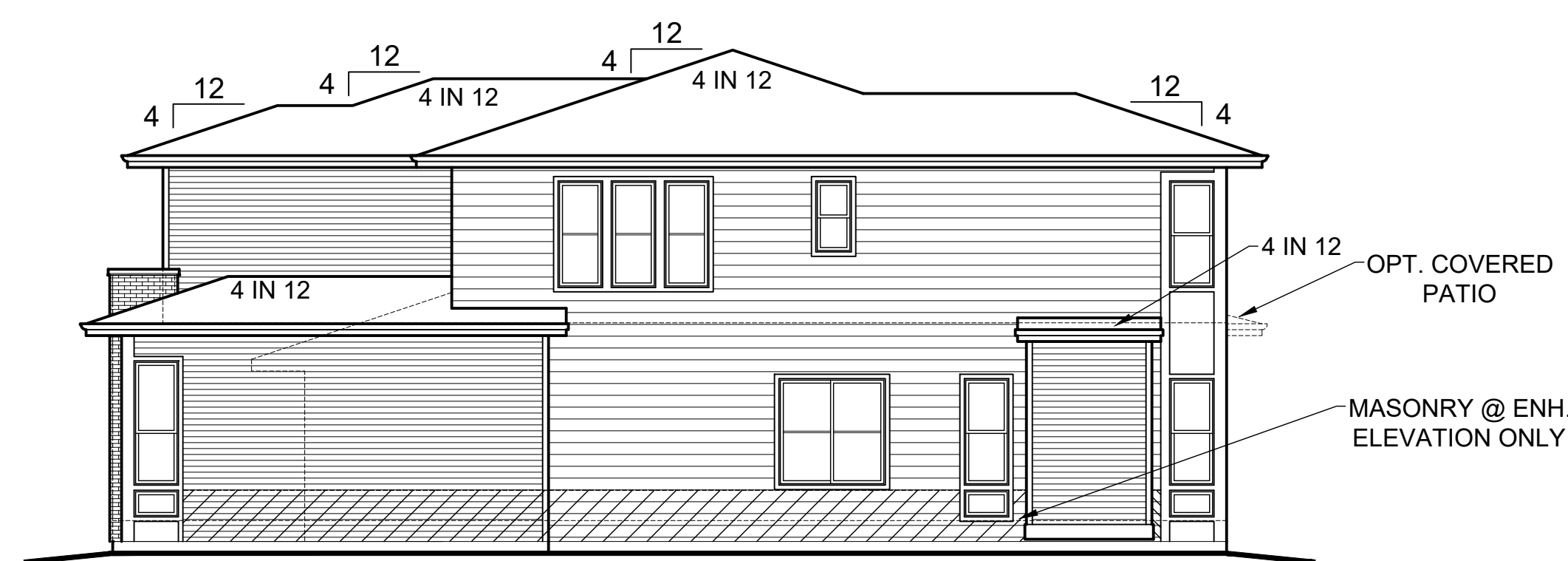
4023 ELEVATION 'C' - LEFT

SCALE: 1/8" = 1'-0"



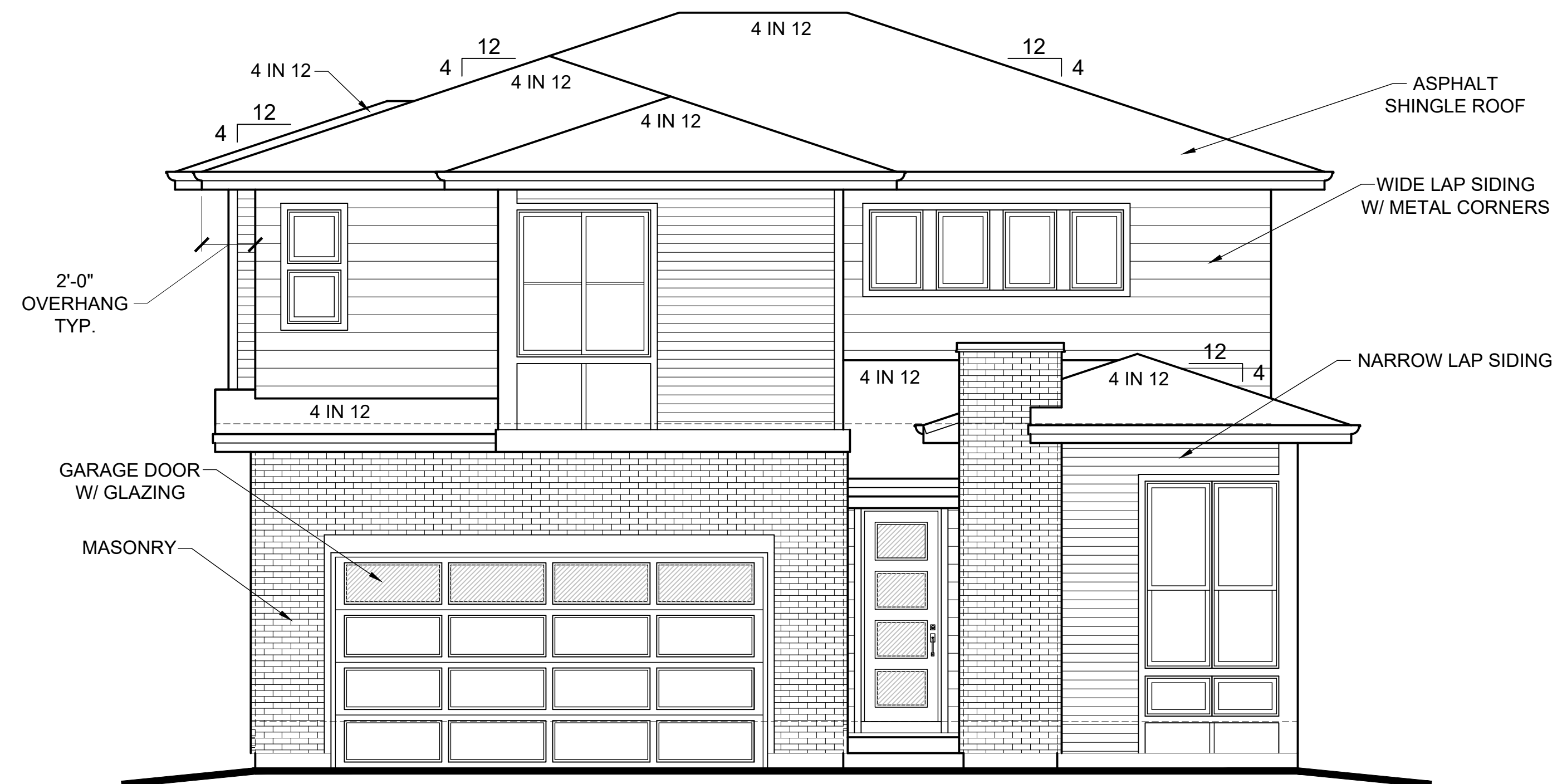
4023 ELEVATION 'C' - REAR

SCALE: 1/8" = 1'-0"



4023 ELEVATION 'C' - RIGHT

SCALE: 1/8" = 1'-0"



4023 ELEVATION 'C' - FRONT

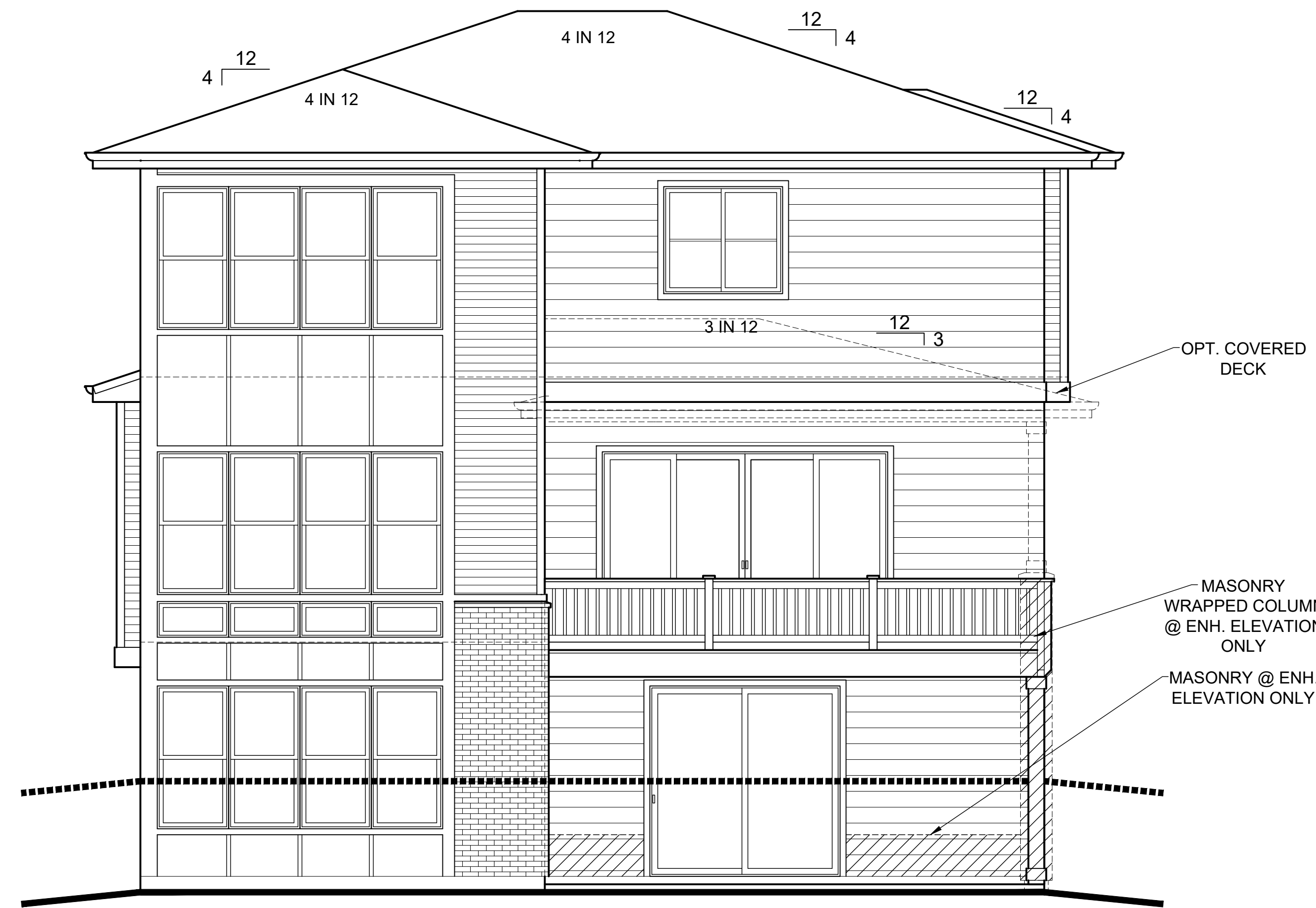
34% MASONRY PROVIDED AT FRONT

SCALE: 1/4" = 1'-0"

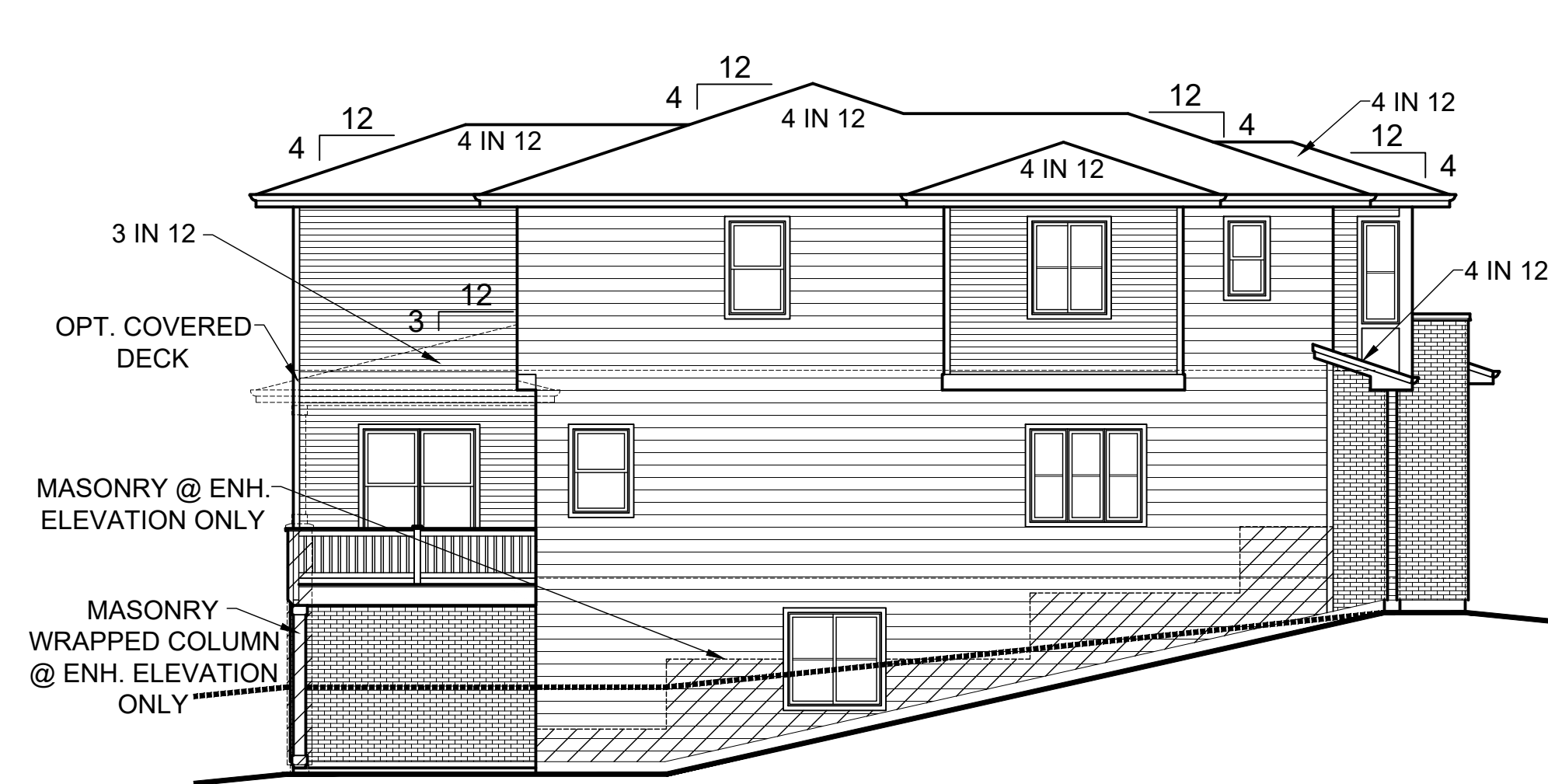
Revision NO. / Date:

4023
 ELEVATION 'C'

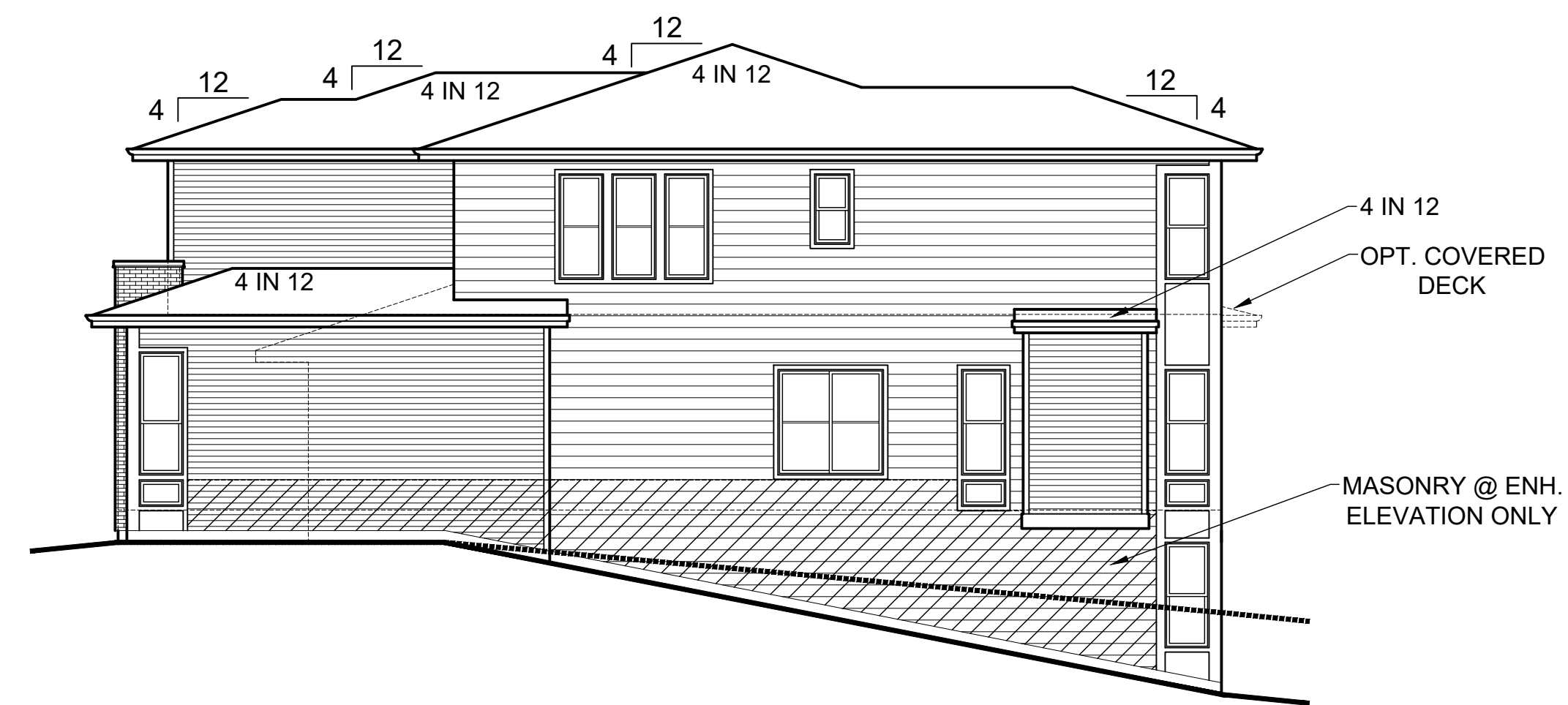
OFFICIAL DEVELOPMENT PLAN
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4023 ELEVATION 'C' - REAR WALKOUT
SCALE: 1/4" = 1'-0"



