

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: <u>Items for Planning Commission Discussion</u>

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: <u>Items on This Evening's Agenda</u>

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

Prepared by Jacob Kasza, Senior Planner



Tuesday, August 8, 2023, at 7:00 p.m.

PLANNING COMMISSION MEETING AGENDA

- 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, Rezonings, 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.



CITY OF WESTMINSTERPLANNING 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



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:
 - 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:

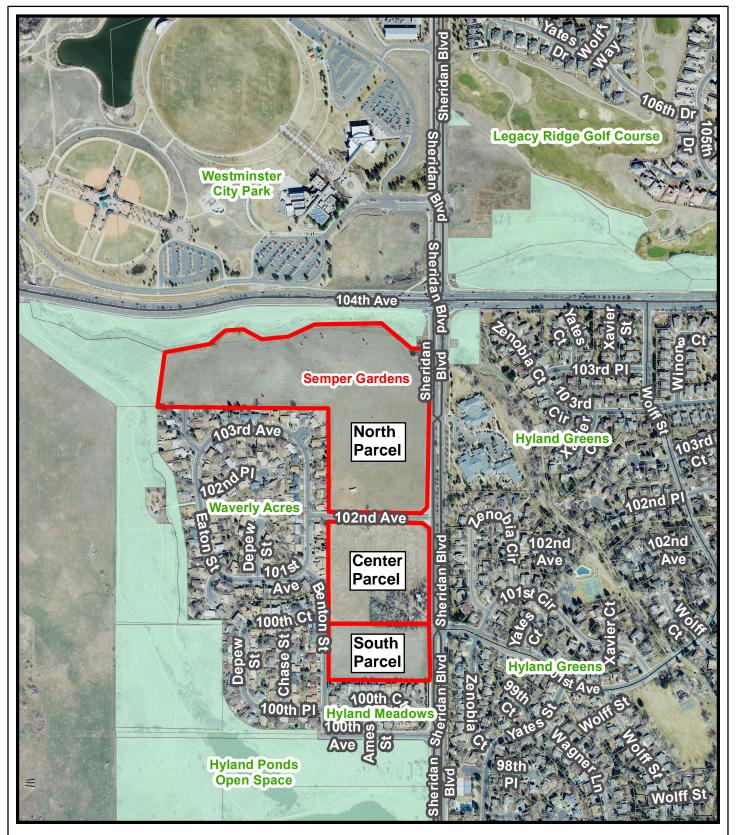
Attachment 1: Vicinity Map

Attachment 2: Proposed Preliminary Development Plan Amendment

Attachment 3: Proposed Official Development Plan

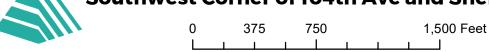
Attachment 4: Outstanding Technical Corrections

Attachment 5: Public Comment



Vicinity Map

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





05.19.23

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

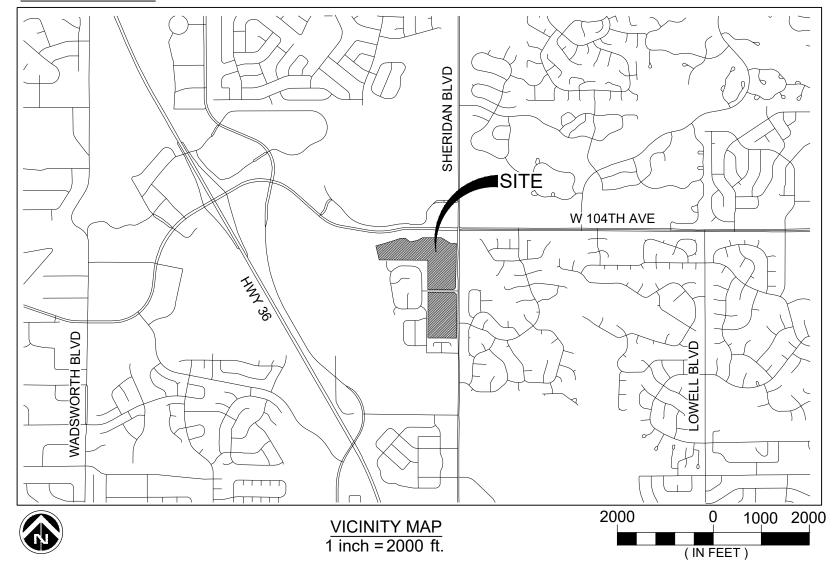
CURRENT ZONING & LAND USE:

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	ISINGLE / 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)

PROPERTY OWNER, DO SO APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS

SIGNATURE

OWNER APPROVAL (HOLTZCLAW PARCEL)

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

SIGNATURE

OWNER APPROVAL (AMBERWOOD PARCEL)

PROPERTY OWNER, DO SO APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS

SIGNATURE

OWNER APPROVAL (CAISSON PARCEL D)

PROPERTY OWNER, DO SO APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS

SIGNATURE

CITY APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER DAY OF

CHAIRMAN

ATTEST: CITY CLERK

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER THIS ______, 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

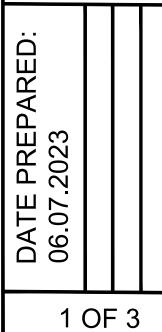
, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PDP PROPERTY BOUNDARY.

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

BERKEL

19 05. DATE:

DA 06.

CASE # PLN23-0042

2 OF 3

NOTES

SEMPER GARDENS

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

FIRST AMENDED PRELIMINARY DEVELOPMENT PLAN

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.

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.

FIRST AMENDED PRELIMINARY DEVELOPMENT PLAN

SEMPER GARDENS A PLANNED UNIT DEVELOPMENT

IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO

PUD EXCEPTIONS

SHEET 3 OF 3

IN ORDER TO PROVIDE A DIVERSITY OF PRODUCT THE APPLICANT REQUESTS THAT THE REQUIREMENT FOR ALL SINGLE FAMILY DETACHED HOMES TO PROVIDE TWO OFF STREET PARKING SPACES IN THE DRIVEWAY AND TWO SPACES IN THE DRIVEWAY AND T W.M.C. ALLOWS THE PLANNING MANAGER TO REDUCE THE PARKING REQUIREMENT FOR NEO-TRADITIONAL DEVELOPMENTS.

PREVIOUSLY APPROVED EXCEPTIONS

EARTH BERMING SHALL NOT BE REQUIRED IN SETBACKS ADJACENT TO EXISTING RESIDENTIAL USES.

ADDITIONAL EXCEPTIONS TO S	SINGLE FAMILY ATTACHED DESIGN STANDARDS
<u>DESIGN STANDARD</u>	EXCEPTION JUSTIFICATION
5. ACCESS, CIRCULATION AND PARKING	
(C-5) ALL SIDEWALKS ALONG PUBLIC STREETS MUST BE DETACHED FROM THE CURB THE DISTANCE SPECIFIED IN THE CITY OF WESTMINSTER STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.	AN EXCEPTION IS REQUESTED TO ALLOW FOR A COMBINATION OF DETACHED AND ATTACHED SIDEWALKS. THE APPLICANT HAS COORDINATED WITH CITY STAFF ON THIS ITEM, AND HAS AGREED TO ALTERNATIVE SECTION WITH AN ATTACHED WALK ON ONE SIDE AND DETACHED ON THE OTHER TO BETTER ACCOMMODATE UTILITIES AND STREET TREES. THIS ALTERNATIVE SECTION WAS APPROVING WITH THE PDP, AND IS INCLUDED WITHIN THE ODP.
8. SITE AMENITIES	
(C-2) A HOT TUB (OPEN YEAR ROUND) AND CHILDREN'S SPLASH PAD (SEASONAL, LOW VOLUME), BOTH NEAR THE CLUBHOUSE AND RESTROOM FACILITIES, SHALL BE PROVIDED FOR ALL PROJECTS WITH MORE THAN 300 UNITS, IN ADDITION TO THE ABOVE, A POOL WITH NEARBY RESTROOMS SHALL BE REQUIRED. ALL POOLS SHALL HAVE A MINIMUM DECK WIDTH OF 12 FEET AROUND THE PERIMETER OF EACH POOL.	AN EXCEPTION IS REQUESTED FROM THE REQUIREMENT TO INCLUDE A HOT TOB. THE APPLICANT BELIEVES THAT THE STANDARD FOR A HOT TUB IS VERY SPECIFIC, AND THAT ALTERNATIVE AMENITIES CAN PROVIDE EQUAL OR BETTER VALUE FOR THE COMMUNITY, WITH REDUCED PUBLIC HEALTH CONCERNS AND ONGOING HOA MAINTENANCE OBLIGATIONS. IN AN EFFORT TO CREATE AN AMENITY AREA THAT IS USABLE FOR ALL, WE ARE PROPOSING A RANGE OF AMENITIES INCLUDING: A SPLASH PAD, PLAYGROUND, HALF BASKETBALL COURT, TWO PICKLEBALL COURTS, BOCCE BALL COURT, OUTDOOR PATIO AND SEATING SPACES. WE BELIEVE THAT THIS PACKAGE OF AMENITIES IS MORE BENEFICIAL AND EXCEEDS THE INCLUSION OF ONE VERY SPECIFIC ITEM SUCH AS A HOT TU
11. SETBACKS	
(A-3) COLLECTOR STREETS: 1.5 TIMES THE BUILDING HEIGHT AS DEFINED BY THE IRC OR 30 FEET FROM THE PROPOSED RIGHT-OF-WAY, WHICHEVER IS LESS	AN EXCEPTION FROM THIS SETBACK REQUIREMENT IS REQUESTED. THE SINGLE FAMILY ATTACHED PRODUCT CONSISTS OF ALLEY LOADED TOWNHOMES AND PAIRED HOMES WITHIN THIS COMMUNITY IT IS THE GOAL OF THE COMMUNITY DESIGN TO BE MORE NEOTRADITIONAL IN NATURE AND TO ADDRESS THE STREETS WITH ARCHITECTURE TO PROMOTE SOCIAL INTERACTION AND COMMUNITY ENGAGEMENT. THE RESIDENTIAL DESIGN STANDARDS ARE GENERALLY NOT CONFIGURED FOR ALLEY LOADED PRODUCT, AND THE APPLICANT BELIEVES THAT THE EXCEPTION IS WARRANTED BY VIRTUE OF DESIGN. THE REQUESTED SETBACKS ARE INCLUDED WITHIN THIS ODP.
(A-4) LOCAL STREETS: 1.5 TIMES THE BUILDING HEIGHT AS DEFINED BY THE IRC OR 25 FEET FROM THE PROPOSED RIGHT-OF-WAY, WHICHEVER IS LESS	AN EXCEPTION FROM THIS SETBACK REQUIREMENT IS REQUESTED. THE SINGLE FAMILY ATTACHED PRODUCT CONSISTS OF ALLEY LOADED TOWNHOMES AND PAIRED HOMES WITHIN THIS COMMUNITY IT IS THE GOAL OF THE COMMUNITY DESIGN TO BE MORE NEOTRADITIONAL IN NATURE AND TO ADDRESS THE STREETS WITH ARCHITECTURE TO PROMOTE SOCIAL INTERACTION AND COMMUNITY ENGAGEMENT. THE RESIDENTIAL DESIGN STANDARDS ARE GENERALLY NOT CONFIGURED FOR ALLEY LOADED PRODUCT, AND THE APPLICANT BELIEVES THAT THE EXCEPTION IS WARRANTED BY VIRTUE OF DESIGN. THE REQUESTED SETBACKS ARE INCLUDED WITHIN THIS ODP.
(C) DUPLEX SETBACKS FROM PROPERTY LINE: (1) FRONT (FROM A LOCAL OR PRIVATE STREET): 25 FEET (15 FEET FOR SIDE-LOAD GARAGE). THIS SETBACK ALSO APPLIES TO SIDE YARDS ABUTTING A LOCAL STREET (2) SIDE LOT LINE TO END OF EXTERIOR SIDE: 7.5 FEET. (3) REAR: 25 FEET.	AN EXCEPTION FROM THESE SETBACK REQUIREMENTS IS REQUESTED. THE DUPLEX PRODUCT WITHIN THIS COMMUNITY IS ALL ALLEY LOADED. IT IS THE GOAL OF THE COMMUNITY DESIGN TO BE MORE NEOTRADITIONAL IN NATURE AND TO ADDRESS THE STREETS WITH ARCHITECTURE TO PROMOTE SOCIAL INTERACTION AND COMMUNITY ENGAGEMENT. THE RESIDENTIAL DESIGN STANDARDS ARE GENERALLY NOT CONFIGURED FOR ALLEY LOADED PRODUCT, AND THE APPLICANT BELIEVES THAT THE EXCEPTION IS WARRANTED BY VIRTUE OF DESIGN. THE REQUESTED SETBACKS ARE INCLUDED WITHIN THIS ODP.
	RCHITECTURAL DESIGN
2. EXT	TERIOR DESIGN ELEMENTS
(E) ROOF DESIGN - 1. A ROOF PITCH OF 5 IN 12 OR GREATER SHALL BE PROVIDED ON ALL BUILDINGS. ALL ROOFS SHALL HAVE 18 INCH MINIMUM OVERHANGING EAVES.	AN EXCEPTION IS REQUESTED TO OMIT THE REQUIREMENT OF ALL ROOF PITCHES BEING 5 IN 12 OR GREATER. ROOF PITCHES OF LESS THAN 5 IN 12 ARE MORE APPROPRIATE TO SOME OF THE ARCHITECTURAL STYLES TH ARE BEING OFFERED. ALL MODELS WILL HAVE THE REQUIRED 18 INCH OVERHANGING EAVES.
ADDITIONAL EXCEPTIONS TO	SINGLE FAMILY DETACHED DESIGN STANDARDS
<u>DESIGN STANDARD</u>	EXCEPTION JUSTIFICATION
5. CIRCULATION, ACCESS AND PARKING	
(B-5) ALL SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS AND DRIVES MUST BE DETACHED FROM THE CURB THE DISTANCE SPECIFIED IN THE CITY'S STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.	AN EXCEPTION IS REQUESTED TO ALLOW FOR A COMBINATION OF DETACHED AND ATTACHED SIDEWALKS. THE APPLICANT HAS COORDINATED WITH CITY STAFF ON THIS ITEM, AND HAS AGREED TO A ALTERNATIVE SECTION WITH AN ATTACHED WALK ON ONE SIDE AND DETACHED ON THE OTHER TO BETTER ACCOMMODATE UTILITIES AND STREET TREES. THIS ALTERNATIVE SECTION WAS APPROVING WITH THE PDP, AND IS INCLUDED WITHIN THE ODP.
10. SETBACKS	
MINIMUMS: PRIMARY STRUCTURE FRONT SETBACK FOR LIVING SPACE (INCLUDES A SIDE YARD ABUTTING PUBLIC LOCAL STREET) = 25' FRONT SETBACK (FOR NON-GARAGE ARCHITECTURE WHEN FRONT LOADED GARAGE IS SET BACK A MINIMUM OF 30 FEET) = 20' FRONT SETBACK FOR SIDE-LOADED GARAGE = 15' REAR SETBACK FOR GARAGES = 20' FRONT SETBACK FOR FRONT PORCHES (NO LIVING SPACE PERMITTED ABOVE PORCH) = 14' SIDE SETBACK FOR ONE-STORY RESIDENCE = 7.5' SIDE SETBACK FOR TWO STORY RESIDENCE = 10' REAR SETBACK = 25'	FRONT LOADED SINGLE FAMILY DETACHED - AN EXCEPTION IS REQUESTED FROM THE FRONT SETBACK TO ALLOW THE FRONT, NON-GARAGE ARCHITECTURE TO BE SET BACK 20' WHEN THE GARAGE SET BACK A MINIMUM OF 25', AS OPPOSED TO THE STANDARD 30'. ADDITIONALLY AN EXCEPTION IS REQUESTED FROM THE DIFFERENTIATED SIDE SETBACKS BASED ON BUILDING HEIGHT, TO ALLOW BOTH ONE AND TWO STORY RESIDENCES TO UTILIZE THE 7.5' SIDE SETBACK. THE DESIGN STANDARDS INCLUDE GOALS RELATED TO ENVIRONMENTAL RESPONSIBILTY AND WATER CONVERSATION, AND REDUCING THESE SETBACKS AS REQUESTED ALLOWS US TO REDUCE THE LOT SIZES AND ASSOCIATED FRONT AND SIDEYARD LANDSCAPING, THUS TRANSFERRING THIS AREA FROM MORE INTENSIVE IRRIGATION USE, INTO ADDITIONAL PUBLIC LAND DEDICATION AREA WITH NATIVE LANDSCAPING, WITH GREATLY REDUCED IRRIGATION REQUIREMENTS. ADDITIONALLY, THE PRIVATE PARK WITHIN THE COMMUNITY IS LARGER THAN THE REQUIRED STANDARD AND INCLUDES SUBSTANTIAL AMENITIES, PROVIDING ATTRACTIVE USABLE OPEN SPACE AREA FOR RESIDENTS, AS OPPOSED TO THE HOME'S SIDE YARDS THAT ARE ESSENTIALLY UNUSABLE FOR RESIDENTS DUE TO THE GRADE CHANGE ASSOCIATED WITH THE WALKOUT BASEMENTS THAT ARE REQUIRED BY THE SITE.
MINIMUMS: PRIMARY STRUCTURE FRONT SETBACK FOR LIVING SPACE (INCLUDES A SIDE YARD ABUTTING PUBLIC LOCAL STREET) = 25' FRONT SETBACK (FOR NON-GARAGE ARCHITECTURE WHEN FRONT LOADED GARAGE IS SET BACK A MINIMUM OF 30 FEET) = 20' FRONT SETBACK FOR SIDE-LOADED GARAGE = 15' REAR SETBACK FOR GARAGES = 20' FRONT SETBACK FOR FRONT PORCHES (NO LIVING SPACE PERMITTED ABOVE PORCH) = 18' SIDE SETBACK FOR ONE-STORY RESIDENCE = 7.5' SIDE SETBACK FOR TWO STORY RESIDENCE = 10' REAR SETBACK = 25'	ALLEY LOADED SINGLE FAMILY DETACHED - AN EXCEPTION FROM THESE SETBACK REQUIREMENTS IS REQUESTED. THE ALLEY LOADED SINGLE FAMILY PRODUCT WITHIN THIS COMMUNITY IS INCLUDED TO ENSURE PRODUCT DIVERSITY WITHIN THE NEIGHBORHOOD. IT IS THE GOAL OF THE COMMUNITY DESIGN TO BE MORE NEO-TRADITIONAL IN NATURE AND TO ADDRESS THE STREETS AND COMMUNITY GREENS WITH ARCHITECTURE, TO PROMOTE SOCIAL INTERACTION AND COMMUNITY ENGAGEMENT. THE RESIDENTIAL DESIGN STANDARDS ARE GENERALLY NOT CONFIGURED FOR ALLE LOADED PRODUCT, AND THE APPLICANT BELIEVES THAT THE EXCEPTION IS WARRANTED BY VIRTUE OF DESIGN. THE REQUESTED SETBACKS ARE INCLUDED WITHIN THIS ODP.
RESIDENCES SHALL BE SETBACK A MINIMUM OF 50' FROM THE COMMON PROPERTY LINE WHEN ADJACENT TO A NO USE, AND 30' FROM THE COMMON PROPERTY LINE WHEN ADJACENT TO A RESIDENTIAL USE.	AN EXCEPTION IS REQUESTED FROM THIS REQUIREMENT TO A 25' SETBACK FROM COMMON PROPERTY LINE. IN THIS LOCATION THERE IS AN EXISTING PRIVACY FENCE, GRADE SEPARATION, AND SIMILAR HOUSING PRODUCT/ LAND USE.
14. RECREATION FACILITIES	
(B) A HOT TUB (OPEN YEAR ROUND) AND CHILDREN'S SPLASH PAD (SEASONAL, LOW VOLUME), BOTH NEAR THE CLUBHOUSE AND RESTROOM FACILITIES, SHALL BE PROVIDED FOR ALL PROJECTS WITH MORE THAN 100 UNITS.	AN EXCEPTION IS REQUESTED FROM THE REQUIREMENT TO INCLUDE A HOT TOB. THE APPLICANT BELIEVES THAT THE STANDARD FOR A HOT TUB IS VERY SPECIFIC, AND THAT ALTERNATIVE AMENITIES CAN PROVIDE EQUAL OR BETTER VALUE FOR THE COMMUNITY, WITH REDUCED PUBLIC HEALTH CONCERNS AND ONGOING HOA MAINTENANCE OBLIGATIONS. IN AN EFFORT TO CREATE AN AMENITY AREA THAT IS USABLE FOR ALL, WE ARE PROPOSING A RANGE OF AMENITIES INCLUDING: A SPLASH PAD, PLAYGROUND, HALF BASKETBALL COURT, TWO PICKLEBALL COURTS, BOCCE BALL COURT, OUTDOOR PATIO AND SEATING SPACES. WE BELIEVE THAT THIS PACKAGE OF AMENITIES IS MORE BENEFICIAL AND EXCEEDS THE INCLUSION OF ONE VERY SPECIFIC ITEM SUCH AS A HOT TU
ARCHITECTURAL DESIGN	
2. EXTERIOR DESIGN ELEMENTS	
(B) ROOF BREAKS	AN EXCEPTION IS REQUESTED TO OMIT THE REQUIREMENT OF ALL ROOF PITCHES BEING A MINIMUM OF 5:12. ROOF PITCHES OF LESS THAN 5 IN 12 ARE MORE APPROPRIATE TO SOME OF THE
1) ROOF SLOPES SHALL BE AT A MINIMUM 5:12. ALL ROOFS SHALL HAVE 18 INCH MINIMUM OVERHANGING EAVES. 6 (C) OUTDOOR LIVING AREAS	ARCHITECTURAL STYLES THAT ARE BEING OFFERED. ALL MODELS WILL HAVE THE REQUIRED 18 INCH OVERHANGING EAVES. AN EXCEPTION IS REQUESTED TO OMIT THE REQUIREMENT OF A MINIMUM OF 50% OF THE MODELS OFFERED TO HAVE A USABLE FRONT PORCH AND A USABLE SIDE/REAR PATIO. THE FRONT-LOADED
1) USABLE FRONT PORCHES (80 S.F. MINIMUM USABLE, FUNCTIONAL AREA WITH 6-FOOT MINIMUM DEPTH) AND SIDE OR REAR YARD PATIOS (120 S.F. MINIMUM USABLE, FUNCTIONAL AREA) SHALL BE REQUIRED ON A MINIMUM OF 50% OF THE APPROVED MODELS AND RESIDENCES BUILT	4000 MODELS WILL HAVE LESS THAN 50% OF THE MODELS OFFERED MEET THIS REQUIREMENT, BUT MORE THAN 50% OF THE TOTAL SINGLE-FAMILY DETACHED HOMES BUILT WILL MEET THE REQUIREMENT, WHICH INCLUDES THE 3000 ALLEY-LOADED MODELS.
(D) BAY OR BOX WINDOWS - WINDOWS OF A MINIMUM WIDTH OF 5 FEET THAT PROJECT A MINIMUM OF 16 INCHES FROM THE FRONT FACADE SHALL BE REQUIRED ON 50% OR MORE OF ALL UNITS WITHIN A STREETSCAPE.	AN EXCEPTION IS REQUESTED TO OMIT THE REQUIREMENT OF BAY OR BOX WINDOWS ON THE FRONT ELEVATIONS. PLANE BREAKS AND MULTIPLE MATERIALS ARE PROVIDED ON ALL FRONT ELEVATIONS, WHICH IS MORE IN LINE WITH CURRENT DESIGN TRENDS. THIS APPROACH CREATES MORE DYNAMIC-LOOKING ARCHITECTURE AND STREETSCAPES THAN WHAT A BAY OR BOX WINDOW WOULD BE ABLE TO ACHIEVE. ALSO, TO AVOID MONOTONOUS DESIGN WITH A BAY OR BOX WINDOW ON MOST FRONT ELEVATIONS VARYING THE OVERALL MASSING OF EACH HOME WILL CREATE MOF INTRIGUING STREETSCAPES.
3. GARAGES	
(A) ALL DWELLING UNITS SHALL PROVIDE A TWO-CAR (MINIMUM) GARAGE. IF THREE-CAR GARAGES ARE PROVIDED, THE THIRD SPACE SHALL HAVE A SEPARATE DOOR AND A 2-FOOT MINIMUM HORIZONTAL SETBACK FROM THE MAIN GARAGE DOOR. ALL FRONT-LOADED GARAGE DOORS MUST BE SETBACK A MINIMUM OF 4 FEET FROM THE PRIMARY FRONT FAÇADE OF THE HOUSE. IF BOTH FRONT-LOADED AND SIDE-LOADED GARAGES ARE COMBINED IN A SINGLE MODEL, THE MINIMUM DISTANCE FROM EACH OF THE TWO DOORS TO THE JOINING	AN EXCEPTION IS REQUESTED TO OMIT THE REQUIREMENT OF THE FRONT-LOADED GARAGE DOORS NEEDING TO BE A MINIMUM SETBACK OF 4 FEET FROM THE FRONT FAÇADE. MOST OF THE PLANS OFFERED HAVE RECESSED GARAGE DOORS FROM THE FRONT FAÇADE, BUT NOT RECESSING ALL THE GARAGES CREATES A MORE COMPELLING STREETSCAPE WITH THE DIFFERENT MODELS. THIS ALSO ALLOWS FOR LARGER STORAGE SPACE IN THE GARAGE.
CORNER SHALL BE 2 FEET.	

3 OF 3 EXCEPTIONS

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 PARCEI

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 645.71FEET 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.**

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

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

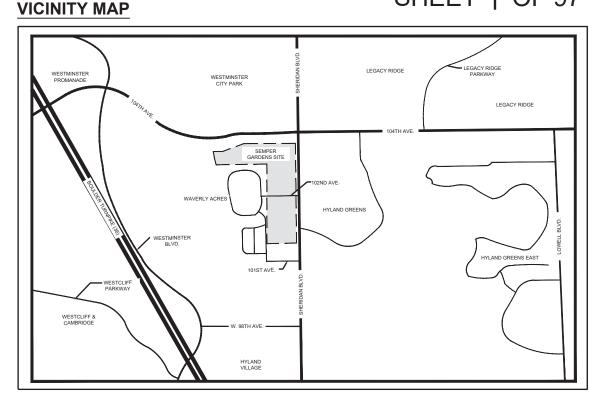
CITY COUNCIL CONDITION OF APPROVAL FROM THE PDP

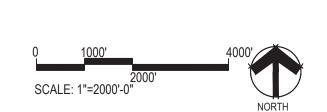
THE OVERALL DENSITY FOR THIS DEVELOPMENT SHALL NOT EXCEED A COLLECTIVE DENSITY ABOVE 5 DWELLING UNITS PER ACRE, OVER THE ENTIRETY OF THE PROJECT. THIS CONDITION SUPERCEDES ANY CONFLICTING STATEMENTS IN THE PDP.

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

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

SHEET 1 OF 97





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	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

CINICI E EAMII V

HOLTZCLAW PARCEL HOLTZCLAW LEONARD E **HOLTZCLAW RUBY V** 4825 TREY VIEW CT

CHARLOTTE NC 28227

DALLAS TX 75234

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

OWNER APPROVAL

PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS DAY OF

CITY APPROVAL

SIGNATURE

PLANNING COMMISSION APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER DAY OF

CHAIRMAN

ATTEST: CITY CLERK

CITY COUNCIL

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER DAY OF _____

MAYOR

ATTEST: CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

GOLDEN, COLORADO ON THIS

RECEPTION NO. ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT

JEFFERSON COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

SURVEYOR'S CERTIFICATE

CONSULTANTS

303.531.4905

CIVIL ENGINEER

720.206.6625

ARCHITECT

303.455.4437

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PCS GROUP - ALAN CUNNINGHAM

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.

REGISTERED LAND SURVEYOR & NO.

SHEET INDEX SHEET 1 - COVER

SHEET 2 - PROJECT NOTES & ELECTIVES

_____ DAY OF ______, 20___, AT ___:__ O'CLOCK __.M.

SHEET 3 - EXCEPTIONS

SHEET 4 - STREET SECTIONS

SHEET 5- EXISTING TREE SURVEY & MITIGATION CHARTS SHEET 6-7 - EXISTING AND DEMO PLAN

SHEET 8 - OVERALL PLAN SHEET 9-14 - SITE PLAN

SHEET 15-20 - GRADING PLAN

SHEET 21-26 - UTILITY PLAN

SHEET 27 - LANDSCAPE CHARTS SHEET 28 - PLANT SCHEDULE

SHEET 29-35 LANDSCAPE PLAN

SHEET 36 - HYDROZONE MAP

SHEET 37 - FENCE PLAN

SHEET 38 - LANDSCAPE LOT TYPICALS

SHEET 39-40 - LANDSCAPE DETAILS

SHEET 41-44 - SITE LIGHTING PHOTOMETRIC

SHEET 45 - LIGHTING DETAILS

SHEET 46 - ATTACHED STANDARDS TABLE

SHEET 47 - DETACHED STANDARDS TABLE

SHEET 48 - ARCHITECTURAL STREETSCAPE SHEET 49 - AMENITY BUILDING ARCHITECTURE

SHEET 50-97 - LOT TYPICALS AND ELEVATIONS

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ER

S

COVER

1 OF 97

CASE NO. PLN22-0062

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 APPERTUANCES. SIGNAL CABINET AND CONTROLLER TO REMAIN. CITY OF WESTMINSTER AGREES TO CONTRIBUTE NOT TO EXCEED \$150,000 TO SUPPORT THIS WORK.

STANDARD STATEMENTS

- THE PROJECT OWNER/DEVELOPER AND ASSIGNS ARE RESPONSIBLE FOR ENSURING K. CITY WILL INSTALL, AT DEVELOPER'S EXPENSE, ALL TRAFFIC CONTROL DEVICES 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.
- THE FINAL PLAT FOR THIS PROJECT MUST BE SUBMITTED FOR CITY APPROVAL WITHIN TWELVE (12) MONTHS OF THE APPROVAL DATE OF THIS OFFICIAL DEVELOPMENT
- 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.
- THE DESIGN OF PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.
- 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.
- 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).
- 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.
- 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.
- STORM DRAINAGE SHALL ONLY BE DISCHARGED ONTO OR ACROSS PUBLIC LAND AS DESCRIBED IN THE APPROVED DRAINAGE STUDY.
- 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.

- 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 ENE 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 PROPERT AND MINIMAL OFF SITE FOR OTHER PROPERTY.
- N. ALL ROOFTOP EQUIPMENT ON THE BUILDING WILL BE SCREENED TO ITS FULL HEI AND DESIGNED AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.
- O. ALL WATER FEATURES MUST BE FUNCTIONAL AND OPERATE ANNUALLY AT LEAS 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 SEPARATE REVIEWED AND PERMITTED WITH A VALID SIGN PERMIT. SIGNAGE LOCATIONS SH ON BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH THE INT OF PROVIDING ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE BEST INTEGRA 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 CODI 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 PA 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 ANI 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.

3358

- 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.
- ADDITIONAL PROJECT NOTES MAY BE FOUND THROUGHOUT THE ODP, INCLUDING STANDARD NOTES FOR LANDSCAPING AND IRRIGATION.

	DESIGN ELECTIVES - SINGLE FAMILY ATTACHED
CCODE	
SCORE	INCENTIVE SITE DESIGN
5 400	
	ESS , CIRCULATION, PARKING
200	(A-2) PROVIDE CONCRETE BICYCLE AND PEDESTRIAN CONNECTIONS BETWEEN NEIGHBORHOODS AND SUBDIVISIONS. PATH'S MUST MEET MINIMUM SIDEWALK WIDTHS PER CITY STANDARDS. 50 PTS FOR EACH CONNECTION. MAX. 200 PTS
100	(C-2) PEDESTRIAN ORIENTED LIGHTING STAGGERED ON BOTH SIDES OF THE STREETS AND ALONG WALKWAYS AND MULTI-USE PATHS WILL BE PROVIDED (SEE REQUIREMENTS FOR LIGHTING UNDER 4.B): 100 POINTS
150	(C-3) MULTI-USE PATHS CONNECTIONS TO TRAILS WILL BE A MINIMUM OF 10 FEET
25	(C-4) BENCHES WILL BE PROVIDED ALONG PEDESTRIAN PATHWAYS THROUGHOUT THE PROJECT: 25 POINTS
50	(C-5) BICYCLE REPAIR STATIONS WILL BE PROVIDED AS AN AMENITY ON RESIDENTIAL DEVELOPMENT: 50 POINTS
750	(D-1) AT LEAST 100% OF THE REQUIRED PARKING (OTHER THAN GUEST PARKING) SHALL BE WITHIN ATTACHED GARAGES: 750 POINTS
6. BUS	BENCHES AND SHELTERS
200	(A) BUS SHELTERS
	(B) BENCH
50	(C) TRASH AND RECYCLING RECEPTACLES
8. SITE	AMENITIES
75	(A) EVERGREEN TREES WILL BE PLANTED BEHIND THE ENTRY MONUMENT SIGNAGE
200	(B) DECORATIVE PEDESTRIAN LIGHTING ALONG WALKS ON BOTH SIDES OF THE STREETS AND MULTI-USE PATHS WILL BE PROVIDED WITH 12 FOOT MAXIMUM POLE HEIGHTS; FULL CUTOFF SHIELDED LIGHT SOURCE; 4000K MAXIMUM CORRECTED COLOR TEMPERATURE LED BULB SPECIFICATIONS: 200 POINTS.
300	(C-3) HARD-SURFACE COURTS SUCH AS TENNIS COURTS (INCLUDING FENCING, STRIPING, NET, LIGHTING, ETC.) AND/OR BASKETBALL FULL-COURTS (MIN. 50' X 84' INCLUDING EQUIPMENT, STRIPING, LIGHTING, ETC.), OR SIMILAR EQUIVALENT RECREATIONAL AMENITY WILL BE PROVIDED: 150 POINTS PER COURT (300 POINTS MAXIMUM)
300	(C-5) ACTIVE PLAY AREA COVERED BY A SHADE STRUCTURE WITH PLAY AND/OR CHILDREN'S CLIMBING EQUIPMENT, ETC. (0.5% MINIMUM OF SITE AREA) WILL BE PROVIDED. (THIS CANNOT BE LOCATED IN ANY DETENTION AREA). PLAY EQUIPMENT MUST ENCOMPASS AT LEAST 625 S.F. (25' X 25') FOR EACH OF THESE AREAS: 150 POINTS FOR EACH AREA PROVIDED (300 MAX. POINTS)
10. PRI	VATE OPEN SPACE AND PRIVATE PARKS
200	(A) GREATER THAN 4% TO 5%: 200 POINTS
	FECTURAL DESIGN
1. EXTE	ERIOR DESIGN ELEMENTS
	(A-5) BUILDINGS WILL INCLUDE NO MORE THAN SIX (6) ADJACENT UNITS
	OS, BALCONIES AND FRONT PORCHES
LANDS	CARE RESIGN
	CAPE DESIGN
1. PRIV	ATE LANDSCAPING
50	(C) PERENNIALS AND/OR ANNUAL BEDS WILL BE INCORPORATED INTO THE ENTRY FEATURE: 50 POINTS
	ENVIRONMENTAL DESIGN
_	1. LANDSCAPING AND WATER CONSERVATION
	(C-2) HIGH WATER TURF AREA (SUCH AS KENTUCKY BLUEGRASS AND TALL FESCUE) WILL BE REDUCED TO LESS THAN 20% OF LANDSCAPED AREA TO REDUCE WATER CONSUMPTION: 125 POINTS
75	(D-1) VEGETATIVE SWALE OR BIO-RETENTION AREA OF 15% OF TOTAL DETENTION SQUARE FEET: 75 POINTS
	2. BUILDING CONSTRUCTION
	(A-1) 100% OF HOUSING UNITS PRE-WIRED FOR SOLAR PHOTOVOLTAIC SYSTEMS
300	(D-1) INSTALL SOLAR PHOTOVOLTAIC SYSTEMS (MINIMUM 3 KW SYSTEM) ON THE CLUBHOUSE, MEETING, AND RECREATIONAL FACILITY BUILDINGS: 300 POINTS
100	(D-3) MAIL KIOSK WILL INCORPORATE A MINIMUM OF 2000 SQUARE FEET OF PRIVATE PARK SPACE AND TWO DEDICATED TEMPORARY PARKING SPACES: 100 POINTS

TOTAL POINTS PROVIDED

POINTS REQUIRED FOR SINGLE FAMILY ATTACHED

DESIGN ELECTIVES - SINGLE FAMILY DETACHED INCENTIVE SITE DESIGN RCULATION

- 25 (B-2) BENCHES WILL BE PROVIDED ALONG PEDESTRIAN AND MULTI-USE PATHWAYS THROUGHOUT THE PROJECT
- 50 (B-3) BICYCLE REPAIR STATIONS MAY BE PROVIDED AS AN AMENITY ON RESIDENTIAL DEVELOPMENT. 25 EACH 50 POINTS MAX
- 100 | (D-2A)BUS SHELTERS
- 50 | (D-2B) BENCH
- 50 (D-2C) TRASH AND RECYCLING RECEPTACLES

REET LIGHTING

200 DECORATIVE PEDESTRIAN LIGHTING ALONG WALKS ON BOTH SIDES OF THE STREETS AND MULTI-USE PATHS WILL BE PROVIDED WITH 12 FOOT MAXIMUM POLE HEIGHTS; FULL CUTOFF SHIELDED LIGHT SOURCE, 4000K MAXIMUM COLOR TEMPERATURE LED

ULTI-USE TRAILS

- 100 | (A) INSTALLATION OF ADDITIONAL MULTI-USE CONCRETE PATH (WHERE NOT ALREADY REQUIRED)
- 150 | (B) MULTI-USE PATH WIDTHS WILL BE A MINIMUM OF 10 FEET

RIVATE OPEN SPACE AND PRIVATE PARKS

200 (B) PRIVATE PARK AREA WILL BE INCREASED ABOVE THE MINIMUM 4%. 4-5% 200 POINTS 5-6% 300 POINTS. GREATER THAN 6% 400 POINTS

ECREATION FACILITIES

- 200 (E) HARD-SURFACE COURTS SUCH AS TENNIS COURTS AND OR BASKETBALL COURTS WILL BE PROVIDED 50'X84'. 100 PER COURT (200 PT MAX)
- 300 | (G) PLAY EQUIPMENT WITH SWINGS, SLIDE OR CLIMBING EQUIPMENT OR OUTDOOR GATHERING AREAS WITH SEATING WILL BE PROVIDED (.5% OF MINIMUM SITE AREA). SHADE STRUCTURE MUST BE 625SF. 150 POINTS FOR EACH AREA (300 PTS MAX)
- 150 | (H) WEATHER PROTECTED (COVERED) BICYCLE PARKING RACKS. 50 POINTS PER RACK UP TO 150 POINTS

HITECTURAL DESIGN

TERIOR DESIGN ELEMENTS

- 50 (2.A) OFFSETS (4' MIN) WILL BE PROVIDED ON ALL DWELLING UNITS ON ALL FRONT ELEVATIONS
- 50 (2.B) ROOF BREAKS WILL OCCUR ON ALL APPROVED MODELS

- 75 (B) GARAGE DOOR WINDOWS WILL BE INCORPORATED IN THE DESIGN OF 50% OF THE MODELS AND RESIDENCES BUILT.
- 250 (C) SIDE OR REAR LOADED FOR 20%- 125, 50% 250,75% 500

SCAPE DESIGN

SHT-OF-WAY LANDSCAPING

100 (A) A MINIMUM OF 1 SHADE TREE PER 500 SQUARE FEET OF LANDSCAPE AREA WITHIN RIGHT-OF-WAY

RONMENTAL DESIGN

NDSCAPING AND WATER CONSERVATION

- 125 (C-2) HIGH WATER TURF GRASS WILL BE REDUCED TO LESS THAN 20% OF LANDSCAPED AREA TO REDUCE WATER CONSUMPTION
- 75 (D-1) VEGETATIVE SWALE OR BIO-RETENTION AREA OF 15% OF TOTAL DETENTION SF

ILDING CONSTRUCTION

- 200 | (A-1) 100% OF HOUSING UNITS PRE-WIRED FOR SOLAR PHOTOVOLTAIC SYSTEMS
- 100 | (A-2) 20% OF THE HOUSING UNITS WITH INSTALLED PHOTOVOLTAIC SYSTEM (MINIMUM 3KW SYSTEM)
- 250 | (B-2) ELECTRIC VEHICLE CHARGING STATIONS INSTALLED FOR A MINIMUM OF 10% OF THE HOUSING UNITS, PLUS PRE-WIRING IN ALL GARAGES TO ALLOW FOR ADDITIONAL FUTURE STATIONS INSTALLED.
- 300 (D-1) INSTALL SOLAR PHOTOVOLTAIC SYSTEMS (MINIMUM 3 KW SYSTEM) ON THE CLUBHOUSE, MEETING, AND RECREATIONAL FACILITY BUILDINGS: 300 POINTS
- 100 (D-3) MAIL KIOSK WILL INCORPORATE 2000SF OF PARK SPACE AND TWO PARKING
- 3250 TOTAL POINTS PROVIDED 3218 POINTS REQUIRED TO BE PROVIDED FOR SINGLE FAMILY DETACHED

Landscape Architecture I Planni people / /





SEE WHAT COULD BE 303.455.4437 www.goddensudik.com



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Suite 250





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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

PREVIOUSLY APPROVED EXCEPTIONS

IN ORDER TO PROVIDE A DIVERSITY OF PRODUCT THE APPLICANT REQUESTS THAT THE REQUIREMENT FOR ALL SINGLE FAMILY DETACHED HOMES TO PROVIDE TWO OFF STREET PARKING SPACES IN THE DRIVEWAY AND TWO SPACES IN THE DRIVEWAY AND T SMALLER THEN TRADITIONAL SFD HOMES AND SO IT IS UNLIKELY THAT A FOUR CAR FAMILY WILL OCCUPY THIS PRODUCT. ADEQUATE ON STREET PARKING WILL BE PROVIDED FOR VISITORS AND GUESTS. THIS PARKING WILL BE PROVIDED FOR VISITORS AND GUESTS. THIS PARKING ADJUSTMENT IS CONSISTENT WITH OTHER R-5 AND R-8 RESIDENTIAL DEVELOPMENTS, SUCH AS TUSCANY TRAILS AND SHERIDAN PARK NORTH. SECTION 11-7-4 (B)(2)(A)(I) W.M.C. ALLOWS THE PLANNING MANAGER TO REDUCE THE PARKING REQUIREMENT FOR NEO-TRADITIONAL DEVELOPMENTS.