4023 ELEVATION 'C' - LEFT WALKOUT
SCALE: 1/8" = 1'-0"

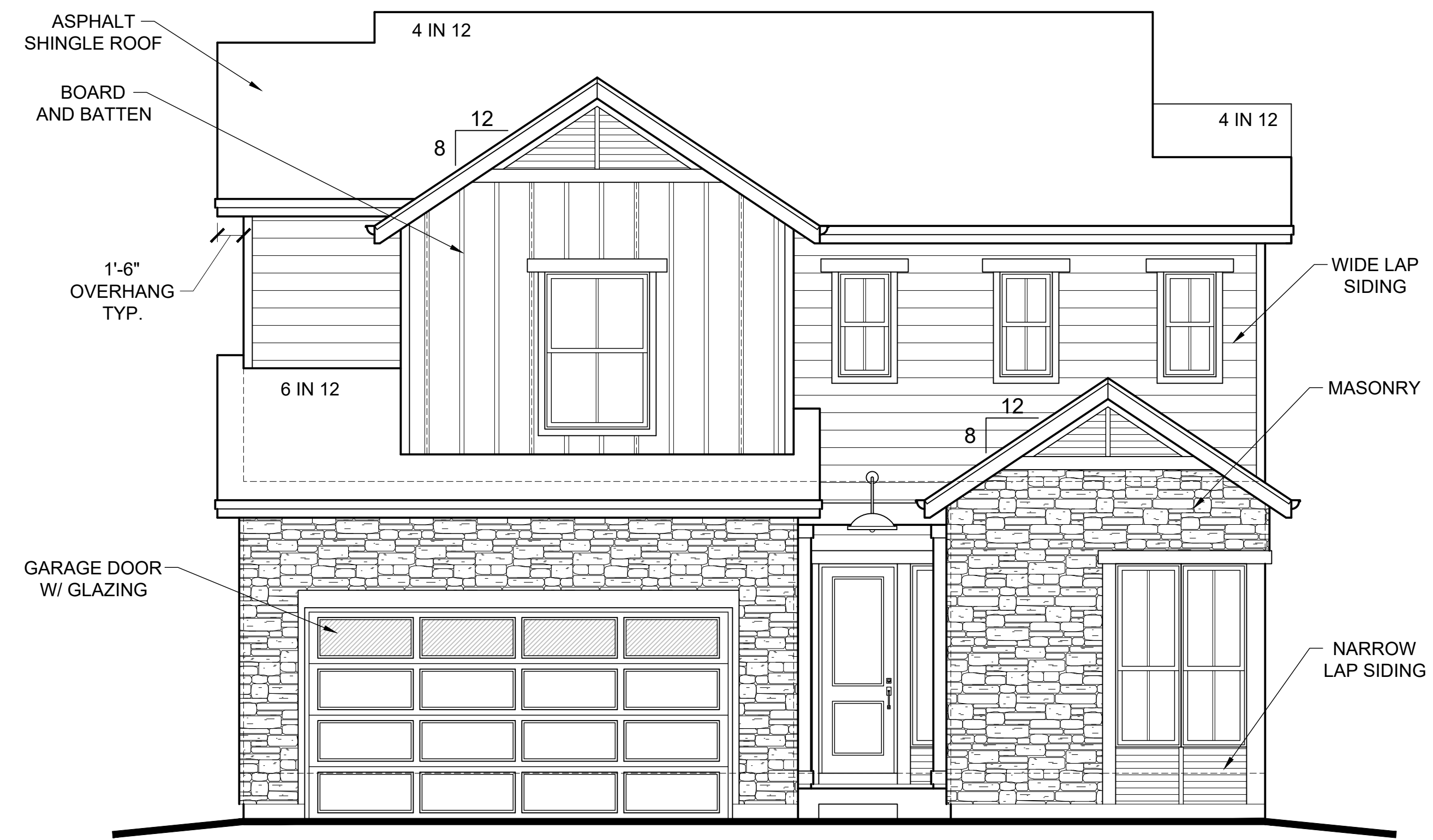
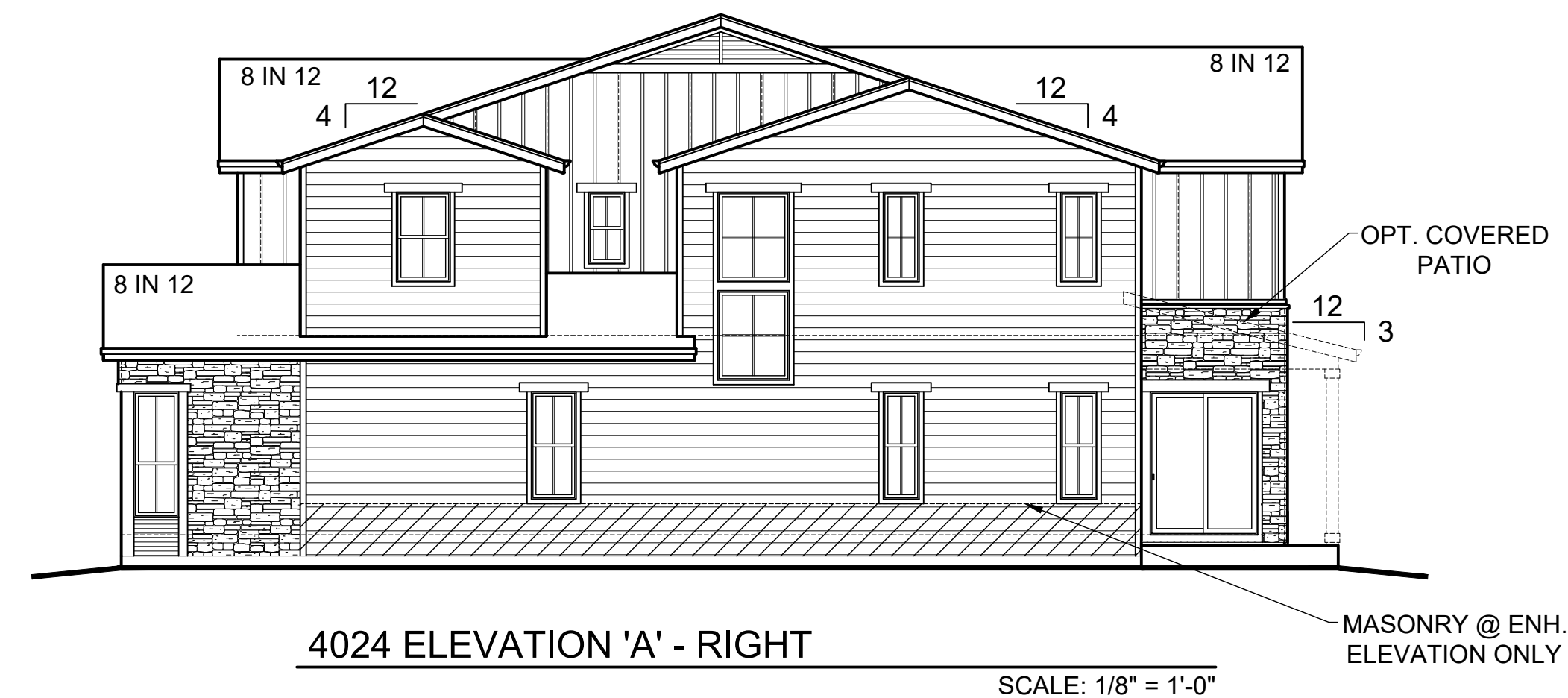
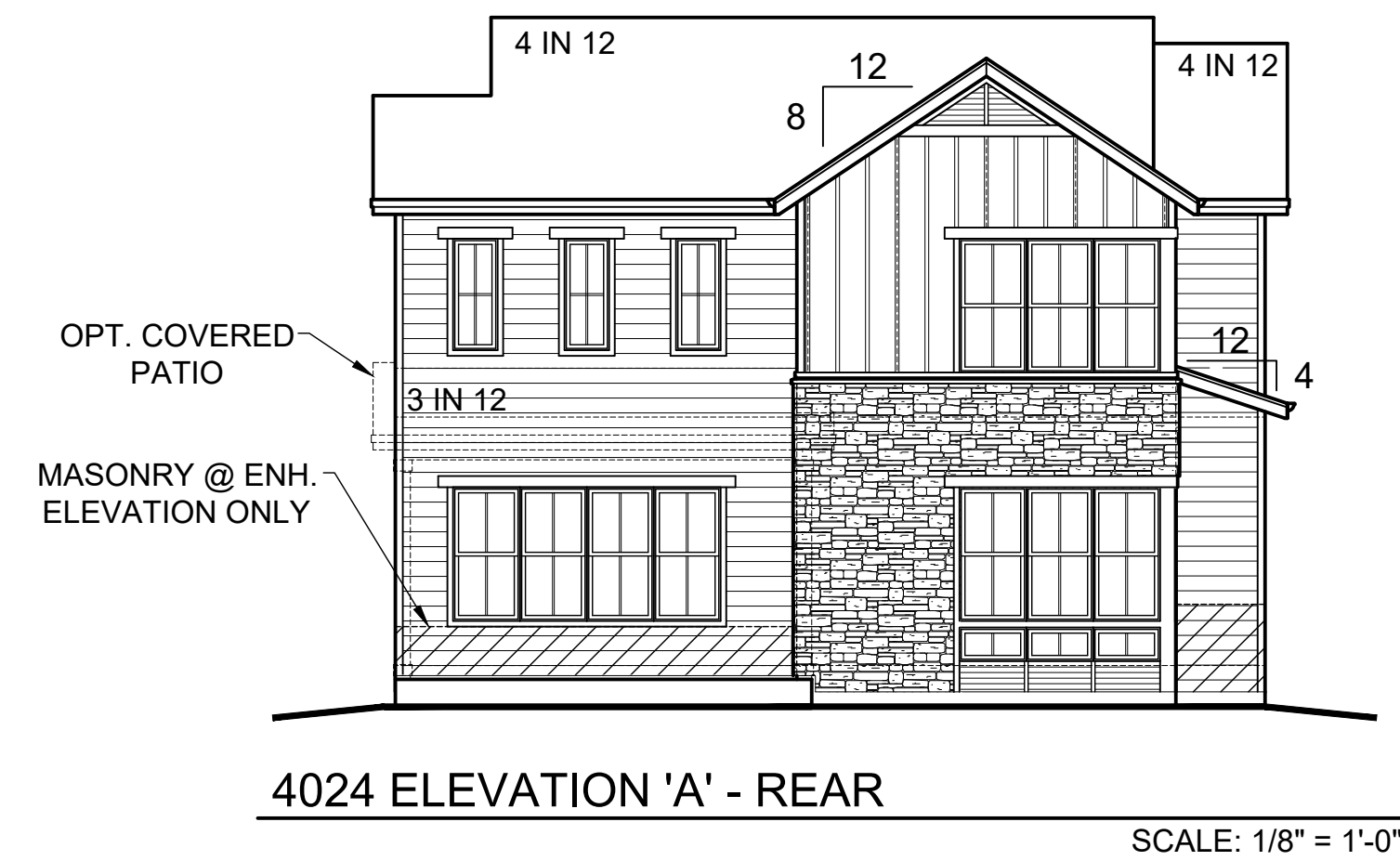
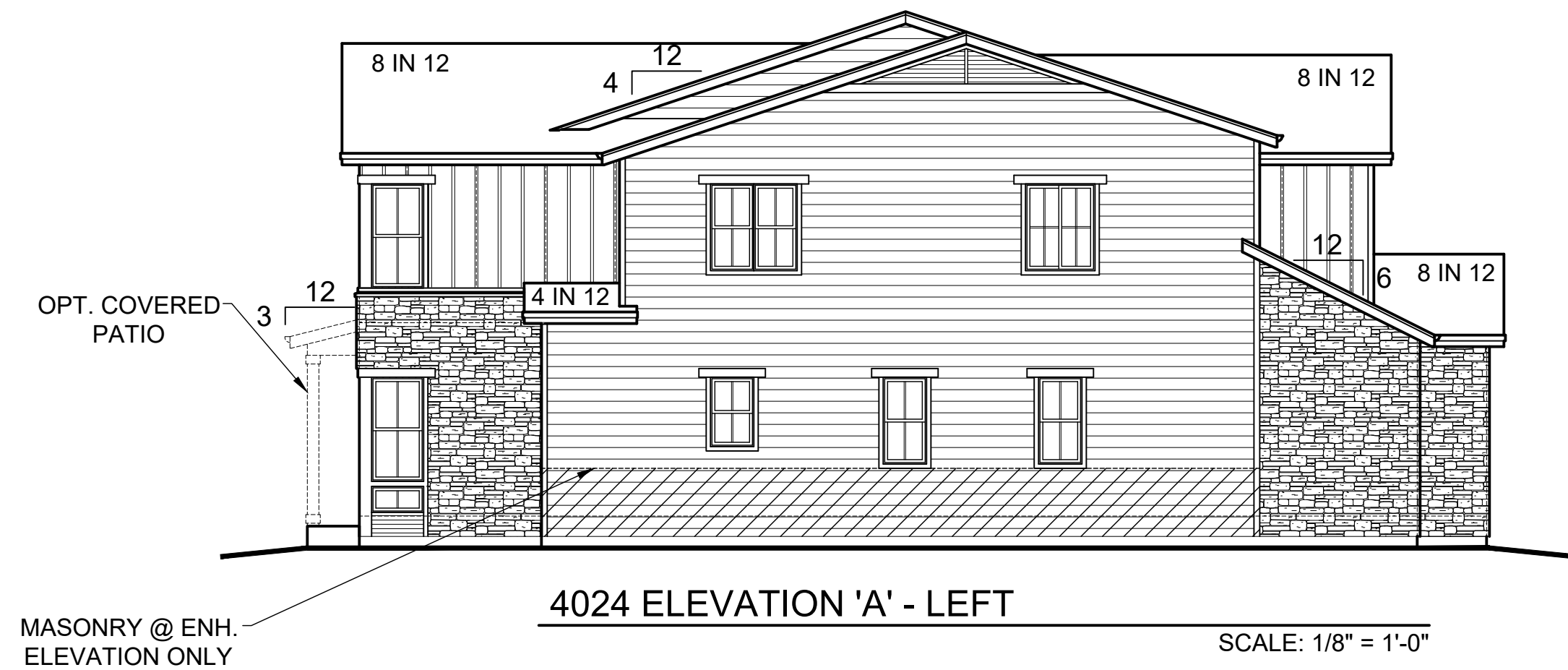


4023 ELEVATION 'C' - RIGHT WALKOUT
SCALE: 1/8" = 1'-0"

Revision NO. / Date:

4023 - 'C'
WALKOUT
ELEVATIONS

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 92 OF 97



4024 ELEVATION 'A' - FRONT
34% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

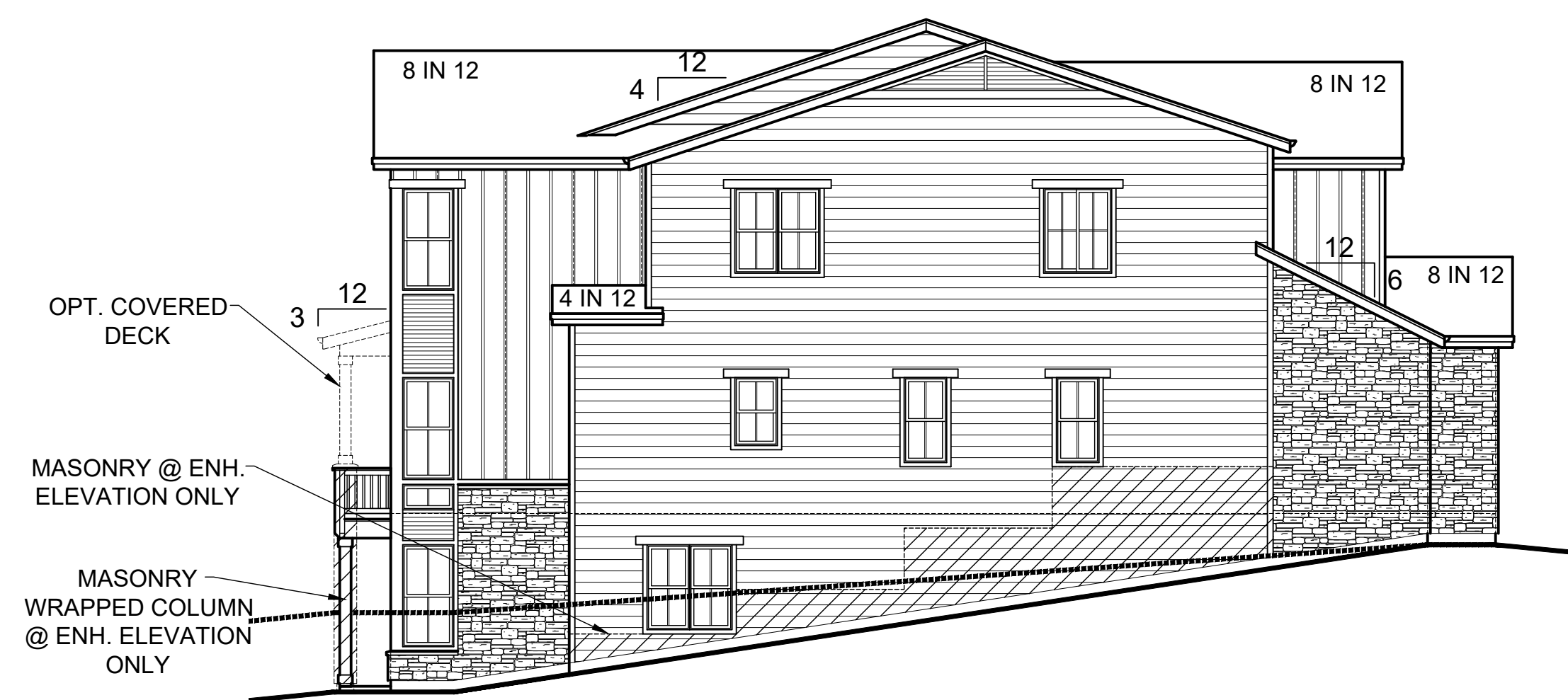
Revision NO. / Date:

4024
ELEVATION 'A'

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 93 OF 97



4024 ELEVATION 'A' - REAR WALKOUT
 SCALE: 1/4" = 1'-0"



4024 ELEVATION 'A' - LEFT WALKOUT
 SCALE: 1/8" = 1'-0"



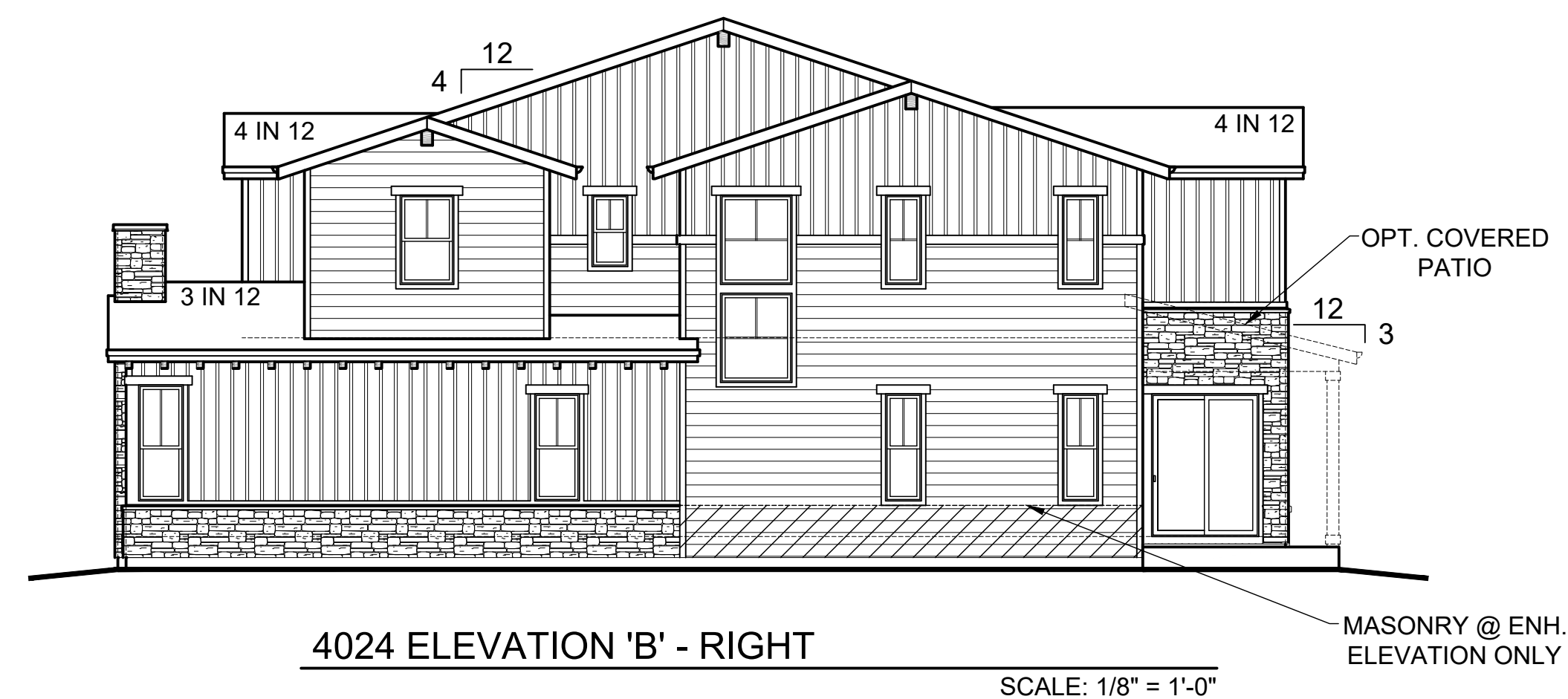
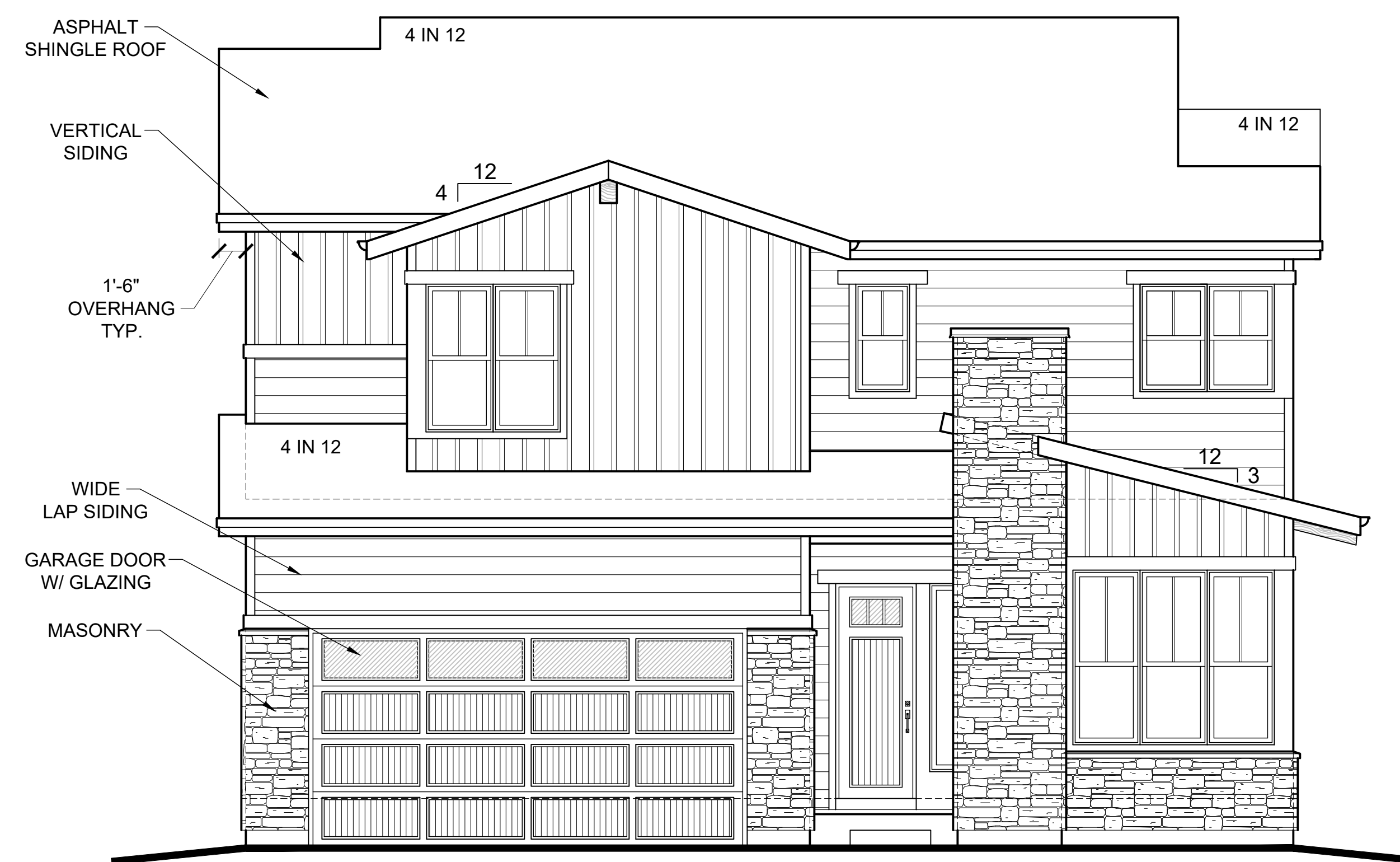
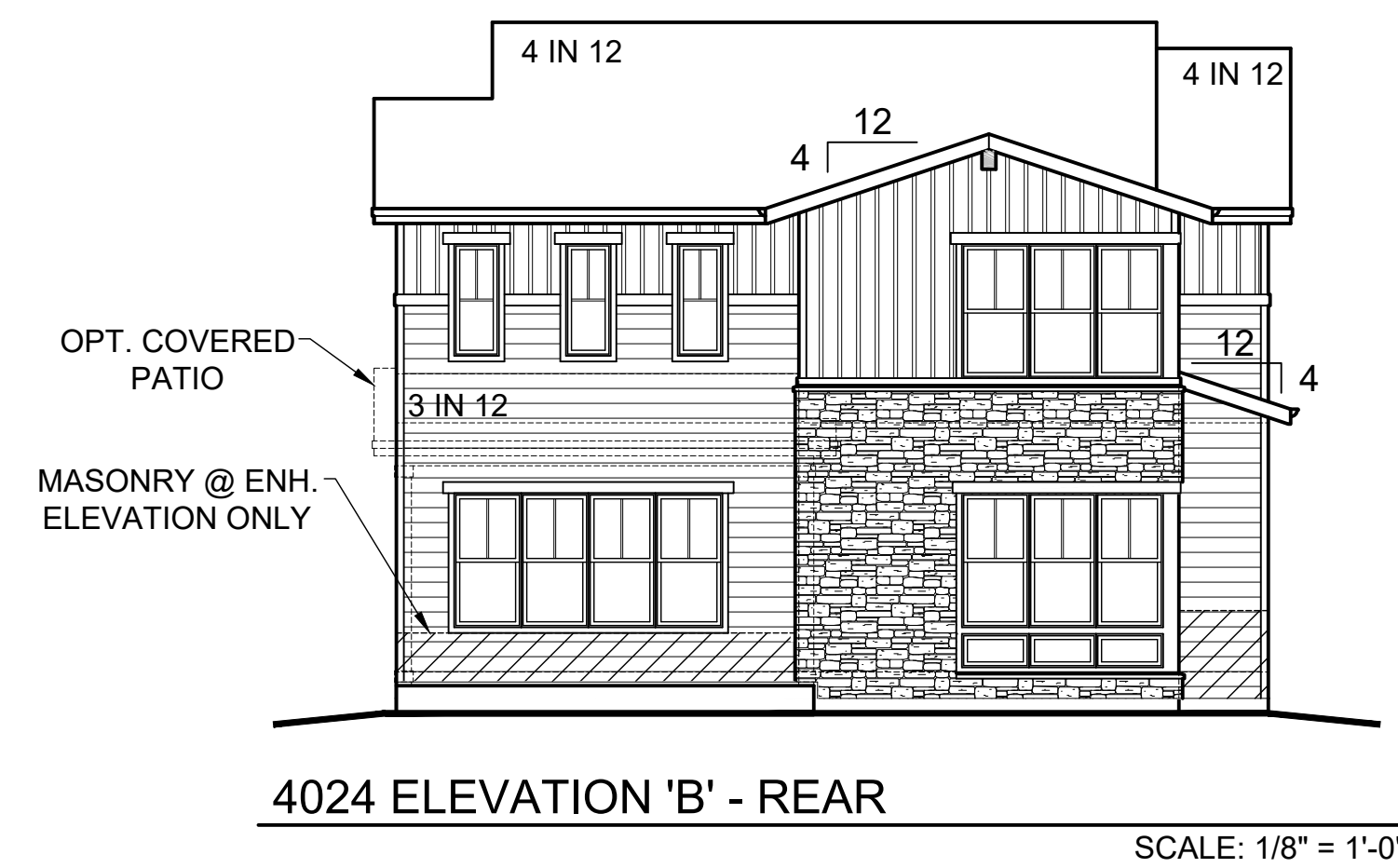
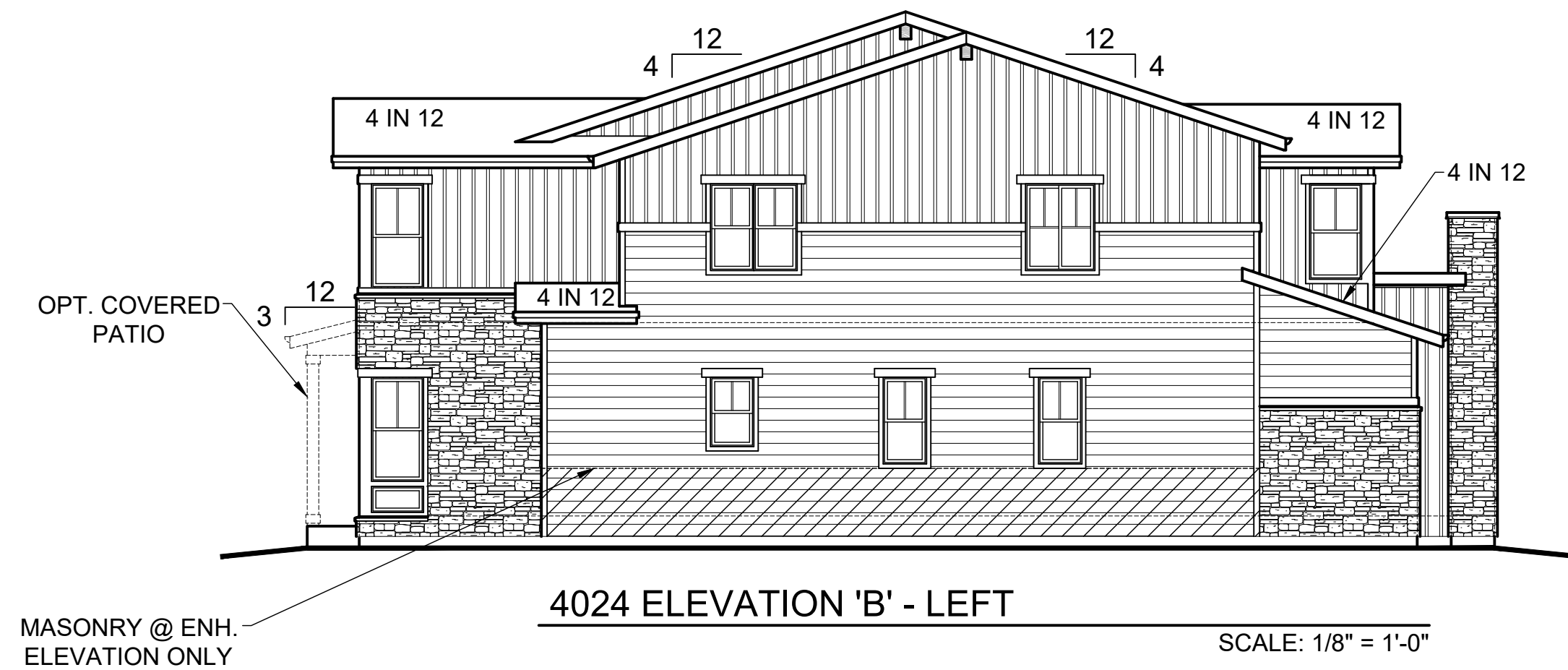
4024 ELEVATION 'A' - RIGHT WALKOUT
 SCALE: 1/8" = 1'-0"

SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:	
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4024 - 'A'
 WALKOUT
 ELEVATIONS

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 94 OF 97



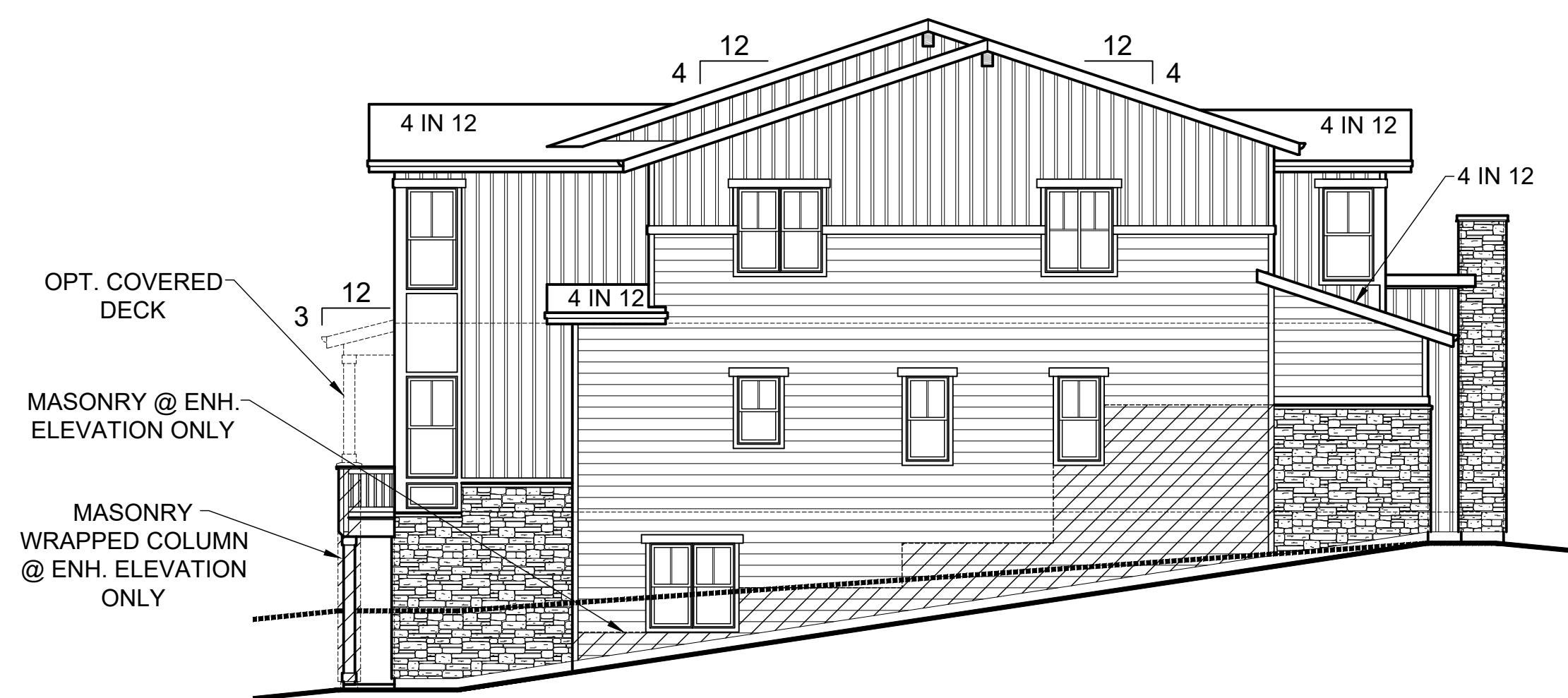
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:			