EARTH BERMING SHALL NOT BE REQUIRED IN SETBACKS ADJACENT TO EXISTING RESIDENTIAL USES.

18 (A) ALL DWELLING UNITS SHALL PROVIDE A TWO-CAR (MINIMUM) GARAGE. IF THREE-CAR GARAGES ARE PROVIDED, THE THIRD SPACE SHALL HAVE A SEPARATE DOOR AND A 2-FOOT

THE HOUSE. IF BOTH FRONT-LOADED AND SIDE-LOADED GARAGES ARE COMBINED IN A SINGLE MODEL, THE MINIMUM DISTANCE FROM EACH OF THE TWO DOORS TO THE JOINING

PUD EXCEPTIONS

CORNER SHALL BE 2 FEET.

1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	ADDITIONAL EVERTIONS TO SE	INGLE FAMILY ATTACHED DESIGN STANDARDS
Part		
The part		EXCEPTION JUSTIFICATION
DESCRIPTION OF THE PROPERTY OF		AN EXCEPTION IS REQUESTED TO ALLOW FOR A COMBINATION OF DETACHED AND ATTACHED SIDEWALKS. THE APPLICANT HAS COORDINATED WITH CITY STAFF ON THIS ITEM, AND HAS AGREED TO ALTERNATIVE SECTION WITH AN ATTACHED WALK ON ONE SIDE AND DETACHED ON THE OTHER TO BETTER ACCOMMODATE UTILITIES AND STREET TREES. THIS ALTERNATIVE SECTION WAS APPROMITH THE PDP, AND IS INCLUDED WITHIN THE ODP.
AND THE PROPERTY OF THE PROPER	8. SITE AMENITIES	
ACCURATE TRAIL TO THE REPORT OF THE TO THE T	RE THAN 100 UNITS. FOR PROJECTS WITH MORE THAN 300 UNITS, IN ADDITION TO THE ABOVE, A POOL WITH NEARBY RESTROOMS SHALL BE REQUIRED. ALL POOLS SHALL HAVE A MINIMUM DECK WIDTH 12 FEET AROUND THE PERIMETER OF EACH POOL.	
1		
THE COLUMN AS A CO	3) COLLECTOR STREETS: 1.5 TIMES THE BUILDING HEIGHT AS DEFINED BY THE IRC OR 30 FEET FROM THE PROPOSED RIGHT-OF-WAY, WHICHEVER IS LESS	IT IS THE GOAL OF THE COMMUNITY DESIGN TO BE MORE NEOTRADITIONAL IN NATURE AND TO ADDRESS THE STREETS WITH ARCHITECTURE TO PROMOTE SOCIAL INTERACTION AND COMMUNITY ENGAGEMENT. THE RESIDENTIAL DESIGN STANDARDS ARE GENERALLY NOT CONFIGURED FOR ALLEY LOADED PRODUCT, AND THE APPLICANT BELIEVES THAT THE EXCEPTION IS WARRANTED BY
	4) LOCAL STREETS: 1.5 TIMES THE BUILDING HEIGHT AS DEFINED BY THE IRC OR 25 FEET FROM THE PROPOSED RIGHT-OF-WAY, WHICHEVER IS LESS	AN EXCEPTION FROM THIS SETBACK REQUIREMENT IS REQUESTED. THE SINGLE FAMILY ATTACHED PRODUCT CONSISTS OF ALLEY LOADED TOWNHOMES AND PAIRED HOMES WITHIN THIS COMMIT IS THE GOAL OF THE COMMUNITY DESIGN TO BE MORE NEOTRADITIONAL IN NATURE AND TO ADDRESS THE STREETS WITH ARCHITECTURE TO PROMOTE SOCIAL INTERACTION AND COMMUNITY ENGAGEMENT. THE RESIDENTIAL DESIGN STANDARDS ARE GENERALLY NOT CONFIGURED FOR ALLEY LOADED PRODUCT, AND THE APPLICANT BELIEVES THAT THE EXCEPTION IS WARRANTED BY VIRTUE OF DESIGN. THE REQUESTED SETBACKS ARE INCLUDED WITHIN THIS ODP.
RETURN THE ALL HAND AND ALL PROPERTY OF THE PR	FRONT (FROM A LOCAL OR PRIVATE STREET): 25 FEET (15 FEET FOR SIDE-LOAD GARAGE). THIS SETBACK ALSO APPLIES TO SIDE YARDS ABUTTING A LOCAL STREET SIDE LOT LINE TO END OF EXTERIOR SIDE: 7.5 FEET.	AN EXCEPTION FROM THESE SETBACK REQUIREMENTS IS REQUESTED. THE DUPLEX PRODUCT WITHIN THIS COMMUNITY IS ALL ALLEY LOADED. IT IS THE GOAL OF THE COMMUNITY DESIGN TO BE MORE NEOTRADITIONAL IN NATURE AND TO ADDRESS THE STREETS WITH ARCHITECTURE TO PROMOTE SOCIAL INTERACTION AND COMMUNITY ENGAGEMENT. THE RESIDENTIAL DESIGN STANDAR ARE GENERALLY NOT CONFIGURED FOR ALLEY LOADED PRODUCT, AND THE APPLICANT BELIEVES THAT THE EXCEPTION IS WARRANTED BY VIRTUE OF DESIGN. THE REQUESTED SETBACKS ARE INCLUDED WITHIN THIS ODP.
MEDITION LOCATION CONTROL PROCESS AND ADDRESS AND ADDR	AR	CHITECTURAL DESIGN
AGE THE ALTER ALTE	2. EXT	ERIOR DESIGN ELEMENTS
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ROOT SETANCE PROJUTION SEQUENCES A RECY AND ROUTING PAGE (CLOCAL STREET) - 20 SET AND A MINIMUM OF 23 FEBT 20 SET AND A MINIMUM OF 25	10. SETBACKS	
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SIMILAR HOUSING PRODUCT/ LAND USE. 14. RECREATION FACILITIES 3) A HOT TUS (OPEN YEAR ROUND) AND CHILDREN'S SPLASH PAD (SEASONAL, LOW VOLUME). BOTH NEAR THE CLUBHOUSE AND RESTROOM FACILITIES, SHALL BE PROVIDED FOR ALL ROUTE WITH MORE THAN 100 UNITS. ARCHITECTURAL DESIGN 2. EXTERIOR DESIGN ELEMENTS 3) ROOF BREAKS 4) ROOF SHALL BE AT A MINIMUM 5-12, ALL ROOFS SHALL HAVE 18 INCH MINIMUM OVERHANGING EAVES. 4) USABLE FORN TO PROCHES (80 S.F. MINIMUM USABLE, FUNCTIONAL AREA WITH 6-FOOT MINIMUM DEPTH) AND SIDE OR REAR YARD PATIOS (120 S.F. MINIMUM USABLE, FUNCTIONAL REA WITH 6-FOOT MINIMUM OF 56 PEET THAT PROJECT A MINIMUM OF 18 INCHES FROM THE REQUIREMENT OF BAY OR BOX WINDOWS - WINDOWS ON FROM THE REQUIREMENT OF BAY OR BOX WINDOWS ON RORE DYNAMIC-LOOKING ARCHITECTURAL BREAKS AND MULTIPLE MATERIALS ARE PROVIDED ON ALL FRONT LEVATIONS, WHICH IS WORKED AND RESIDENCES BILL IN HER MINIMUM OF 18 INCHES FROM THE FRONT FACADE SHALL BE REQUIRED ON 50% OR BOX WINDOWS - W	ONT SETBACK FOR LIVING SPACE (INCLUDES A SIDE YARD ABUTTING PUBLIC LOCAL STREET) = 25' ONT SETBACK (FOR NON-GARAGE ARCHITECTURE WHEN FRONT LOADED GARAGE IS SET BACK A MINIMUM OF 30 FEET) = 20' ONT SETBACK FOR SIDE-LOADED GARAGE = 15' AR SETBACK FOR GARAGES = 20' ONT SETBACK FOR FRONT PORCHES (NO LIVING SPACE PERMITTED ABOVE PORCH) = 18' DE SETBACK FOR ONE-STORY RESIDENCE = 7.5' DE SETBACK FOR TWO STORY RESIDENCE = 10'	COMMUNITY GREENS WITH ARCHITECTURE, TO PROMOTE SOCIAL INTERACTION AND COMMUNITY ENGAGEMENT. THE RESIDENTIAL DESIGN STANDARDS ARE GENERALLY NOT CONFIGURED FOR
14. RECREATION FACILITIES 3) A HOT TUB (OPEN YEAR ROUND) AND CHILDREN'S SPLASH PAD (SEASONAL, LOW VOLUME), BOTH NEAR THE CLUBHOUSE AND RESTROOM FACILITIES, SHALL BE PROVIDED FOR ALL ROUTE OF THE ROUTE OF A HOT TUB IS VERY SPECIFIC, AND THAT ALTERNATIVE AMENITY ARE A HAT IS USABLE FOR THE ROUTEON OF A RICHITECTURAL DESIGN 2. EXTERIOR DESIGN ELEMENTS 3) ROOF BREAKS, ROOF SHALL BE AT A MINIMUM STALL ALL ROOFS SHALL HAVE 18 INCH MINIMUM OVERHANGING EAVES. 3) USABLE FRONT PORCHES (80 S.F. MINIMUM USABLE, FUNCTIONAL AREA WITH 6-FOOT MINIMUM DEPTH), AND SIDE OR REAR YARD PATIOS (120 S.F. MINIMUM USABLE, FUNCTIONAL LEAS) SHALL BE REQUIRED ON A MINIMUM OF 55 FEET THAT PROJECT A MINIMUM OF 16 INCHES FROM THE FRONT FACADE SHALL BE REQUIRED ON 50% OR MORE OF ALL WITH NA STREETSCAPE. 4 NEXCEPTION IS REQUISEDED TO OMIT THE REQUIREMENT OF A MINIMUM WITH A BAY OR BOX WINDOWS ON THE PROTICE HEADTH ON THE NEW WITH A BAY OR BOX WINDOWS ON THE PROTITE ELEVATIONS, WHICH IS MORE IN LINE WITH LOWER PROVIDED END WINDOWS ON MORE FOR A HOT TUB IS VERY SPECIFIC, AND THAT ALTERNATIVE AMENINGS AND RESIDENCES THAN THE STANDARD FOR A HOT TUB IS VERY SPECIFIC, AND THAT ALTERNATIVE AMENINGS AND EXPLANCED THAT THE STANDARD FOR A HOT TUB IS VERY SPECIFIC, AND THAT ALTERNATIVE AMENINGS AND EXPLANCED THAT THE STANDARD FOR A HOT TUB IS VERY SPECIFIC, AND THAT ALTERNATIVE AMENINGS AND EXPLANCED THAT THE STANDARD FOR A HOT TUB IS VERY SPECIFIC, AND THAT ALTERNATIVE AMENINGS AND EXPLANCED THAT THE STANDARD FOR A HOT TUB IS VERY SPECIFIC, AND THAT ALTERNATIVE AMENINGS AND EXPLANCED THAT THE STANDARD FOR A HOT TUB IS VERY SPECIFIC, AND THAT ALTERNATIVE AMENINGS AND EXPLANCED THAT THE STANDARD FOR A HOT TUB IS VERY SPECIFIC TIEM SUCH AS A EXCEPTION IS REQUISED TO MIT THE REQUIREMENT OF ANY INMINIMAL OF 512. ROOF PITCHES BEING A MINIMUM OF 512. ROOF PITCHES SEING A MIN	,	AN EXCEPTION IS REQUESTED FROM THIS REQUIREMENT TO A 25' SETBACK FROM COMMON PROPERTY LINE. IN THIS LOCATION THERE IS AN EXISTING PRIVACY FENCE, GRADE SEPARATION, A SIMILAR HOUSING PRODUCT/ LAND USE.
ARENITIES CAN PROVIDE EQUAL OR BETTER VALUE FOR THE COMMUNITY, WITH REDUCED PUBLIC: A ETH CAND CORDING NO A MAINTENANCE OBLIGATIONS. IN AN EFFORT TO CREE ARENITY AREA THAT IS USABLE FOR ALL, WE ARE PROPOSING A RANCE OF AMENITIES IS MORE BENEFICIAL AND EXCEEDS THE INCLUSION OF ONE VERY SPECIFIC ITEM SUCH AS A RENITY AREA THAT IS USABLE FOR ALL, WE ARE PROPOSING A RANCE OF AMENITIES IS MORE BENEFICIAL AND EXCEEDS THE INCLUSION OF ONE VERY SPECIFIC ITEM SUCH AS A RENITY AREA THAT IS USABLE FOR ALL, WE ARE PROPOSING A RANCE OF AMENITIES IS MORE BENEFICIAL AND EXCEEDS THE INCLUSION OF ONE VERY SPECIFIC ITEM SUCH AS A RENITY AREA THAT IS USABLE FOR ALL WE ARE PROPOSING A RANCE OF AMENITIES IS MORE BENEFICIAL AND EXCEEDS THE INCLUSION OF ONE VERY SPECIFIC ITEM SUCH AS A RENITY AREA THAT IS USABLE FOR A MINIMUM OF 5:12 ROOF PITCHES OF LESS THAN 5 IN 12 ARE MORE APPROPRIATE TO SOME OF THE ROOF SUCH AS A RENITY OF A MINIMUM OF 5:12 ROOF PITCHES OF LESS THAN 5 IN 12 ARE MORE APPROPRIATE TO SOME OF THE ROOF SUCH AS A RECEPTION IS REQUIRED TO OMIT THE REQUIREMENT OF A MINIMUM OF 5:12 ROOF PITCHES OF LESS THAN 5 IN 12 ARE MORE APPROPRIATE TO SOME OF THE ROOF SUCH AS A RECEPTION IS REQUIRED TO OMIT THE REQUIREMENT OF A MINIMUM OF 5:0% OF THE ROUTED TO INCOME. AN EXCEPTION IS REQUIRED TO OMIT THE REQUIREMENT OF A MINIMUM OF 5:0% OF THE MODELS OFFERED TO HAVE A USABLE FRONT PORCH AND A USABLE SIDE/REAR PATIO. THE FRONT-LC 4001 MODELS WILL HAVE LESS THAN 5:0% OF THE MODELS OFFERED MEET THIS REQUIREMENT, BUT MORE THAN 5:0% OF THE TOTAL SINGLE-FAMILY DETACHED HOMES BUILT WILL MEET THE REQUIREMENT. WHICH INCOME. AN EXCEPTION IS REQUIREMENT OF BAY OR BOX WINDOWS ON THE FRONT ELEVATIONS. PLANE BREAKS AND MULTIPLE MATERIALS ARE PROVIDED ON ALL FRONT LL UNITS WITHIN A STREETSCAPE. AN EXCEPTION IS REQUIREMENT OF BAY OR BOX WINDOWS ON THE FRONT ELEVATIONS. PLANE BREAKS AND MULTIPLE MATERIALS ARE PROVIDED ON ALL FRONT LL UNITS WITHIN A STREETSCAPE. AN EXCEPTION IS REQUIREMENT OF BAY OR BOX WINDOWS ON THE FRONT ELEVATIONS. PLANE BREAKS		
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Intrinconto cincertochi ec.		ELEVATIONS, WHICH IS MORE IN LINE WITH CURRENT DESIGN TRENDS. THIS APPROACH CREATES MORE DYNAMIC-LOOKING ARCHITECTURE AND STREETSCAPES THAN WHAT A BAY OR BOX WIN WOULD BE ABLE TO ACHIEVE. ALSO, TO AVOID MONOTONOUS DESIGN WITH A BAY OR BOX WINDOW ON MOST FRONT ELEVATIONS VARYING THE OVERALL MASSING OF EACH HOME WILL CREATE

MINIMUM HORIZONTAL SETBACK FROM THE MAIN GARAGE DOOR. ALL FRONT-LOADED GARAGE DOORS MUST BE SETBACK A MINIMUM OF 4 FEET FROM THE GARAGES CREATES A MORE COMPELLING STREETSCAPE WITH THE DIFFERENT MODELS. THIS

ALSO ALLOWS FOR LARGER STORAGE SPACE IN THE GARAGE.



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5

BERKELEYHOME

EXCEPTIONS

3 OF 97

AN EXCEPTION IS REQUESTED TO OMIT THE REQUIREMENT OF THE FRONT-LOADED GARAGE DOORS NEEDING TO BE A MINIMUM SETBACK OF 4 FEET FROM THE FRONT FAÇADE. MOST OF THE PLANS





OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER

COUNTY OF JEFFE

FERSON, STATE OF COLORADO SHEET 5 OF 97	TREE TO BE REMOVED (TYP.)	TREE TO BE PRESERVED
FP dd FP	FP dd	4 3 O 2 O

5975 S. Quebec Street Centennial, CO 80111

Attachment 3

Landscape Architecture | Plannir

people creating spaces pcs group inc. www.pcsgroupco.d

G

ARCHITECTS

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BERKELEYHOM

TREE SURVEY **& MITIGATION** CHARTS

TWO TREES AND GROUNDCOVER TO BE

5 OF 97

NORTH

EXISTING TREE SURVEY

Common Name DBH Condition Remove/Preserve Scientific Name Mitigation 23.5 Populus deltoides ssp. monilifera Fair None 2* Siberian elm 4.0 Very Poor None 3* Siberian elm 8.0 Very Poor Ulmus pumila Remove None Cedrus sp. 6.5 Good Preserve 5 Siberian elm 6.0 Ulmus pumila Poor Remove None 6 Siberian elm 12.0 Ulmus pumila Poor None 7 Siberian elm 7.0 Poor Ulmus pumila Remove None 8 Siberian elm 4.0 Ulmus pumila Good Remove None 9 Siberian elm Ilmus pumila 4.0 Very Poor Remove None 10 Siberian elm 5.0 Fair None Ulmus pumila Remove 11 Siberian elm 7.0 Very Poor Jlmus pumila Remove None 12 Siberian elm 3.0 Good Ulmus pumila Remove None 13 Siberian elm 8.0 Very Poor Ilmus pumila Remove None 14 Siberian elm 13.0 Fair Ilmus pumila Remove None 15 Siberian elm 18.0 Jlmus pumila Fair Remove None 16 Siberian elm 3.0 Good Ilmus pumila Remove None Populus deltoides ssp. monilifera 19.0 Fair Remove Plains cottonwood None 18 Siberian elm 3.0 Good Jlmus pumila Remove None 19 Siberian elm 3.0 Ilmus pumila Good Remove None 20 Siberian elm 3.5 Good Remove Ulmus pumila None 3.0 Ilmus pumila Good Remove None 22 Siberian elm 3.0 Good Remove Jlmus pumila None 23 Siberian elm 5.0 Ilmus pumila Good None 24 Siberian elm 5.0 Good Remove Ulmus pumila None- In Easement 25 Cedar 5.0 Good Cedrus sp. Remove None- In Easement 26 Silver poplar 3.0 Populus alba Good Remove None- In Easement 27 Russian olive Elaeagnus angustifolia 4.0 Good Remove None- In Easement 28 Silver poplar 3.5 Populus alba Good Remove None- In Easement 29 Crabapple 5.0 Good None- In Easement Populus alba 6.0 Good Remove None- In Easement 9.0 Prunus sp. Good None- In Easement 32 Crabapple Malus sp. 6.0 Good Remove None- In Easement 33 Siberian elm 4.0 Fair Ulmus pumila None 34 Siberian elm 4.0 Fair Ulmus pumila None 4.0 None 36 Siberian elm 4.0 Fair Remove Ulmus pumila 37 Siberian elm 4.0 Ulmus pumila Fair Remove None 38 Siberian elm 3.0 Ulmus pumila Fair Remove None 39 Siberian elm 3.0 Ulmus pumila Fair Remove None 40 Siberian elm Ulmus pumila 3.0 Fair Remove None 3.0 Fair Siberian elm Ulmus pumila Remove None 42 Siberian elm 3.0 Fair Ulmus pumila Remove None 43 Siberian elm 3.0 Ulmus pumila Remove None 3.0 Fair Remove Siberian elm Jlmus pumila None 45 Siberian elm 3.0 Fair Remove Ulmus pumila None Siberian elm Ulmus pumila 3.0 Fair Remove None 47 Siberian elm 3.0 Ulmus pumila Fair Remove None 48 Siberian elm Ulmus pumila 3.0 Fair Remove None 2.0 Fair Siberian elm Ulmus pumila Remove None 50 Siberian elm 2.0 Jlmus pumila Fair None 51 Siberian elm 2.0 Fair Remove Ulmus pumila None 2.0 Siberian elm Ulmus pumila Fair None 53 Siberian elm 2.0 Fair Remove Ulmus pumila None 54 Siberian elm 2.0 Ulmus pumila Fair Remove None 55 Siberian elm 2.0 Fair Remove Ulmus pumila None 56 Siberian elm 2.0 Fair Ulmus pumila Remove None 57 Siberian elm 3.0 Fair Remove None Ulmus pumila 58 Green ash raxinus pennsylvanicus 6.0 Good Remove, EAB None 59 Green ash 6.0 Fair Remove, EAB None- Off site raxinus pennsylvanicus 6.0 raxinus pennsylvanicus Good Remove, EAB None- Off site 9.0 Very Poor 61 Green ash Remove, EAB None- Off site raxinus pennsylvanicus 62 Green ash 4.0 Very Poor Remove, EAB raxinus pennsylvanicus None- Off site 63 Green ash 7.0 Fraxinus pennsylvanicus Fair Remove, EAB None- Off site/ROW 7.0 Good Gleditsia triacanthos None- Off site/ ROW 6.0 Good Remove None- Off site/ ROW 7.0 raxinus pennsylvanicus Good Remove, EAB None- Off site 67 Green ash 6.0 Good Remove, EAB None- Off site Fraxinus pennsylvanicus 11.0 Remove None- Off site 69 Green ash 7.0 Good Remove, EAB None- Off site Fraxinus pennsylvanicus 70 Green ash 5.0 raxinus pennsylvanicus Poor Remove, EAB None- Off site 71 Siberian elm 4.0 Good Remove Ulmus pumila None 72 Siberian elm 3.0 Fair None

8.5

Fair

Remove

None

Table 3. - Existing Tree Inventory

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

TREE MITIGATION CHARTS

-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

Ulmus pumila

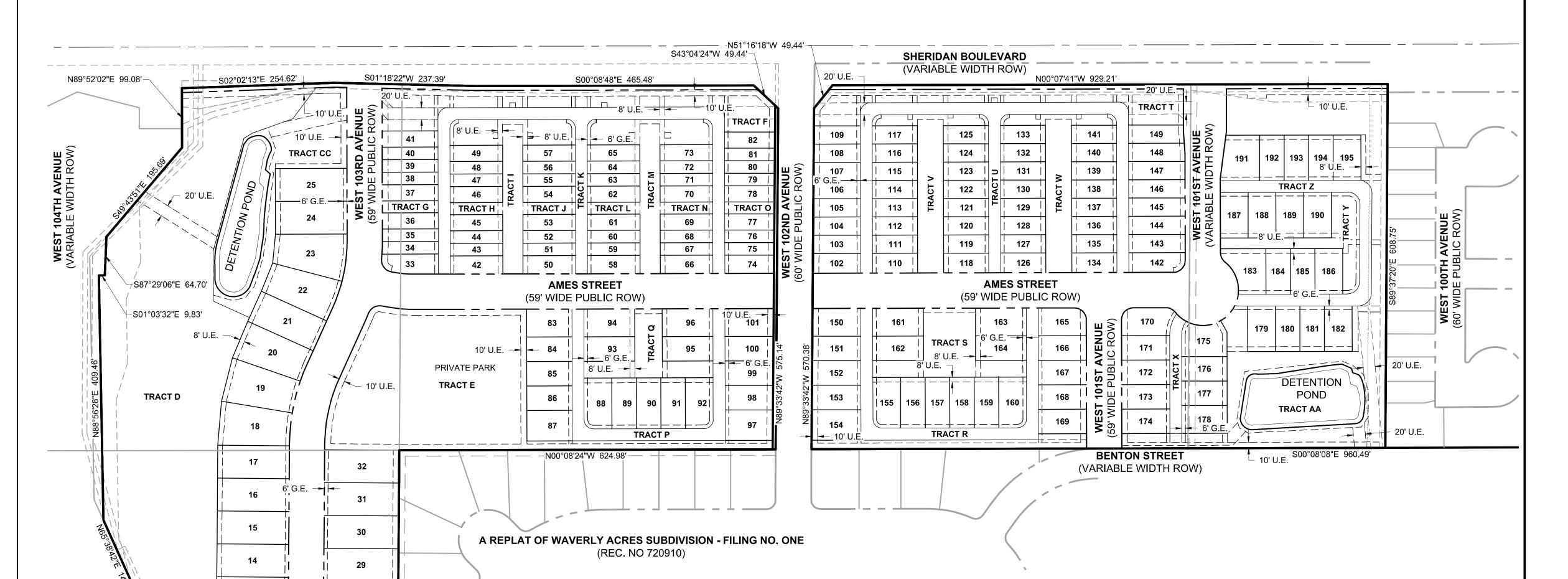
73 Siberian elm

-ID# refers to Figure 1. Tree Inventory





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



12

TRACT BB

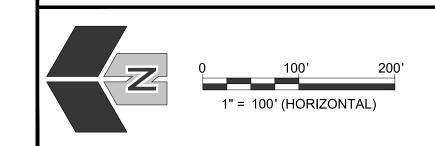
TRACT A

TRACT C

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	НОА	HOA	DETENTION POND & ACCESS
TRACT C	22036	НОА	НОА	LANDSCAPING - OPEN SPACE
TRACT CC	37453	НОА	НОА	DETENTION POND & ACCESS
TRACT D	263957	CITY OF WESTMINSTER	CITY OF WESTMINSTER	PLD & ACCESS
TRACT E	80414	НОА	HOA	PRIVATE PARK
TRACT F	26164	НОА	HOA	UTILITIES - OPEN SPACE
TRACT G	1872	НОА	HOA	LANDSCAPING - OPEN SPACE
TRACT H	1760	НОА	НОА	LANDSCAPING - OPEN SPACE
TRACT I	15873	НОА	НОА	UTILITIES - OPEN SPACE
TRACT J	1760	НОА	НОА	LANDSCAPING - OPEN SPACE
TRACT K	25269	НОА	НОА	PRIVATE ALLEY, ACCESS & UTILIT
TRACT L	1760	НОА	НОА	LANDSCAPING - OPEN SPACE
TRACT M	17814	НОА	HOA	UTILITIES - OPEN SPACE
TRACT N	1760	НОА	НОА	LANDSCAPING - OPEN SPACE
TRACT O	1671	НОА	НОА	LANDSCAPING - OPEN SPACE
TRACT P	13237	НОА	НОА	PRIVATE ALLEY, ACCESS & UTILIT
TRACT Q	10073	НОА	НОА	LANDSCAPING - OPEN SPACE
TRACT R	14059	HOA	HOA	PRIVATE ALLEY, ACCESS & UTILIT

*NOTE: FORMER	R TRACT B HAS	BEEN ABSORBED	BY W 103RD AV	/ENUE RIGHT-OF-WAY.

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

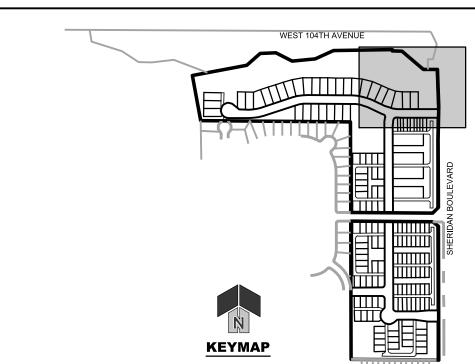


OVERALL PLAN

Attachment 3







Landscape Architecture | Planni pcs group inc. www.pcsgroupco.com 240 kalamath st. denver, co 80223 † 303.531.4905

6 Godden|Sudik ARCHITECTS 303.455.4437 www.goddensudik.com 5975 S. Quebec Street

Suite 250 Centennial, CO 80111 CAGE CIVIL ENGINEERING

BERKELEYHOWE

- SIGHT DISTANCE TRIANGLE - SIGHT VISIBILITY TRIANGLE

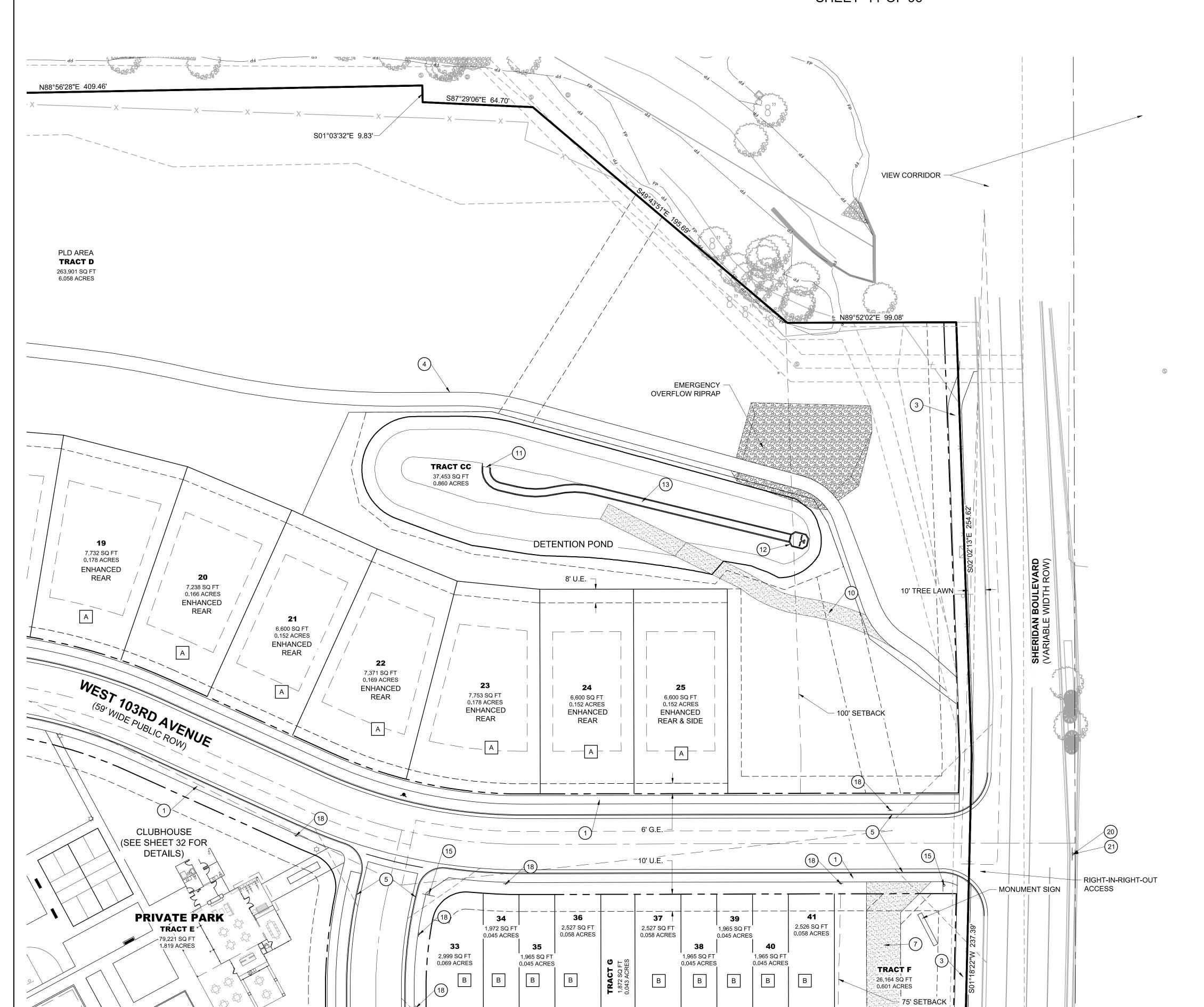
LIGHT POLE FIRE HYDRANT

SITE PLAN

11 OF 97

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 11 OF 96



SITE PLAN KEYNOTES:

- 1) 5' SIDEWALK
- 7 (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

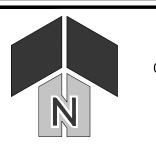
PARKING COUNT

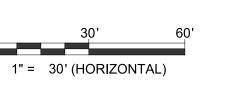
ODP EXEMPTIONS KEYNOTES:

- 1 DETACHED SIDEWALKS (SFA)
- $\langle 2 \rangle$ 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) $\langle 9 \rangle$ SETBACKS (SFD - REAR LOADED)
- 10 HOT TUB (SFD)

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

LOT COVERAGE





153

3,364 SQ FT

3,910 SQ FT

3,485 SQ FT

0.080 ACRES

3,485 SQ FT 0.080 ACRES

3,485 SQ FT

0.080 ACRES

3,485 SQ FT

0.080 ACRES

3,910 SQ FT

ENHANCED

0.090 ACRES

4,207 SQ FT

0.097 ACRES

25' SETBACK

TRACT R

14,059 SQ FT 0.323 ACRES

10' U.E.