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 95 OF 97



4024 ELEVATION 'B' - REAR WALKOUT
 SCALE: 1/4" = 1'-0"



4024 ELEVATION 'B' - LEFT WALKOUT
 SCALE: 1/8" = 1'-0"



4024 ELEVATION 'B' - RIGHT WALKOUT
 SCALE: 1/8" = 1'-0"

Revision NO. / Date:

4024 - 'B'
 WALKOUT
 ELEVATIONS

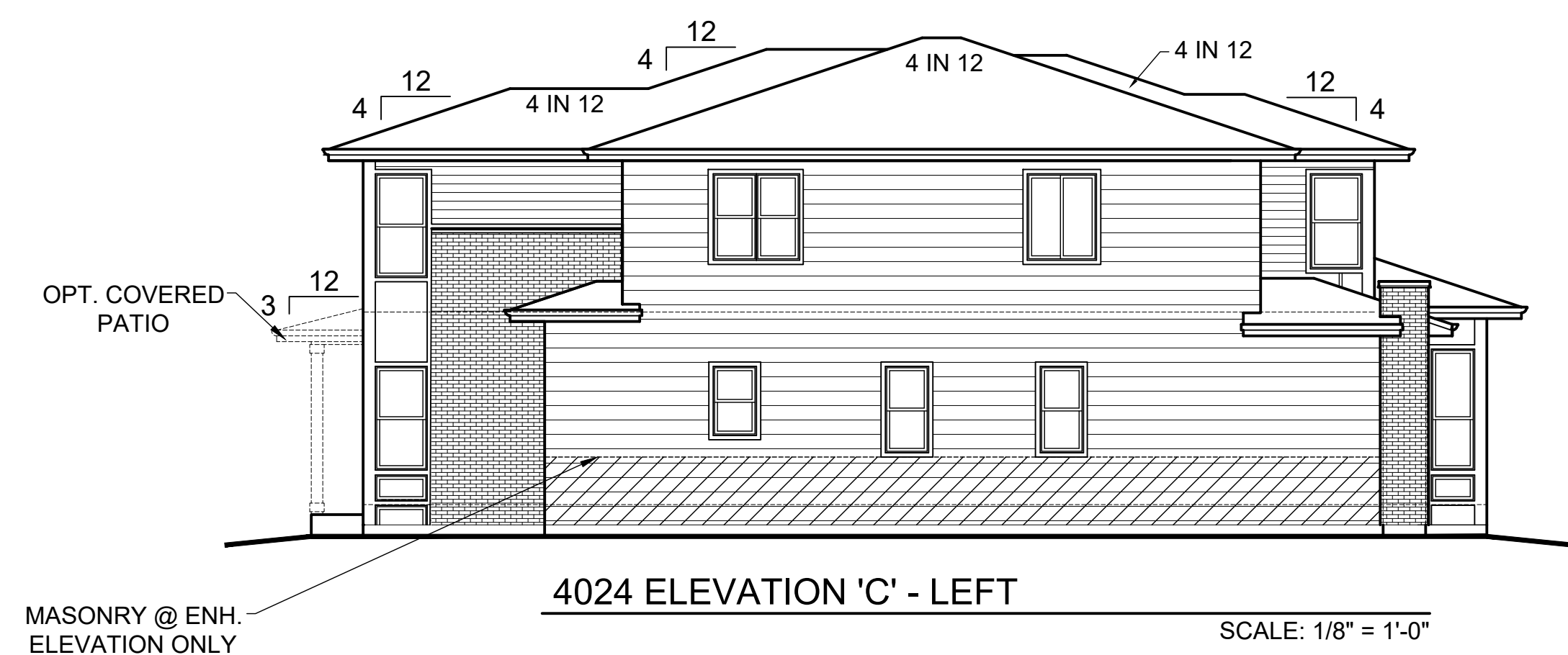
SEMPER GARDENS
 OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 96 OF 97

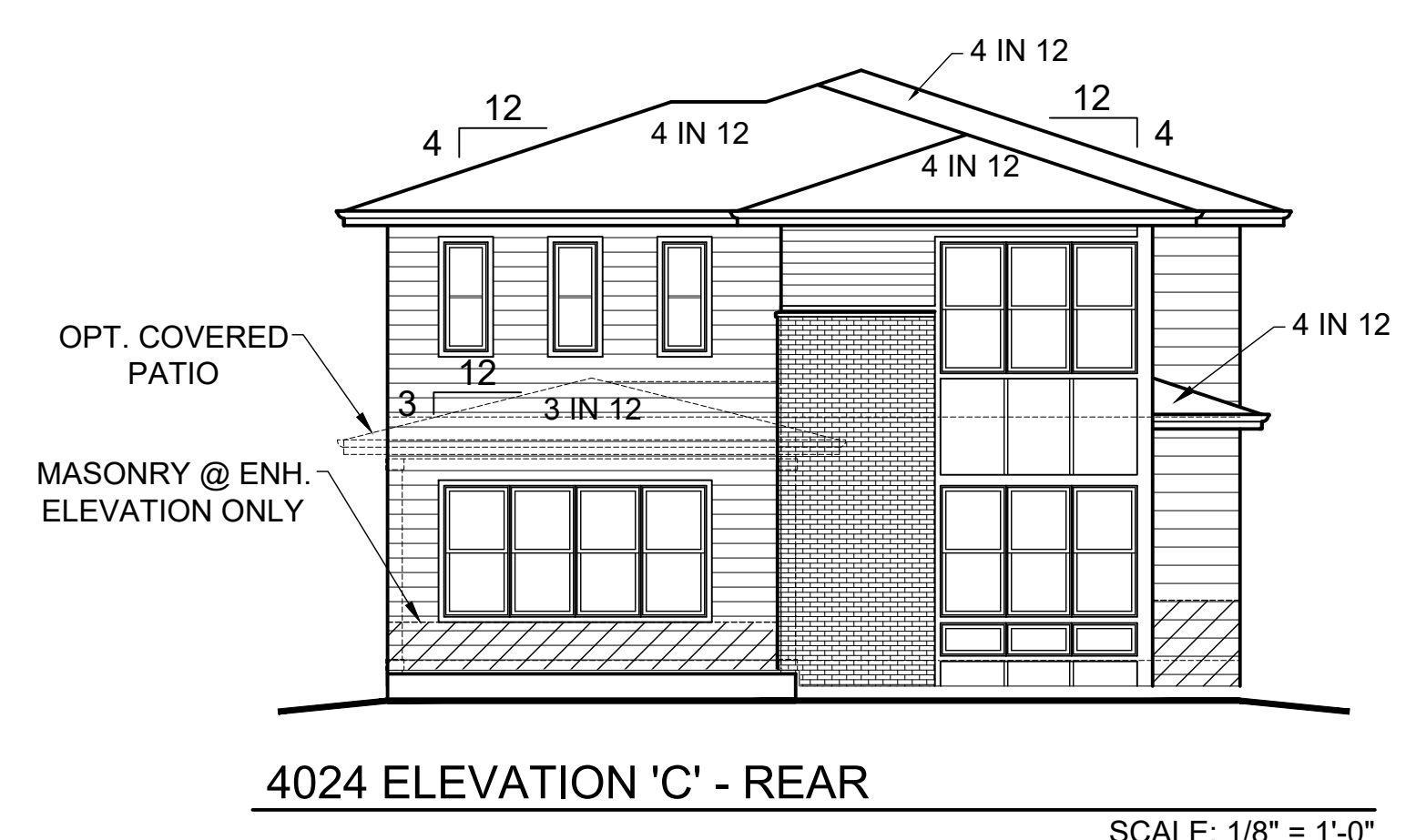
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 OFFICIAL DEVELOPMENT PLAN

Revision NO. / Date:				

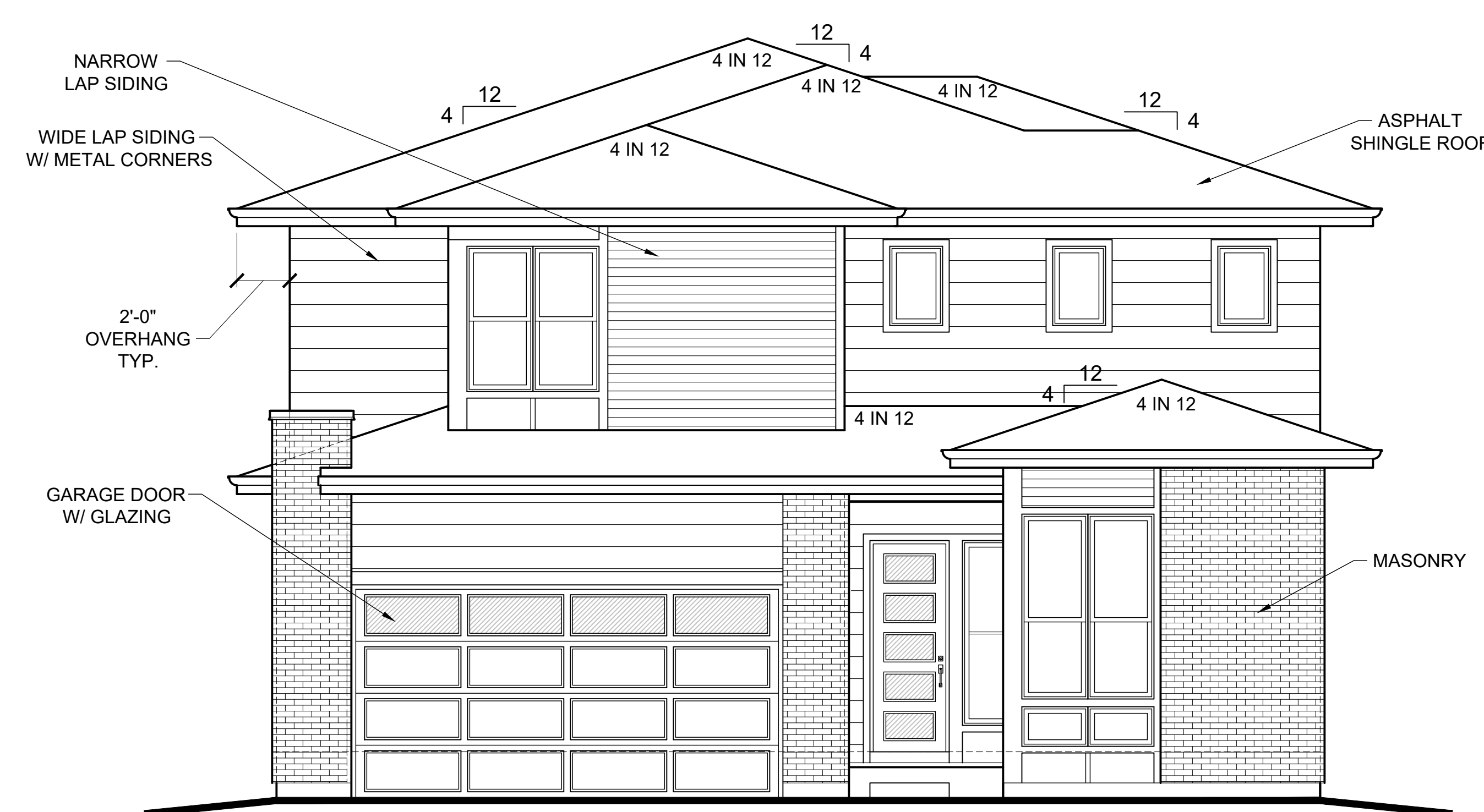
4024
ELEVATION 'C'



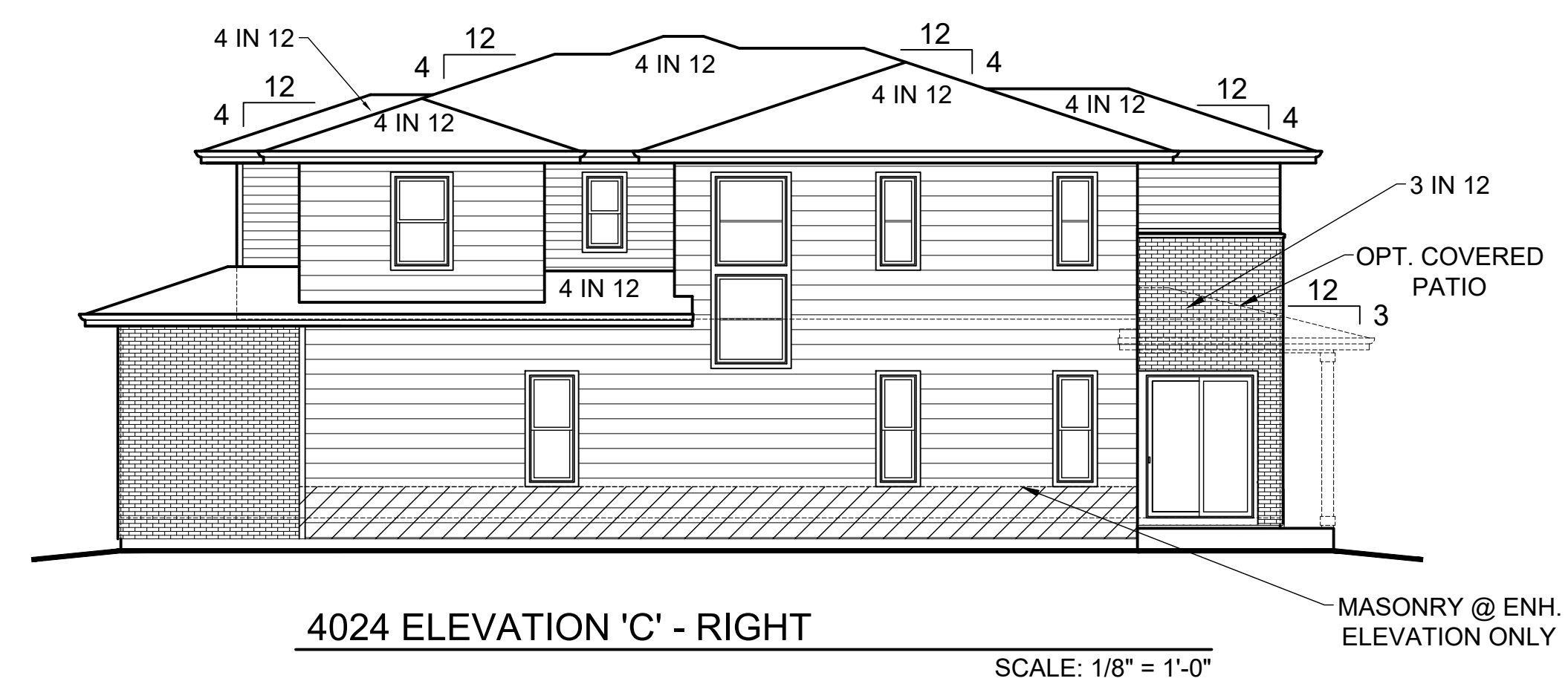
4024 ELEVATION 'C' - LEFT
 SCALE: 1/8" = 1'-0"