Attachment 3



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6

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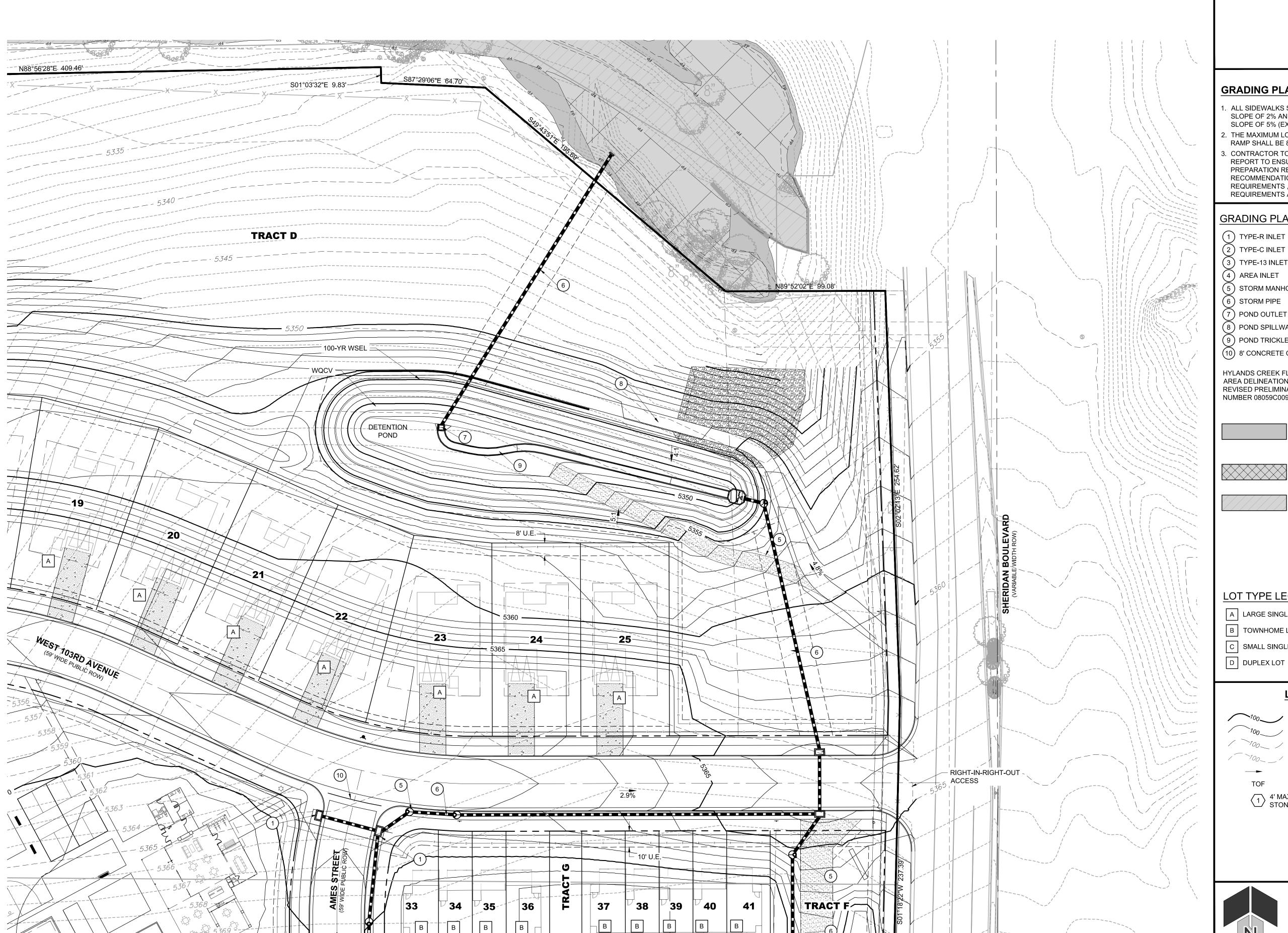
5975 S. Quebec Street Suite 250 Centennial, CO 80111

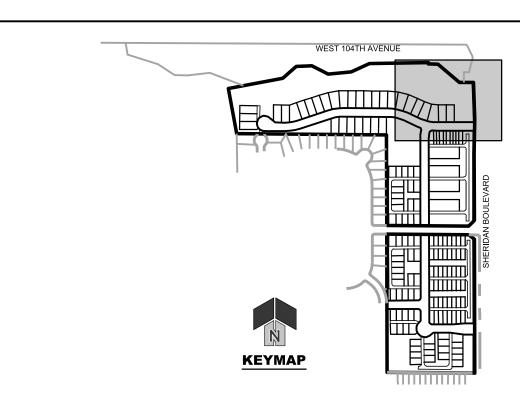
EXACTCIVIL ENGINEERING

BERKELEYHOWE

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

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





GRADING PLAN NOTES:

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

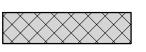
GRADING PLAN KEYNOTES:

- 1 TYPE-R INLET
- (3) TYPE-13 INLET
- (4) AREA INLET
- (5) STORM MANHOLE
- (7) POND OUTLET STRUCTURE
- (8) POND SPILLWAY
- (9) POND TRICKLE CHANNEL
- (10) 8' CONCRETE CROSSPAN

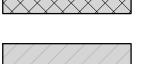
HYLANDS CREEK FLOODWAY AND HAZARD AREA DELINEATION ARE DERIVED FROM REVISED PRELIMINARY FEMA FIRM MAP NUMBER 08059C0093F. LATEST DATE 2/5/2014



FLOOD HAZARD AREA -



ZONE AE FLOODPLAIN -





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

TOP OF FOUNDATION

4' MAX HEIGHT MSE WALL. MATERIAL TO BE ASHLAR BLEND STONE BY ALLAN BLOCK, OR APPROVED EQUIVALENT.

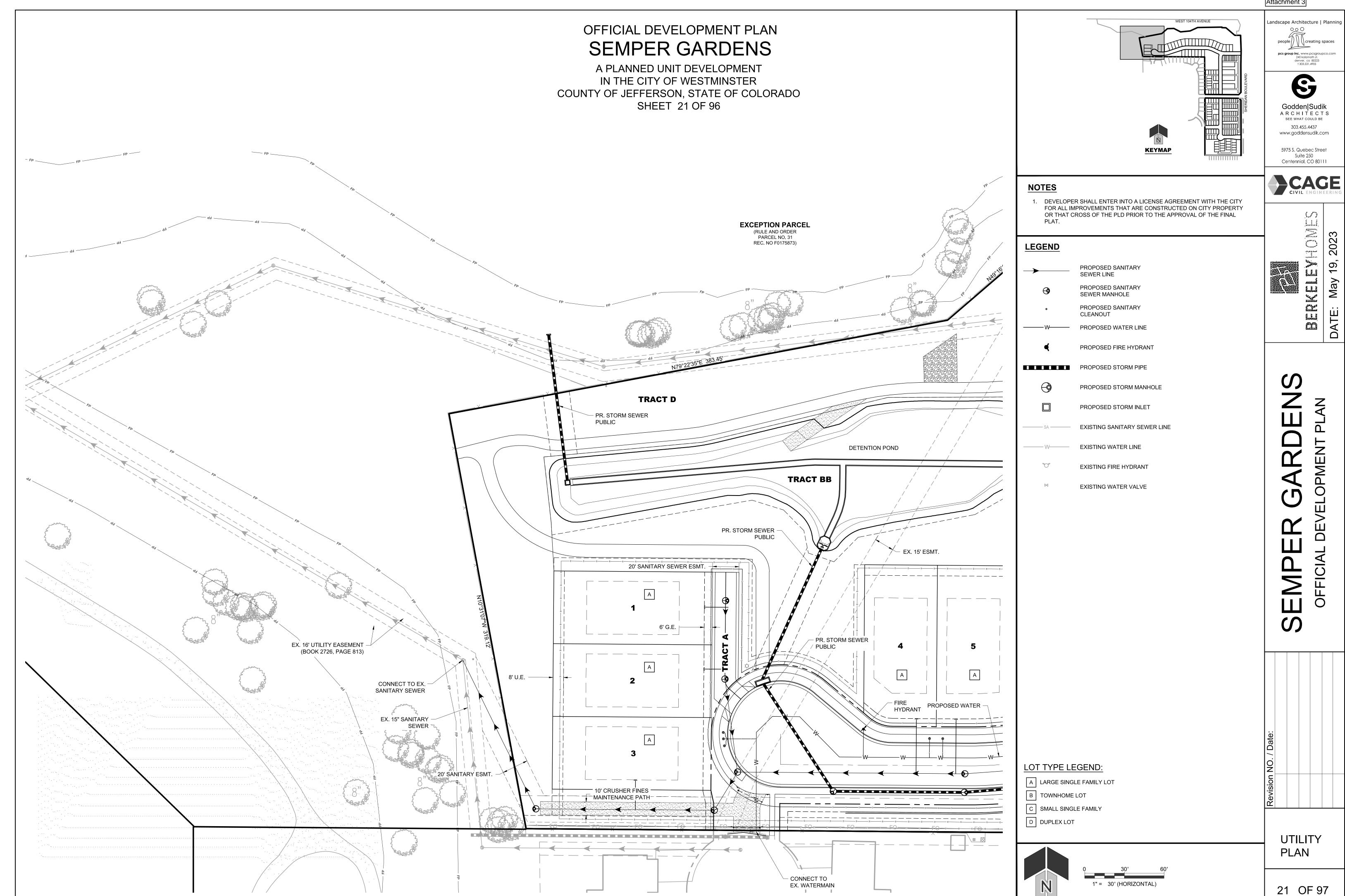




GRADING

PLAN

Attachment 3



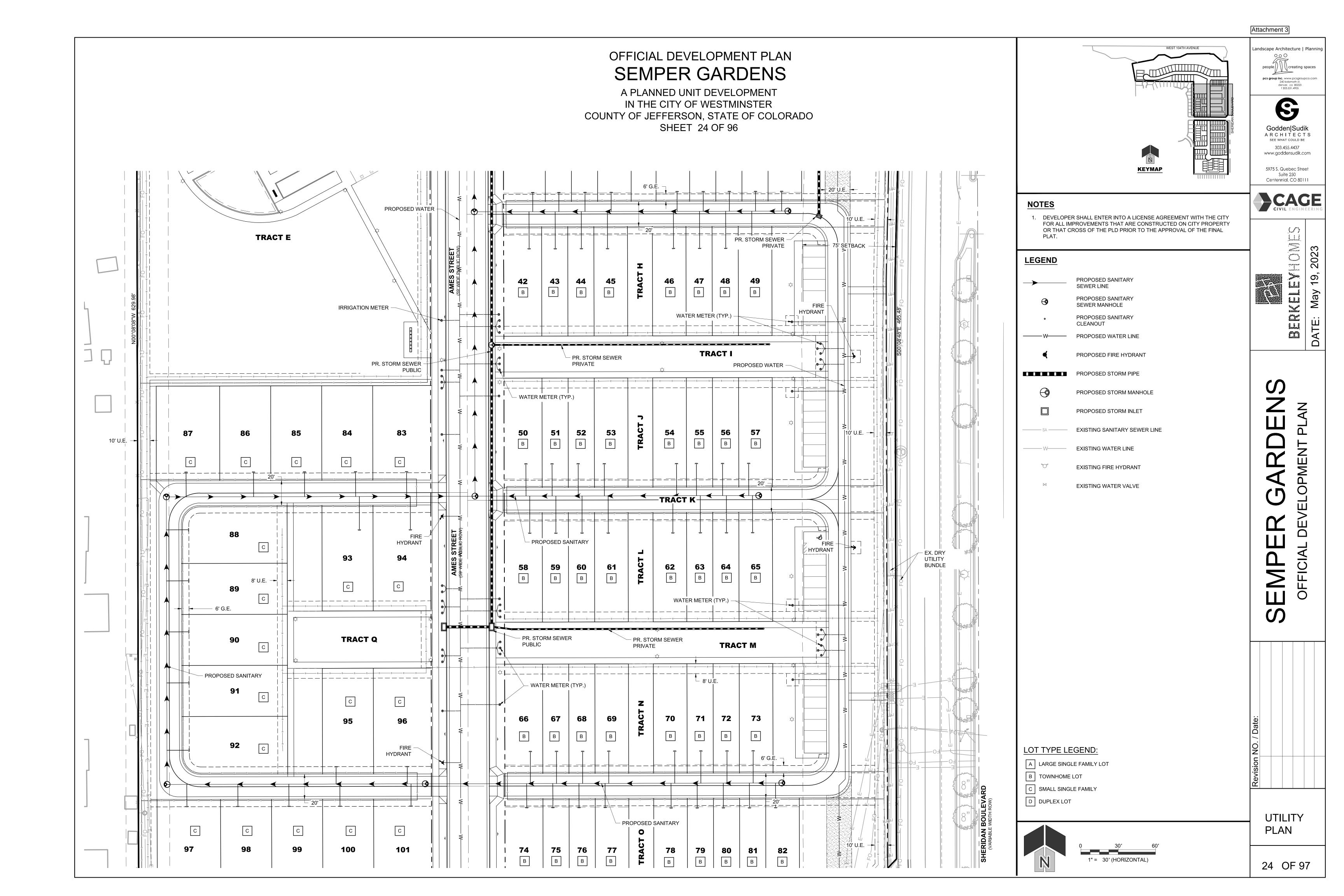
Attachment 3

Landscape Architecture | Planni





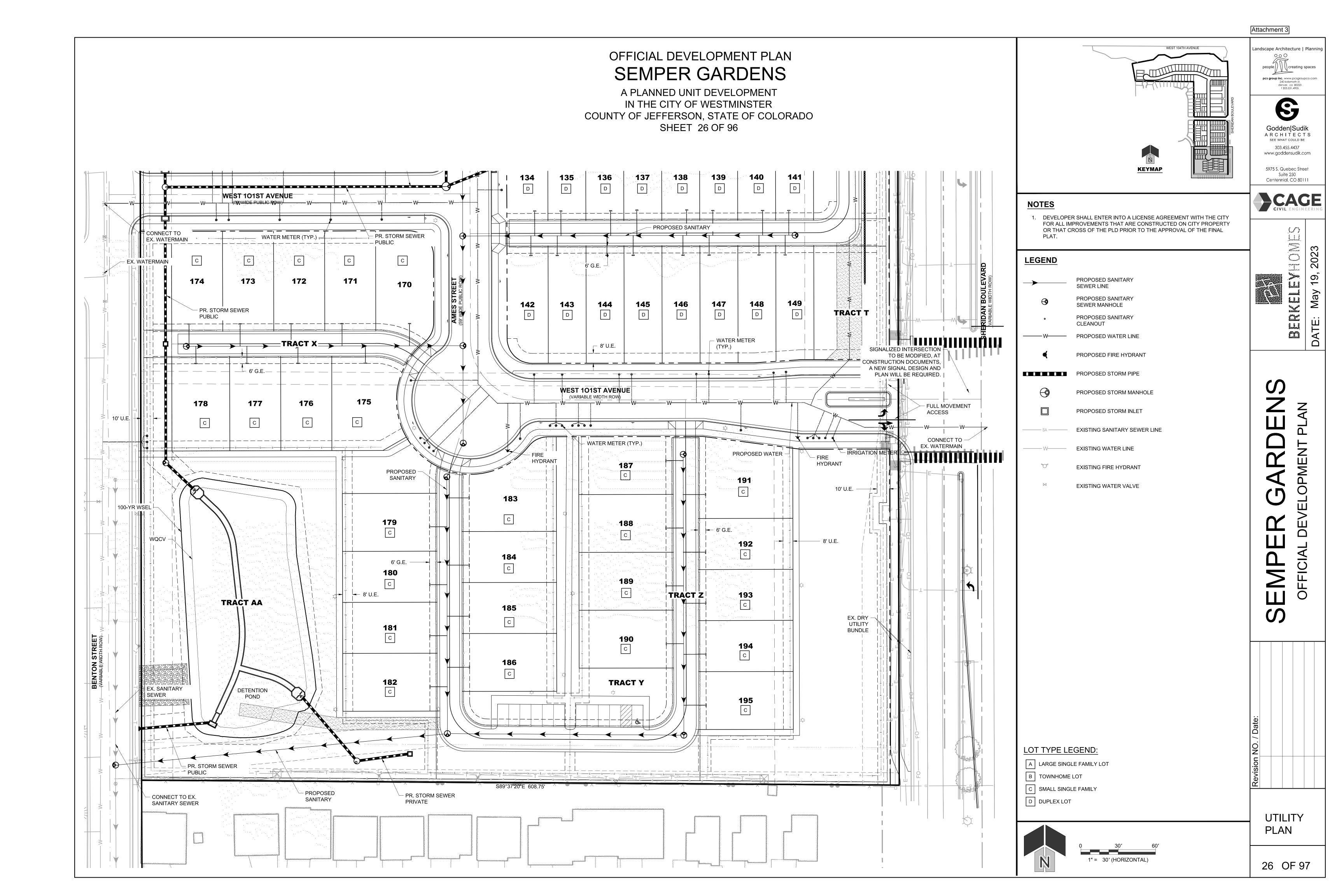
CAGE CIVIL ENGINEERING



Landscape Architecture | Plannir



CAGE CIVIL ENGINEERING



5975 S. Quebec Street

Suite 250

N.T.S.

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27 OF 97

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET27 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
- 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
- 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
- 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.

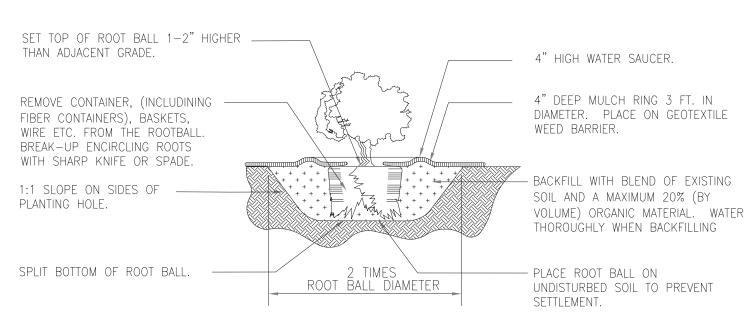
USE	SURFACE TYPE	AREA (SF)
RESIDENTIAL	BUILDING COVERAGE	318,888 SF
	PUBLIC STREETS AND ALLEYS	405,287 SF
	PUBLIC ROW LANDSCAPE	46,533 SF
	PRIVATE LANDSCAPE ON LOTS	56,839 SF
	PRIVATE LANDSCAPE PARK, OPEN SPACE, TRAILS	438,181 SF
	PRIVATE LANDSCAPE DETENTION POND TRACTS	173,647 SF
	PUBLIC LAND DEDICATION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

	PRIVATE LANDSCAPE (NOT INCLUDING PON	,		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

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



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

PRUNING NOTES: DO NOT HEAVILY PRUNE THE SHRUB AT BRANCHES. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB.

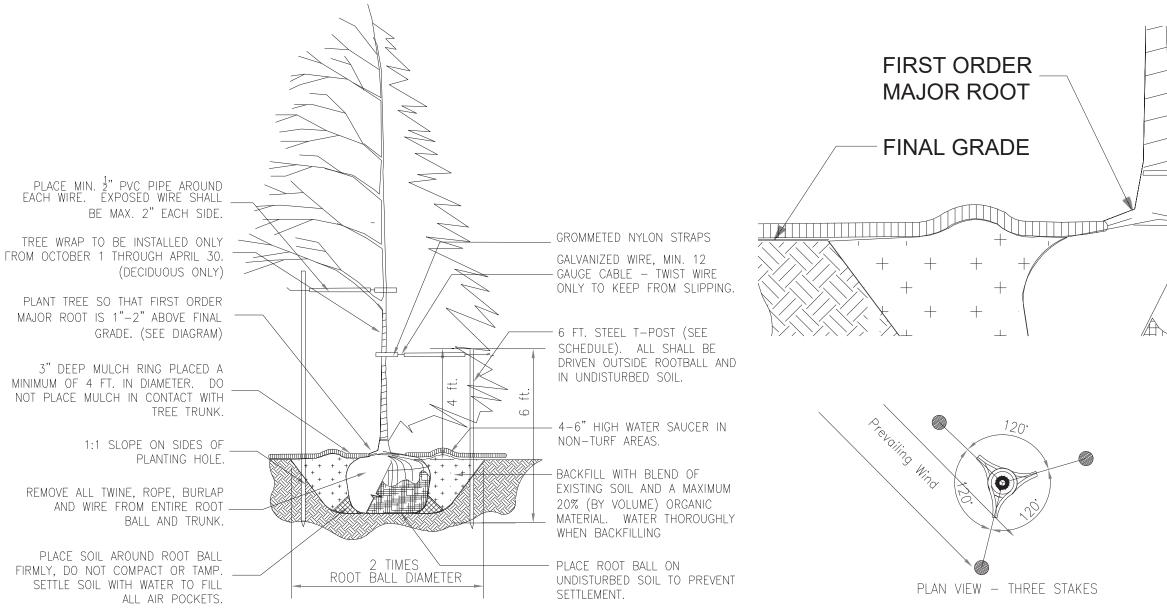
SHRUB PLANTING DETAIL NOT TO SCALE

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

PRUNING NOTES: PLANTING. PRUNE ONLY DEAD OR BROKEN

EDGE OF THE CROWN.

* GROUNDCOVER HAS BEEN PLANTED IN ROW



SHRUB SPACING

1 SPECIFIED MULCH

2 TO A DEPTH OF 6"

(3) CENTER OF PLANT

, AMENDED PLANTING BED TILLED

WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW

THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

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

(GENERALLY N.W. SIDE). $1-\frac{1}{2}$ " - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE $1-\frac{1}{2}$ " OF

STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF

 $1-\frac{1}{2}$ " CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND

STAKING NOTES:

FIRST GROWING SEASON. FOLLOWS:

GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

TREE PLANTING DETAIL NOT TO SCALE

2. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN. 3. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.

NOTES:

STEEL EDGER

SPECIFICATIONS.

N.T.S.

SHRUB BED W/

DEPTH

EDGING

SPECIFIED MULCH

TURF AS SPECIFIED

SPECIFIED LANDSCAPE FABRIC ROLL EDGE

WHERE REQUIRED

COL-MET STEEL

UNDER EDGING

METAL STAKES AS

SPECIFIED

1. EDGING SHALL BE 12-GUAGE, ROLL TOP, STEEL, PERFORATED AND GREEN IN

COLOR. SEE LANDSCAPE NOTES FOR FURTHER EDGER INFORMATION.

4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER

COUNTY OF JEFFERSON, STATE OF COLORADO SHEET28 OF 97

PLANT SCHEDULE

2,729

AS	33	ACER MIYABEI 'STATE STREET'	COMMON MIYABEI MAPLE	ROOT B&B	2.5"CAL	HEIGHT WIDTH	IRR ZONE LOW-MOD	SUN/SHADE FULL SUN	NO	% OF TOTAL STREET 22%
CC	22	CELTIS OCCIDENTALIS	CHICAGOLAND HACKBERRY	B&B	2.5"CAL	40° X 30°	LOW	FULL SUN	NO	15%
UF	11	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE NORTHERN ADVANCE	В&В	2.5"CAL	40` X 40`	MODERATE	FULL SUN	NO	7%
QS2	10	SHUMARD OAK	QUARCUS SHUMARDII	B&B	2.5"CAL	50` X 50`	MODERATE	FULL SUN	NO	7%
TR UV	34 18	TILIA AMERICANA 'REDMOND' ULMUS DAVIDIANA 'CHOICE CITY'	REDMOND AMERICAN LINDEN CHOICE CITY DAVID ELM	B&B B&B	2.5"CAL 2.5"CAL	45` X 35` 40` X 35`	MODERATE MODERATE	F/P SUN FULL SUN	NO NO	23% 12%
UA UA	23	ULMUS PARVIFOLIA `ALLEE`	LACEBARK ELM	B&B	2.5 CAL 2.5 CAL	45` X 35`	MODERATE	FULL SUN	NO	15%
TOTAL	151									
ECIDUOUS TREES	QTY	BOTANICAL	COMMON	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE	SUN/SHADE	NATIVE	% OF TOTAL TRE
ВС	16	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	8&8	2.5"CAL	35` X 25`	LOW-MOD	F/P SUN	NO	1%
CH	40	CATALPA SPECIOSA 'HIAWATHA 2' TM	HEARTLAND NORTHERN CATALPA	B&B	2.5"CAL 2.5"CAL	40` X 25`	LOW	FULL SUN	NO YES	3% 2%
CO	22	GYMNOCLADUS DIOICA 'ESPRESSO'	COMMON HACKBERRY KENTUCKY COFFEE TREE - 'ESPRESSO'	B&B B&B	2.5 CAL 2.5"CAL	45` X 50` 60` X 40`	LOW-MOD LOW	F/P SUN FULL SUN	NO NO	2%
KP	12	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B&B	3"CAL	35, X 32,	LOW	FULL SUN	NO	1%
QB	8	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B	3"CAL	50` X 50`	MOD-HIGH	FULL SUN	NO	1%
QRW	15	QUERCUS ROBUR X WAREI	REGAL PRINCE OAK	В&В	3"CAL	45` X 20`	MODERATE	FULL SUN	NO	1%
QS	10	QUERCUS SHUMARDII	SHUMARD OAK	B&B	3"CAL	50` X 50`	LOW	FULL SUN	NO	1%
TA UA	19 32	TILIA AMERICANA ULMUS X 'ACCOLADE'	AMERICAN LINDEN ACCOLADE ELM	B&B B&B	3"CAL 2.5"CAL	50° X 25° 50° X 35°	MODERATE MODERATE	F/P SUN FULL SUN	NO NO	2% 3%
TOTAL	197	OLIVIOS A ACCOLADE	ACCOLADE ELIVI	DOLD	2.3 CAL	30 \ 33	MODERATE	FULL SUIN	NO	370
VERGREEN TREES	QTY	BOTANICAL	COMMON	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE	SUN/SHADE	NATIVE	% OF TOTAL TRE
JS3	25	JUNIPERUS CHINENSIS 'SPEARMINT'	SPEARMINTJUNIPER	B&B	6'-8' HT	10° X 5°	LOW	FULL SUN	NO	2%
JS	28	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B&B	6'-8' HT	40` X 12`	LOW-MOD	FULL SUN	NO	2%
MZL	34	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	B&B	6'-8' HT	10' X 5'	LOW	FULL SUN	NO	3%
<u>РВ</u> РВ2	19 64	PICEA GLAUCA DENSATA PICEA PUNGENS 'BABY BLUE EYES'	BLACK HILLS SPRUCE BABY BLUE EYES SPRUCE	B&B B&B	6'-8' HT	25` X 20` 25` X 15`	MODERATE MODERATE	FULL SUN F/P SUN	YES NO	2% 5%
PG	8	PICEA PUNGENS GLAUCA 'BAKERII' TM	COLORADO BLUE SPRUCE `BAKERII`	B&B	8' HT.	25` X 15`	MODERATE	F/P SUN	NO	1%
PE	29	PINUS CEMBROIDES EDULIS	PINYON PINE	B&B	6'-8' HT	15` X 15`	LOW	FULL SUN	NO	2%
PF	72	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	в&в	6'-8' HT	20` X 10`	LOW-MOD	FULL SUN	YES	6%
PI	<u> </u>	PINUS NIGRA	AUSTRIAN BLACK PINE	B&B	 	50`X30`	MODERATE		NO	1%
PA3	47	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN PINE	B&B	8`HT.	6` X 20`	LOW	FULLSUN	NO	4%
TOTAL RNAMENTAL TREES	339 QTY	BOTANICAL	COMMON	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE	SUN/SHADE	NATIVE	% OF TOTAL TRE
AGO AGO	45	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2.5"CAL	30, X 50,	LOW	FULL SUN	NO	% OF TOTAL TRE
CE2	5	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B&B	6, CLUMb	20' X 20'	MODERATE	F/P SHADE	NO	0.43%
CA	77	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	8&8	6, CLUMP	15` X 15`	rom	FULLSUN	NO	7%
AA2	27	MAACKIA AMURENSIS 'MAACNIFICENT"	AMUR MAACKIA MAACNIFICENT	B&B	2.5"CAL	25` X 18`	LOW	FULL SUN	NO	2%
PJ	33	PYRUS CALLERYANA	CLEVELAND SELECT PEAR	8&8	2"CAL	30, X 50,	MODERATE	FULL SUN	NO	3%
PA2 QG	25 39	PYRUS CALLERYANA 'AUTUMN BLAZE' QUERCUS GAMBELII	GAMBEL OAK	B&B B&B	3"CAL 6' CLUMP	30° X 20° 20° X 10°	MODERATE LOW	FULL SUN F/P SUN	NO YES	2% 3%
TOTAL	251	QUERCOS GAIVIBELII	IGANIDEL OAK	DQD	O CLOWIF	20 X 10	FOAA	F/FJON	169	3/6
NULTI-STEM TREE	QTY	BOTANICAL	COMMON	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE	SUN/SHADE	NATIVE	% OF TOTAL TRE
AH	14	ACER TATARICUM 'GAR-ANN	HOT WINGS TATARIAN MAPLE	B&B	6' CLUMP	25` X 20`	LOW-MOD	FULL SUN	NO	1.20%
AG2	45	AMELANCHIER X GRANDIFLORA	'AUTUMN BRILLIANCE' SERVICEBERRY	В&В	6, CLUMb	20` X 10`	LOW-MOD	TO PARITAL SH	***************************************	4%
JB2	47	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	15 GAL	5`-6` HT.	12` X 6`	LOW	FULL SUN	NO	4%
JS2 MG2	109 21	JUNIPERUS CHINENSIS 'SPARTAN' MAGNOLIA GALAXY	SPARTAN JUNIPER GALAXY MAGNOLIA	15 GAL B & B	6'-8' HT 6' CLUMP	15' X 5' 25' X 15'	LOW-MOD MODERATE	FULL SUN F/P SUN	NO NO	9% 2%
MP	40	MALUS X 'PRAIRIE FIRE'	PRAIRIÉ FIRE CRAB APPLE	B&B	6 CLUMP	15` X 15`	MODERATE	FULL SUN	NO	3%
TOTAL	276									
CIDUOUS SHRUBS	QTY	BOTANICAL	COMMON	SIZE		HEIGHT/WIDTH	IRR ZONE	Sun/Shade	NATIVE	% OF TOTAL SHRL
втв					į.				1	A #4A/
	31	BERBERIS THUNBERGII 'BAILTWO' TM	BURGUNDY CAROUSEL BARBERRY	5 GAL		3, X 2,	LOW	FULL SUN	NO	0.73%
ВТС	8	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL		1-2`X 1-2`	MODERATE	F/P SUN	NO	0.19%
BTC BO	8 6	BERBERIS THUNBERGII `CRIMSON PYGMY` BERBERIS THUNBERGII `ORANGE ROCKET`	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY	5 GAL		1-2' X 1-2' 5' X 2'	MODERATE LOW	F/P SUN F/P SUN	NO NO	0.19% 0.14%
BTC BO BRG	8 6 37	BERBERIS THUNBERGII `CRIMSON PYGMY` BERBERIS THUNBERGII `ORANGE ROCKET` BERBERIS THUNBERGII `ROSE GLOW`	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY	5 GAL 5 GAL 5 GAL		1-2`X 1-2` 5`X 2` 4`X 5`	MODERATE LOW LOW	F/P SUN F/P SUN FULL SUN	NO NO NO	0.19% 0.14% 0.87%
BTC BO	8 6	BERBERIS THUNBERGII `CRIMSON PYGMY` BERBERIS THUNBERGII `ORANGE ROCKET`	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY	5 GAL		1-2' X 1-2' 5' X 2'	MODERATE LOW	F/P SUN F/P SUN	NO NO	0.19% 0.14%
BTC BO BRG BT	8 6 37 9 10 47	BERBERIS THUNBERGII `CRIMSON PYGMY` BERBERIS THUNBERGII `ORANGE ROCKET` BERBERIS THUNBERGII `ROSE GLOW` BERBERIS X 'TARA' TM	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY	5 GAL 5 GAL 5 GAL 5 GAL		1-2`X 1-2` 5`X 2` 4` X 5` 4` X 4` 3` X 3` 2.5" X 2-4`	MODERATE LOW LOW LOW LOW-MOD MODERATE	F/P SUN F/P SUN FULL SUN FULL SUN	NO NO NO	0.19% 0.14% 0.87% 0.21% 0.23% 1.10%
BTC BO BRG BT BP DBB CCS	8 6 37 9 10 47 73	BERBERIS THUNBERGII `CRIMSON PYGMY` BERBERIS THUNBERGII `ORANGE ROCKET` BERBERIS THUNBERGII `ROSE GLOW` BERBERIS X 'TARA' TM BUDDLEIA DAVIDII `PURPLE HAZE` BUDDLEIA X `BLUE CHIP` CARYOPTERIS X CLANDONENSIS `DARK KNIGHT`	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4` 3` X 3` 2.5" X 2-4` 3` X 3`	MODERATE LOW LOW LOW-MOD MODERATE MODERATE	F/P SUN F/P SUN FULL SUN FULL SUN F/P SUN FULL SUN FULL SUN	NO NO NO NO NO NO	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71%
BTC BO BRG BT BP DBB CCS C14	8 6 37 9 10 47 73 154	BERBERIS THUNBERGII `CRIMSON PYGMY` BERBERIS THUNBERGII `ORANGE ROCKET` BERBERIS THUNBERGII `ROSE GLOW` BERBERIS X 'TARA' TM BUDDLEIA DAVIDII `PURPLE HAZE` BUDDLEIA X `BLUE CHIP` CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` CERCOCARPUS INTRICATUS	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY	5 GAL		1-2`X 1-2` 5`X 2` 4`X 5` 4`X 4` 3`X 3` 2.5" X 2-4` 3`X 3` 4`X 3`	MODERATE LOW LOW LOW-MOD MODERATE MODERATE LOW	F/P SUN F/P SUN FULL SUN FULL SUN F/P SUN FULL SUN FULL SUN FULL SUN	NO NO NO NO NO NO NO	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60%
BTC BO BRG BT BP DBB CCS C14 CA	8 6 37 9 10 47 73 154 9	BERBERIS THUNBERGII `CRIMSON PYGMY` BERBERIS THUNBERGII `ORANGE ROCKET` BERBERIS THUNBERGII `ROSE GLOW` BERBERIS X 'TARA' TM BUDDLEIA DAVIDII `PURPLE HAZE` BUDDLEIA X `BLUE CHIP` CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL		1-2`X 1-2` 5` X 2` 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4` 3` X 3` 4` X 3` 4` X 4`	MODERATE LOW LOW LOW-MOD MODERATE MODERATE LOW MODERATE	F/P SUN F/P SUN FULL SUN FULL SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN	NO NO NO NO NO NO NO NO	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21%
BTC BO BRG BT BP DBB CCS C14	8 6 37 9 10 47 73 154	BERBERIS THUNBERGII `CRIMSON PYGMY` BERBERIS THUNBERGII `ORANGE ROCKET` BERBERIS THUNBERGII `ROSE GLOW` BERBERIS X 'TARA' TM BUDDLEIA DAVIDII `PURPLE HAZE` BUDDLEIA X `BLUE CHIP` CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` CERCOCARPUS INTRICATUS	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY	5 GAL		1-2`X 1-2` 5`X 2` 4`X 5` 4`X 4` 3`X 3` 2.5" X 2-4` 3`X 3` 4`X 3`	MODERATE LOW LOW LOW-MOD MODERATE MODERATE LOW	F/P SUN F/P SUN FULL SUN FULL SUN F/P SUN FULL SUN FULL SUN FULL SUN	NO NO NO NO NO NO NO	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60%
BTC BO BRG BT BP DBB CCS CI4 CA CI2	8 6 37 9 10 47 73 154 9	BERBERIS THUNBERGII `CRIMSON PYGMY` BERBERIS THUNBERGII `ORANGE ROCKET` BERBERIS THUNBERGII `ROSE GLOW` BERBERIS X 'TARA' TM BUDDLEIA DAVIDII `PURPLE HAZE` BUDDLEIA X `BLUE CHIP` CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA `ISANTI`	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL		1-2`X 1-2` 5`X 2` 4`X 5` 4`X 4' 3`X 3` 2.5" X 2-4` 3`X 3` 4`X 3` 4`X 4` 5`X 4`	MODERATE LOW LOW LOW-MOD MODERATE MODERATE LOW MODERATE MODERATE	F/P SUN F/P SUN FULL SUN FULL SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN	NO NO NO NO NO NO NO NO	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB	8 6 37 9 10 47 73 154 9 90 58	BERBERIS THUNBERGII `CRIMSON PYGMY` BERBERIS THUNBERGII `ORANGE ROCKET` BERBERIS THUNBERGII `ROSE GLOW` BERBERIS X 'TARA' TM BUDDLEIA DAVIDII `PURPLE HAZE` BUDDLEIA X `BLUE CHIP` CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA `ISANTI` CORNUS SERICEA `KELSEYI` CORNUS STOLONIFERA `ARCTIC FIRE` DAPHNE X BURKWOODII 'CAROL MACKIE'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD CAROL MACKIE DAPHNE	5 GAL 5 GAL		1-2`X 1-2` 5`X 2` 4`X 5` 4`X 4` 3`X 3` 2.5" X 2-4` 3`X 3` 4`X 4` 5`X 4' 3`X 3` 4`X 4' 4`X 4'	MODERATE LOW LOW-MOD MODERATE MODERATE LOW MODERATE MODERATE MODERATE HIGH MODERATE MODERATE	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN F/P SUN F/P SUN	NO NO NO NO NO NO NO NO NO NO	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA	8 6 37 9 10 47 73 154 9 90 58 44 16 5	BERBERIS THUNBERGII `CRIMSON PYGMY` BERBERIS THUNBERGII `ORANGE ROCKET` BERBERIS THUNBERGII `ROSE GLOW` BERBERIS X 'TARA' TM BUDDLEIA DAVIDII `PURPLE HAZE` BUDDLEIA X `BLUE CHIP` CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA `ISANTI` CORNUS SERICEA `KELSEYI` CORNUS STOLONIFERA `ARCTIC FIRE` DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH	5 GAL		1-2`X 1-2` 5` X 2` 4` X 5` 4` X 4` 3` X 3` 2.5" X 2-4` 3` X 3` 4` X 4` 5` X 4` 3` X 3` 4` X 4` 10` X 10`	MODERATE LOW LOW-MOD MODERATE MODERATE LOW MODERATE HIGH MODERATE HIGH MODERATE MODERATE MODERATE MODERATE	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN	NO NO NO NO NO NO NO NO NO NO NO	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC	8 6 37 9 10 47 73 154 9 90 58 44 16 5	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH	5 GAL 5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4' 3` X 3` 4` X 4' 5` X 4' 3` X 3` 4` X 4' 10` X 10` 8` X 8`	MODERATE LOW LOW-MOD MODERATE MODERATE LOW MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN	NO NO NO NO NO NO NO NO NO NO NO	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET	5 GAL		1-2`X 1-2` 5` X 2` 4` X 5` 4` X 4` 3` X 3` 2.5" X 2-4` 3` X 3` 4` X 4` 4` X 4` 5` X 4' 3` X 3` 4` X 4` 10` X 10` 8` X 8` 8` X 6`	MODERATE LOW LOW-MOD MODERATE MODERATE LOW MODERATE HIGH MODERATE LOW	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN FULL SUN	NO NO NO NO NO NO NO NO NO NO NO NO	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC	8 6 37 9 10 47 73 154 9 90 58 44 16 5	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH	5 GAL 5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4' 3` X 3` 4` X 4' 5` X 4' 3` X 3` 4` X 4' 10` X 10` 8` X 8`	MODERATE LOW LOW-MOD MODERATE MODERATE LOW MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN	NO NO NO NO NO NO NO NO NO NO NO	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS FORESTIERA NEOMEXICANA FORSYTHIA X 'GOLD LEAF'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF'	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4` 3` X 3` 4` X 4` 5` X 4' 3` X 3` 4` X 4' 10` X 10` 8` X 8` 8 X 6` 5` X 5`	MODERATE LOW LOW-MOD MODERATE MODERATE LOW MODERATE HIGH MODERATE	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN FULL SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24 223 53	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS SERICEA 'KELSEYI' CORNUS SERICEA 'KELSEYI' CORNUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS FORESTIERA NEOMEXICANA FORSYTHIA X 'GOLD LEAF' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5" X 2-4' 3` X 3' 4` X 4' 5` X 4' 3` X 3' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5` 10` X 8' 3` X 6` 2` X 3'	MODERATE LOW LOW-MOD MODERATE MODERATE LOW MODERATE MODERATE HIGH MODERATE MODERATE MODERATE MODERATE LOW	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24 223 53 15 73	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5'' X 2-4' 3` X 3' 4` X 4' 4` X 4' 3` X 3' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5' 10` X 8` 3` X 6' 2` X 3' 5` X 4'	MODERATE LOW LOW-MOD MODERATE MODERATE LOW MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN FULL SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24 223 53 15 73 8	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4` 3` X 3` 4` X 4` 5` X 4` 3` X 3` 4` X 4` 10` X 10` 8` X 8` 8	MODERATE LOW LOW-MOD MODERATE MODERATE LOW MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD LOW	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN FULL SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 223 53 15 73 8	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWYO1S'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+00AE MOCKORANGE	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4' 3` X 3` 4` X 4' 5` X 4' 3` X 3` 4` X 4' 10` X 10` 8` X 8` 8` X 6` 5` X 5` 10` X 8' 3` X 6` 2` X 3` 5` X 4' 2` X 2' 6` X 5`	MODERATE LOW LOW-MOD MODERATE MODERATE LOW MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW LOW LOW-MOD LOW LOW	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24 223 53 15 73 8	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4` 3` X 3` 4` X 4` 5` X 4` 3` X 3` 4` X 4` 10` X 10` 8` X 8` 8	MODERATE LOW LOW-MOD MODERATE MODERATE LOW MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD LOW	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN FULL SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24 223 53 15 73 8 76 61	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'GOLD LEAF' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWYO1S' PHILADELPHUS X VIRGINALIS	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+OOAE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4` 3` X 3` 4` X 4` 4` X 4` 5` X 4` 3` X 3` 4` X 4` 10` X 10` 8` X 8` 8` X 6` 5` X 5` 10` X 8` 3` X 6` 2` X 3` 5` X 4' 2` X 2' 6` X 5` 3` X 3`	MODERATE LOW LOW-MOD MODERATE MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD LOW LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43%
BTC BO BRG BT BP DBB CCS CI4 CA CI2 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24 223 53 15 73 8 76 61 68 16 43	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'GOLD LEAF' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWYOIS' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+OOAE MOCKORANGE PUARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4` 3` X 3` 4` X 4` 5` X 4` 3` X 3` 4` X 4` 10` X 10` 8` X 8` 8` X 6` 5` X 5` 10` X 8` 3` X 6` 2` X 3` 5` X 4' 2` X 2' 6` X 5` 3` X 3` 4` X 4' 8` X 6` 3`-4`	MODERATE LOW LOW-MOD MODERATE MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE LOW MODERATE LOW MODERATE LOW LOW LOW-MOD LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24 223 53 15 73 8 76 61 68 16 43 75	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWYOIS' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'FARGO'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+OOAE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DWARF NINEBARK DWARF NINEBARK DWARF NINEBARK	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5" X 2-4' 3` X 3' 4` X 4' 5` X 4' 3` X 3' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5` 10` X 8' 3` X 6` 2` X 3' 5` X 4' 2` X 2' 6` X 5` 3` X 3' 4` X 4' 8` X 6' 3` -4' 3` X 3'	MODERATE LOW LOW-MOD MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN F/P SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 223 53 15 73 8 76 61 68 16 43 75	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'GOLD LEAF' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWYOIS' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'FARGO' POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+00AE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DIABLO NINEBARK DMARF NINEBARK DMCKAY'S WHITE BUSH CINQUEFOIL	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5" X 2-4' 3` X 3' 4` X 4' 4` X 4' 3` X 3' 4` X 4' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5' 10` X 8' 3` X 6' 2` X 3' 5` X 4' 2` X 2' 6` X 5' 3` X 3' 4` X 4' 8` X 6' 3` -4' 3` X 3'	MODERATE LOW LOW-MOD MODERATE MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN F/P SUN F/P SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM PR	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24 223 53 15 73 8 76 61 68 16 43 75 80 71	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWYO1S' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'RARGO' POTENTILLA FRUTICOSA 'RED ROBIN'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+OOAE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DWARF NINEBARK DWARF NINEBARK DAKOTA SUNSPOT\U+OOAE BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4' 3` X 3' 4` X 4' 5` X 4' 3` X 3' 4` X 4' 4` X 4' 10` X 10` 8` X 8' 8	MODERATE LOW LOW-MOD MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.87%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 223 53 15 73 8 76 61 68 16 43 75 80 71	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'NOSE GLOW' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWYO1S' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'RARGO' POTENTILLA FRUTICOSA 'RED ROBIN' PRUNUS BESSEYI 'PO11S'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD ARCTIC FIRE DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+00AE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DAKOTA SUNSPOT\U+00AE BUSH CINQUEFOIL MCKAY'S WHITE BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL PAWNEE BUTTES\U+00AE SAND CHERRY	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5" X 2-4' 3` X 3' 4` X 4' 5` X 4' 3` X 3' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5` 10` X 8' 3` X 6' 2` X 3' 5` X 4' 2` X 2' 6` X 5` 3` X 3' 4` X 4' 8` X 6' 3` -4' 3` X 3' 2` X 3' 2` X 3' 5` X 5`	MODERATE LOW LOW-MOD MODERATE MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.66% 1.22%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM PR PP2	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24 223 53 15 73 8 76 61 68 16 43 75 80 71	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWYO1S' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'RARGO' POTENTILLA FRUTICOSA 'RED ROBIN'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+OOAE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DWARF NINEBARK DWARF NINEBARK DAKOTA SUNSPOT\U+OOAE BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4' 3` X 3' 4` X 4' 5` X 4' 3` X 3' 4` X 4' 4` X 4' 10` X 10` 8` X 8' 8	MODERATE LOW LOW-MOD MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.87%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM PR PP2 PCA	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 223 53 15 73 8 76 61 68 16 43 75 80 71 52 144	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'NOSE GLOW' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWYO1S' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'RED ROBIN' PRUNUS BESSEYI 'PO11S' PRUNUS X CISTENA	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+OOAE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DIABLO NINEBARK DWARF NINEBARK DAKOTA SUNSPOT\U+OOAE BUSH CINQUEFOIL MCKAY'S WHITE BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL PAWNEE BUTTES\U+OOAE SAND CHERRY	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5'' X 2-4' 3` X 3' 4` X 4' 4` X 4' 3` X 3' 4` X 4' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5' 10` X 8' 3` X 6' 2` X 3' 5` X 4' 2` X 2' 6` X 5' 3` X 3' 4` X 4' 8` X 6' 3` -4' 3` X 3' 2` X 3' 5` X 5' 7` X 6'	MODERATE LOW LOW-MOD MODERATE MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.66% 1.22% 3.37%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM PR PP2 PCA RFA RAA RG	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24 223 53 15 73 8 76 61 68 16 43 75 80 71 52 144 71 127	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'NOSE GLOW' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'GOLD LEAF' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWY01S' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'RED ROBIN' POTENTILLA FRUTICOSA 'RED ROBIN' PRUNUS BESSEYI 'PO11S' PRUNUS X CISTENA RHAMNUS FRANGULA 'COLUMNARIS'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD ARCTIC FIRE DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+OOAE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DWARF NINEBARK DWARF NINEBARK DAKOTA SUNSPOT\U+OOAE BUSH CINQUEFOIL MCKAY'S WHITE BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL PAWNEE BUTTES\U+OOAE SAND CHERRY PURPLE LEAF SAND CHERRY TALL HEDGE BUCKTHORN	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5' X 2-4' 3` X 3' 4` X 4' 4` X 4' 3` X 3' 4` X 4' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5` 10` X 8' 3` X 6' 2` X 3' 5` X 4' 2` X 2' 6` X 5' 3` X 3' 4` X 4' 2` X 2' 6` X 5' 3` X 3' 4` X 4' 8` X 6' 3' -4' 3` X 3' 2` X 3' 2` X 3' 5` X 5' 7` X 6' 10` X 3' 3` X 8' 10` X 8'	MODERATE LOW LOW-MOD MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.66% 1.22% 3.37% 1.66% 2.97% 0.89%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM PR PP2 PCA RFA RAA RG RA	8 6 37 9 10 47 73 154 9 9 90 58 44 16 5 28 164 24 223 53 15 73 8 76 61 68 16 43 75 80 71 52 144 71 127 38 73	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA' 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWY01S' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'FARGO' POTENTILLA FRUTICOSA 'FARGO' POTENTILLA FRUTICOSA 'RED ROBIN' PRUNUS X CISTENA RHAMNUS FRANGULA 'COLUMNARIS' RHUS GLABRA RHUS TRILOBATA 'AUTUMN AMBER'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+OOAE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DWARF NINEBARK DWARF NINEBARK DWARF NINEBARK DWARF SUNSPOT\U+OOAE BUSH CINQUEFOIL MCKAY'S WHITE BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL PAWNEE BUTTES\U+OOAE SAND CHERRY PURPLE LEAF SAND CHERRY TALL HEDGE BUCKTHORN GRO-LOW FRAGRANT SUMAC SMOOTH SUMAC	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5" X 2-4' 3` X 3' 4` X 4' 5` X 4' 3` X 3' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5` 10` X 8' 3` X 3' 4` X 4' 2` X 2' 6` X 5' 3` X 3' 4` X 4' 2` X 2' 5` X 4' 2` X 2' 6` X 5' 3` X 3' 4` X 4' 8` X 6' 3` -4' 3` X 3' 2` X 3' 2` X 3' 5` X 5' 7` X 6' 10` X 3' 3` X 8' 10` X 8' 1.5` X 6'	MODERATE LOW LOW-MOD MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.66% 1.22% 3.37% 1.66% 2.97% 0.89% 1.71%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM PR PP2 PCA RFA RAA RG RA RA RA	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24 223 53 15 73 8 76 61 68 16 43 75 80 71 52 144 71 127 38 73 106	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWYO1S' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'FARGO' POTENTILLA FRUTICOSA 'FARGO' POTENTILLA FRUTICOSA 'RED ROBIN' PRUNUS X CISTENA RHAMNUS FRANGULA 'COLUMNARIS' RHUS AROMATICA 'GRO-LOW' RHUS GLABRA RHUS TRILOBATA 'AUTUMN AMBER' RIBES AUREUM	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE'U+00AE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DWARF NINEBARK DWARF NINEBARK DWARF NINEBARK DAKOTA SUNSPOT'U+00AE BUSH CINQUEFOIL MCKAY'S WHITE BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL PAWNEE BUTTES'U+00AE SAND CHERRY PURPLE LEAF SAND CHERRY TALL HEDGE BUCKTHORN GRO-LOW FRAGRANT SUMAC SMOOTH SUMAC AUTUMN AMBER SUMAC GOLDEN CURRANT	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5" X 2-4' 3` X 3' 4` X 4' 3` X 3' 4` X 4' 3` X 3' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5' 10` X 8' 3` X 6' 2` X 3' 5` X 4' 2` X 2' 6` X 5` 3` X 3' 4` X 4' 10` X 10` 8	MODERATE LOW LOW-MOD MODERATE MODERATE HIGH MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD LOW-LOW LOW LOW LOW LOW LOW	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 2.97% 0.89% 1.71%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM PR PP2 PCA RFA RAA RG RA	8 6 37 9 10 47 73 154 9 9 90 58 44 16 5 28 164 24 223 53 15 73 8 76 61 68 16 43 75 80 71 52 144 71 127 38 73 106 5	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS FORESTIERA NEOMEXICANA FORSYTHIA X 'ROCLD LEAF' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO' POTENTILLA FRUTICOSA 'FARGO' POTENTILLA FRUTICOSA 'RED ROBIN' PRUNUS BESSEYI 'PO11S' PRUNUS X CISTENA RHAMNUS FRANGULA 'COLUMNARIS' RHUS AROMATICA 'GRO-LOW' RHUS GLABRA RHUS TRILOBATA 'AUTUMN AMBER' RIBES AUREUM ROSA X 'RUBY VOODOO'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+00AE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DWARF NINEBARK DWARF NINEBARK DWARF NINEBARK DWARF NINEBARK DWARF NINEBARK DAKOTA SUNSPOT\U+00AE BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL PAWNEE BUTTES\U+00AE SAND CHERRY PURPLE LEAF SAND CHERRY TALL HEDGE BUCKTHORN GRO-LOW FRAGRANT SUMAC SMOOTH SUMAC AUTUMN AMBER SUMAC GOLDEN CURRANT RUBY VOODOO ROSE	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4' 3` X 3' 4` X 4' 5` X 4' 3` X 3' 4` X 4' 10` X 10` 8` X 8' 8` X 6` 5` X 5` 10` X 8' 3` X 6` 2` X 3' 5` X 4' 2` X 2' 6` X 5` 3` X 3' 4` X 4' 8` X 6` 3` -4' 3` X 3' 2` X 3' 5` X 5' 7` X 6` 10` X 8' 3` X 8' 8 X 6' 3` -4' 3` X 3' 2` X 3' 5` X 5' 7` X 6' 10` X 8' 1.5` X 6' 4` X 5` 6` X 5`	MODERATE LOW LOW-MOD MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD LOW-LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN FULL SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.66% 1.22% 3.37% 1.66% 2.97% 0.89% 1.71% 2.48% 0.12%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM PR PP2 PCA RFA RAA RA R	8 6 37 9 10 47 73 154 9 9 90 58 44 16 5 28 164 24 223 53 15 73 8 76 61 68 16 43 75 80 71 52 144 71 127 38 73 106 5 86	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS FORESTIERA NEOMEXICANA FORSYTHIA X 'ROCHDERF' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'RARGO' POTENTILLA FRUTICOSA 'RARGO' POTENTILLA FRUTICOSA 'RED ROBIN' PRUNUS BESSEYI 'PO11S' PRUNUS X CISTENA RHAMNUS FRANGULA 'COLUMNARIS' RHUS AROMATICA 'GRO-LOW' RHUS GLABRA RHUS TRILOBATA 'AUTUMN AMBER' RIBES AUREUM ROSA X 'RUBY VOODOO' SPIRAEA JAPONICA 'GOLDFLAME'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD ARCTIC FIRE DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+OOAE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DIABLO NINEBARK DWARF NINEBARK DAKOTA SUNSPOT\U+OOAE BUSH CINQUEFOIL MCKAY'S WHITE BUSH CINQUEFOIL PAWNEE BUTTES\U+OOAE SAND CHERRY PURPLE LEAF SAND CHERRY TALL HEDGE BUCKTHORN GRO-LOW FRAGRANT SUMAC SMOOTH SUMAC AUTUMN AMBER SUMAC GOLDEN CURRANT RUBY VOODOO ROSE GOLDFLAME SPIREA	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5" X 2-4' 3` X 3' 4` X 4' 5` X 4' 3` X 3' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5` 10` X 8' 3` X 6' 2` X 3' 5` X 4' 2` X 2' 6` X 5` 3` X 3' 4` X 4' 10` X 10` 8	MODERATE LOW LOW-MOD MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN FULL SUN F/P SUN FULL SUN F/P SUN FULL SUN F/P SUN FULL SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.019% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.66% 1.22% 3.37% 1.66% 2.97% 0.89% 1.71% 2.48% 0.12% 2.01%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM PR PP2 PCA RFA RAA RG RA	8 6 37 9 10 47 73 154 9 9 90 58 44 16 5 28 164 24 223 53 15 73 8 76 61 68 16 43 75 80 71 52 144 71 127 38 73 106 5	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS FORESTIERA NEOMEXICANA FORSYTHIA X 'ROCLD LEAF' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO' POTENTILLA FRUTICOSA 'FARGO' POTENTILLA FRUTICOSA 'RED ROBIN' PRUNUS BESSEYI 'PO11S' PRUNUS X CISTENA RHAMNUS FRANGULA 'COLUMNARIS' RHUS AROMATICA 'GRO-LOW' RHUS GLABRA RHUS TRILOBATA 'AUTUMN AMBER' RIBES AUREUM ROSA X 'RUBY VOODOO'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+00AE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DWARF NINEBARK DWARF NINEBARK DWARF NINEBARK DWARF NINEBARK DWARF NINEBARK DAKOTA SUNSPOT\U+00AE BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL PAWNEE BUTTES\U+00AE SAND CHERRY PURPLE LEAF SAND CHERRY TALL HEDGE BUCKTHORN GRO-LOW FRAGRANT SUMAC SMOOTH SUMAC AUTUMN AMBER SUMAC GOLDEN CURRANT RUBY VOODOO ROSE	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3` 2.5" X 2-4' 3` X 3' 4` X 4' 5` X 4' 3` X 3' 4` X 4' 10` X 10` 8` X 8' 8` X 6` 5` X 5` 10` X 8' 3` X 6` 2` X 3' 5` X 4' 2` X 2' 6` X 5` 3` X 3' 4` X 4' 8` X 6` 3` -4' 3` X 3' 2` X 3' 5` X 5' 7` X 6` 10` X 8' 3` X 8' 8 X 6' 3` -4' 3` X 3' 2` X 3' 5` X 5' 7` X 6' 10` X 8' 1.5` X 6' 4` X 5` 6` X 5`	MODERATE LOW LOW-MOD MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD LOW-LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN FULL SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.66% 1.22% 3.37% 1.66% 2.97% 0.89% 1.71% 2.48% 0.12%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM PR PP2 PCA RFA RAA RG RA RA RA RS SJG LS	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 223 53 15 73 8 76 61 68 16 43 75 80 71 52 144 71 127 38 73 106 5 86 101	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'RED ROBIN' POTENTILLA FRUTICOSA 'RED ROBIN' PRUNUS BESSEYI 'PO11S' PRUNUS X CISTENA RHAMNUS FRANGULA 'COLUMNARIS' RHUS AROMATICA 'GRO-LOW' RHUS GLABRA RHUS TRILOBATA 'AUTUMN AMBER' RIBES AUREUM ROSA X 'RUBY VOODOO' SPIRAEA JAPONICA 'LIMEMOUNDS'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD ARCTIC FIRE DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+OOAE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DIABLO NINEBARK DAKOTA SUNSPOT\U+OOAE BUSH CINQUEFOIL MCKAY'S WHITE BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL PAWNEE BUTTES\U+OOAE SAND CHERRY PURPLE LEAF SAND CHERRY TALL HEDGE BUCKTHORN GRO-LOW FRAGRANT SUMAC SMOOTH SUMAC AUTUMN AMBER SUMAC GOLDEN CURRANT RUBY VOODOO ROSE GOLDFLAME SPIREA LIMEMOUND SPIREA	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5" X 2-4' 3` X 3' 4` X 4' 3` X 3' 4` X 4' 3` X 3' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5' 10` X 8' 3` X 6' 2` X 3' 5` X 4' 2` X 2' 6` X 5` 3` X 3' 4` X 4' 10` X 10` 8	MODERATE LOW LOW-MOD MODERATE MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN FULL SUN F/P SUN F/P SUN FULL SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.111% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.66% 1.22% 3.37% 1.66% 2.97% 0.89% 1.71% 2.48% 0.12% 2.01% 2.36%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM PR PP2 PCA RFA RAA RAA RG RA	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 24 223 53 15 73 8 76 61 68 16 43 75 80 71 127 38 73 127 38 73 106 5 86 101	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS EUONYMUS ALATUS EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS LEWISII 'PWYOLS' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'RED ROBIN' PRUNUS BESSEYI 'POLIS' PRUNUS X CISTENA RHAMNUS FRANGULA 'COLUMNARIS' RHUS GLABRA RHUS TRILOBATA 'AUTUMN AMBER' RIBES AUREUM ROSA X 'RUBY VOODOO' SPIRAEA JAPONICA 'SNOWMOUND' SPIRAEA JAPONICA 'LIMEMOUNDS' SPIRAEA NIPPONICA 'SNOWMOUND'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+OOAE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DWARF NINEBAR DWARF NINE	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5" X 2-4' 3` X 3' 4` X 4' 3` X 3' 4` X 4' 4` X 4' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5' 10` X 8' 3` X 3' 4` X 4' 2` X 2' 6` X 5' 3` X 3' 4` X 4' 2` X 2' 6` X 5' 3` X 3' 2` X 3' 5` X 6' 3' -4' 3` X 3' 2` X 3' 5` X 5' 7` X 6' 10` X 8' 1.5` X 6' 4` X 5' 6` X 5' 3` X 3' 2` X 3' 3` X 8' 10` X 8' 1.5` X 6' 4` X 5' 6` X 5' 3` X 3' 2` X 2' 3` X 4' 3` X 3' 2` X 2' 3` X 4' 3` X 3' 2` X 2' 3` X 4' 3` X 3'	MODERATE LOW LOW-MOD MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN FULL SUN F/P SUN F/P SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN F/P SUN FULL SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.11% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.66% 1.22% 3.37% 1.66% 2.97% 0.89% 1.71% 2.48% 0.12% 2.01% 2.36% 1.05% 0.63% 1.31%
BTC BO BRG BT BP DBB CCS C14 CA C12 CSK CA2 DB EA EAC NMP FT FF FIA LE PAA PL2 PC2 PM2 DGN POD PL PD PM PR PP2 PCA RFA RAA RA R	8 6 37 9 10 47 73 154 9 90 58 44 16 5 28 164 223 53 15 73 8 76 61 68 16 43 75 80 71 52 144 71 127 38 73 106 5 86 101 45 27	BERBERIS THUNBERGII 'CRIMSON PYGMY' BERBERIS THUNBERGII 'ORANGE ROCKET' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS THUNBERGII 'ROSE GLOW' BERBERIS X 'TARA' TM BUDDLEIA DAVIDII 'PURPLE HAZE' BUDDLEIA X 'BLUE CHIP' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' CERCOCARPUS INTRICATUS CORNUS ALBA 'RED GNOME' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'ISANTI' CORNUS SERICEA 'KELSEYI' CORNUS STOLONIFERA 'ARCTIC FIRE' DAPHNE X BURKWOODII 'CAROL MACKIE' EUONYMUS ALATUS 'COMPACTUS' FORESTIERA NEOMEXICANA FORSYTHIA X 'GOLD LEAF' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X 'NORTHERN SUN' FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' LONICERA XYLOSTEUM 'EMERALD MOUND' PEROVSKIA ATRIPLICIFOLIA PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' PHILADELPHUS X VIRGINALIS PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'DIABLO' PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM POTENTILLA FRUTICOSA 'FARGO' POTENTILLA FRUTICOSA 'FARGO' POTENTILLA FRUTICOSA 'RED ROBIN' PRUNUS BESSEYI 'PO11S' PRUNUS X CISTENA RHAMNUS FRANGULA 'COLUMNARIS' RHUS AROMATICA 'GRO-LOW' RHUS GLABRA RHUS TRILOBATA 'AUTUMN AMBER' RIBES AUREUM ROSA X 'RUBY VOODOO' SPIRAEA JAPONICA 'GOLDFLAME' SPIRAEA JAPONICA 'SNOWMOUND' SPIRAEA NIPPONICA 'SNOWMOUND' SPIRAEA X BUMALDA 'ANTHONY WATERER'	CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY ROSY GLOW BARBERRY EMERALD CAROUSEL BARBERRY PURPLE HAZE BUTTERFLY BUSH DWARF BLUE-PURPLE BUTTERFLY BUSH BLUE MIST SPIREA LITTLELEAF MOUNTAIN MAHOGONY RED GNOME DOGWOOD ISANTI REDOSIER DOGWOOD KELSEY DWARF DOGWOOD ARCTIC FIRE DOGWOOD CAROL MACKIE DAPHNE WINGED EUONYMUS -BURNING BUSH COMPACT BURNING BUSH NEW MEXICO PRIVET FORSYTHIA 'GOLD LEAF' NORTHERN SUN FORSYTHIA DWARF FORSYTHIA EMERALD MOUND HONEYSUCKLE RUSSIAN SAGE LITTLE SPIRE RUSSIAN SAGE CHEYENNE\U+OOAE MOCKORANGE DWARF MINNESOTA SNOWFLAKE MOCKORANGE YELLOW NINEBARK DIABLO NINEBARK DAKOTA SUNSPOT\U+OOAE BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL RED ROBIN BUSH CINQUEFOIL PAWNEE BUTTES\U+OOAE SAND CHERRY PURPLE LEAF SAND CHERRY TALL HEDGE BUCKTHORN GRO-LOW FRAGRANT SUMAC SMOOTH SUMAC AUTUMN AMBER SUMAC GOLDEN CURRANT RUBY VOODOO ROSE GOLDFLAME SPIREA LIMEMOUND SPIREA SNOWMOUND SPIREA SNOWMOUND SPIREA	5 GAL		1-2`X 1-2` 5` X 2' 4` X 5` 4` X 4' 3` X 3' 2.5" X 2-4' 3` X 3' 4` X 4' 5` X 4' 3` X 3' 4` X 4' 4` X 4' 10` X 10` 8` X 8' 8` X 6' 5` X 5' 10` X 8' 3` X 3' 4` X 4' 2` X 2' 6` X 5` 3` X 3' 4` X 4' 2` X 2' 6` X 5` 3` X 3' 4` X 4' 10` X 10` 8	MODERATE LOW LOW-MOD MODERATE MODERATE LOW MODERATE HIGH MODERATE MODERATE MODERATE MODERATE MODERATE LOW MODERATE LOW MODERATE LOW MODERATE LOW LOW-MOD	F/P SUN F/P SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN FULL SUN F/P SUN F/P SUN F/P SUN F/P SUN FULL SUN F/P SUN FULL SUN F/P SUN	NO N	0.19% 0.14% 0.87% 0.21% 0.23% 1.10% 1.71% 3.60% 0.21% 2.111% 1.36% 1.03% 0.37% 0.12% 0.66% 3.84% 0.56% 5.22% 1.24% 0.35% 1.71% 0.19% 1.78% 1.43% 1.59% 0.37% 1.01% 1.75% 1.87% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.71% 0.19% 1.75% 1.87% 1.66% 1.71% 0.19% 1.75% 1.87% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.22% 3.37% 1.66% 1.55% 0.89% 1.71%

EVERGREEN SHRUBS	QTY	BOTANICAL	COMMON	ŞIZE	HEIGHT/WIDTH	IRR ZONE	Sun/Shade	NATIVE	% OF TOTAL SHRUBS
LV	145	ARBORVITAE ORIENTALIS 'AUREA NANA'	DWARF GOLDEN ARBORVITAE	5 GAL	4` X 4`	LOW	FULL SUN	NO	3.39%
AC	6	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	CHIEFTAIN MOCK BEARBERRY MANZANITA	5 GAL	4` X 10`	LOW-MOD	F/P SUN	NO	0.14%
AP2	289	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	1` X 4`	LOW	F/P SUN	NO	6.76%
CT	100	COTONEASTER APICULATUS 'TOM THUMB'	TOM THUMB CRANBERRY COTONEASTER	2 GAL	1' X 3'	t.ow-mod	FULL SUN	NO	2.34%
CS2	6	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	4` X 6`	LOW-MOD	F/P SUN	NO	0.14%
EA2	170	ERICAMERIA NAUSEOSA NAUSEOSA	BABY BLUE RABBITBRUSH	5 GAL	3, X 3,	LOW	FULL SUN	NO	3.98%
EC2	14	EUONYMUS FORTUNEI 'CANADALE GOLD'	CANADALE GOLD WINTERCREEPER	5 GAL	4` X 4`	LOW-MOD	F/P SUN	NO	0.33%
JHB	33	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X 7`	LOW	FULL SUN	NO	0.77%
AL	147	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL	2` X 6`	LOW	F/P SUN	NO	3.44%
JSS	33	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL	2` X 6`	LOW	FULL SUN	NO	0.77%
JMA	49	JUNIPERUS X MEDIA 'PFITZERANA COMPACTA'	COMPACT PFITZER JUNIPER	5 GAL	4` X 6`	LOW	FULL SUN	NO	1.15%
MC	74	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	3` X 5`	LOW-MOD	F/P SUN	NO	1.73%
PL3	10	PICEA ABIES 'LANHAM'S BEEHIVE'	LANHAM'S BEEHIVE NORWAY SPRUCE	5 GAL	3, X 3,	MODERATE	FULL SUN	NO	0.23%
PMO	61	PINUS MUGO 'MOPS'	MUGO PINE	5 GAL	3, X 3,	MODERATE	F/P SUN	NO	1.43%
TOTAL	1,137								26.60%
RNAMENTAL GRASSES	QTY	BOTANICAL	COMMON	SIZE	HEIGHT/WIDTH	IRR ZONE	Sun/Shade	NATIVE	% OF TOTAL SHRUBS
BB2	11	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	3` X 2`	LOW	FULL SUN	NO	0.26%
CKF	34	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	5` X 2`	LOW-MOD	F/P SUN	NO	0.80%
DG	14	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	1 GAL	2` X 2`	MODERATE	FULL SUN	NO	0.33%
HSS	98	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2.5` X 2`	LOW	F/P SUN	NO	2.29%
MSG	86	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL	5` X 5`	MODERATE	FULL SUN	NO	2.01%
MM	8	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT SILVER GRASS	1 GAL	4.5 X 2.5	MODERATE	F/P SUN	NO	0.19%
MV	24	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	1 GAL	4` X 3`	MODERATE	F/P SUN	NO	0.56%
MV2	59	MISCANTHUS SINENSIS 'CABARET'	CABARET VARIEGATED MAIDEN GRASS	1 GAL	6` X 3`	MODERATE	F/P SUN	NO	1.38%
MR2	61	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	REGAL MIST MUHLY	1 GAL	3, X 3,	LOW	FULL SUN	NO	1.43%
NP	31	NASSELLA TENUISSIMA 'PONY TAILS'	MEXICAN FEATHERGRASS	1 GAL	2` X 2`	LOW	FULL SUN	NO	0.73%
PH2	12	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	1 GAL	4` X 3`	LOW	F/P SUN	NO	0.28%
PH3	60	PANICUM VIRGATUM 'HOT ROD'	HOT ROD SWITCH GRASS	1 GAL	3` X 1.5`	LOW	FULL SUN	NO	1.40%
PMA	61	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL	2` X 2`	LOW	FULL SUN	NO	1.43%
PSB	36	PENNISETUM SETACEUM 'BRONZE DWARF'	DWARF RED FOUNTAIN GRASS	1 GAL	3, X 5,	LOW	F/P SUN	NO	0.84%
TOTAL	198								4.64%
NNUALS/PERENNIALS	QTY	BOTANICAL	COMMON	SIZE	HEIGHT/WIDTH	IRR ZONE	Sun/Shade	NATIVE	% OF TOTAL SHRUBS
AHC	13	AGASTACHE X 'CORANADO RED'	ANISE HYSSOP	1 GAL	2.5` X 3`	LOW	FULL SUN	NO	0.30%
SM	71	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAYNIGHT SALVIA	1 GAL	2, X 5,	LOW	FULL SUN	NO	1.66%
TOTAL	84								1.97%

	NS2	108,274 SF	BG NATIVE SEED	BLUE GRAMA/BUFFALO GRASS SEED MIX	SEED
	VN2	53,986 SF	C.O.W. DETENTION SEED MIX	C.O.W. DETENTION SEED MIX	FLAT
	VN	298,078 SF	C.O.W. UPLAND SEED MIX	C.O.W. UPLAND NATIVE SEED	SEED
	CFIN	611 SF	CRUSHER FINES	CRUSHER FINES	SURFACE
	FF3	1,855 SF	FIBAR	FIBAR	SF
	GRAN	37,963 SF	MULCH, ROCK	MT. GRANITE 1.5"	MULCH
	COB2	1,219 SF	RIVER ROCK	RIVER ROCK - 1.5"-2"	SURFACE
	SOD	107,231 SF	SOD	BTF- TEXAS DROUGHT RESISTANT HYBRID	SOD
9 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	WOOD	44,139 SF	WOOD MULCH	CEDAR	MULCH

BG NATIVE SEED MIX

DETENTION SEED MIX

BTF: Texas Drought Resistant Hybrid

70/30 BLUE GRAMA AND BUFFALO GRASS MIX

Bittersweet Turf Farms: Texas Drought Resistant Blend

70% Blue Grama (Bouteloua gracilis)
30% Buffalo Grass (Buchloe dactyloides)
Planting Rate = 6 lbs / 1000 sf

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

Common Name	Scientific Name	Variety	PLS* lbs per Acre	Ounces per Acre	Percent of Mix
Sloughgrass	Beckmannia syzigachne		3.0		9
Wild Rye	Elymus magellanicus	Blue	3.0		9
Idaho Fescue	Festuca idahoensis	Joseph	2.0		6
Western Wheatgrass	Pascopyrum smithii	Ariba	3.0		9
Sideoats Grama	Bouteloua curtipendula		5.0		15
Alkali Sacaton	Sporobolus airoides		4.0		12
Fringed Sage	Artemisia frigida			3	6
Prairie Aster	Aster tanacetifolius			4	8
Wild Lupine	Lupinus argenteus			3	6
Black-eyed Susan	Rudbeckia hirta			4	8
Milkweed	Asclepias incarnata			6	12
Sub-Totals:			20.0	20	100
Total lbs per acre:			24	1	