4024 ELEVATION 'C' - REAR
 SCALE: 1/8" = 1'-0"



4024 ELEVATION 'C' - FRONT
 30% MASONRY PROVIDED AT FRONT
 SCALE: 1/4" = 1'-0"

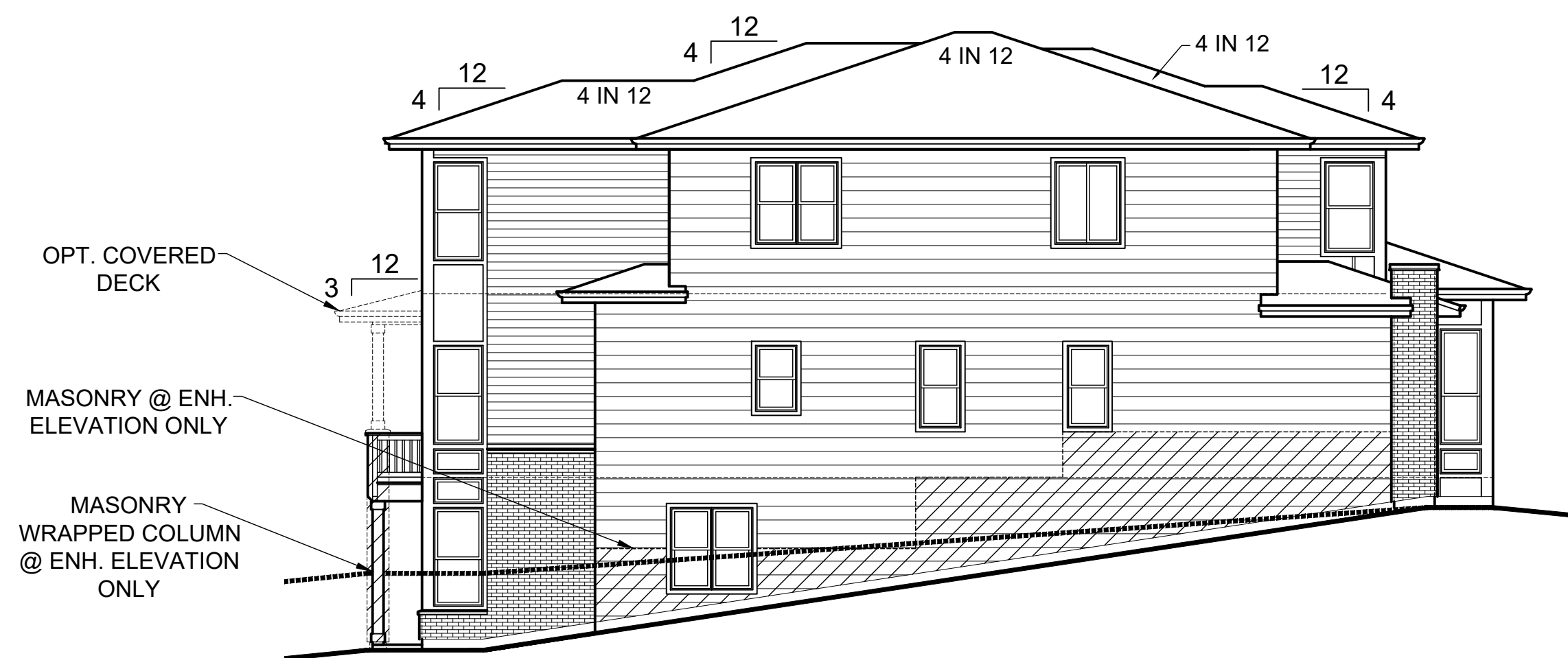


4024 ELEVATION 'C' - RIGHT
 SCALE: 1/8" = 1'-0"

OFFICIAL DEVELOPMENT PLAN
SEMPER GARDENS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 97 OF 97



4024 ELEVATION 'C' - REAR WALKOUT
 SCALE: 1/4" = 1'-0"



4024 ELEVATION 'C' - LEFT WALKOUT
 SCALE: 1/8" = 1'-0"



4024 ELEVATION 'C' - RIGHT WALKOUT
 SCALE: 1/8" = 1'-0"

Revision NO. / Date:					
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4024 - 'C'
 WALKOUT
 ELEVATIONS

Outstanding Technical Corrections for Semper Gardens ODP

Sheet 5:

18	Siberian elm	<i>Ulmus pumila</i>	3.0	Good	Remove	None
19	Siberian elm	<i>Ulmus pumila</i>	3.0	Good	Remove	None
20	Siberian elm	<i>Ulmus pumila</i>	3.5	Good	Remove	None
21	Siberian elm	<i>Ulmus pumila</i>	3.0	Good	Remove	None
22	Siberian elm	<i>Ulmus pumila</i>	3.0	Good	Remove	None
23	Siberian elm	<i>Ulmus pumila</i>	5.0	Good	Remove	None
24	Siberian elm	<i>Ulmus pumila</i>	5.0	Good	Remove	None- In Easement
25	Cedar	<i>Cedrus sp.</i>	5.0	Good	Remove	None- In Easement
26	Silver poplar	<i>Populus alba</i>	3.0	Good	Remove	None- In Easement
27	Russian olive	<i>Elaeagnus angustifolia</i>	4.0	Good	Remove	None- In Easement
28	Silver poplar	<i>Populus alba</i>	3.5	Good	Remove	None- In Easement
29	Crabapple	<i>Malus sp.</i>	5.0	Good	Remove	None- In Easement
30	Silver poplar	<i>Populus alba</i>	6.0	Good	Remove	None- In Easement
31	Cherry	<i>Prunus sp.</i>	9.0	Good	Remove	None- In Easement
32	Crabapple	<i>Malus sp.</i>	6.0	Good	Remove	None- In Easement
33	Siberian elm	<i>Ulmus pumila</i>	4.0	Fair	Remove	None
34	Siberian elm	<i>Ulmus pumila</i>	4.0	Fair	Remove	None
35	Siberian elm	<i>Ulmus pumila</i>	4.0	Fair	Remove	None

Mitigation is required regardless of whether the tree is in an existing or future easement.

Mitigation is required at a 2 for 1 DBH ratio.

Mitigation is required at a 2 for 1 DBH ratio for 29-32

60	Green ash	<i>Fraxinus pennsylvanicus</i>	6.0	Good	Remove, EAB	None- Off site
61	Green ash	<i>Fraxinus pennsylvanicus</i>	9.0	Very Poor	Remove, EAB	None- Off site
62	Green ash	<i>Fraxinus pennsylvanicus</i>	4.0	Very Poor	Remove, EAB	None- Off site
63	Green ash	<i>Fraxinus pennsylvanicus</i>	7.0	Fair	Remove, EAB	None- Off site/ROW
64	Honey locust	<i>Gleditsia triacanthos</i>	7.0	Good	Remove	None- Off site/ ROW
65	Austrian pine	<i>Pinus nigra</i>	6.0	Good	Remove	None- Off site/ ROW
66	Green ash	<i>Fraxinus pennsylvanicus</i>	7.0	Good	Remove, EAB	None- Off site
67	Green ash	<i>Fraxinus pennsylvanicus</i>	6.0	Good	Remove, EAB	None- Off site
68	Pinyon pine	<i>Pinus edibillis</i>	1.0	Good	Remove	None- Off site
69	Green ash	<i>Fraxinus pennsylvanicus</i>	7.0	Good	Remove, EAB	None- Off site
70	Green ash	<i>Fraxinus pennsylvanicus</i>	5.0	Poor	Remove, EAB	None- Off site
71	Siberian elm	<i>Ulmus pumila</i>	4.0	Good	Remove	None

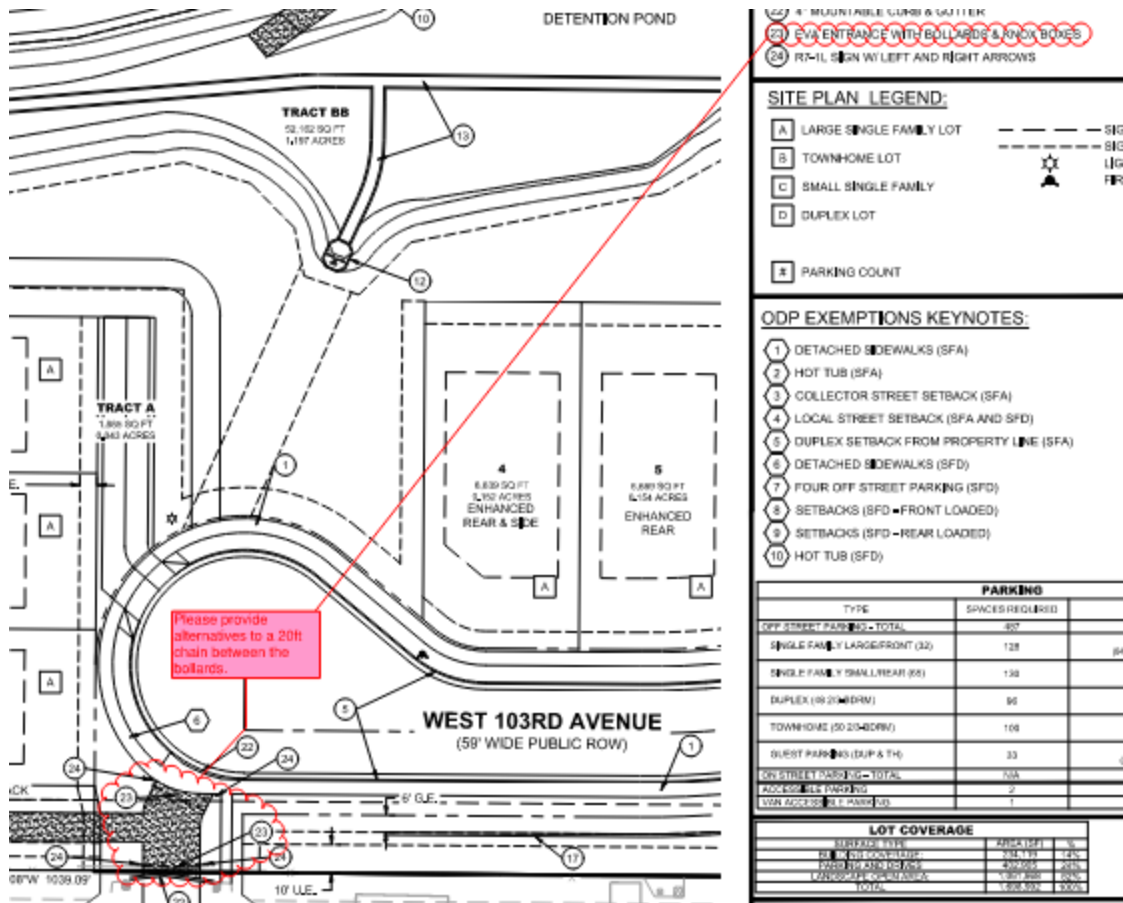
Mitigation is required at a 2 for 1 DBH ratio.

Mitigation is required at a 2 for 1 DBH ratio.

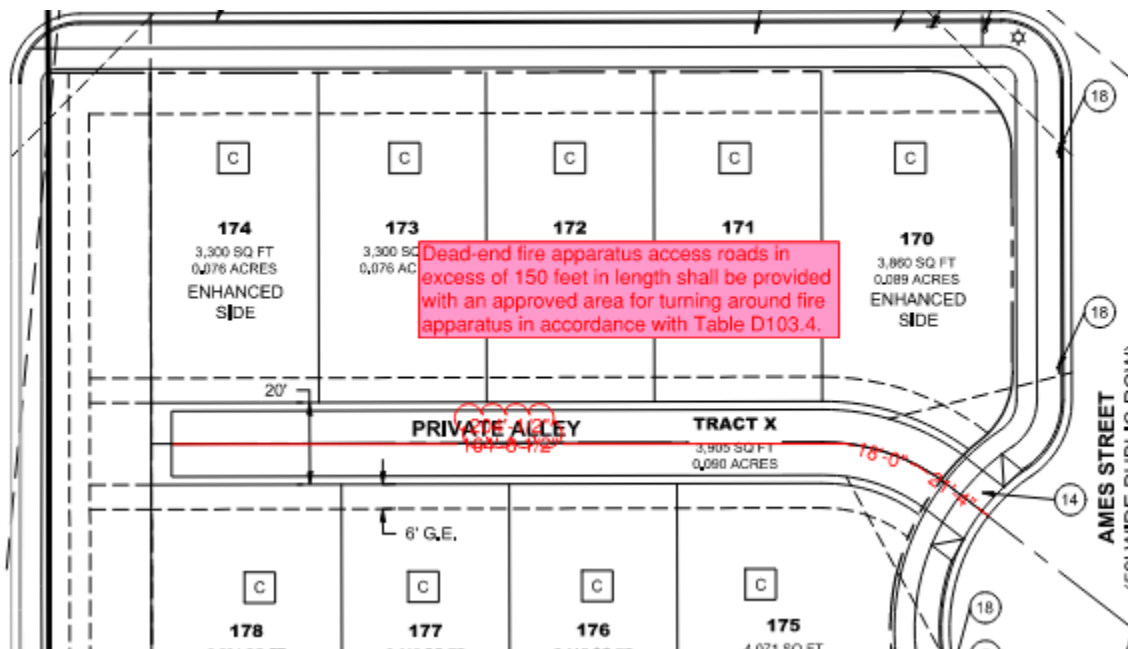
Mitigation is required at a 2 for 1 DBH ratio.

Sheet 9:

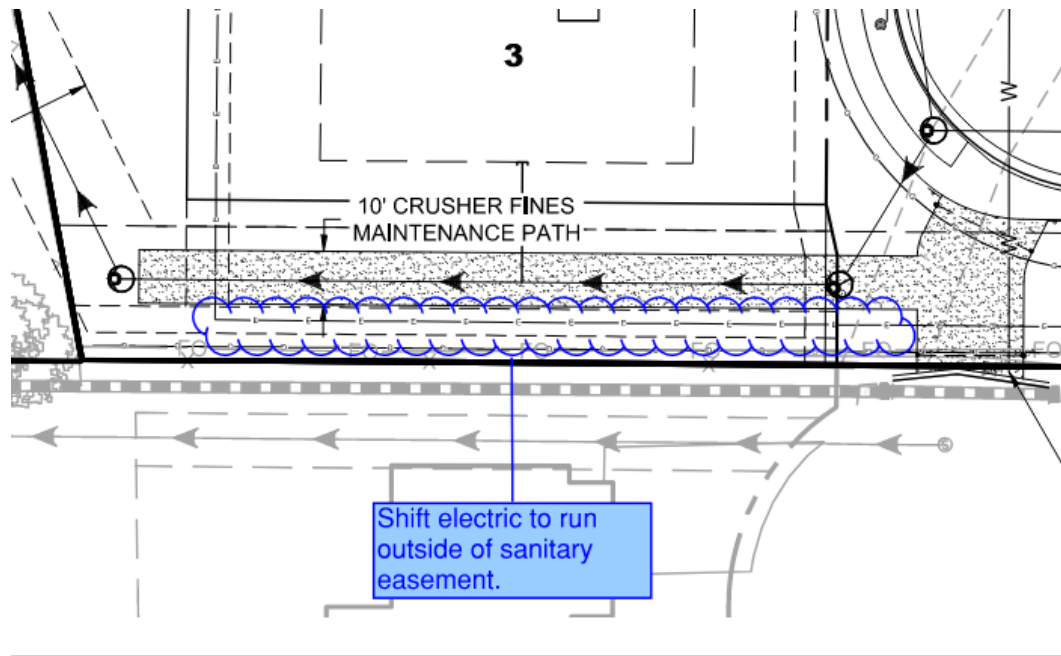
(13) TRICKLE CHANNEL		E	DA
(14) DRIVE CUT	All sprinkler systems installed in accordance with NFPA 13D shall have a horn/strobe notification device placed on the exterior of the structure in a location visible to passersby. Exception: No horn/strobe shall be required for Passive Purge systems.		
(15) STOP SIGN (R1-1)			
(16) MAILBOX AREA			
(17) RETAINING WALL (REF GRADING PLAN)			
(18) "NO PARKING" SIGN WITH DIRECTIONAL ARROW		S	



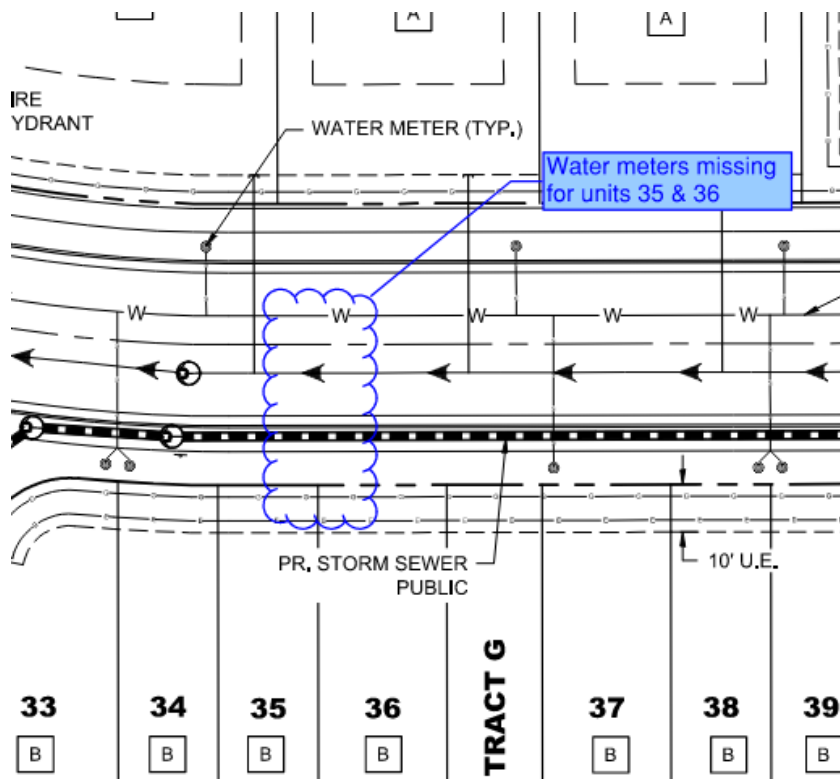
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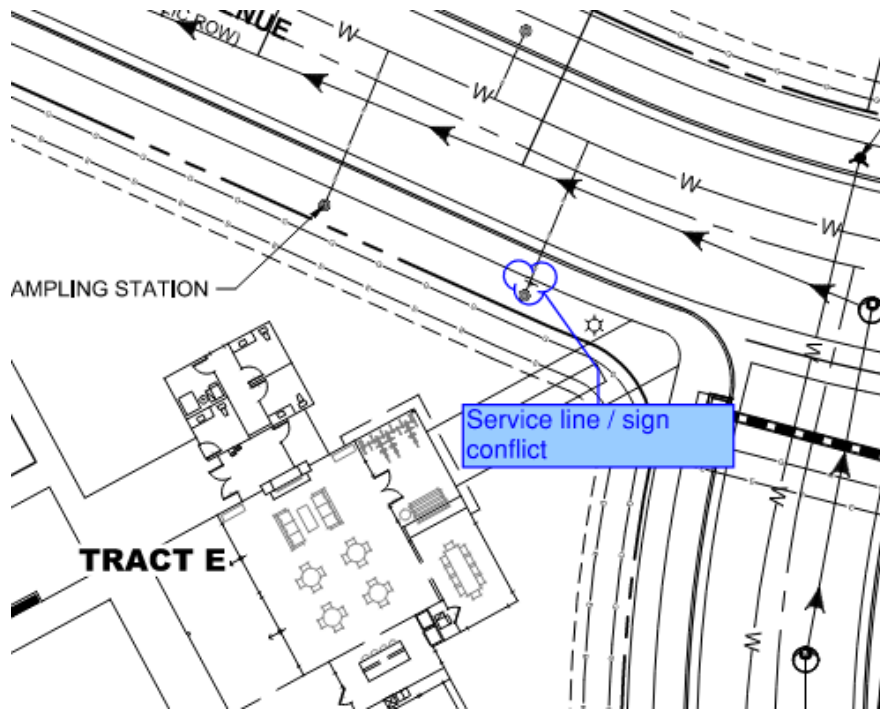