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 = 68PROVIDED 8' HT = 68

TOTAL DECIDUOUS & ORNAMENTAL TREES = 448 TREES

REQUIRED 20% 3" CAL = 89PROVIDED 3" CAL. = 89

TOTAL SHRUBS = 4,148 SHRUBS

UPLAND SEED MIX

Common Name	Scientific Name	Variety	PLS* lbs per Acre	Ounces per Acre	Percent of Mix
Big Bluestem	Andropogon gerardii	Kaw	3		9
Blue Grama	Bouteloua gracilis	Lovington	4		12
Squirreltail	Elymus elymoides	Pueblo	3		6
Switchgrass	Panicum Virgatum	Nebraska	4		12
Bunch Wheatgrass	Pseudoroegneria spicata	Anatone	3		9
Yellow Indiangrass	Sorghastrum nutans	Llanna	4		12
Fringed Sage	Artemisia frigida			3	6
Prairie Aster	Aster tanacetifolius			4	8
Blanket Flower	Gaillardia aristata			3	6
Western Blue Flag Iris	Iris missouriensis			4	8
Butterfly Weed	Asclepias tuberosa			6	12
Sub-Totals:			21	20	100
Total lbs per acre:			29		

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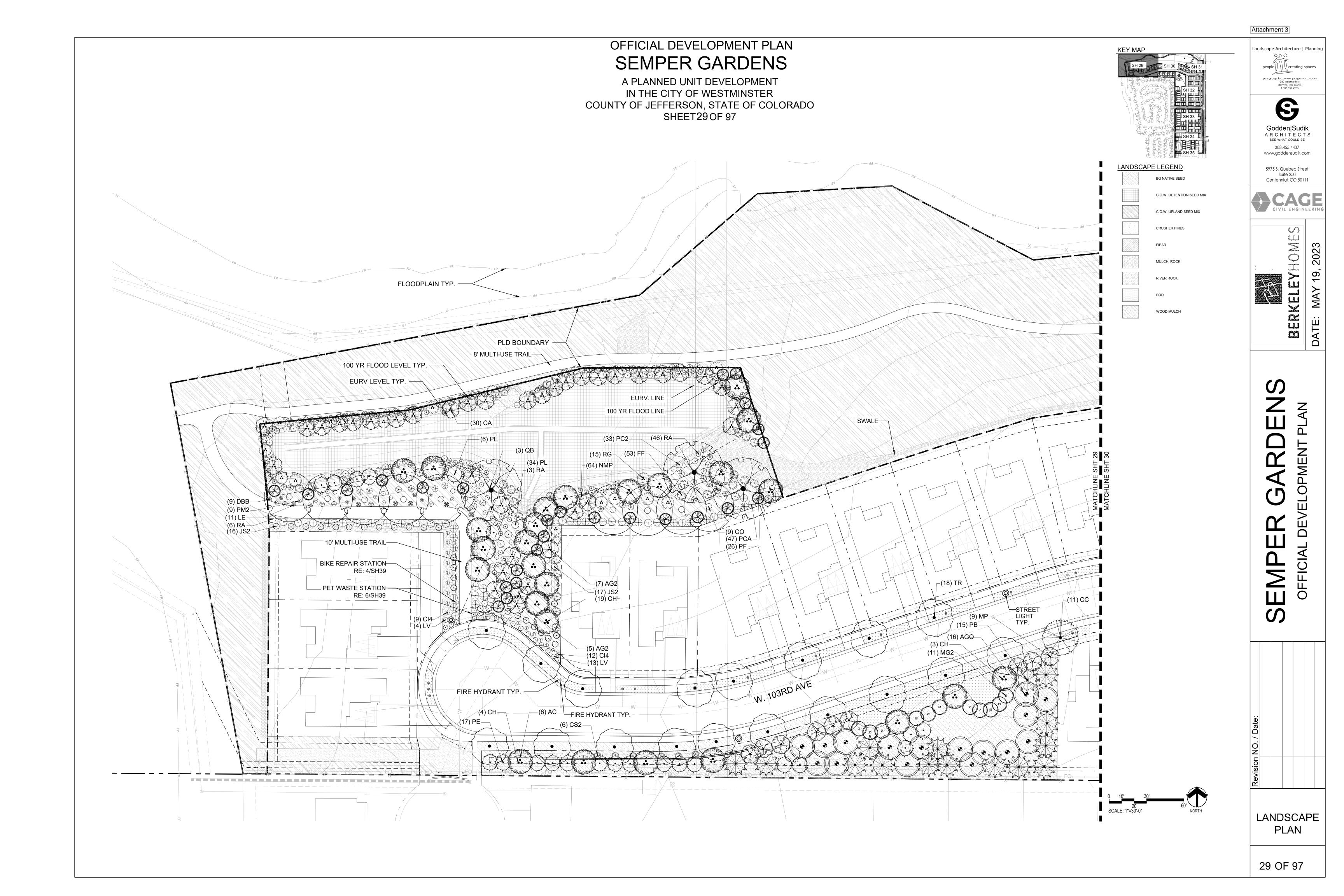


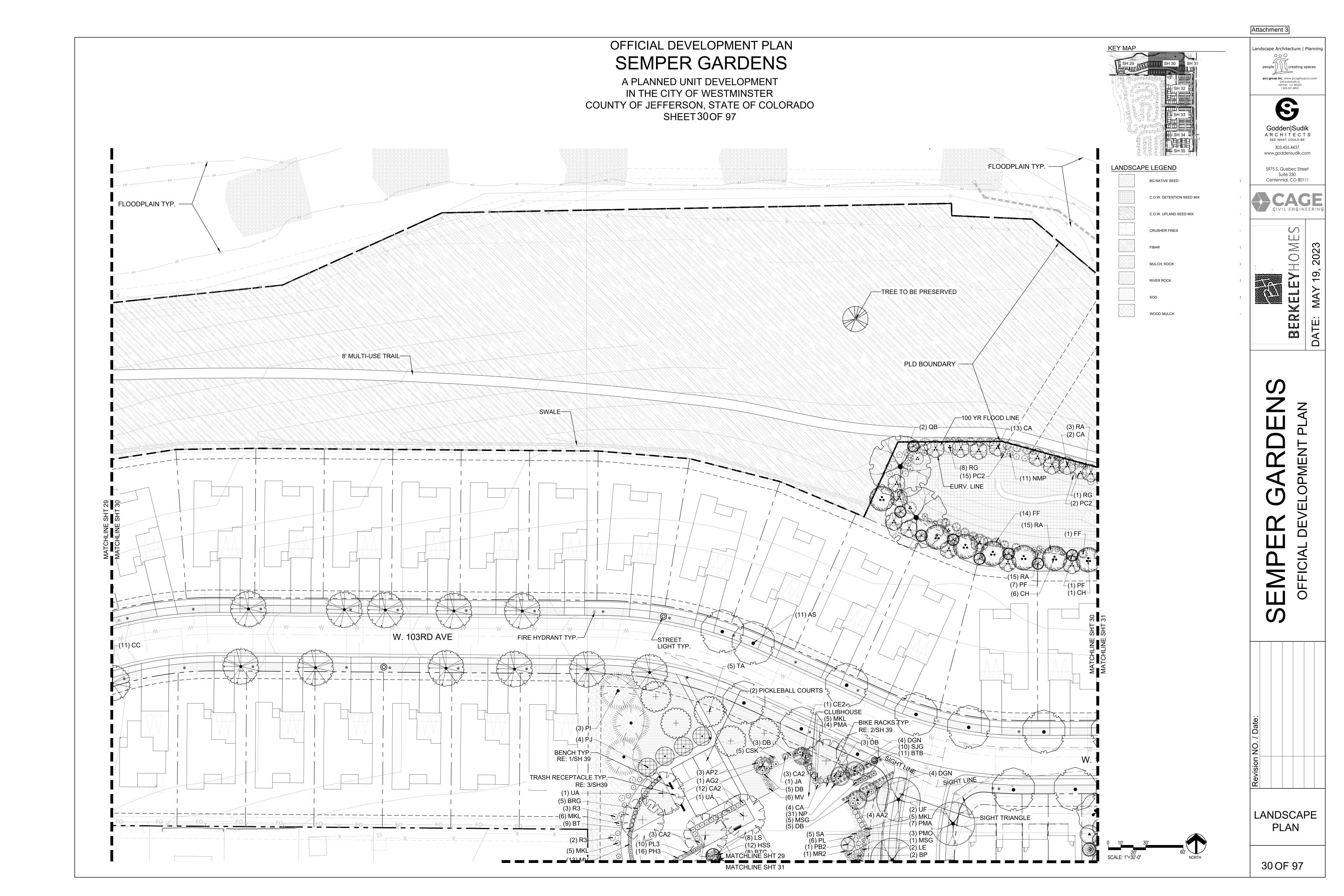
EMPER GARDENS

OFFICIAL DEVELOPMENT PLAN

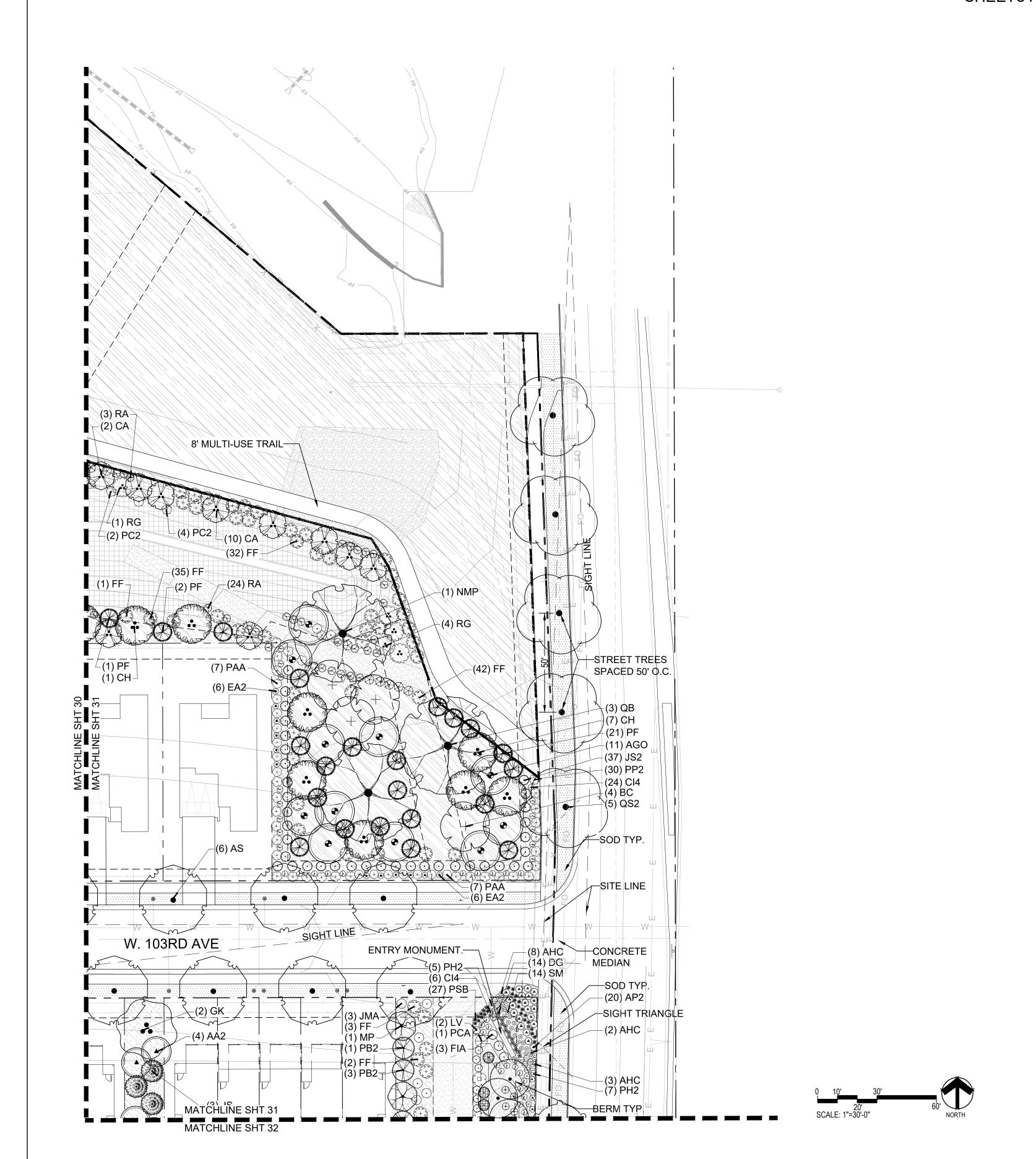
evision NO. / Date:

PLANT SCHEDULE





A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET31 OF 97



LANDSCAPE LEGEND C.O.W. DETENTION SEED MIX C.O.W. UPLAND SEED MIX

MULCH, ROCK

RIVER ROCK

WOOD MULCH

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BERKELEYHOME

 $\langle \mathcal{L} \rangle$

Attachment 3

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6

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LANDSCAPE PLAN

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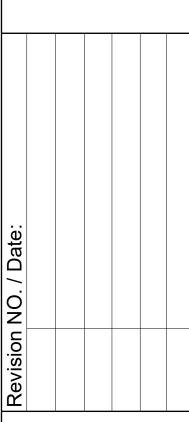


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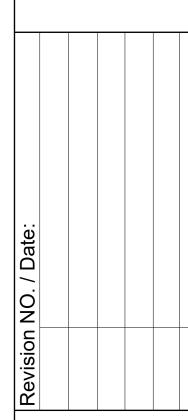
LANDSCAPE

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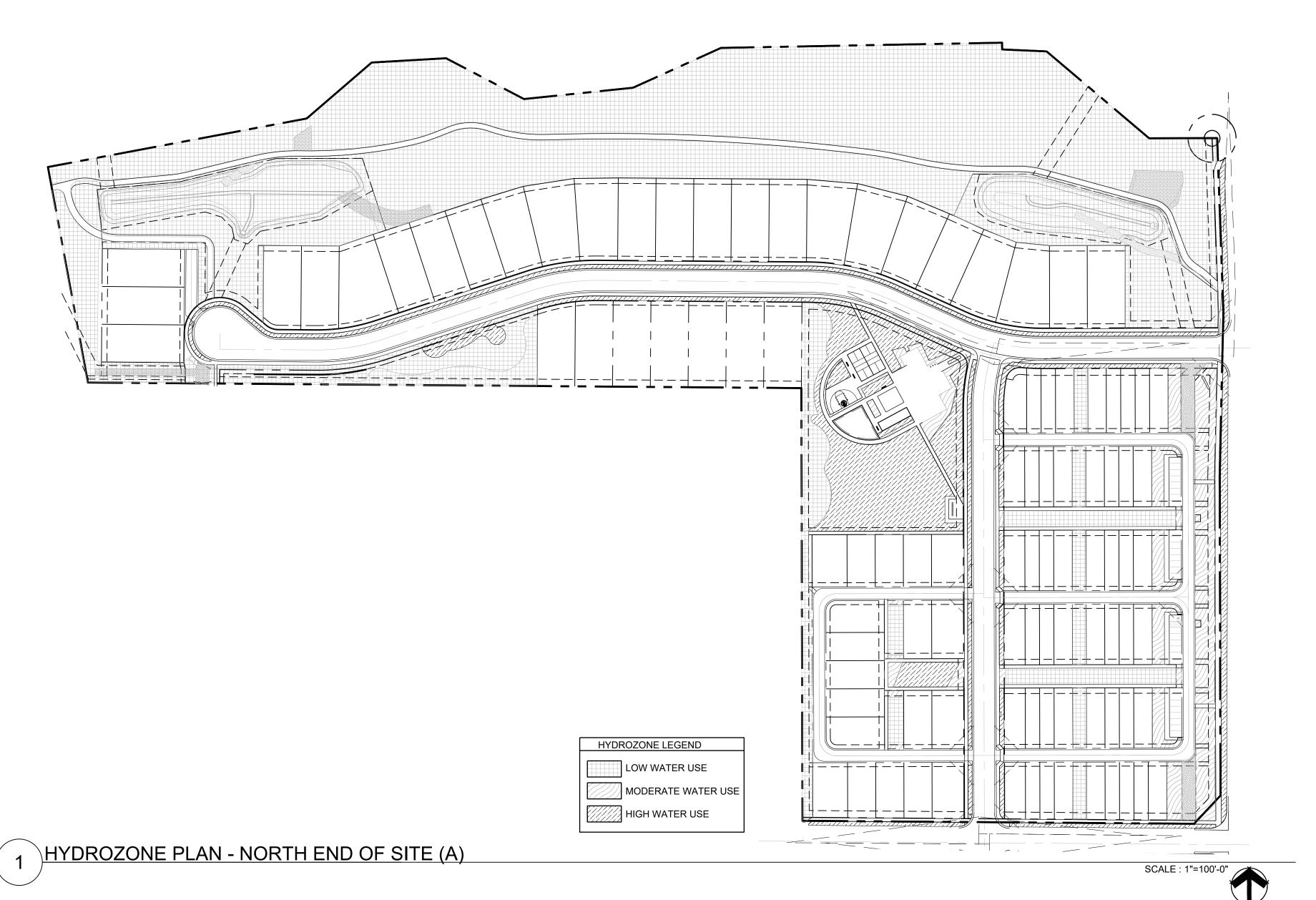


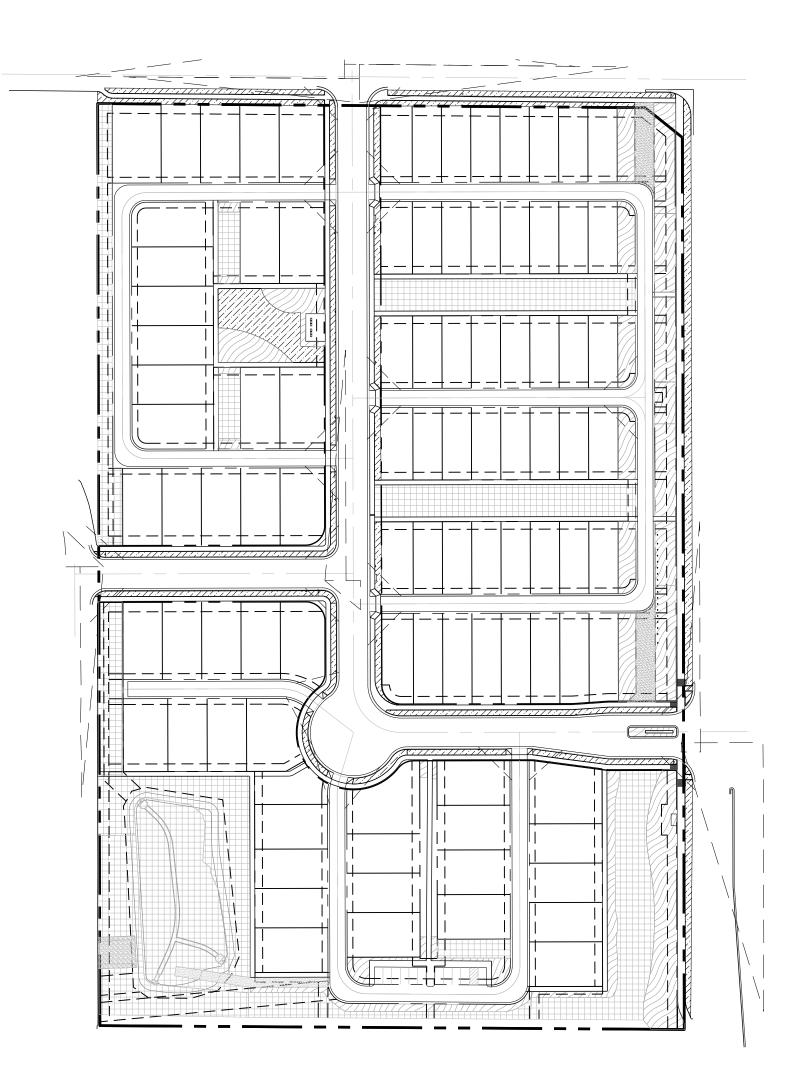
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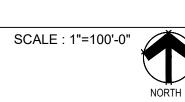


A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET36OF 97





2 HYDROZONE PLAN - SOUTH END OF SITE (B)



LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATE	R 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 GA	L / TOTAL LANG	SCAPE AREA =	6.160	GAL/SF

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Attachment 3

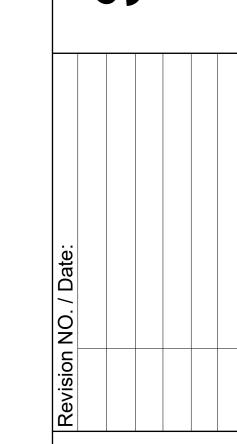
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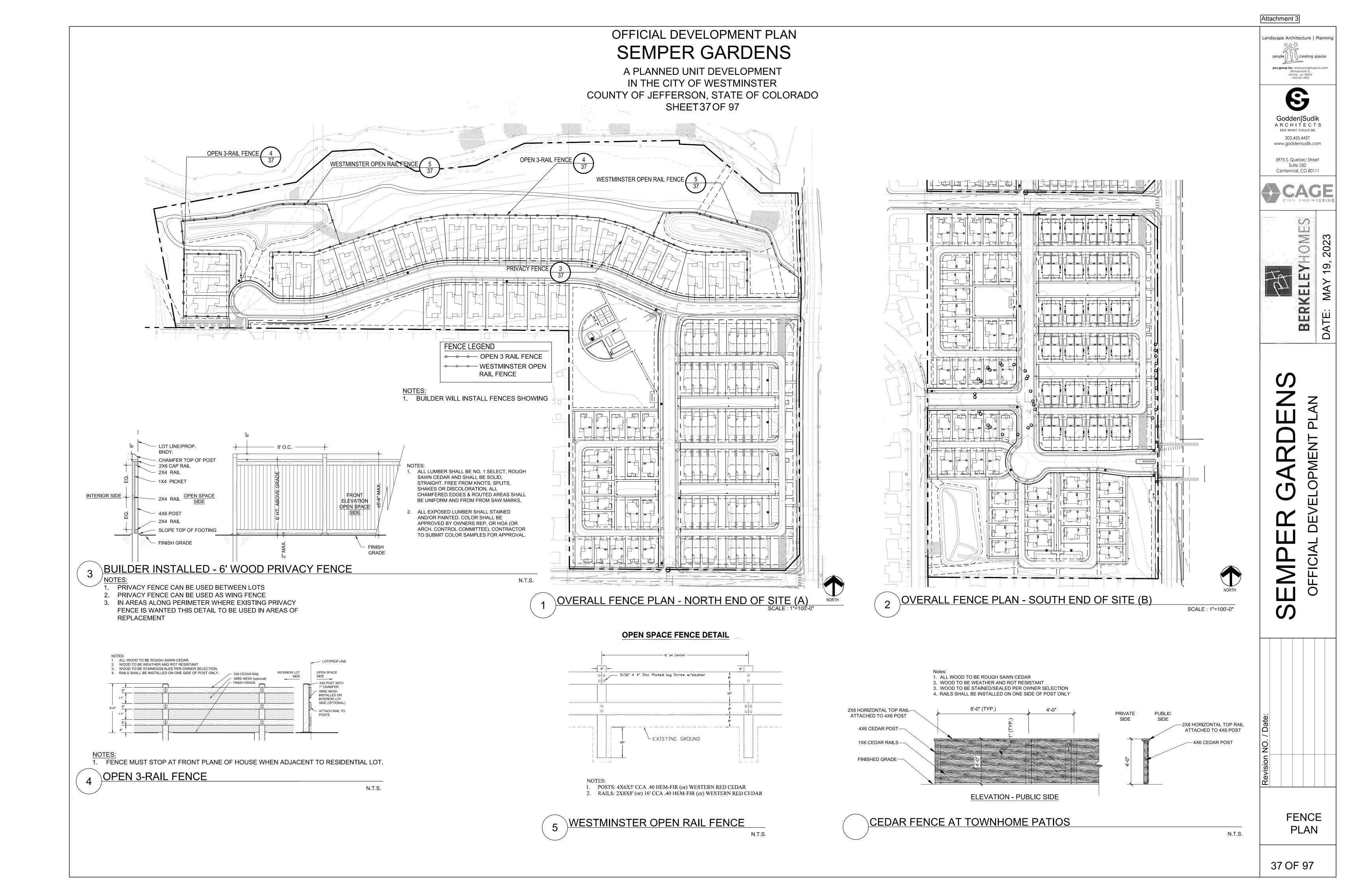
CIVIL ENGINEERING

BERKELEYHOMES

EMPER GARDENS



HYDROZONE MAP



A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET38OF 97

GENERAL NOTE: THESE REPRESENT TYPICAL LOTS. LOT SIZES. CONFIGURATIONS, SETBACKS, ETC. WILL VARY.

ALLEY

GARAGE

UNIT 3

GARAGE

UNIT 4

PRIVATE

GARAGE

UNIT 2

LANDSCAPE IN FRONT AND ALLEY BY BUILDER.

EVERY 4 UNIT BUILDING SHALL HAVE 48 SHRUBS

EVERY 5 UNIT BUILDING SHALL HAVE 60 SHRUBS

(4A)LOT TYPICAL TOWNHOME UNITS - ALLEY LOAD

GARAGE

PRIVATE

PATIO

GARAGE

PRÍVATE

PATIO

A MINIMUM OF 30% OF SHRUBS SHALL BE 5 GAL EVERGREEN

• FRONT YARD SHALL HAVE A MINIMUM OF 70% LIVE COVERAGE

• A MINIMUM OF 30% OF SHRUBS SHALL BE 5 GAL EVERGREEN

FRONT YARD SHALL HAVE A MINIMUM OF 70% LIVE COVERAGE

A MINIMUM OF 30% SHALL BE AT LEAST 2 GAL ORNAMENTAL GRASSES

A MINIMUM OF 30% SHALL BE AT LEAST 2 GAL ORNAMENTAL GRASSES

GARAGE

PRIVATE

PATIO

NO SINGLE VARIETY OF SHRUB SHALL EXCEED 50% OF PLANTS PER BUILDING UNIT

NO SINGLE VARIETY OF SHRUB SHALL EXCEED 50% OF PLANTS PER BUILDING UNIT

GARAGE

UNIT 4

PRIVATE

, PATIO ,

GARAGE

UNIT 1

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CIVIL ENGINEERIN

—6' EASEMENT TYP.

FOUNDATION

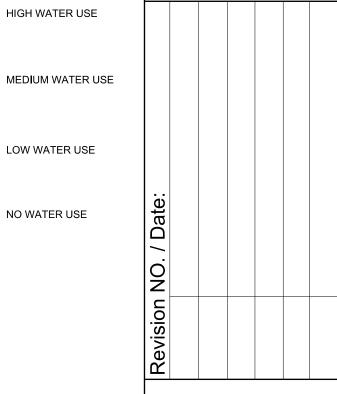
-SHRUB BED TYP.

-ROCK MULCH TYP

LOW WATER USE

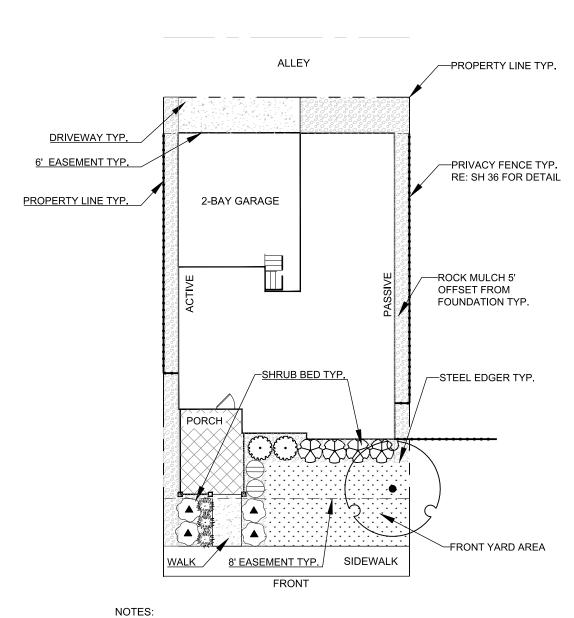
NO WATER USE

FRKELEVION α



LOT **TYPICALS**

38 OF 97



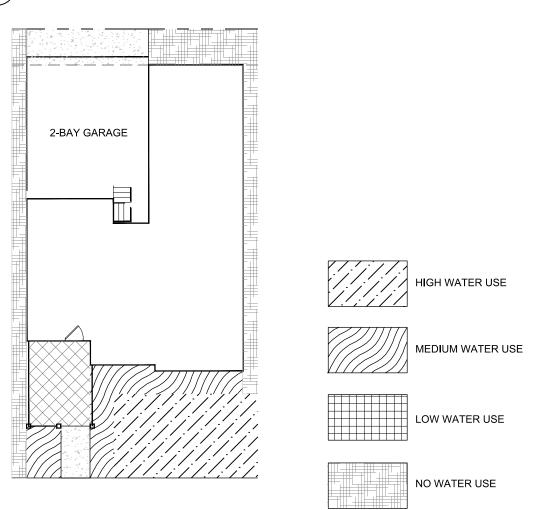
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LANDSCAPE IN FRONT AND ALLEY BY BUILDER.

PRIVACY FENCE TO BE INSTALLED BY BUILDER AND MAINTAINED BY HOA FRONT YARD SHALL HAVE A MINIMUM OF 1 SMALL ORNAMENTAL TREE AND 15 SHRUBS A MINIMUM OF 30% OF SHRUBS SHALL BE 5 GAL EVERGREEN

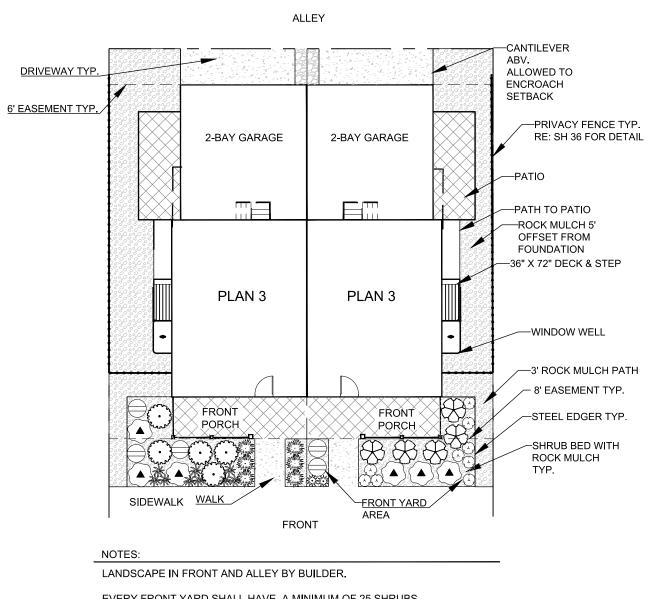
 NO SINGLE VARIETY OF SHRUB SHALL EXCEED 30% OF TOTAL PLANTS FRONT YARD AREA SHALL HAVE A MINIMUM OF 70% LIVE COVERAGE (SOD OR GROUNDCOVER CAN BE USED TO ATTAIN LIVE COVERAGE)

(2A)LOT TYPICAL SINGLE FAMILY DETACHED - ALLEY LOAD



LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATE	R 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

(2B) HYDROZONE SINGLE FAMILY DETACHED - ALLEY LOAD



EVERY FRONT YARD SHALL HAVE A MINIMUM OF 25 SHRUBS A MINIMUM OF 30% OF SHRUBS SHALL BE 5 GAL EVERGREEN A MINIMUM OF 30% SHALL BE AT LEAST 2 GAL ORNAMENTAL GRASSES

 NO SINGLE VARIETY OF SHRUB SHALL EXCEED 50% OF PLANTS PER **BUILDING UNIT** FRONT YARD SHALL HAVE A MINIMUM OF 70% LIVE COVERAGE

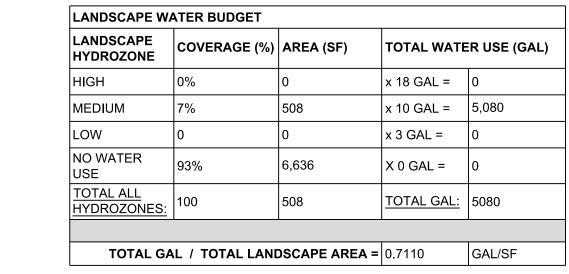
(3A)LOT TYPICAL PAIRED UNITS - ALLEY LOAD

	2-BAY GARAGE	2-BAY GARAGE		
	∏⊟			
				HIGH WATER USE
•	PLAN 3	PLAN 3	•	MEDIUM WATER USE
	FRONT PORCH	FRONT		LOW WATER USE
		PORCH		NO WATER USE

LANDSCAPE WATER BUDGET									
LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATE	ER 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 GA	L / TOTAL LAN	DSCAPE AREA =	1.0200	GAL/SF					

OW WATER USE	
O WATER USE	
USE (GAL)	
048	
130	

(3B)HYDROZONE PAIRED UNITS - ALLEY LOAD



(4B)HYDROZONE TOWNHOME UNITS - ALLEY LOAD

2-BAY GARAGE	
	HIGH WATER USE
	MEDIUM WATER USE
	LOW WATER USE
	NO WATER USE

TOTAL WATER USE (GAL)

 $\times 18 \text{ GAL} = 36,900$

TOTAL GAL: |38,150

x 10 GAL =

x 3 GAL =

X 0 GAL =

3 RAIL FENCE TYP -

FRONT PORCH

WALK

* DECK STAIRS ALLOWED TO ENCROACH

INTO SETBACK

PATIO

<u>PRIVACY FENCE</u>

RE: SH 36 FOR

2-BAY GARAGE

DRIVEWAY TYP

(LOCATION MAY

VARY PER UNIT)

LANDSCAPE TO BE INSTALLED BY DEVELOPER - INCLUDING TREE LAWN AND STREET TREE- ADJUST FOR UTILITY & DRIVEWAY LOCATIONS

FRONT YARD SHALL HAVE A MINIMUM OF 1 TREE AND 10 SHRUBS

A MINIMUM OF 30% OF SHRUBS SHALL BE 5 GAL EVERGREEN NO SINGLE VARIETY OF SHRUB SHALL EXCEED 40% OF TOTAL

FRONT YARD SHALL HAVE A MINIMUM OF 70% LIVE COVERAGE

1A LOT TYPICAL SINGLE FAMILY DETACHED - FRONTI LOAD

(SOD OR GROUNDCOVER CAN BE USED TO ATTAIN LIVE COVERAGE)

EASEMENT TYP

PROPERTY LINE-

ROCK MULCH 5' OFFSET FROM

FOUNDATION

SHRUB BED TYP.

EASEMENT TYP.

LANDSCAPE WATER BUDGET

COVERAGE (%) AREA (SF)

TOTAL GAL / TOTAL LANDSCAPE AREA = 6.0000

(1B) HYDROZONE SINGLE FAMILY DETACHED - FRONT LOAD

LANDSCAPE HYDROZONE

MEDIUM

NO WATER

HYDROZONES:

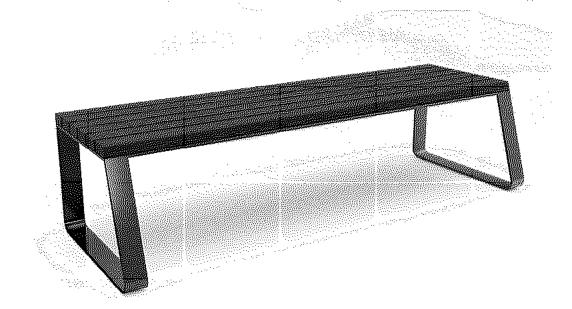
LOW

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET39 OF 97

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-48	48"		24"	16"
Mt-£LAT-72	72"	:	24"	 18"



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"		36"
ML-DUO18	18"	3"		36"

NOTE: please add (HG" or the end of product number to specify the in-ground mount option



BIKE RACK OR SIMILAR N.T.S.

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
- aleminum or wood inserts for doors

•	custom lasen-out pattern for panels optio
	heavy-duty hinge w/ optional door lock

product:	÷	length:	:	width:	:	height:		capacity:	
ME-SMUTTER		15*	{	14"		42"		18 gsl.	
ML-LGLITTER		27"		14"		42"	ŀ	36 gal.	
MULGUITER DE	:	27"		14"	7	42"		36 gal	
ML-LGLITTER-SC	;	19*		59°		42"		36 gal.	



TRASH RECEPTACLE

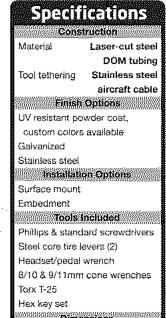


Public Work Stand

· 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







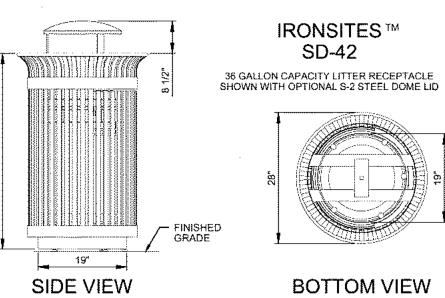
BIKE REPAIR STATION

N.T.S.



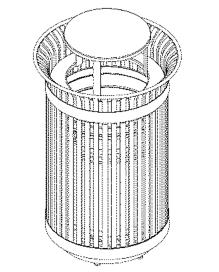
5 PLAYGROUND EQUIPMENT

PET WASTE STATION
OR SIMILAR N.T.S



BOTTOM VIEW

N.T.S.