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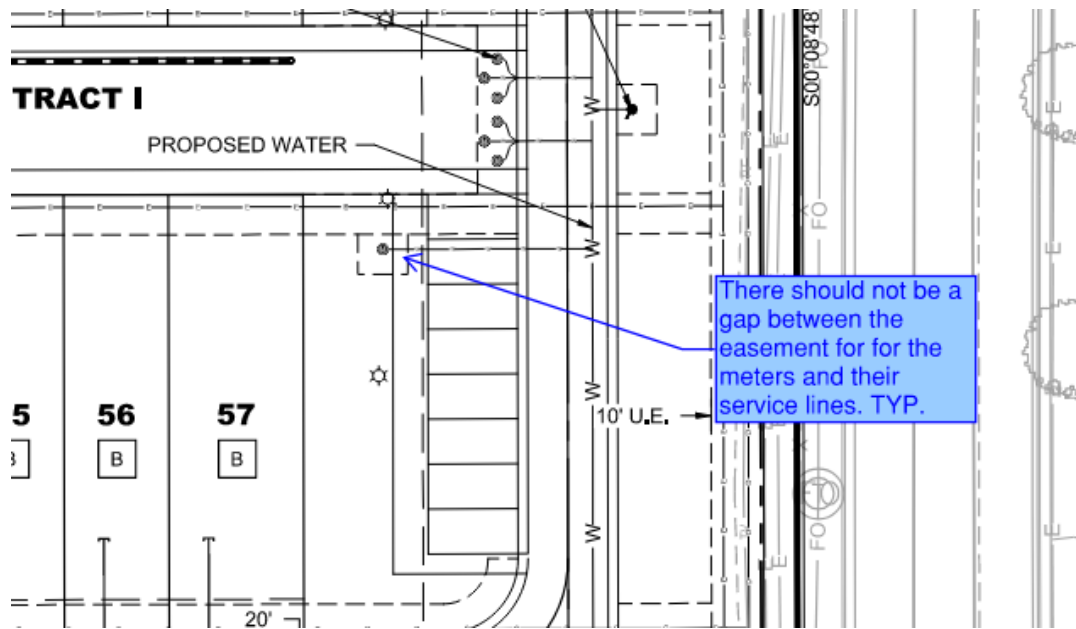


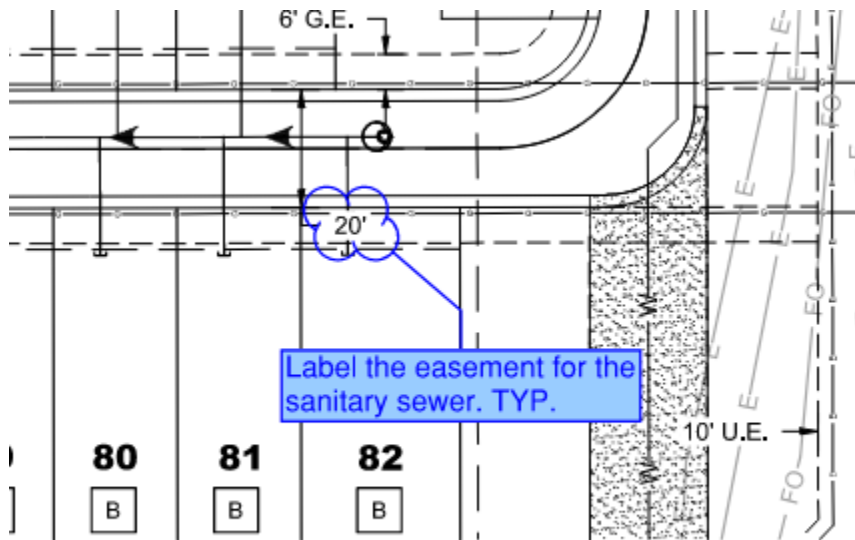
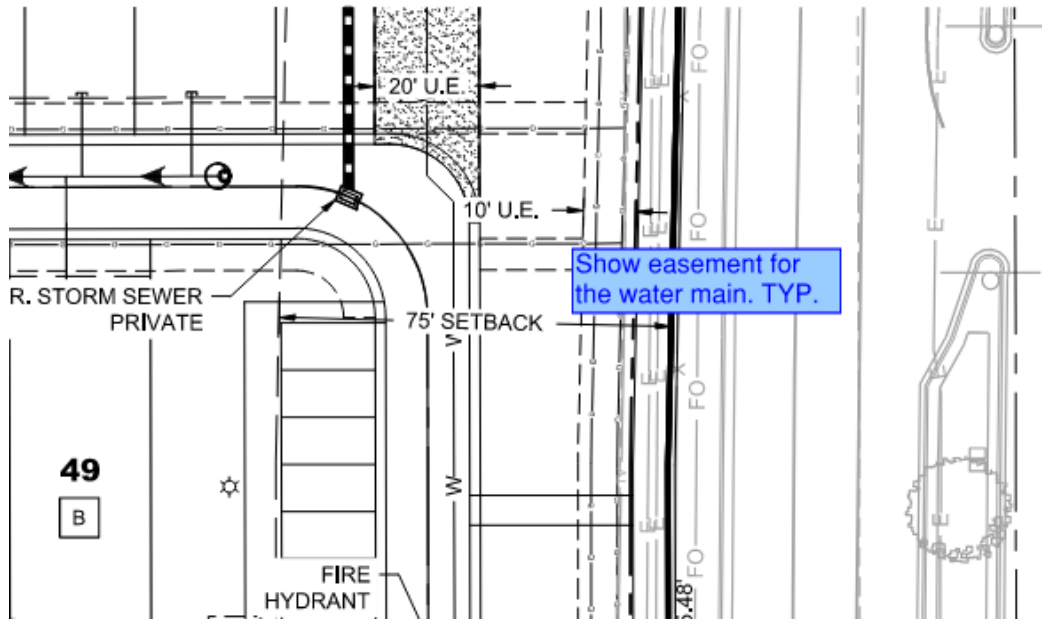
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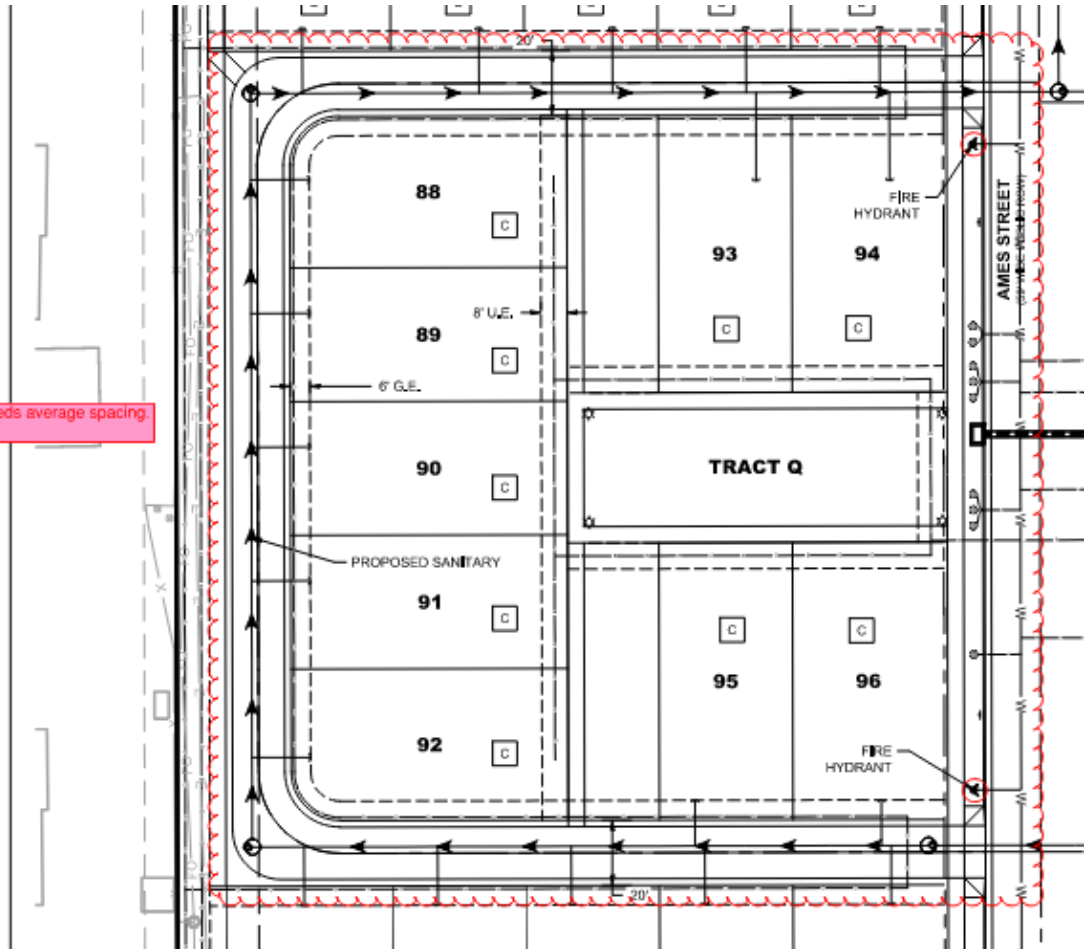


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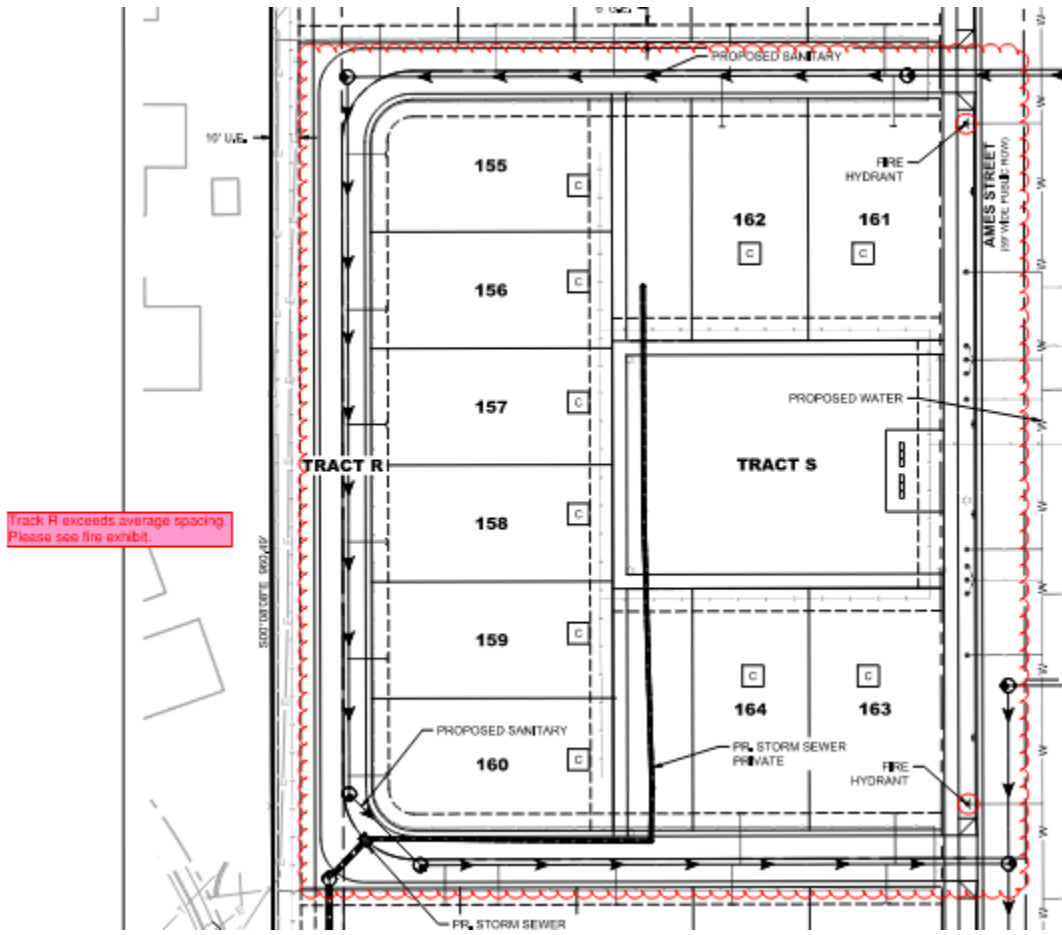




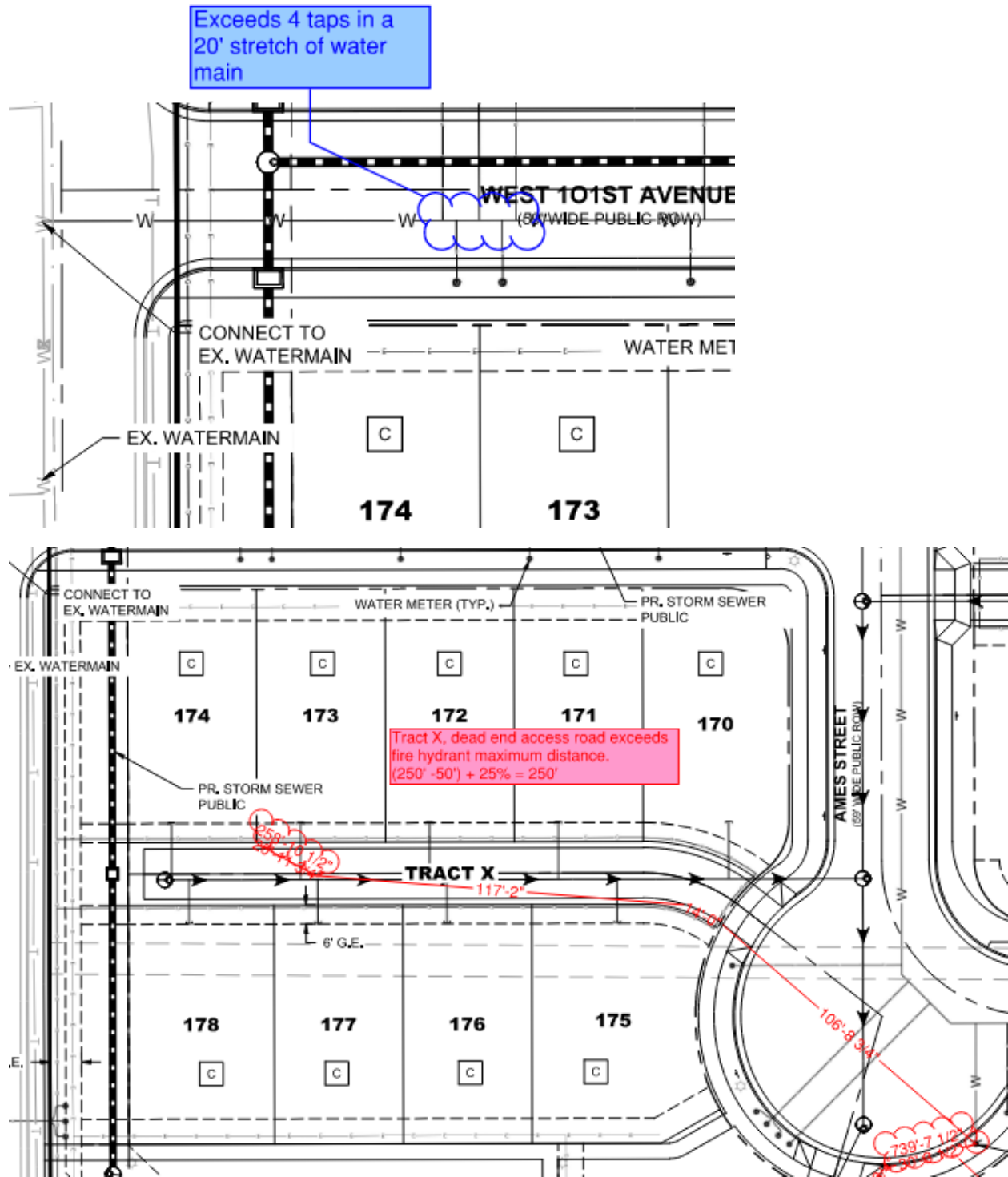
Track P still exceeds average spacing.
See fire exhibit.