(ANCHOR BOLT PROVIDED BY OTHERS) PERSPECTIVE (CLOSED)

1. TRASH RECEPTACLE SHALL BE COMPLIANT WITH ALL RTD DESIGN STANDARDS AS DETAILED

- IN THE RTD BUS INFRASTRUCTURE DESIGN GUIDELINES AND CRITERIA. 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

TRASH RECEPTICLE AT BUS SHELTER
OR SIMILAR

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(7)



LANDSCAPE **DETAILS**

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET40OF 97

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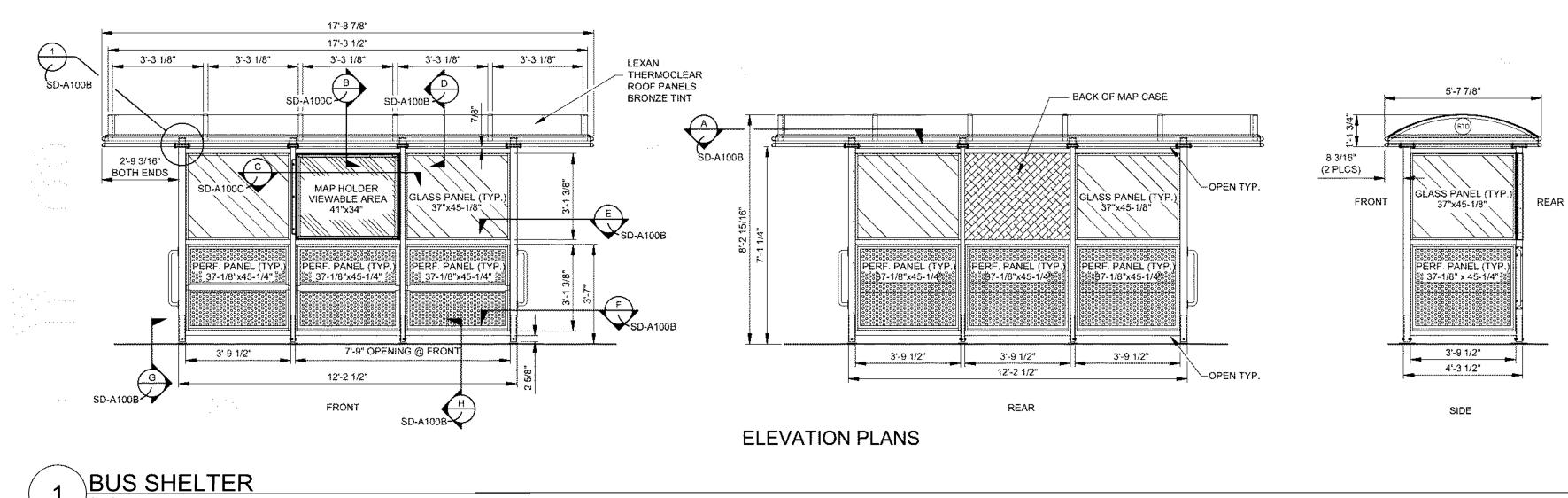
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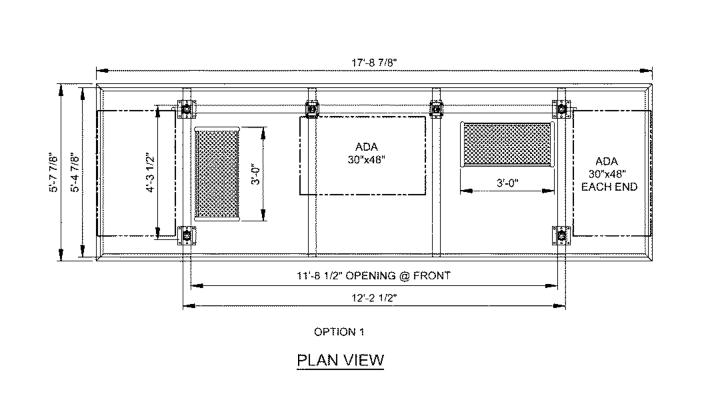
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N.T.S.

LANDSCAPE **DETAILS**

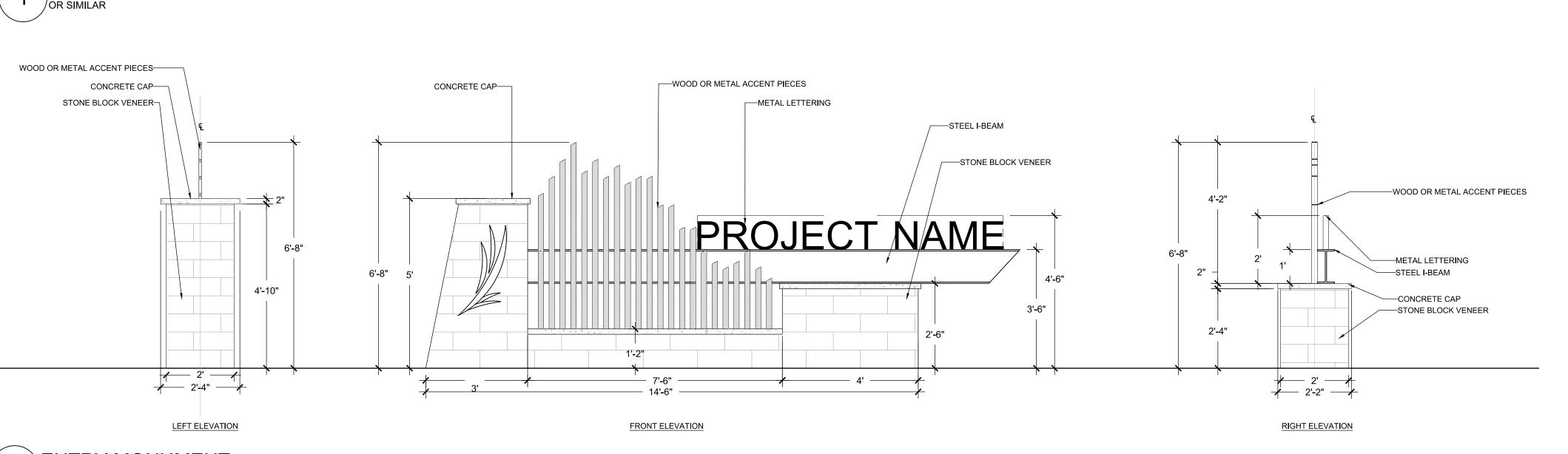
40 OF 97

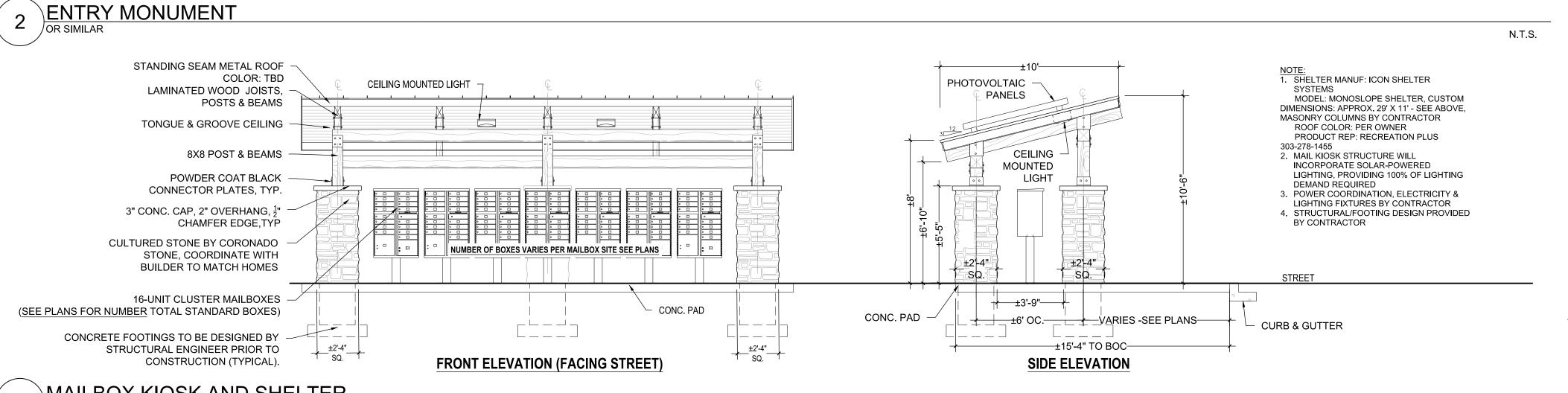




BUS SHELTER NOTES:

- 1. 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. 3. 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.
- 6. FOOTING AND FOUNDATION SHOULD BE DESIGNED BY LICENSED PROFESSIONAL **ENGINEER**
- 7. SHELTER COLOR SHALL BE RAL 6009 FIR





A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 41 OF 97

0.1 0.2 0.4 0.4 0.3 0.1 0.1 0.0 0.0 0.0 0.0 02 0.5 24 12 1.2 0.7 0.3 01 0.1 0.0 0.0 0.0 0.0 0.5 1.4 0.7 1.4 1.1 0.5 0.2 0.1 0.0 0.0 0.0 0.0 0.5 1.4 0.6 0.4 0.2 0.1 0.0 0.0 0.0 0.0 0.0 0.0

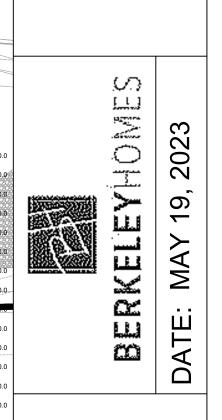


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SCALE IN FEET

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

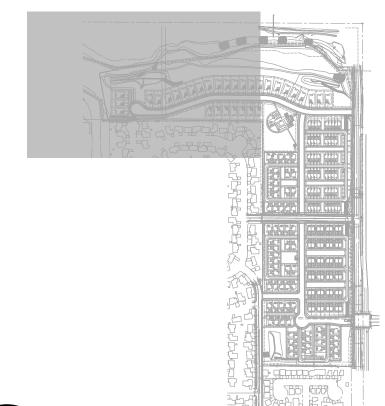
PHOTOMETRY PLAN GENERAL NOTES:

- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
- 2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
- 3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
- 4. 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:

	<u>AVERAGE</u>	MAXIMUM	MINIMUM	MAX/MIN	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





SITE

LIGHTING

41 OF 97

PHOTOMETRIC

0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0 _0.0 _0.0 _0.0 _0.0 _0.0 _0.0 _0.0

MATCHLINE

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 42 OF 97 — PROPERTY LINE MATCHLINE 0.0 0.1 0.1 0.1 0.1 0.0 0.0 0.0 0.0 0.0 0.1 0.0 0.0 0.0







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BERKELEYHOMES

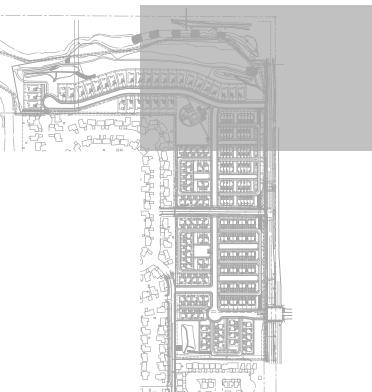
SITE LIGHTING PHOTOMETRIC

SCALE IN FEET

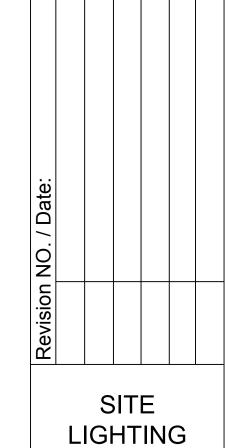
PHOTOMETRY PLAN GENERAL NOTES:

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

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



KEY MAP



SEMPE

PHOTOMETRIC

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER 63 SUNSET DR. BAILEY, CO 80421 COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 43 OF 97 — PROPERTY LINE 0.0 0.0 0.0 0 SCALE IN FEET SITE LIGHTING PHOTOMETRIC PHOTOMETRY PLAN GENERAL NOTES: 1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE. 2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS. 3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS. 4. THERE WILL BE NO OFF-SITE GLARE ALLOWED SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF WESTMINSTER EXTERIOR LIGHTING STANDARDS **KEY MAP** — PROPERTY LINE MATCHLINE





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BERKELEYHOMES

SITE LIGHTING PHOTOMETRIC

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 44 OF 97 — PROPERTY LINE MATCHLINE

,0.0 **,**0.0 **,**0.0

40.0 40.0 40.0 +0.0 +0.0 +0.0 +0.0 0.0 0.0 0.0 0.0 ____0.0 ___0.0 ___0.0 ___0.0 0.0 0.0 0.0 0.0 +0.0 +0.0 +0.0 +0.0 0.0 0.0 0.0 0.0



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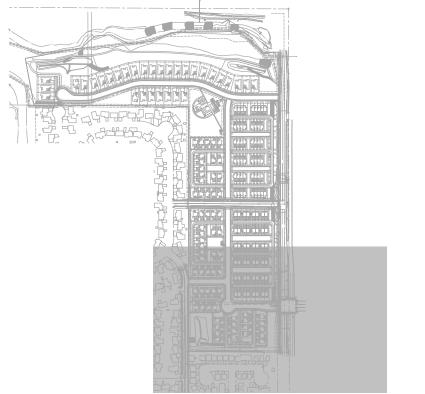
PHOTOMETRY PLAN GENERAL NOTES: 1. VALUES SHOWN ARE MAINTAINED HORIZONTAL

SCALE IN FEET

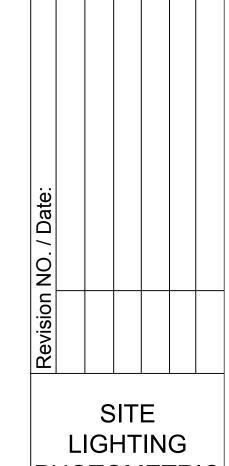
SITE LIGHTING PHOTOMETRIC

- ILLUMINANCE VALUES MEASURED AT GRADE. 2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO
- PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
- 3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
- 4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.

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



KEY MAP



SEMPE

PHOTOMETRIC

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





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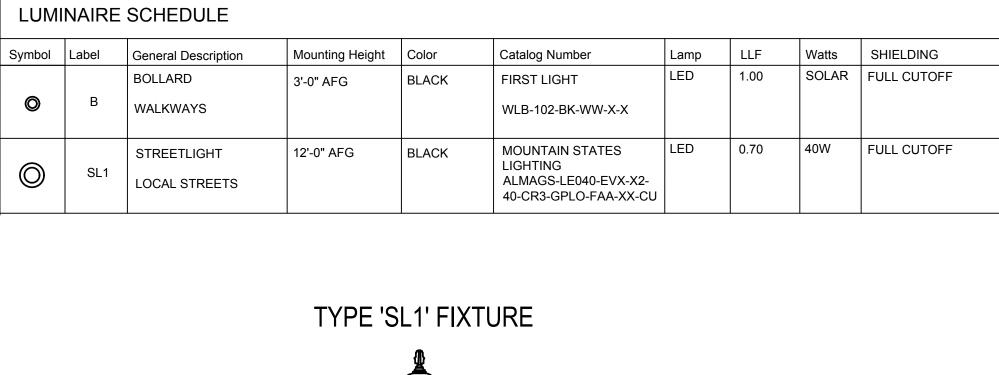
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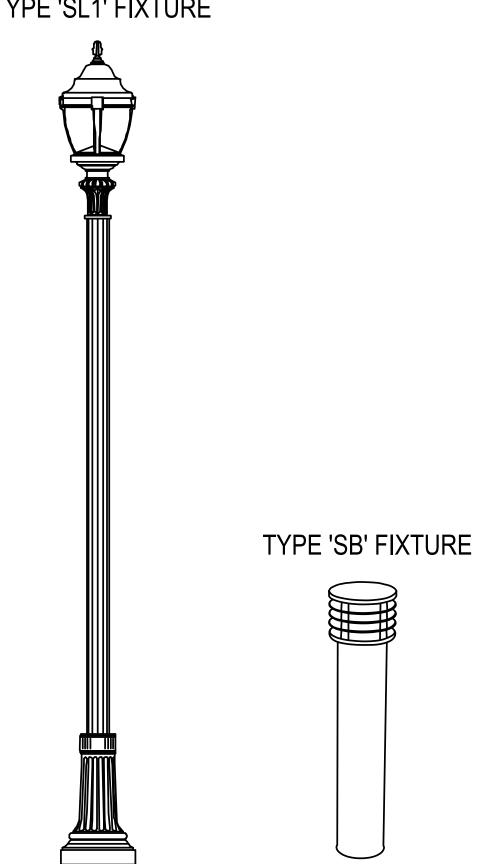
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BERKELEYHOMES

SEMPER

LIGHTING **DETAILS**





Attachment 3

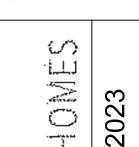
OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 46 OF97

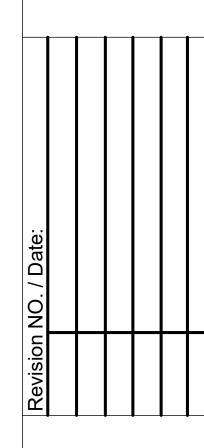
	AT	TACHED R	ESIDENTI <i>A</i>	AL DESIGN	STANDAR	DS TABLE			
MODEL:	PLAN 1 ELEVATION 'A'	PLAN 1 ELEVATION 'C'	PLAN 2 ELEVATION 'B'	PLAN 2 ELEVATION 'C'	PLAN 3 ELEVATION 'A'	PLAN 3 ELEVATION 'B'	PLAN 2 & 3 ELEVATION 'B'	4-PLEX ELEVATION 'A'	5-PLEX ELEVATION 'A'
(A-1) 360 DEGREE ARCHITECTURE	Х	Х	Х	Х	X	Х	Х	х	Х
(A-2) VERTICAL AND HORIZONTAL ELEMENTS CONTRAST ONE ANOTHER	х	X	X	Х	X	Х	X	х	Х
(A-3) GREATER MASS AT BASE OF BUILDING	×	X	×	X	X	х	X	X	×
(A-4) VARIETY IN SITE ORIENTATION AND BUILDINGS	×	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	Х
(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	×
(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	Х	X	Х	X	Х	X	X	X
(E-3) MIN. 2 ROOF BREAKS	×	Х	Х	Х	X	Х	X	Х	X
(2-A) GARAGE INTERIOR MINIMUM	x	X	X	X	X	х	X	Х	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	х	X	X	x
(4-A) ACCESSORY BUILDINGS RELATE TO BUILDING ARCHITECTURE	×	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
(5-A) 30% MASONRY ON ENTIRE BUILDING	×	X	X	x	X	X	X	X	X
(5-C) CLADDING WILL EXTEND TO GROUND EXCEPT AT STEPPING	Х	X	X	X	X	Х	X	X	X
			ELEC	CTIVES					
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
PRIVATE PATIOS 120 S.F. AND BALCONIES 80 S.F. ON 100% OF UNITS (150 POINTS)	×	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











ATTACHED STANDARDS **TABLE**

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 47 OF97

					DET	ACHED	RESID	ENTIAL	_ DESIG	N STAI	NDARD:	S TABL	E							
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. '(
(1-A) DIFFERENT ROOF FORMS	X	X	X	X	X	×	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(1-C) DIFFERENT ENTRY TREATMENTS	Х	Х	Х	Х	х	Х	Х	Х	Х	Х	X	Х	Х	Х	Х	Х	х	Х	Х	Х
(A-1) 3-STORY PLANES HAVE PROJECTIONS AND/OR RECESSES	х	х	Х	х	х	Х	Х	х	Х	х	Х	Х	х	Х	х	Х	х	х	Х	Х
(A-2) HORIZONTAL OFFSET OF 4' OR GREATER ON 50% MODELS	х	Х	Х	Х	х	Х	Х	х	Х	х	х	Х	х	Х	х	Х	х	Х	х	Х
(B) 5 IN 12 MIN. SLOPE & MIN. 18" O.H.	х	Х	х	Х	х	Х	Х	Х							Х					
(B) ROOF BREAKS ON 50% OF MODELS	Х	х	х	Х	х	Х	Х	х	Х	Х	Х	Х	Х	Х	х	Х	Х	Х	Х	Х
(C) FRONT PORCHES 80 S.F. AND SIDE OR REAR PATIO 120 S.F. ON 50% OF MODELS	Х	Х	х	Х	х	Х	X	Х												
(3-A) FRONT-LOAD GARAGE DOORS SETBACK 4' FROM FRONT FACADE	Х	Х	х	Х	х	Х	х	Х							Х	Х	Х	X	Х	Х
(3-B) GARAGE INTERIOR MINIMUM	Х	Х	х	Х	х	Х	Х	Х	Х	Х	Х	х	Х	х	Х	Х	Х	х	Х	Х
(3-C) GARAGE DOOR MINIMUM	Х	Х	х	Х	х	Х	Х	Х	Х	х	Х	х	х	X	Х	Х	Х	х	Х	X
(B-1) 30% MASONRY ON FRONT ELEVATIONS	Х	Х	х	Х	х	Х	Х	Х	Х	Х	Х	х	Х	х	Х	Х	Х	х	Х	Х
(B-2) MASONRY TO BOTTOM LINE OF LOWEST STORY WINDOWS	Х	Х	х	Х	х	Х	х	Х	х	Х	Х	X	Х	Х	Х	Х	Х	Х	Х	X
(B-3) SECOND-STORY DECKS HAVE MASONRY WRAPPED COLUMNS	Х	Х	х	Х	х	Х	х	Х	х	Х	Х	X	X	Х	Х	Х	Х	х	Х	Х
(B-4) CLADDING EXTENDS TO GROUND EXCEPT AT STEPPING	Х	Х	х	Х	х	Х	X	Х	х	х	Х	X	X	Х	Х	Х	Х	Х	Х	Х
						- I		ELE	CTIVES	3									1	
OFFSET 4' ON ALL FRONT ELEVATIONS (50 POINTS)	Х	х	х	Х	x	Х	X	х	Х	X	Х	X	X	X	х	Х	X	X	Х	X
ROOF BREAKS (50 POINTS)	Х	Х	х	Х	х	Х	х	Х	х	Х	Х	X	х	X	Х	Х	Х	х	Х	Х
SIDE OR REAR-LOADED GARAGES ON 50% OF MODELS (250 POINTS)	X	Х	х	X	х	Х	х	Х												
GARAGE DOOR WINDOWS WILL BE ON 50% OF MODELS BUILT (75 POINTS)	X	Х	X	Х	X	Х	х	Х	Х	X	Х	X	x	x	Х	Х	X	x	Х	Х
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.

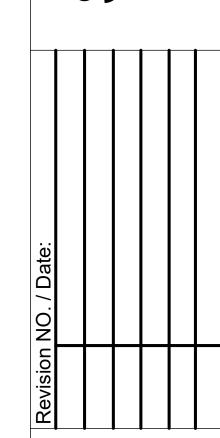
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BERKELEYHOWES



DETACHED STANDARDS **TABLE**

PRELIMINARY STREETSCAPE

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 48 OF97

















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'































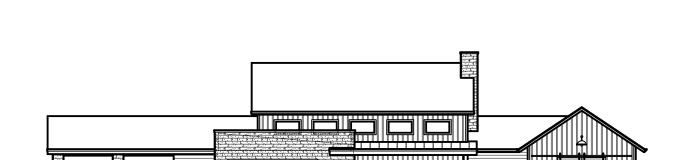










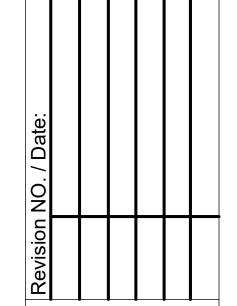


AMENITY BUILDING - FRONT ELEVATION





5-PLEX FRONT ELEVATION - 'A'



STREETSCAPE

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Attachment 3

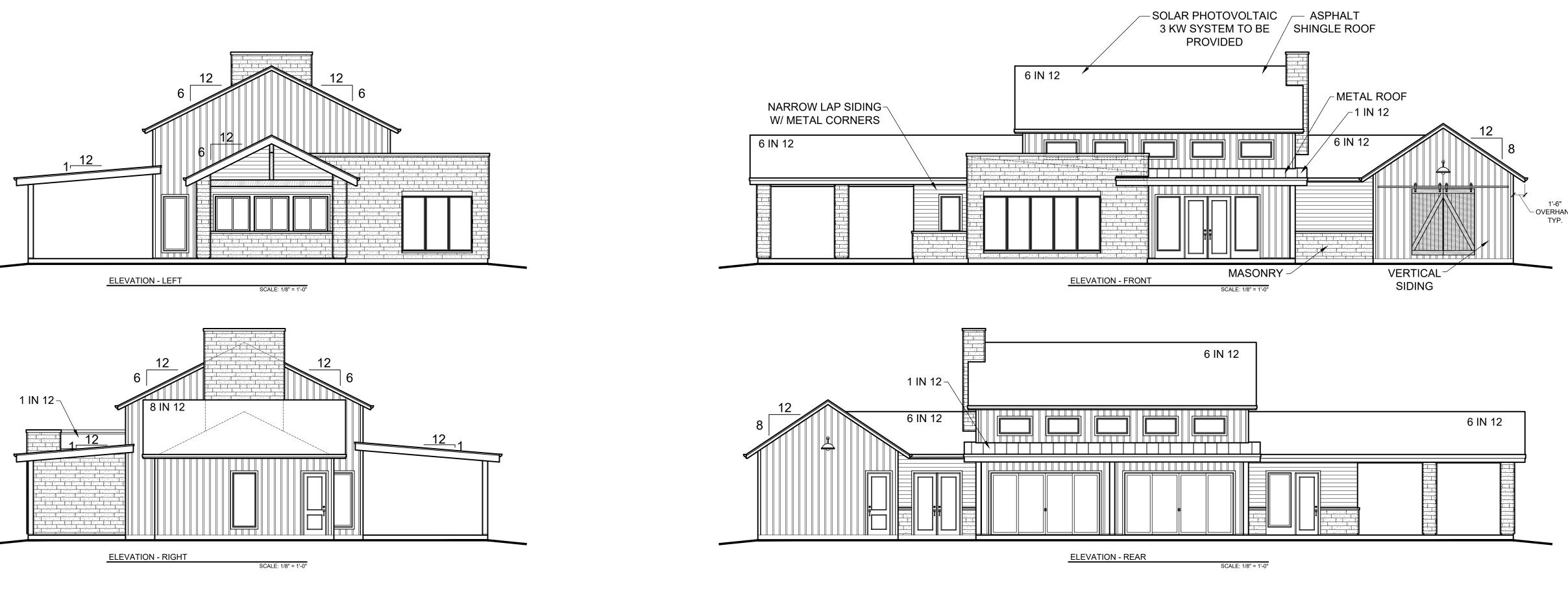


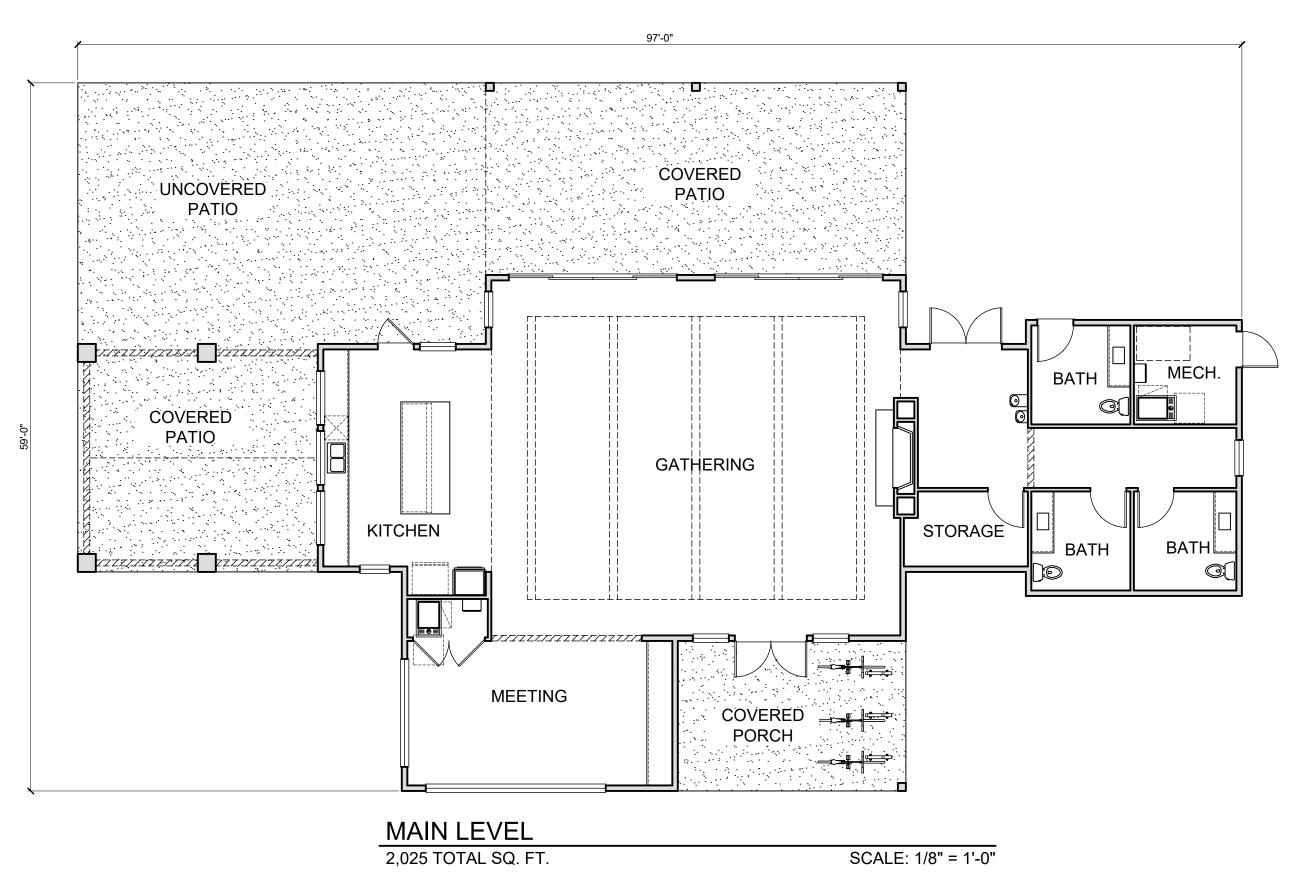






A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 49 OF97





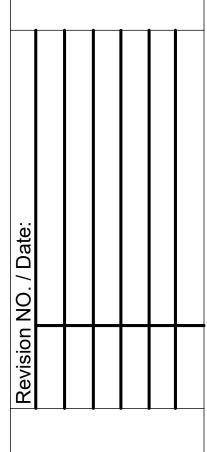
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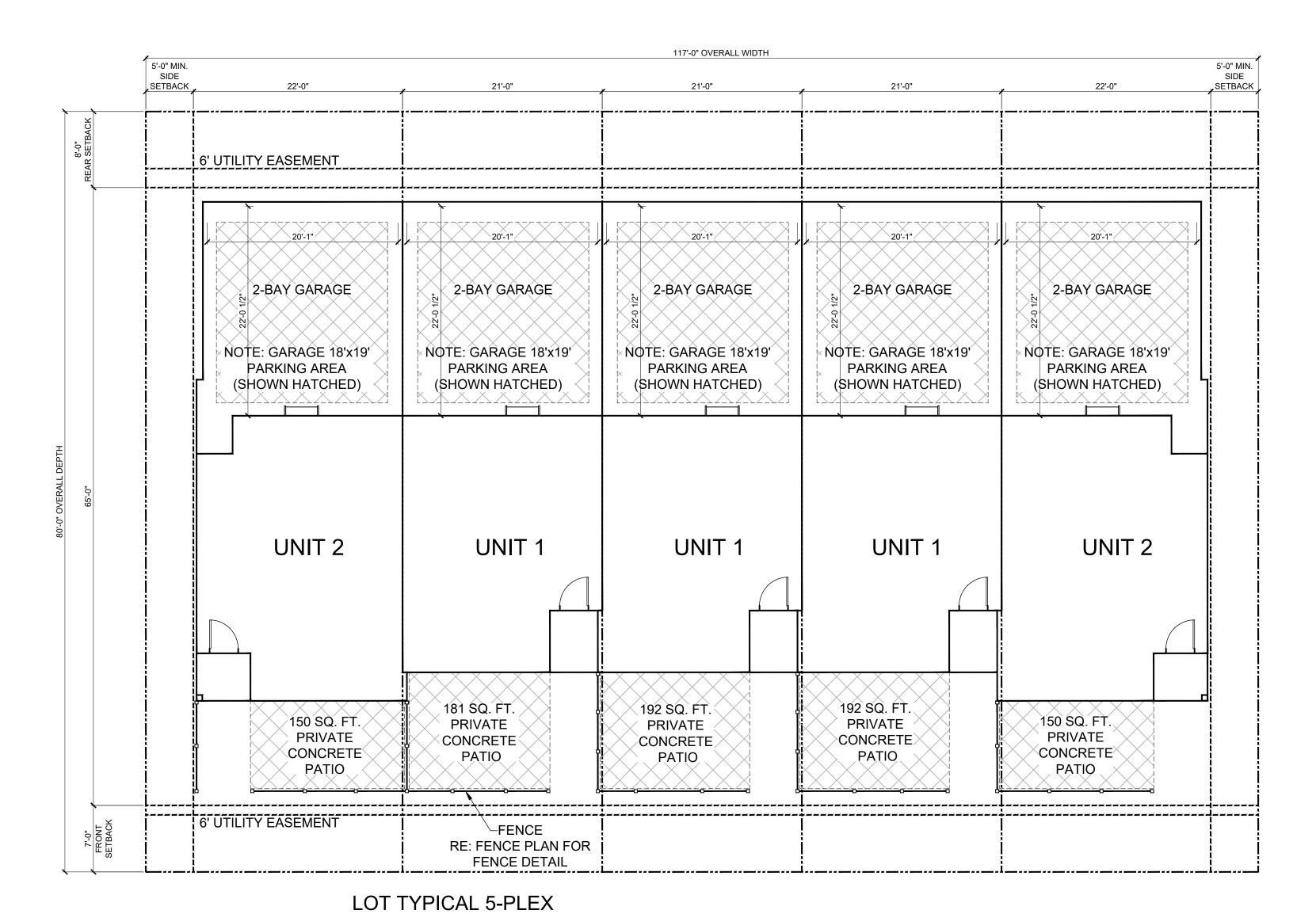
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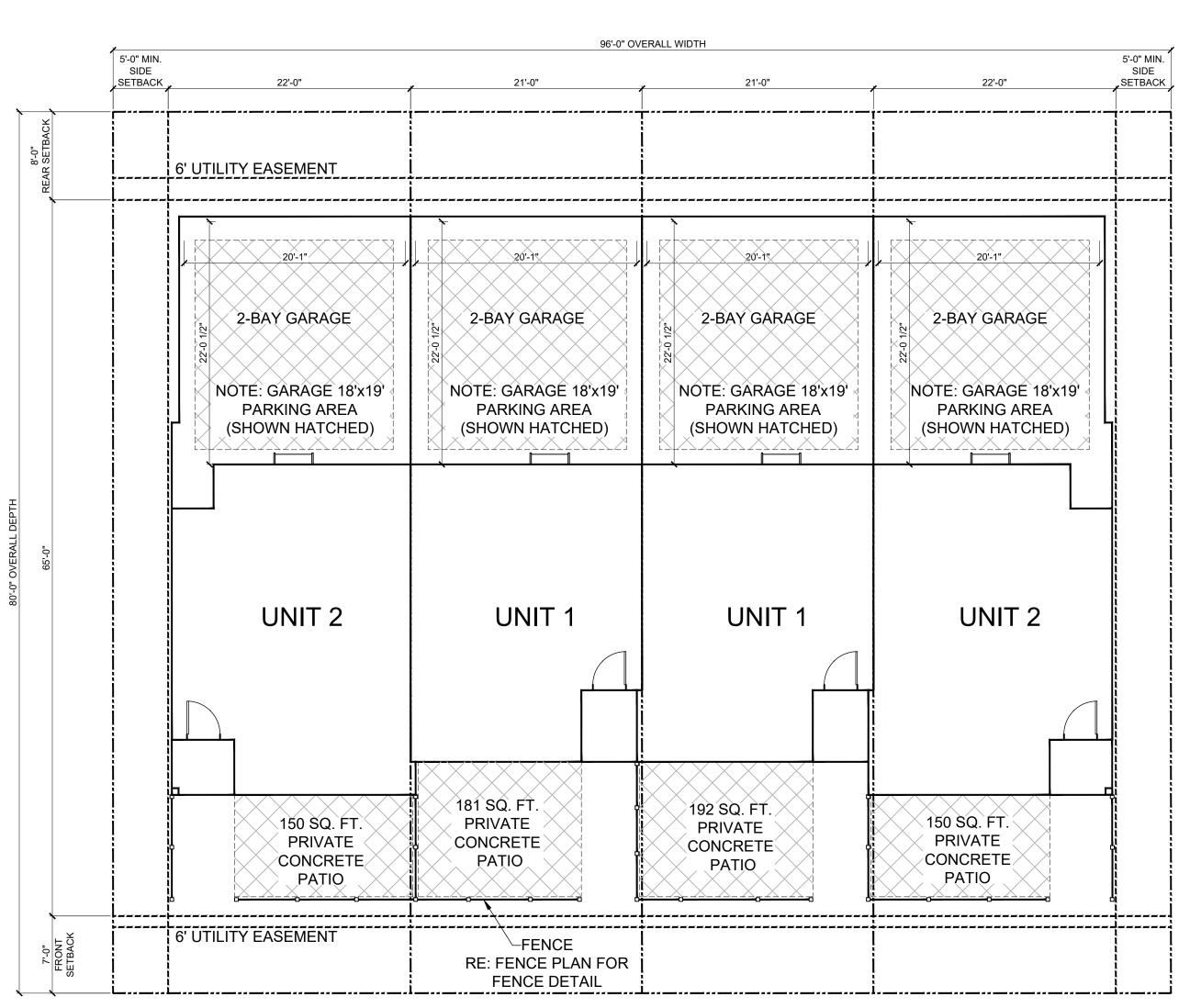