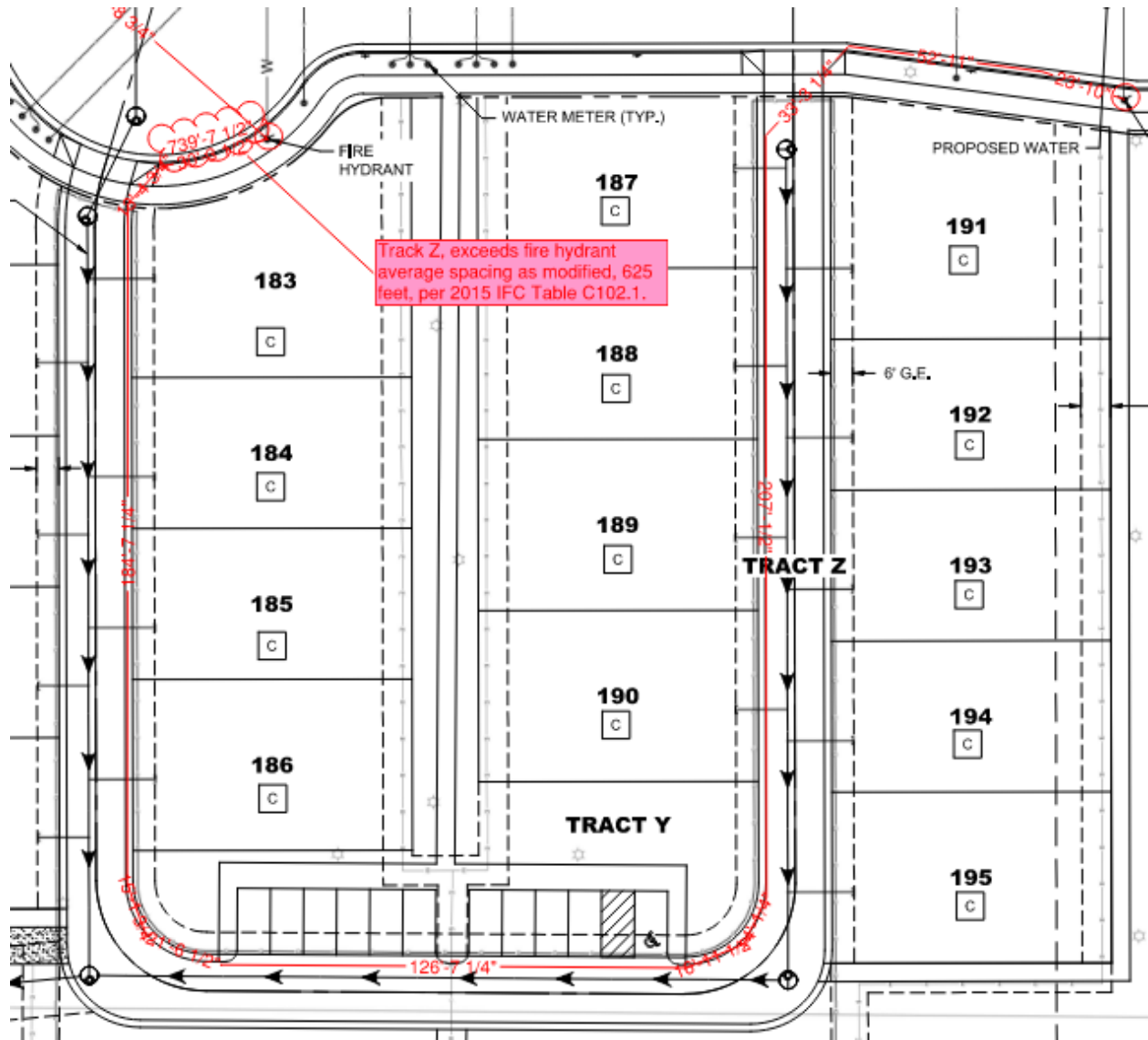


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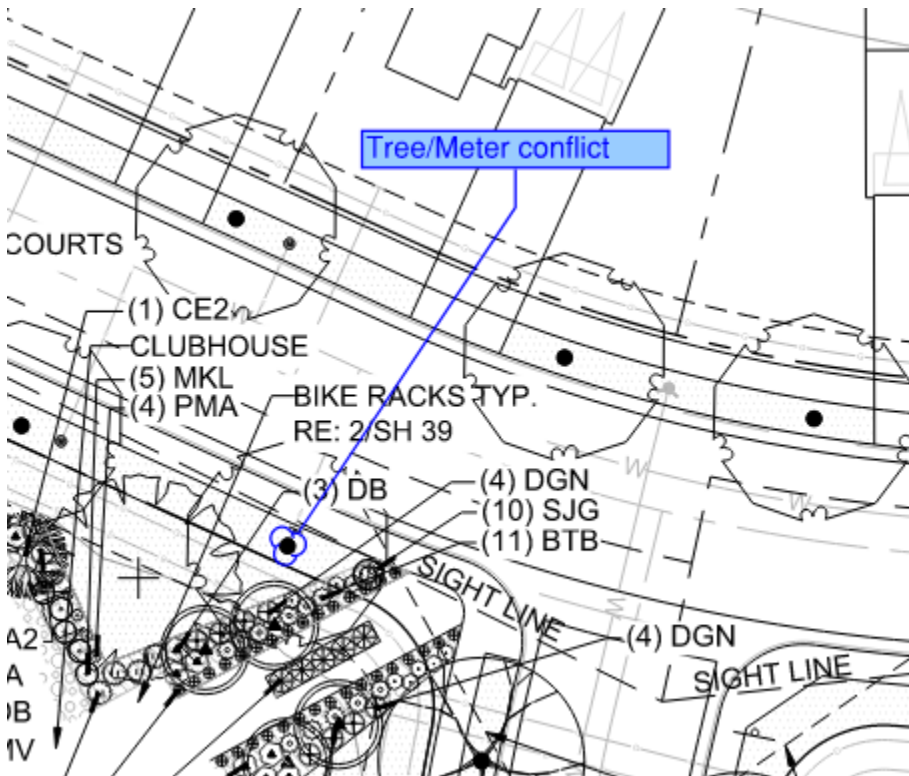
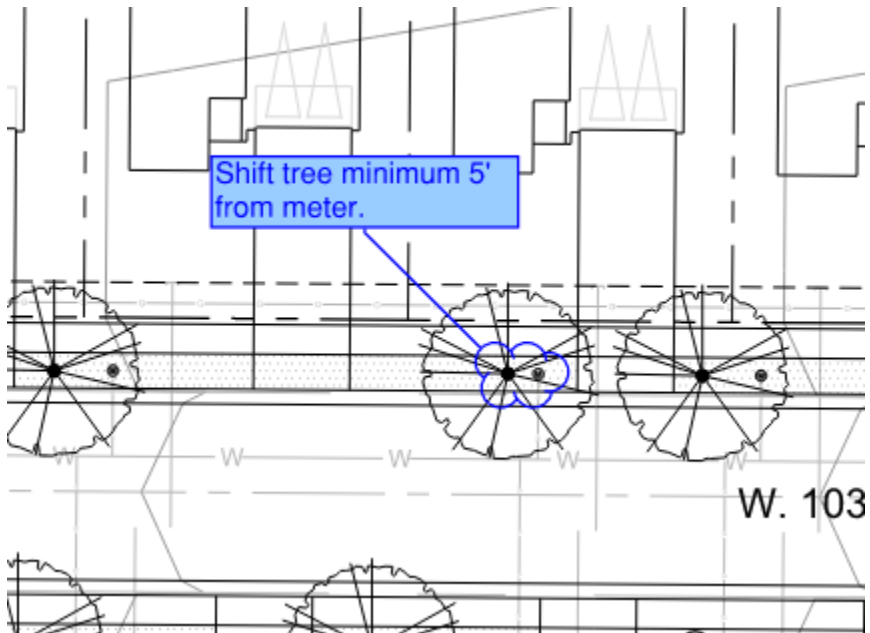


Sheet 26:

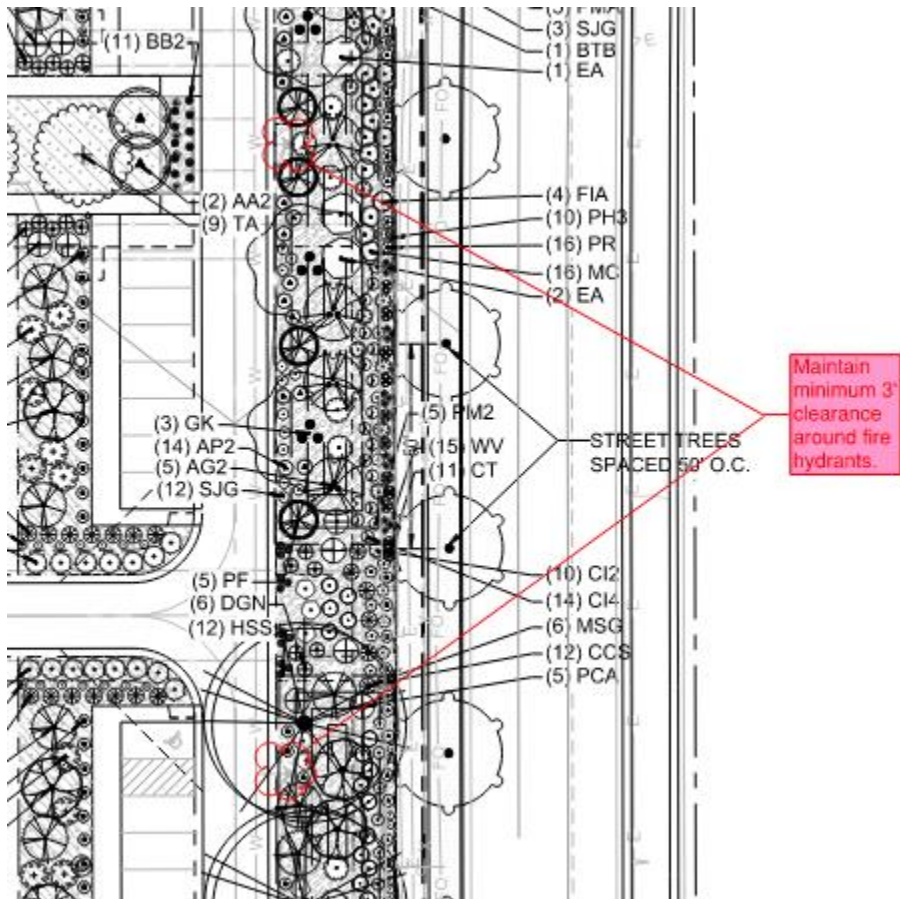




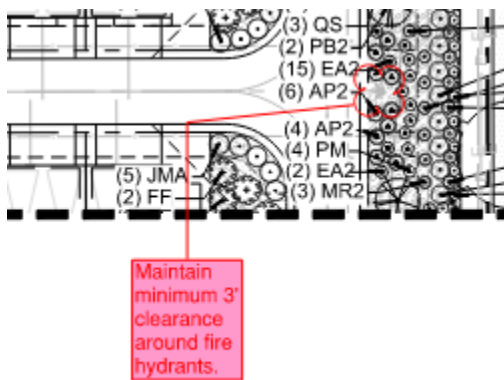
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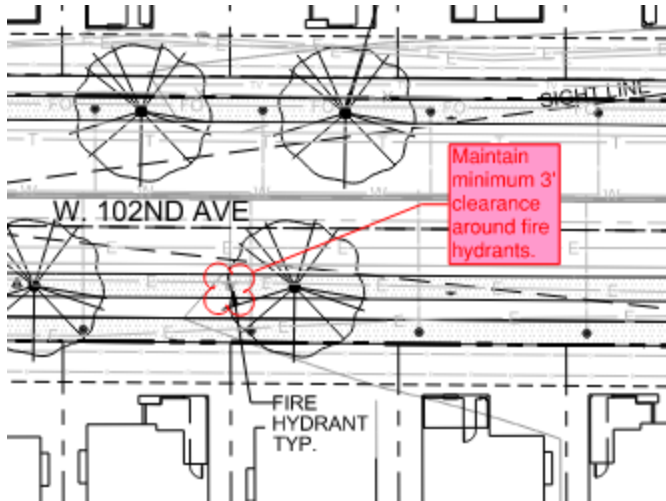


Sheet 32:

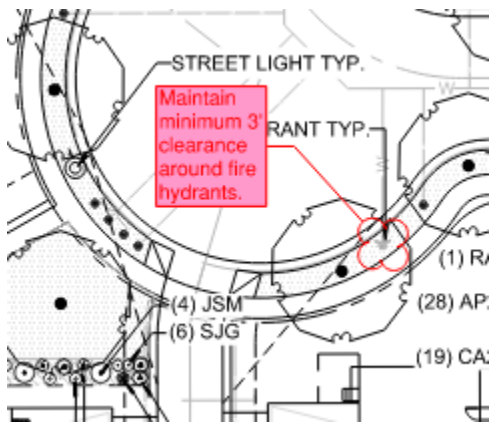


Sheet 33:





Sheet 34:



Attachment 5
Public Comments
Received as of July
31, 2023

From: Lucy <edandlucy@thesiebers.com>
Sent: Tuesday, August 1, 2023 8:40 AM
To: Kasza, Jacob
Subject: [EXTERNAL] Berkley homes traffic study

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.

Good morning Jacob, , could you please direct me to the Berkley homes traffic study? I've had no luck searching for it.

Thank you, Lucy Sieber

Sent from my iPhone

From: Bruce Wurster <bjwurster@comcast.net>
Sent: Saturday, May 6, 2023 1:01 PM
To: Kasza, Jacob
Subject: [EXTERNAL] Semper Gardens Status

Follow Up Flag: Follow up
Flag Status: Completed

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.

Jacob – can you let me know what the amendment on April 6th proposed? I can't seem to find any status on the website?

Thanks!!!!

Bruce

Kasza, Jacob

From: Rebecca Emily <rebecca28@comcast.net>
Sent: Sunday, April 16, 2023 11:03 AM
To: Kasza, Jacob
Subject: [EXTERNAL] Semper Gardens mail list

Follow Up Flag: Follow up
Flag Status: Completed

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.

Hello Jacob,

In the past, we received mailings about Semper Gardens. For some reason, did did NOT get any notification about the last meeting on April 6.

Please add our address again to your mailing list:

Rebecca Emily
10001 Ames St
Westminster, CO 80020

We were alerted after the meeting and were able to watch it on youtube. Our neighbors got mail but we did not. Thank you.

On Dec 7, 2021, at 5:13 PM, Kasza, Jacob <jpkasza@CityofWestminster.us> wrote:

Good evening,

You may have seen the public notice signs go up last week for the Planning Commission meeting. It is scheduled for next Tuesday, December 14th at 7 PM. Attached is the notice the applicant sent out to all property owners within 500 feet of the property boundaries.

Let me know if you have any questions.

Jacob P. Kasza
Senior Planner
Planning Division
Community Development Department
City of Westminster
4800 W. 92nd Avenue
Westminster, Colorado 80031
303-658-2123

From: Kasza, Jacob
Sent: Thursday, September 2, 2021 11:27 AM

Cc: Kasza, Jacob <jpkasza@CityofWestminster.us>

Subject: RE: Update on Berkeley Homes Project on SWC of 104th Ave and Sheridan Blvd aka Semper Gardens

Good morning,

Another update for all of you on the Berkeley Homes project aka Semper Gardens. Their Comprehensive Plan Amendment, Rezoning, and Preliminary Development Plan have all been scheduled for a public hearing. All three items will be considered at the same hearings.

The project numbers in eTRAKIT are:

Comp Plan – PLN19-0010

Rezoning – PLN20-0115

PDP – PLN20-0114

The dates for the hearings are:

Planning Commission – December 14th

City Council – January 24th, 2022

As of right now, we are conducting the public hearings in person for both the Planning Commission and City Council. There will be an option to provide public comment in both a remote setting and in-person. When we get closer to the date, I will provide the public notice via email to this group with more information on the hearing and how to provide public comment.

The dates listed above were provided to Berkeley Homes and they did not have an option to go on an earlier date. If any of these dates change or any other items change, I will provide an update to this email list.

If you have any further questions, please let me know.

Jacob P. Kasza
Senior Planner
Planning Division
Community Development Department
City of Westminster
4800 W. 92nd Avenue
Westminster, Colorado 80031
303-658-2123

From: Kasza, Jacob

Sent: Thursday, July 29, 2021 12:29 PM

To: Kasza, Jacob <jpkasza@CityofWestminster.us>

Subject: RE: Update on Berkeley Homes Project on SWC of 104th Ave and Sheridan Blvd

Hello again,

I wanted to provide all of you with another update. Berkeley Homes has submitted their PDP for a third round of staff review. The City comments are due out to the applicant on August 16th. If there are no major comments or a substantial amount of small comments, it is likely that their next step would be a public hearing before the Planning Commission. A date has not been set yet, but the applicant has started discussing that they are interested on getting on the calendar for a Planning Commission hearing this fall.

Once a date is scheduled, I will send that out to this email group as well as updating the City's website. We will also post the notice of the hearing as required by City Code.

If you have any questions or would like to provide any comments, please let me know.

Have a nice day!

Jacob P. Kasza
Senior Planner
Planning Division
Community Development Department
City of Westminster
4800 W. 92nd Avenue
Westminster, Colorado 80031
303-658-2123

From: Kasza, Jacob
Sent: Thursday, July 8, 2021 4:04 PM
To: Kasza, Jacob <jpkasza@CityofWestminster.us>
Subject: RE: Update on Berkeley Homes Project on SWC of 104th Ave and Sheridan Blvd

Good afternoon,

I hope you are not roasting too much on this hot afternoon! I have another update on the Berkeley Homes project. The City has provided comments on the applicants second review of their Preliminary Development Plan and Rezoning. You can use the same procedures I provided below to look at the comments if you are interested.

At this time, no public hearings have been scheduled. If one is scheduled, I will send out an email to this group with the dates and more information.

If you have any questions or would like to provide any comments, please let me know.

Have a nice day!

Jacob P. Kasza
Senior Planner
Planning Division
Community Development Department
City of Westminster
4800 W. 92nd Avenue
Westminster, Colorado 80031
303-658-2123

From: Kasza, Jacob
Sent: Wednesday, June 16, 2021 3:16 PM
To: Kasza, Jacob <jpkasza@CityofWestminster.us>
Subject: RE: Update on Berkeley Homes Project on SWC of 104th Ave and Sheridan Blvd

Good afternoon,

I have an update on the proposed Berkeley Homes project. The applicant has resubmitted their Preliminary Development Plan and Rezoning applications to the City for additional staff review.

If you would like to see the applicants draft PDP, you can search for the project on eTRAKiT under PLN20-0114.