AMENITY BUILDING

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 50 OF97



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



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

LOT TYPICAL 4-PLEX

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Attachment 3

6

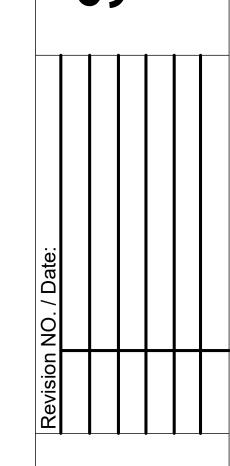


5975 S. Quebec Street



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LOT TYPICALS



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

MASONRY: 27%

people creating spaces

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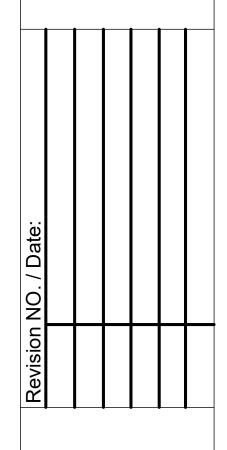


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CAGE
CIVIL ENGINEERING

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4-PLEX ELEVATION 'A'



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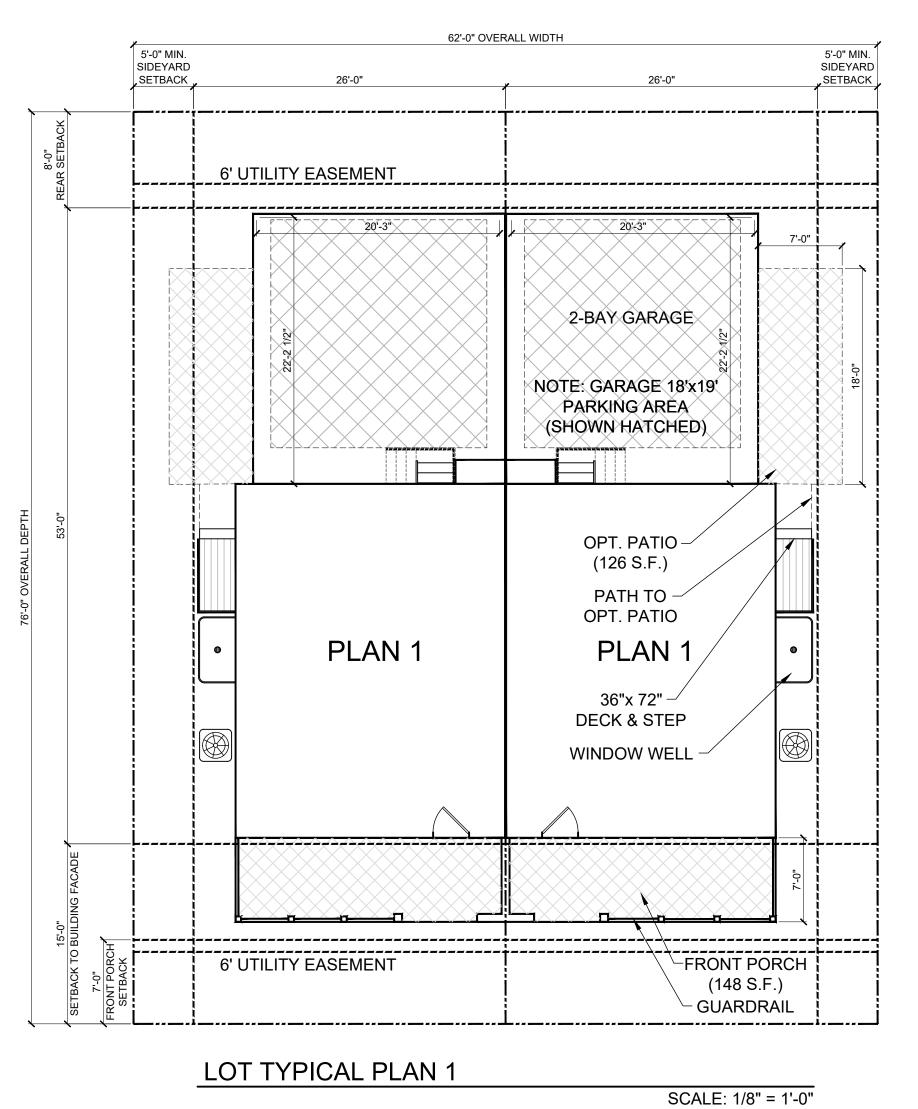
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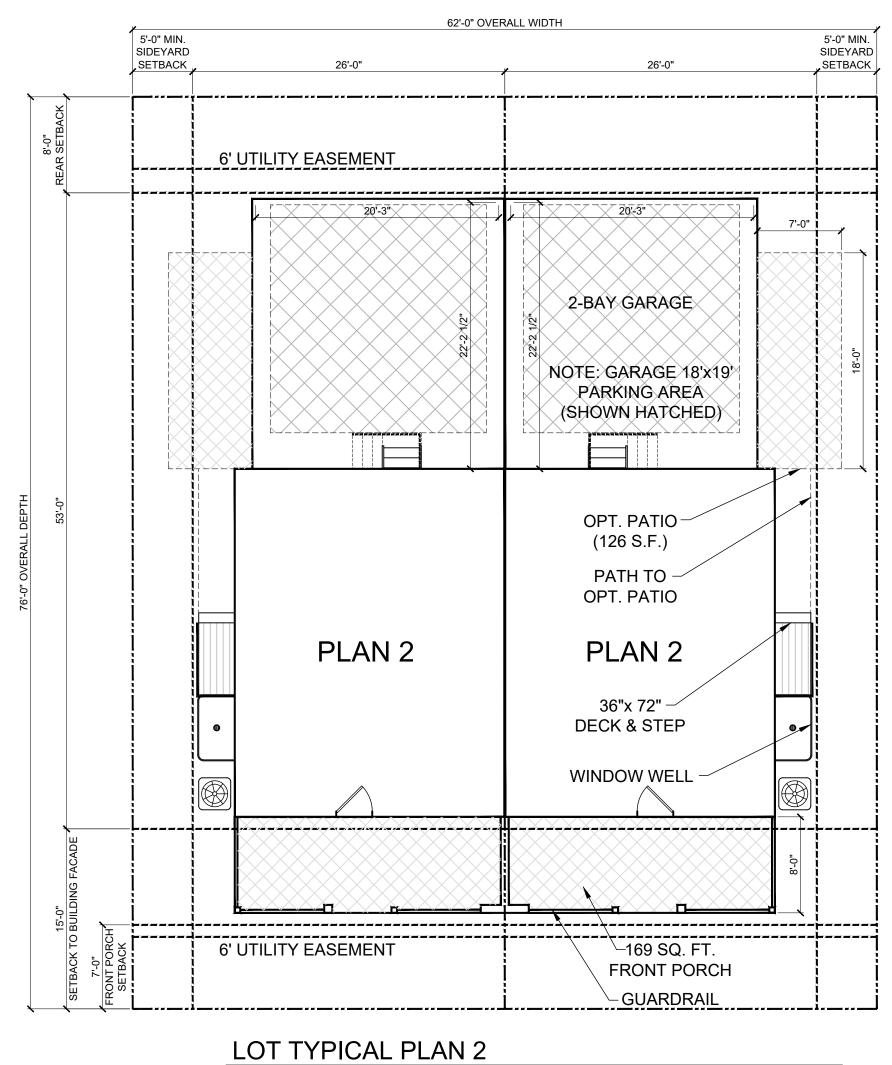
CAGE

BERKELEYHOME

5-PLEX **ELEVATION 'A'**

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 53 OF97





REFER TO EXCEPTION #5 FOR SETBACK EXCEPTION JUSTIFICATION

REFER TO EXCEPTION #5 FOR SETBACK EXCEPTION JUSTIFICATION

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

Attachment 3

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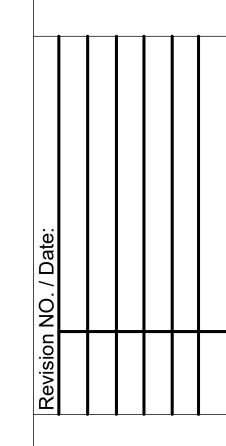


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CAGE
CIVIL ENGINEERING

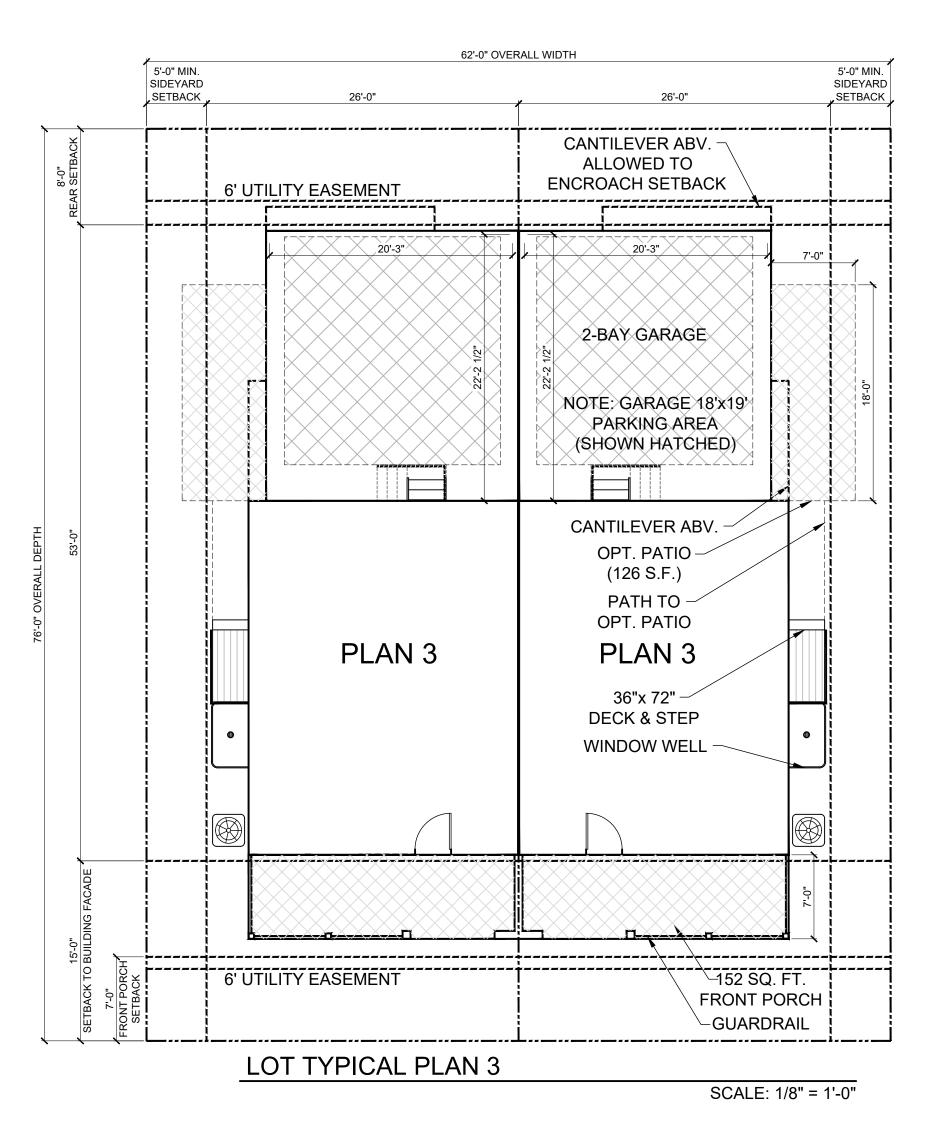


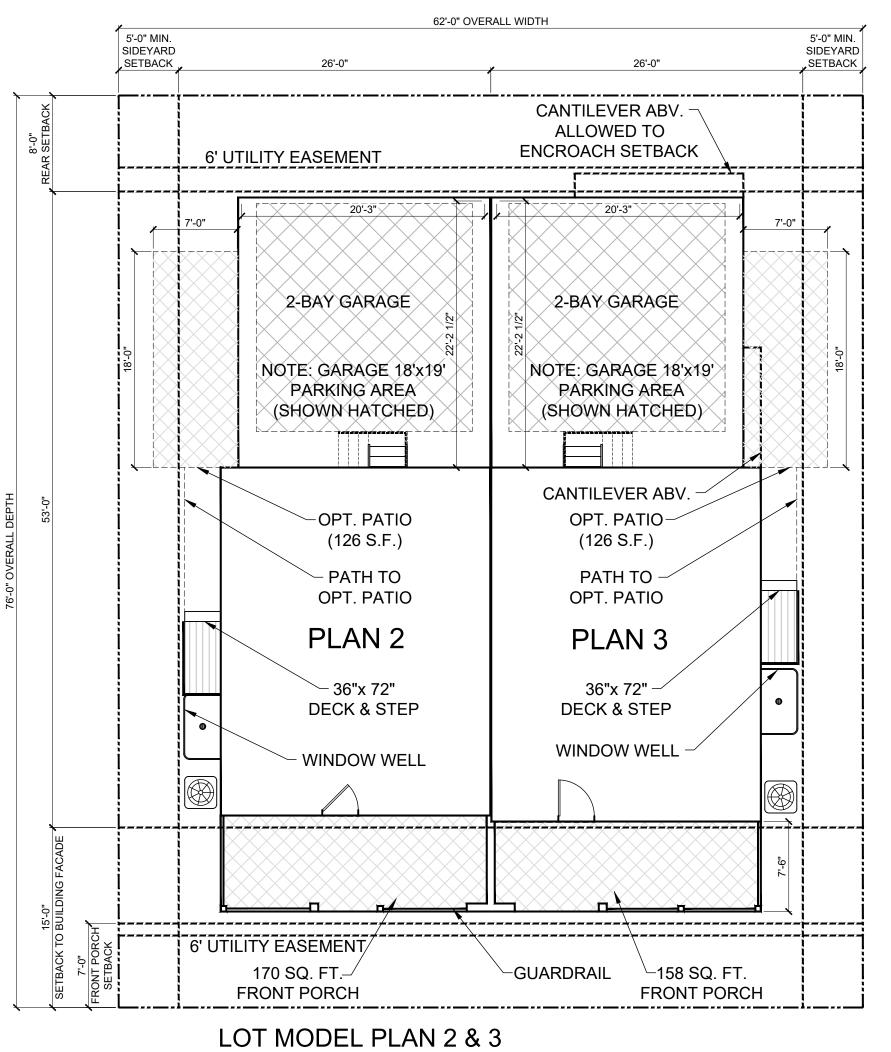
JPER GARDENS FICIAL DEVELOPMENT PLAN



LOT TYPICALS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 54 OF97





REFER TO EXCEPTION #5 FOR SETBACK EXCEPTION JUSTIFICATION

REFER TO EXCEPTION #5 FOR SETBACK EXCEPTION JUSTIFICATION

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

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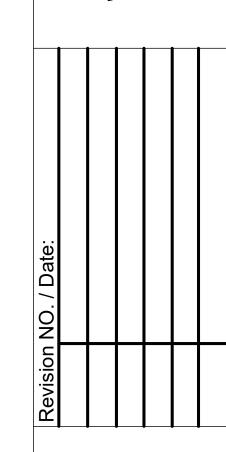
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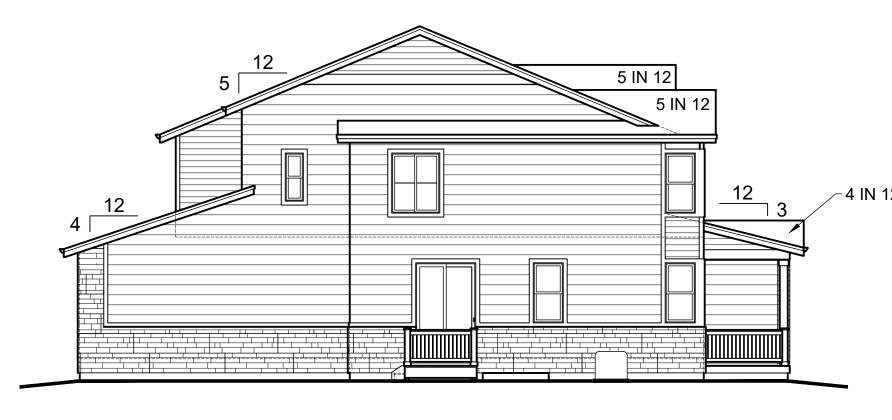
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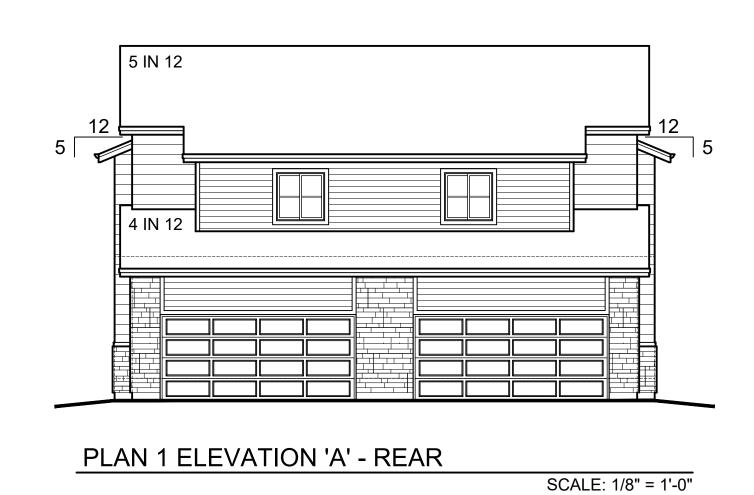


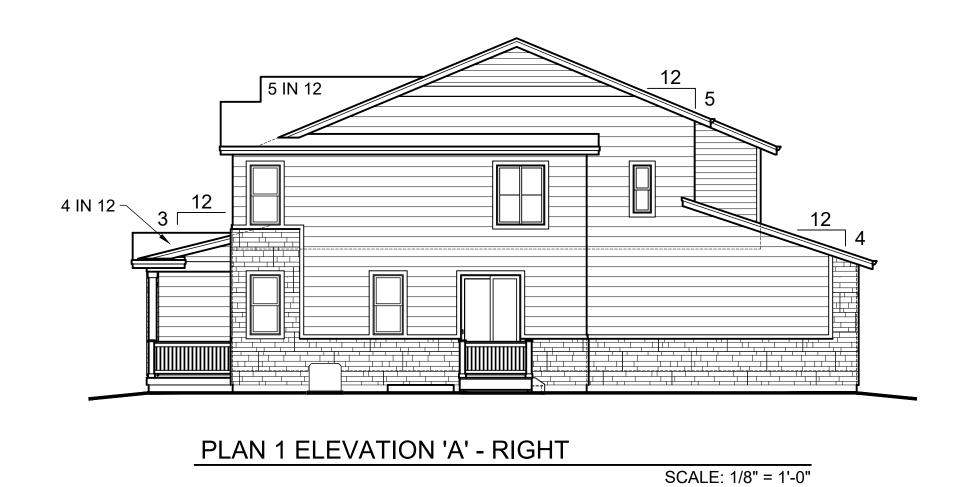
LOT TYPICALS

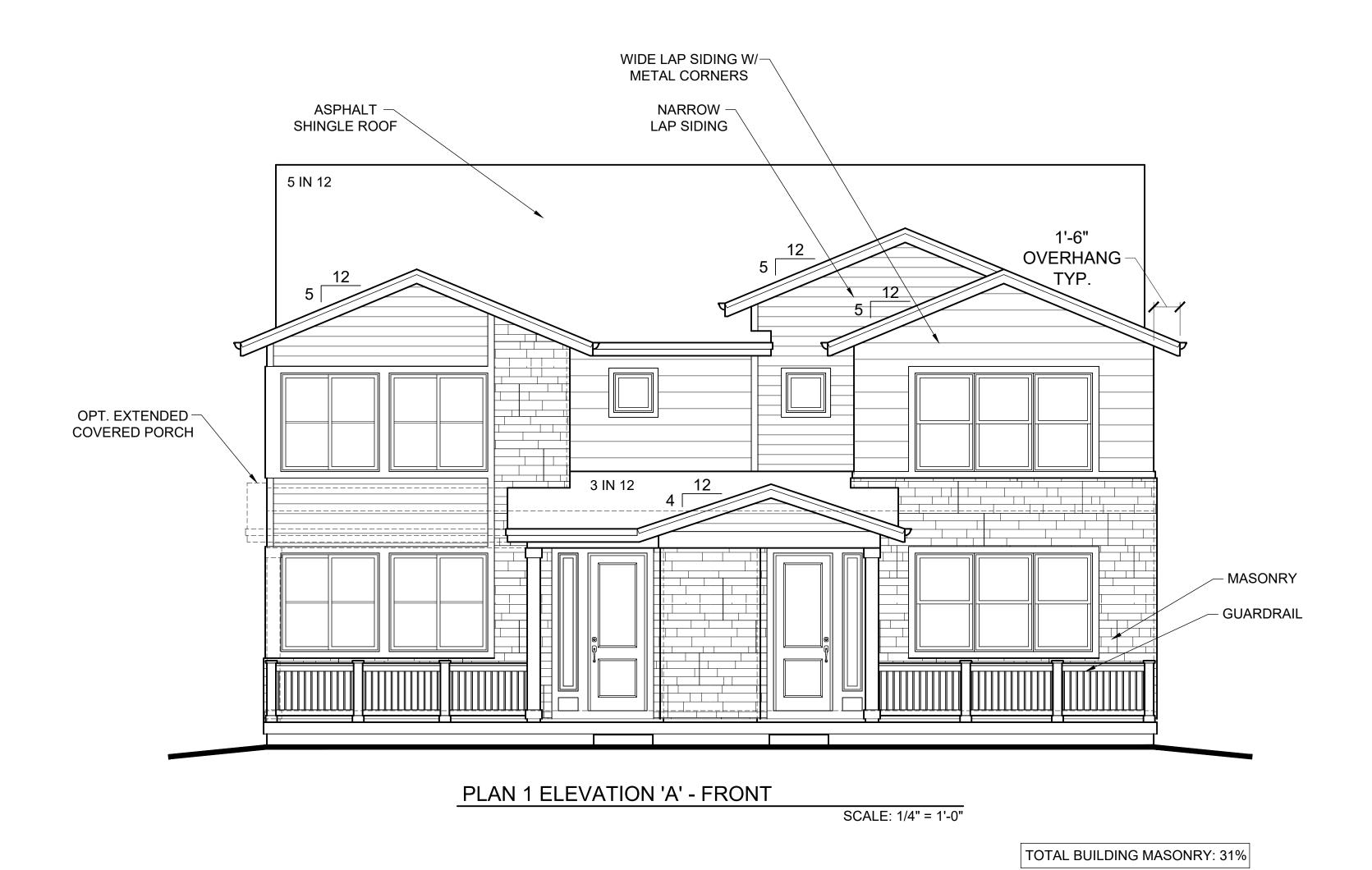


PLAN 1 ELEVATION 'A' - LEFT

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







Attachment 3

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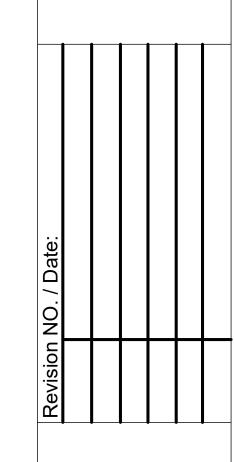
CAGE CIVIL ENGINEERING

BERKELEYHOMES

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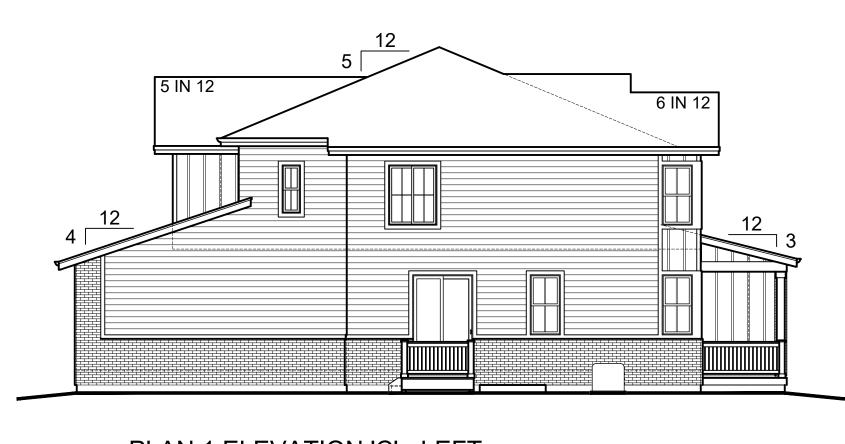
SEMPER GARDEN:

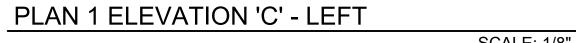
OFFICIAL DEVELOPMENT PLAN



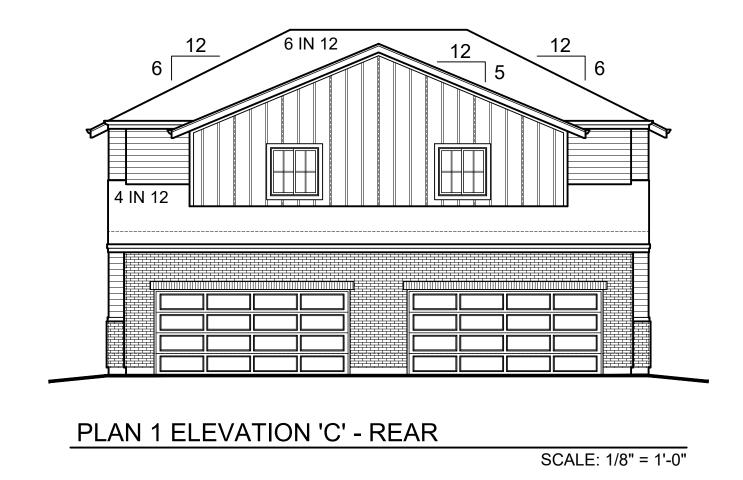
PLAN 1 ELEVATION 'A'

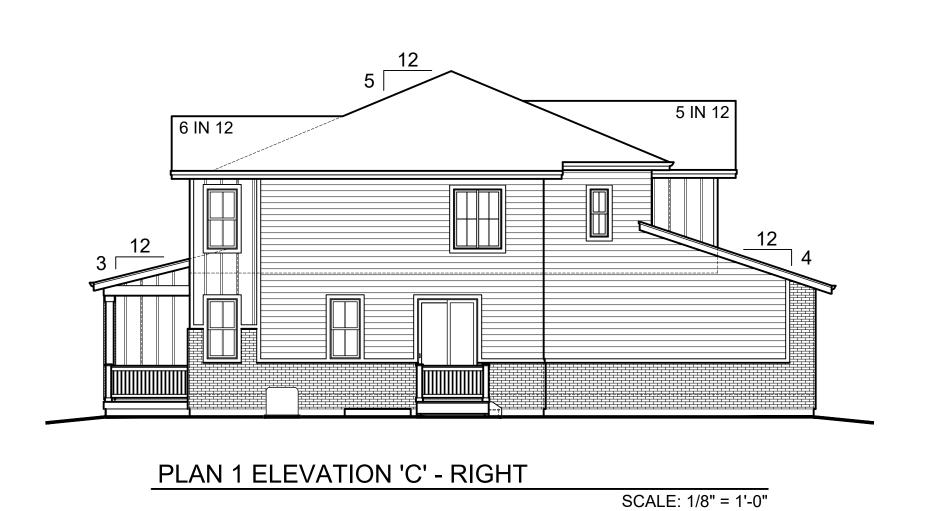
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 56 OF97

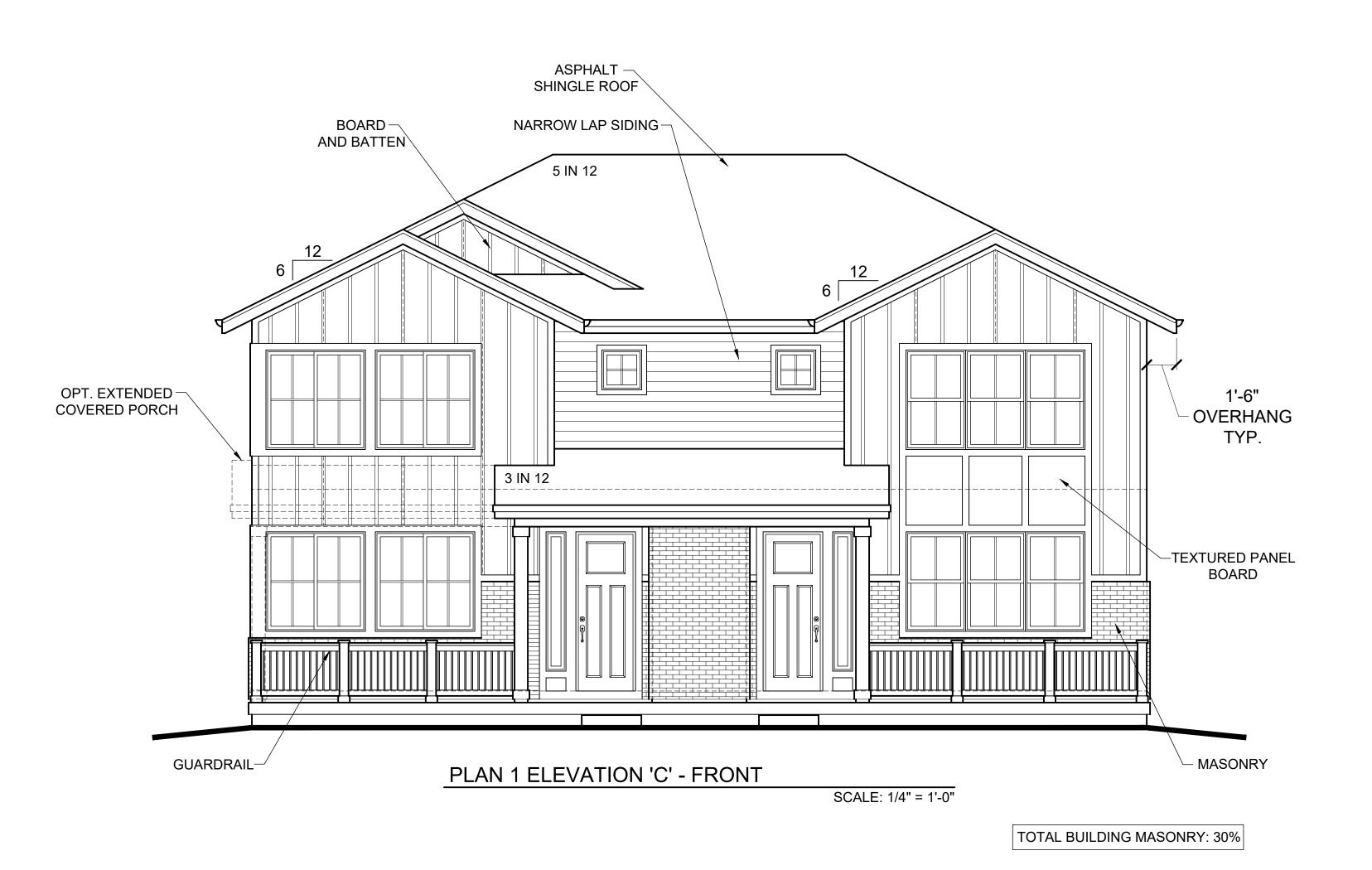




SCALE: 1/8" = 1'-0"







people creating spaces

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denver, co 80223

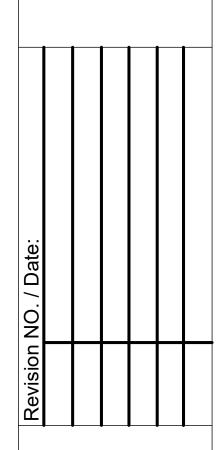






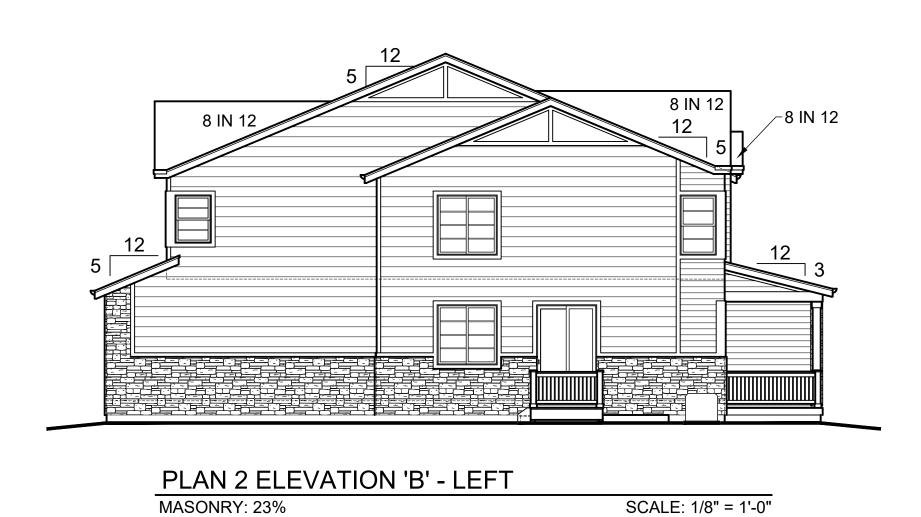
DATE: May 1

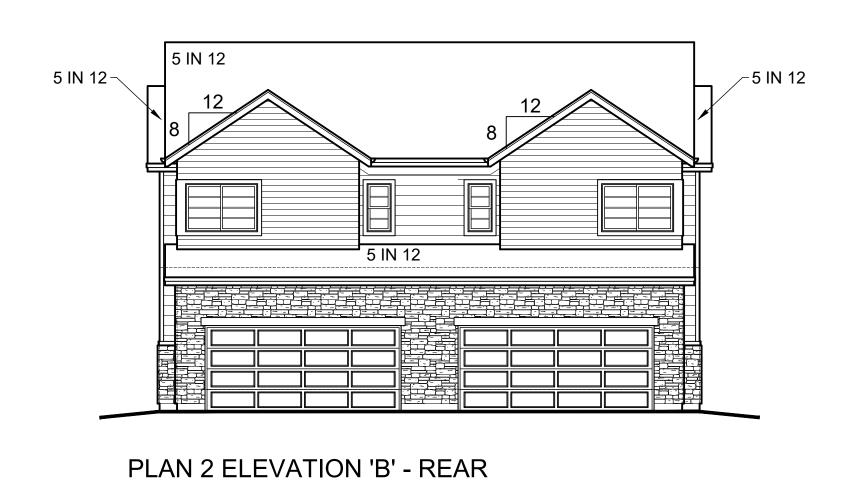
SEMPER GARDENS



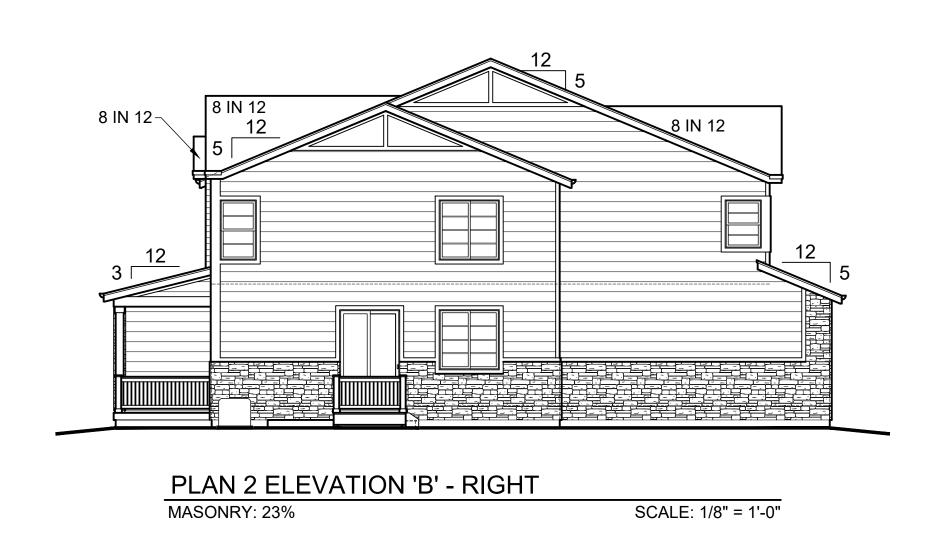
PLAN 1 ELEVATION 'C'