<https://develop.cityofwestminster.us/etrakit/Search/project.aspx>

<image001.png>

Click on the project in the search bar and the new documents will be in the attachments when you scroll down.

At this time, no public hearings have been scheduled. If one is scheduled, I will send out an email to this group with the dates and more information.

If you have any questions or would like to provide any comments, please let me know.

Have a nice day!

Jacob P. Kasza
Senior Planner
Planning Division
Community Development Department
City of Westminster
4800 W. 92nd Avenue
Westminster, Colorado 80031
303-658-2123

<Mailing Notice - PC - 12-14-21.pdf>

From: Jason Channin <jchannin@gmail.com>
Sent: Friday, April 14, 2023 8:40 AM
To: Kasza, Jacob
Subject: [EXTERNAL] Questions about Semper Gardens Development

Follow Up Flag: Flag for follow up
Flag Status: Completed

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.

Jacob,

Hello, I am a resident of Hyland Greens. I was unable to attend the recent Semper Gardens Berkeley Homes meeting but I did watch the recorded video. I have a few questions that I am hoping you can answer, or at least point me in the right direction, and a few concerns I'd like to share. First, can you confirm that it was the City of Westminster who was responsible for tearing down the old homes and trees on the Holtzclaw property? There has been quite a bit of speculation circulating our community and on the Next Door App and I would like understand the city's involvement in that process. Second, can you please provide a copy of the wildlife study that was referenced in the meeting by Berkeley Homes? Third, can you also provide a copy of the traffic study that was conducted as well? I am happy that the city decided to cap the overall density at 5 units per acre but I am very concerned about the amount of traffic that will increase in and around our neighborhood as a result. It seems as though the city is trying to trivialize the concerns from Hyland Greens neighbors about the "cut through traffic." I have no doubt that there will be a drastic increase. 101st St divides our neighborhood. Increasing traffic will result in making it even more dangerous to cross 101st from Hampshire Park into the trail on the other side of the neighborhood. Many people use this trail to walk with their children and pets. Speeding through the neighborhood on 101st as a cut through to 104th is already a significant problem. Currently, there are no speed bumps west of that pedestrian crossing to slow east bound traffic, and that is one of only two pedestrian crossings on 101st. Both crossings are located near a blind corner or hill, making it difficult to see oncoming traffic. If the City approves the intersection change at Sheridan and 101st, I strongly believe additional pedestrian safety measures should be implemented.

Thank you,
Jason Channin

From: marcus bourquin <marcusbourquin@yahoo.com>
Sent: Monday, April 10, 2023 6:42 PM
To: Kasza, Jacob
Subject: [EXTERNAL] New Build -

Follow Up Flag: Flag for follow up
Flag Status: Completed

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.

Thank you for the information. Has the developers plan been accepted and do you know if a public hearing has been set up

On Tuesday, February 7, 2023, 06:11:12 AM PST, Kasza, Jacob <jpkasza@cityofwestminster.us> wrote:

Good morning Marcus,

The developer has filed their application for an Official Development Plan and it is under staff review. The land was cleared by the City's code enforcement team with the consent of the property owner. It was not done by the developer.

I do not know when their Official Development Plan will go to a public hearing or when their construction will start.

Jacob P. Kasza

Senior Planner

City of Westminster | Community Development

jpkasza@cityofwestminster.us | 303.658.2400

4800 West 92nd Avenue, Westminster, CO 80031

City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.



WESTMINSTER | **WWW.C**

{HYPERLINK "<https://www.cityofwestminster.us>" }

From: marcus bourquin <marcusbourquin@yahoo.com>
Sent: Monday, February 6, 2023 9:30 PM
To: Kasza, Jacob <jkasza@CityofWestminster.us>
Subject: [EXTERNAL] New Build -

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.

Following up on the update. it looks like someone is clearing the land Is this development coming soon.

Thanks Westminster Resident interested in the development by Berkly Homes.

Marcus Bourquin

Update on development proposal at 104th and Sheridan

Wednesday, September 25, 2019

In: [Main News](#) / [Development](#)

In late January 2019, Berkeley Homes submitted a development proposal to change the comprehensive plan land use designation of the vacant properties generally located at the southwest corner of 104th Avenue and Sheridan Boulevard.

Currently, the properties are designated R-3.5 (Residential, 3.5 dwelling units per acre). The proposal requests that portions of the properties that generally abut Sheridan Boulevard be re-designated to R-8 (Residential, 8 dwelling units per acre). [View a map.](#)

The development review process is still underway at this time and no public hearings have been scheduled. So far, the applicant has completed two rounds of staff review and the city's required neighborhood notification process/meeting which occurred on April 16, 2019.

Staff is currently awaiting the applicant's third submittal for review.

City staff does not have a formal opinion, stance or recommendation on the proposal at this time. For additional information, please contact Planner Jacob Kasza, jpkasza@cityofwestminster.us.

From: john palmer <Kustomjohnny@msn.com>
Sent: Thursday, April 6, 2023 5:59 PM
To: Kasza, Jacob
Cc: Ortiz, Patricia; Erb, Kodi
Subject: [EXTERNAL] Re: Youtube Link for Uplands Parcel B-1 Neighborhood Meeting

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.

Jacob,

The link on the city's web sight for tonights simper gardens community meeting for the webinar DOES NOT WORK.

Can it be fixed quickly? Its the only to ask questions !

I know its on u tube and available via phone, but not able to ask questions on either of those.

John Palmer

On Apr 6, 2023, at 3:17 PM, Kasza, Jacob <jpkasza@CityofWestminster.us> wrote:

Mr. Palmer,

Trying again with your email.

Jacob

From: Kasza, Jacob <>
Sent: Thursday, April 6, 2023 1:54 PM
To: kustomjohnny@msn.com
Cc: Ortiz, Patricia <portiz@CityofWestminster.us>; Erb, Kodi <kerb@CityofWestminster.us>
Subject: Youtube Link for Uplands Parcel B-1 Neighborhood Meeting

Mr. Palmer,

I just left you a voicemail as well, but here is a link to the YouTube recording:
https://www.youtube.com/watch?v=Hsd7Rq68T0&list=PL3WbvfHhCBidHPkcRBmYLqAo_95ZPgIf7&index=6

Please let me know if you have any other questions.

Have a wonderful day!

Jacob P. Kasza

Senior Planner

City of Westminster | Community Development

jkasza@cityofwestminster.us | 303.658.2400

4800 West 92nd Avenue, Westminster, CO 80031

City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.



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From: jdwyo@att.net
Sent: Friday, April 7, 2023 5:19 PM
To: Kasza, Jacob
Subject: [EXTERNAL] Semper Gardens Question

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Jacob,

I watched the Project Meeting on YouTube and found the presentation to be very informative.

Do you know if there will be dedicated right turn lanes on Sheridan for the south bound entrances into Semper Gardens?

If so, how many vehicles would those lanes hold so as to not impeded the flow of traffic?

Thank you,

Jon Wilcox
Westminster CO

From: zanne dailey <zannedailey@me.com>
Sent: Friday, April 7, 2023 9:26 AM
To: Kasza, Jacob
Subject: [EXTERNAL] Detailed copy of latest Semper Garden site plan

Follow Up Flag: Flag for follow up
Flag Status: Completed

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Hello Jacob,

I'm Suzanne Dailey, a resident of Waverly Acres, and I watched the meeting last night. Do you have a detailed copy of the most current version of the site plan that you could send me? It was hard to make out on the slides.

Thanks so much!

Suzanne Dailey

Kasza, Jacob

From: Baden, Jennifer
Sent: Thursday, April 6, 2023 11:59 AM
To: Barb Fadale-Malley
Cc: John J. Malley; Kasza, Jacob
Subject: RE: [EXTERNAL] QUESTIONS for tonight's meeting: Debris that is located West of Sheridan that needs to be cleared, so no fire danger occurs during high winds!

Hello Barb,

Thank you for contacting the Planning Division.

Senior Planner, Jacob Kasza, has been included with this email to respond.

Thank you,

Jennifer Baden, APC
Associate Planner
City of Westminster | Community Development Department jbaden@cityofwestminster.us | 303.658.2097
4800 West 92nd Avenue, Westminster, CO 80031 City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.

<https://www.cityofwestminster.us>

-----Original Message-----

From: Barb Fadale-Malley <barb@jbmalley.com>
Sent: Thursday, April 6, 2023 11:55 AM
To: Baden, Jennifer <jbaden@CityofWestminster.us>
Cc: John J. Malley <john@jbmalley.com>
Subject: [EXTERNAL] QUESTIONS for tonight's meeting: Debris that is located West of Sheridan that needs to be cleared, so no fire danger occurs during high winds!

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.

QUESTIONS for tonight's Meeting:

1. When do you plan to get rid of the dead trees and debris that is a fire danger during high winds located on the land where trees and the house were torn down, but not cleared West of Sheridan Boulevard? Many surrounding neighborhoods are very concerned!!
2. What do you plan to do to accommodate the increased traffic flow on Sheridan Boulevard & 104th Avenue?
3. Concerned about height of buildings that will interfere in our beautiful mountain views!
4. Concerned about all the construction vehicles impeding traffic!

Thanks,

Barbara F. & John J. Malley
Address: 5083 W. 98TH CT.
Westminster, CO 80031
Barb's Cell: 303-601-6782
barb@jbmalley.com
John's Cell: 720-272-3799
john@jbmalley.com
Sent from my iPhone 13
A Verizon 5G LTE Smartphone

From: Otzelberger, Aric
Sent: Wednesday, April 5, 2023 10:10 AM
To: Kasza, Jacob; Steve Bonney
Cc: McConnell, John
Subject: RE: [EXTERNAL] Questions about upcoming meeting of Semper Gardens

Thanks, Jacob.

Steve and Bonney: please see my update below to the City Manager's Office on this (you can disregard the information on another property). There was no asbestos. Thank you.

-Aric

From: Otzelberger, Aric
Sent: Thursday, March 30, 2023 12:59 PM
To: Freitag, Mark mfreitag@Cityofwestminster.us; Reale, Joe jreale@CityofWestminster.us
Cc: Andrews, Jody jandrews@CityofWestminster.us; Opie, Barbara BOpie@CityofWestminster.us; Downing, Dave DDowning@CityofWestminster.us; Herrera-Mishler, Tomas therrera@Cityofwestminster.us; Johnson, Lance LJohnson@CityofWestminster.us
Subject: Follow Up - 10115 Sheridan (Holtzclaw) and Diekmann (92nd Ave. by Tri-City Baptist)

Hi Mark and Joe:

Mark: good to see you today. Per your request this morning, I will provide a brief update on the Holtzclaw Property (10115 Sheridan).

I spoke with Tom Pringle this morning (he is the broker for the current Owner). He has had one individual sign an indemnification agreement to harvest wood from the site. This individual is actively harvesting wood. He has two other individuals who have expressed interest in doing the same thing and he will provide that opportunity to them.

He is working on getting a bid from a local contractor for a tub grinder to mulch up material on site. I asked him to circle back with me once he receives the bid to inform me of his client's decision.

Tom is trying to facilitate "who will pay for what" between his client and Berkeley Homes. Berkeley is working on an active development proposal for the site. The approval of the Comprehensive Plan Update on Monday was a positive thing for this proposed project. The city is holding a required virtual neighborhood meeting on the project (ODP) next Thursday, April 6, 2023. More information can be found here: <https://www.cityofwestminster.us/EventDetails/e/9777>.

Joe: Mark asked for a status update on the Diekmann Property. Could you please provide that to him? From CD's end, I think we are good to go with the annexation in April 2023 (City Council Action).

We will continue to work with the private interests at 10115 Sheridan Boulevard. Thank you.

-Aric

p.s. Below is a previous update from a few weeks ago.

Aric Otzelberger

Operations and Community Preservation Manager
City of Westminster - Community Development
aotzelbe@cityofwestminster.us
303.658.2122



4800 West 92nd Avenue, Westminster, CO 80031

Aric Otzelberger

Operations and Community Preservation Manager
City of Westminster - Community Development
aotzelbe@cityofwestminster.us
303.658.2122



4800 West 92nd Avenue, Westminster, CO 80031

From: Kasza, Jacob <jpkasza@CityofWestminster.us>

Sent: Wednesday, April 5, 2023 10:02 AM

To: Steve Bonney <bonney52021@gmail.com>; Otzelberger, Aric <AOTZELBE@CityofWestminster.us>

Subject: RE: [EXTERNAL] Questions about upcoming meeting of Semper Gardens

Hi Steve and LaDonna,

Happy to answer some of these questions now. The one about the time frame would need to be answered by the applicant.

1. Private park means it would be owned by HOA, not the City. At the Rezoning/PDP hearing, the applicant mentioned they wanted it to be publicly accessible. One of our staff comments on their first submittal of the Official Development Plan was to show a public access easement over the park so that it is truly publicly accessible.
2. The applicant would need to answer this question. I can ask them at the meeting if someone else doesn't.
3. The City's Water Supply Plan factors in the proposed development after the Comprehensive Plan Amendments were approved. The City relies on the Comprehensive Plan to plan for future development and impacts to water supply. The proposed development will have a negligible overall impact on the water supply. The Fire and Police Departments have both stated they can adequately serve the development. Neither Department has stated they would need additional personnel or equipment.
4. Yes, all traffic will exit onto Sheridan. 100th Ave and 102nd Ave will continue to be maintained. This development will also construct an access point at the light at 101st Ave and at a future 103rd Ave. This will mean there are four access points onto Sheridan.
5. Yes, that is still a part of their development plan and it is one of the main reasons City Staff supported their development applications.

6. No, there are no proposed entrances to 104th. If you wanted to go to 104th, you would turn left/northbound at the stop light at 101st Ave and then head north on Sheridan to access 104th. The developer could propose to access 104th Ave, but with the creek there it is expensive to construct that access point.

For questions on the debris, please contact the head of the City's Code Enforcement, Aric Otzelberger. His contact is 303-658-2122 or AOTZELBE@CityofWestminster.us.

Let me know if you have any other questions.

Jacob P. Kasza

Senior Planner

City of Westminster | Community Development

jpkasza@cityofwestminster.us | 303.658.2400

4800 West 92nd Avenue, Westminster, CO 80031

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From: Steve Bonney <bonney52021@gmail.com>

Sent: Tuesday, April 4, 2023 6:25 PM

To: Kasza, Jacob <jpkasza@CityofWestminster.us>

Subject: [EXTERNAL] Questions about upcoming meeting of Semper Gardens

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Hello,

Here are some questions we would like addressed. Will these questions be addressed at the meeting or will they be addressed at another time ?

Do we need to be online during the meeting and put these questions in, to be answered?

1. What does "Private park" mean?
2. What is the time frame for anticipating noise from trucks and construction equipment ?
3. What is the impact expected on the Water Supply, Police Department and Fire department ?
4. All traffic exiting onto Sheridan in case of an Emergency - are there other exits being considered ?
5. At one time, it was discussed that there would be access from Waverly Acres to light on 101 st. that exits out of Sheridan Green, is that correct?

6. Will there be an entrance that goes to 104th and are we going to be able to turn left to go west on 104th?

Debris of the house /trees that were knocked down are still in the field -

Is the wood going to get recycled?

Did the house have asbestos in it and was that removed before demolition?

What is going to happen with the debris?

Can the wood (Bigger Pieces) be utilized in the construction of the park that is being built?

Thanks,

Steve and LaDonna Bonney

Waverly Acres resident

From: Steve Bonney <bonney52021@gmail.com>
Sent: Tuesday, April 4, 2023 6:25 PM
To: Kasza, Jacob
Subject: [EXTERNAL] Questions about upcoming meeting of Semper Gardens

Follow Up Flag: Flag for follow up
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Thanks,

Steve and LaDonna Bonney
Waverly Acres resident

From: Lucy <edandlucy@thesiebers.com>
Sent: Monday, March 27, 2023 12:56 PM
To: Kasza, Jacob
Subject: [EXTERNAL] Semper Gardens

Follow Up Flag: Follow up
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Hi Jacob, I received a letter recently from Berkeley homes advising me of a webinar on April 6 regarding Semper Gardens ODP and PDP and an amendment application.

My question is can you provide any additional information on this "amendment?"

Much appreciated, Lucy Sieber
Sent from my iPhone

From: D S <419spellman@gmail.com>
Sent: Monday, March 20, 2023 9:39 PM
To: Kasza, Jacob
Subject: [EXTERNAL] Berkeley Homes Semper Gardens at 104th and Sheridan

Follow Up Flag: Follow up
Flag Status: Completed

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Jacob,

It sounds like from the letter I received recently that this development of almost 200 additional homes in a small 39-acre plot is a done deal. I object to the additional congestion, future traffic and additional noise level. I will view or attend the meeting but my entire neighborhood of Hyland Greens is not happy. It would be better if it were Green Space. I doubt anyone around the planned development is happy about so many extra homes. Maybe if half that number were added, it would not be so objectionable but cramming them into the acreage like sardines is just not cool.

Denise Spellman
10160 Wolff Ct
Westminster, CO 80031

From: marcus bourquin <marcusbourquin@yahoo.com>
Sent: Monday, February 6, 2023 9:30 PM
To: Kasza, Jacob
Subject: [EXTERNAL] New Build -

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.

Following up on the update. it looks like someone is clearing the land Is this development coming soon.

Thanks Westminster Resident interested in the development by Berkly Homes.

Marcus Bourquin

Update on development proposal at 104th and Sheridan

Wednesday, September 25, 2019

In: [Main News](#) / [Development](#)

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Currently, the properties are designated R-3.5 (Residential, 3.5 dwelling units per acre). The proposal requests that portions of the properties that generally abut Sheridan Boulevard be re-designated to R-8 (Residential, 8 dwelling units per acre). [View a map](#). The development review process is still underway at this time and no public hearings have been scheduled. So far, the applicant has completed two rounds of staff review and the city's required neighborhood notification process/meeting which occurred on April 16, 2019.

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