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 57 OF97

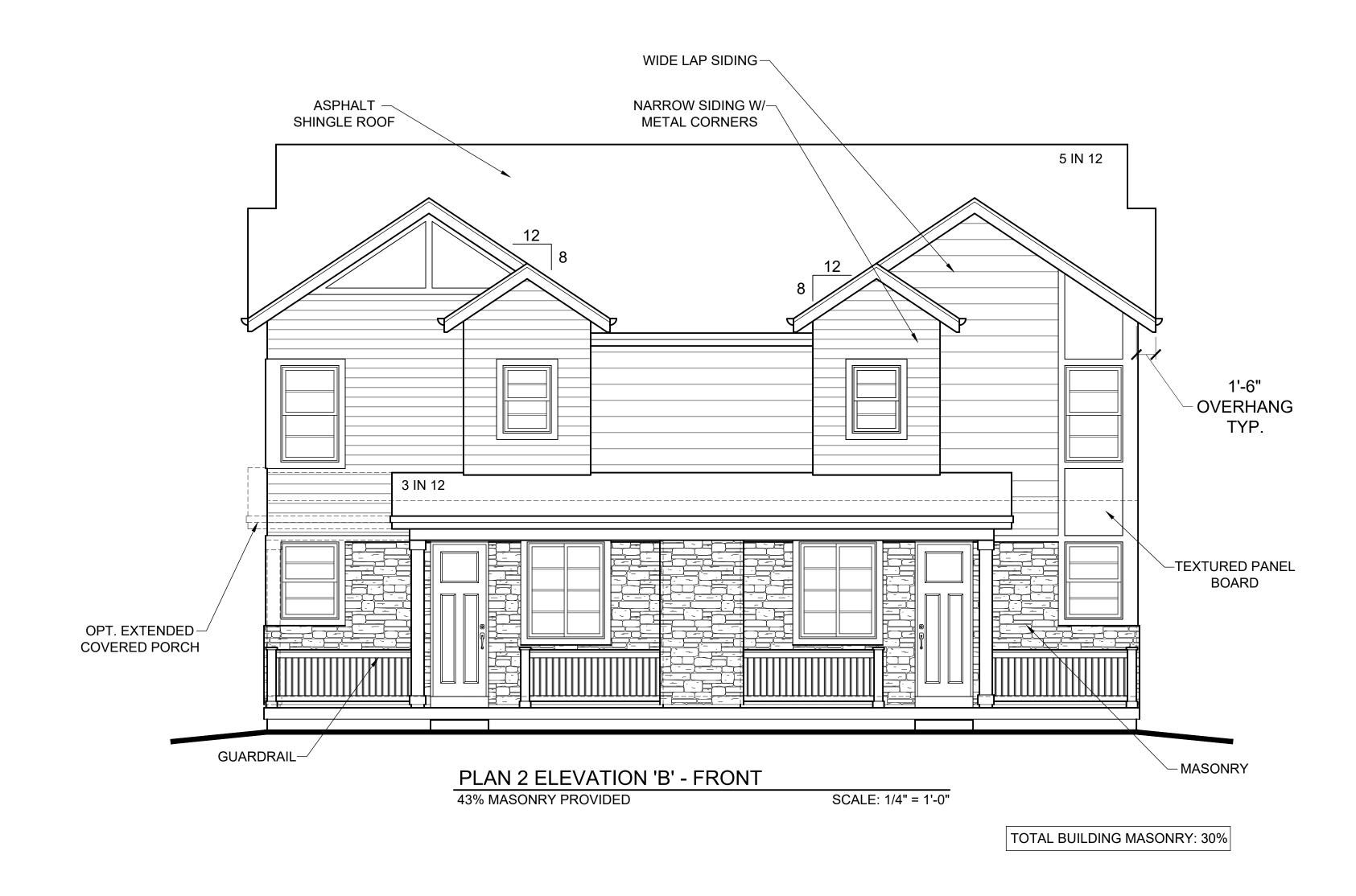




SCALE: 1/8" = 1'-0"



MASONRY: 49%



people creating spaces

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denver, co 80223
1303.531.4905



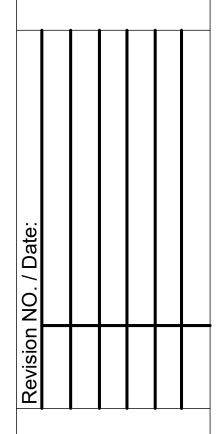


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2DENSENT PLAN

SEMPER GARDE

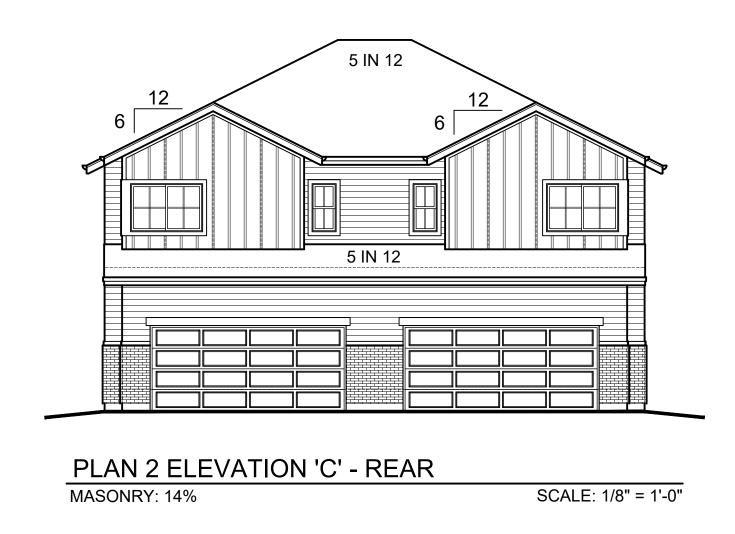
OFFICIAL DEVELOPMENT PL,

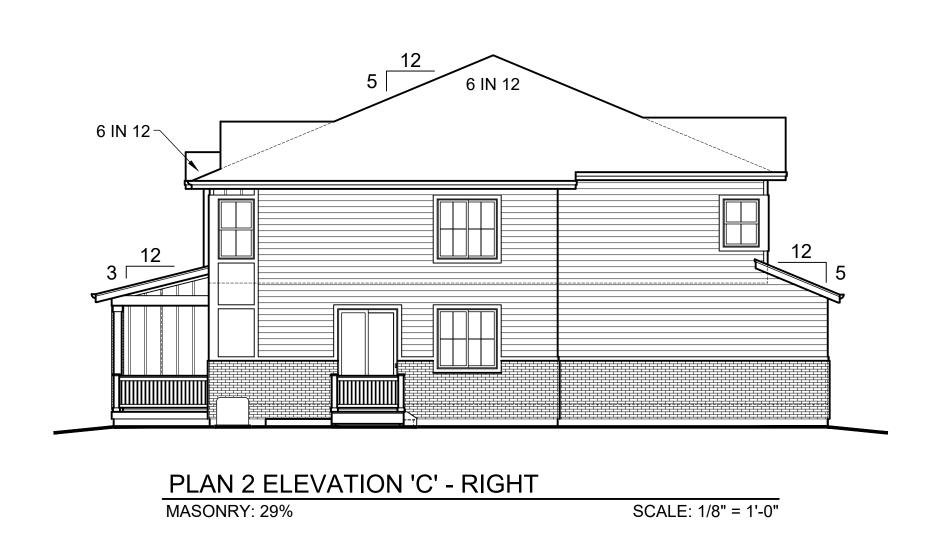


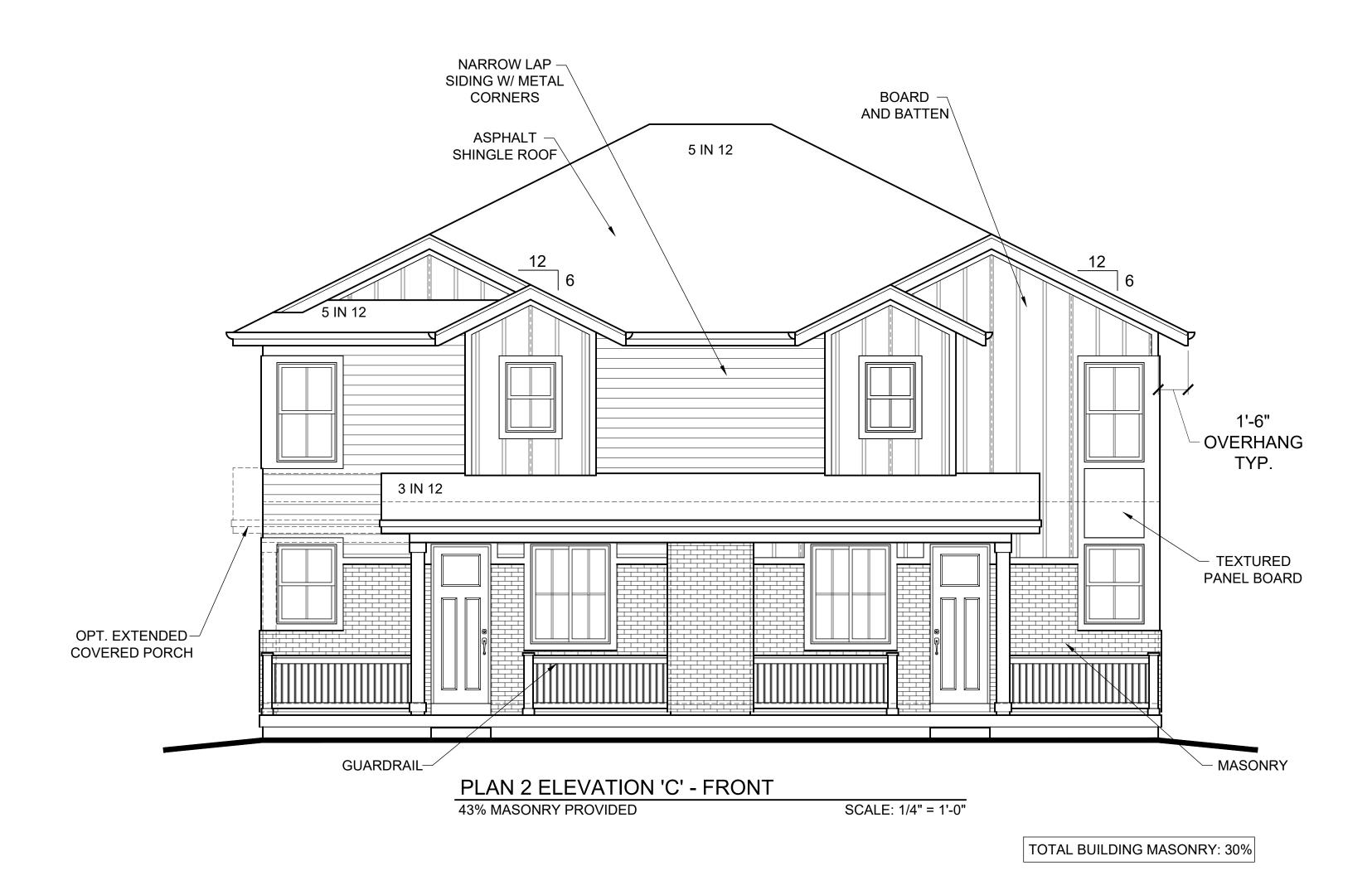
PLAN 2 ELEVATION 'B'

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 58 OF97







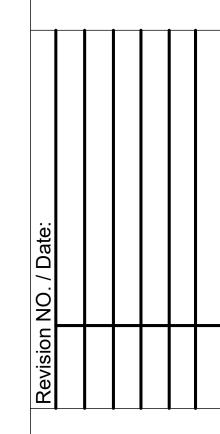


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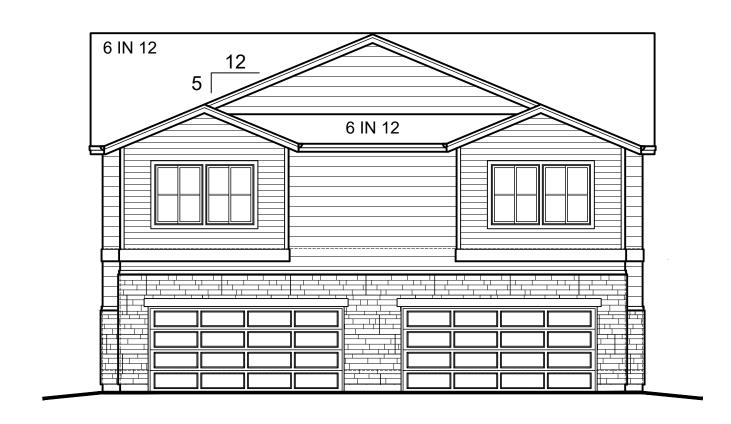
PLAN 2 ELEVATION 'C'

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 59 OF97



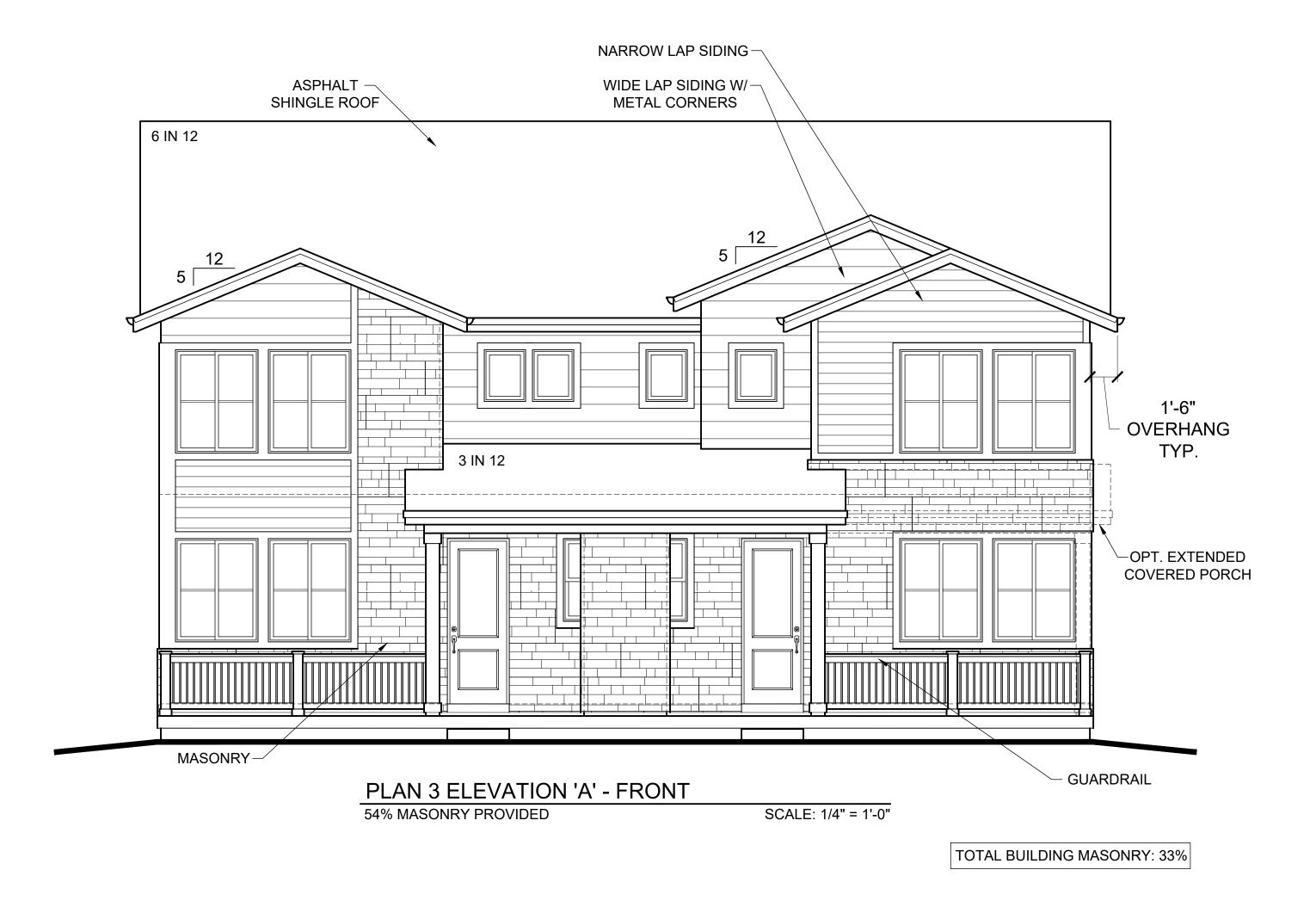
PLAN 3 ELEVATION 'A' - LEFT MASONRY: 27%

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



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





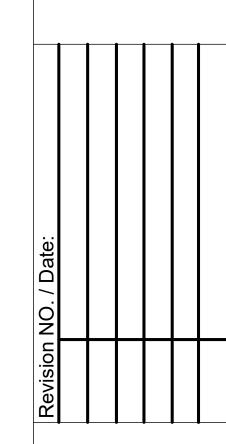
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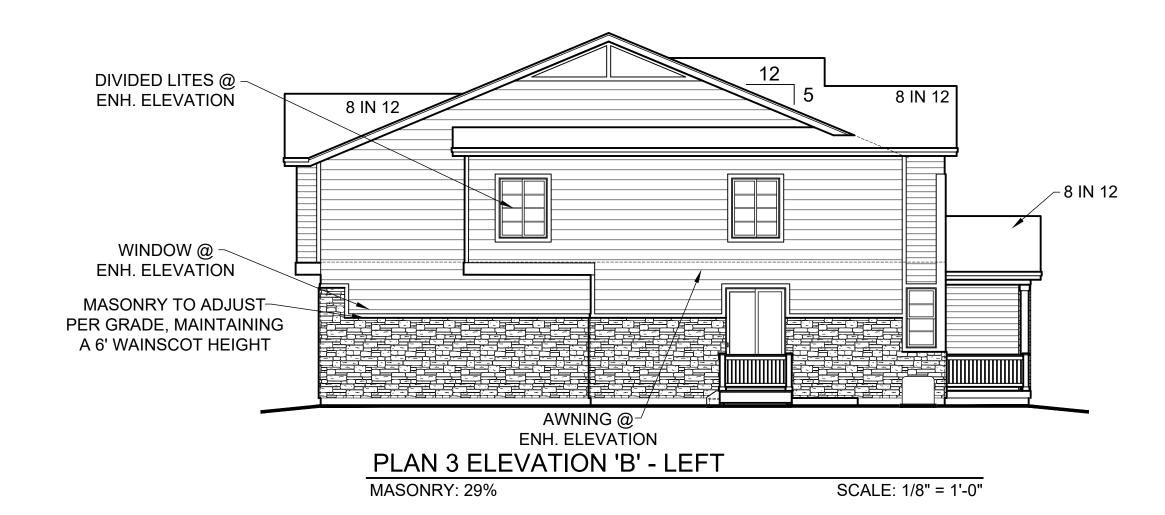


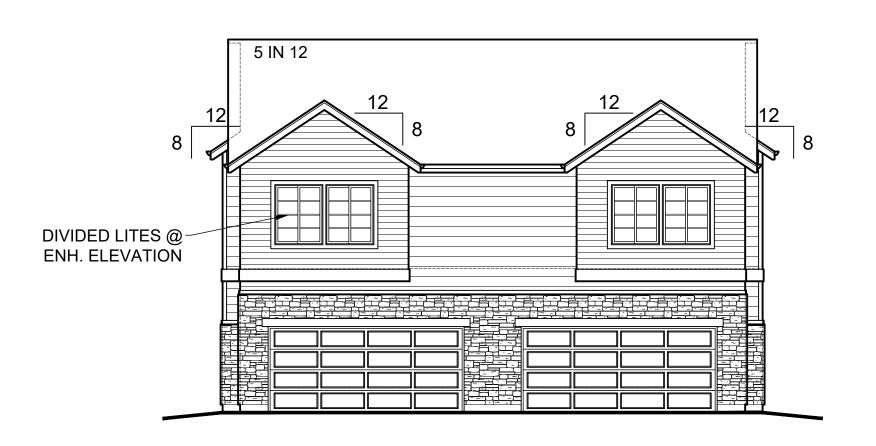
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PLAN 3 **ELEVATION 'A'**

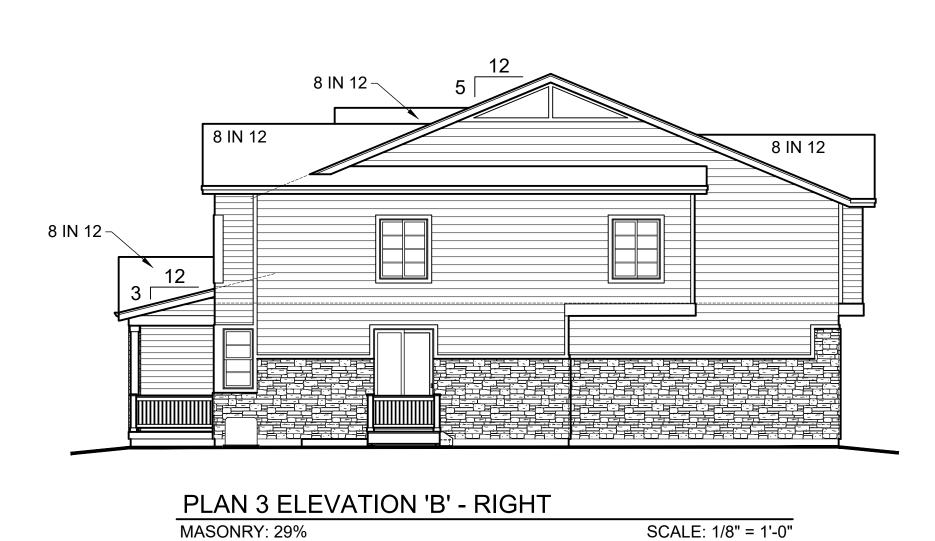
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 60 OF97



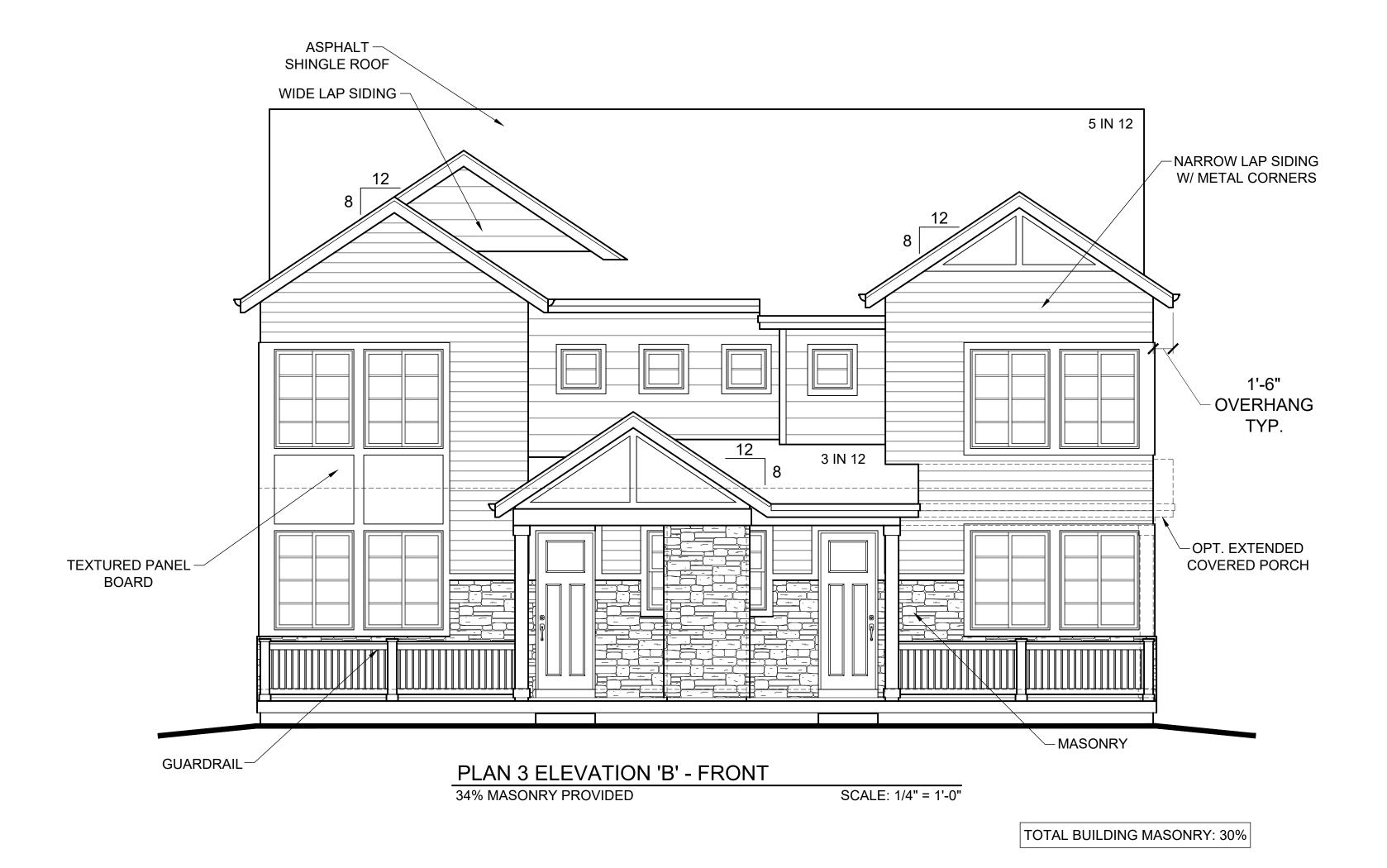


PLAN 3 ELEVATION 'B' - REAR

MASONRY: 30%



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



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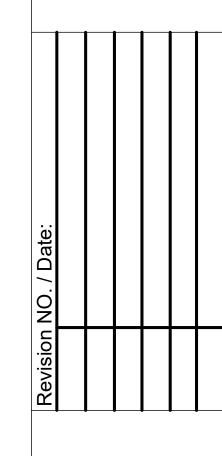


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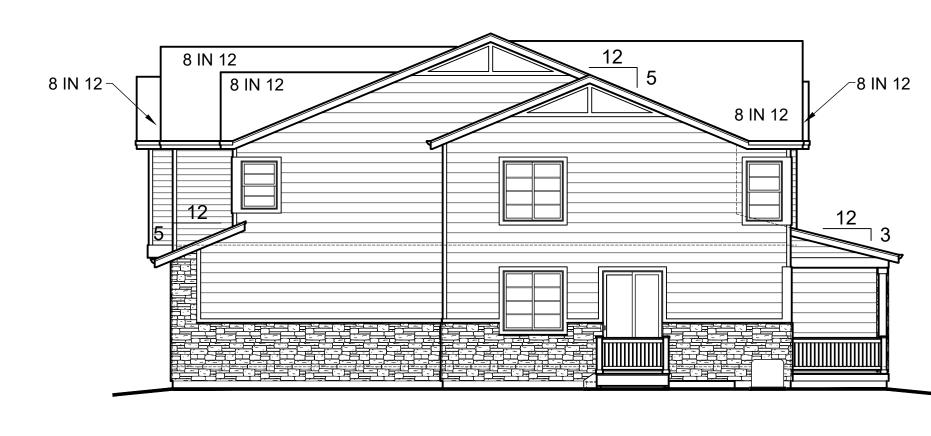
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SEMPER GARDEN
OFFICIAL DEVELOPMENT PLAN



PLAN 3 ELEVATION 'B'

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 61 OF97

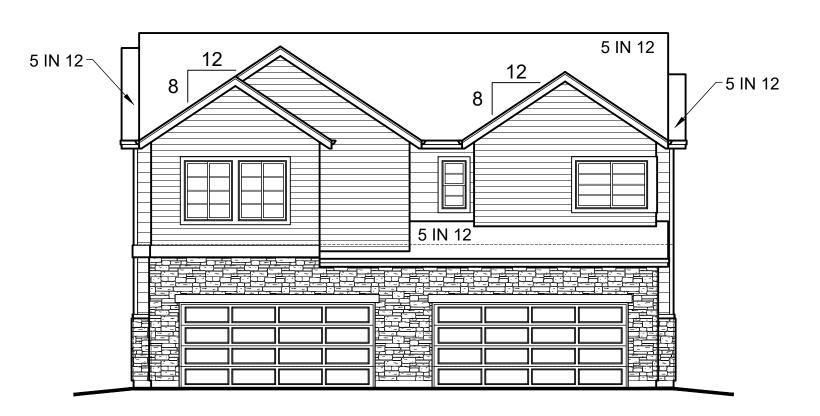


PLAN 2 & 3 ELEVATION 'B' - LEFT

MASONRY: 23% SCAI

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

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

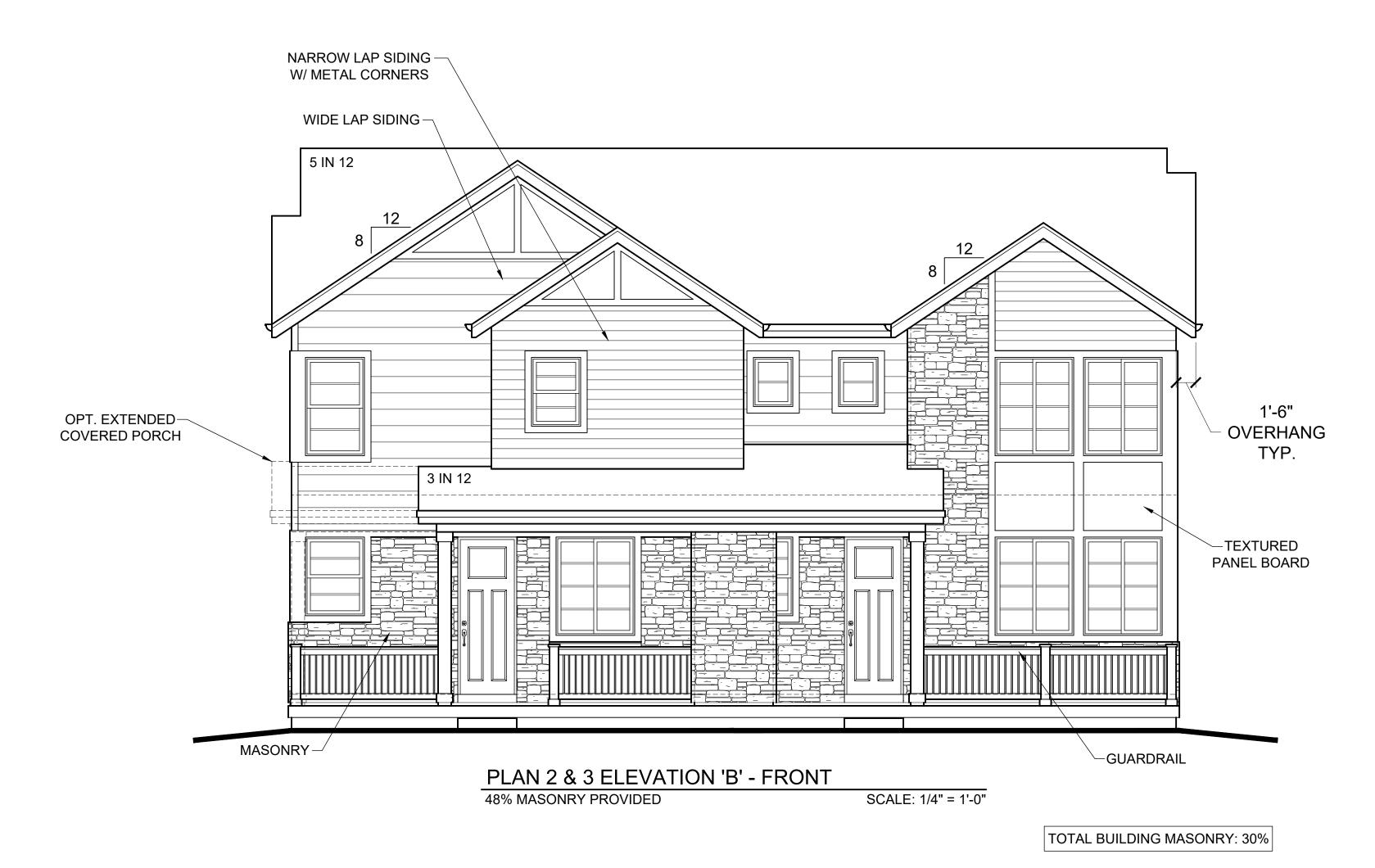


PLAN 2 & 3 ELEVATION 'B' - REAR

MASONRY: 33% SCALE: 1/8" = 1'-0"



MASONRY: 24%



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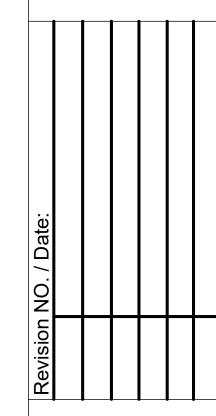


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SEMPER GARDER

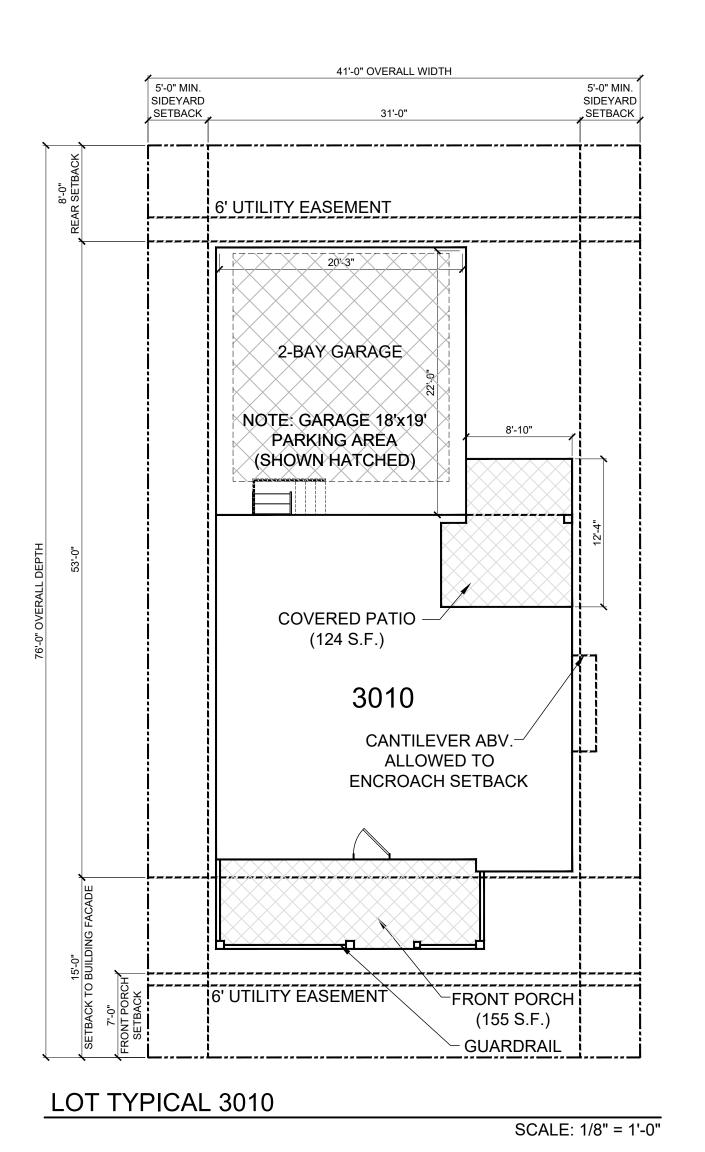
OFFICIAL DEVELOPMENT PLAN



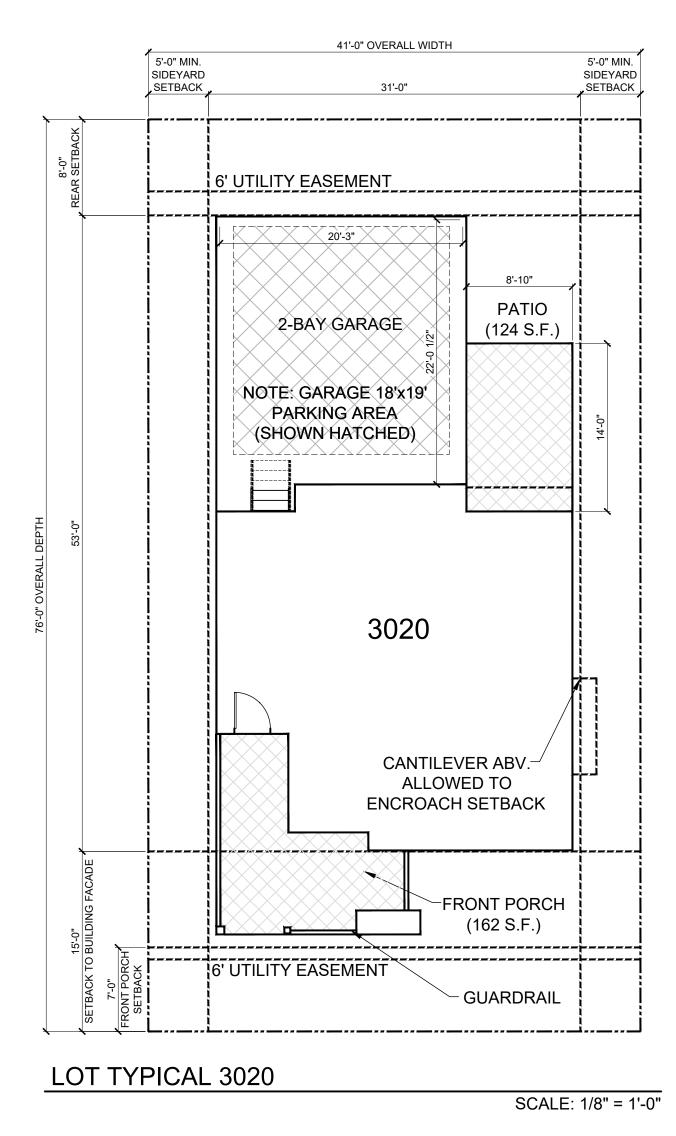
PLAN 2 & 3 ELEVATION 'B'

SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 62 OF97



REFER TO EXCEPTION #9 FOR SETBACK EXCEPTION JUSTIFICATION

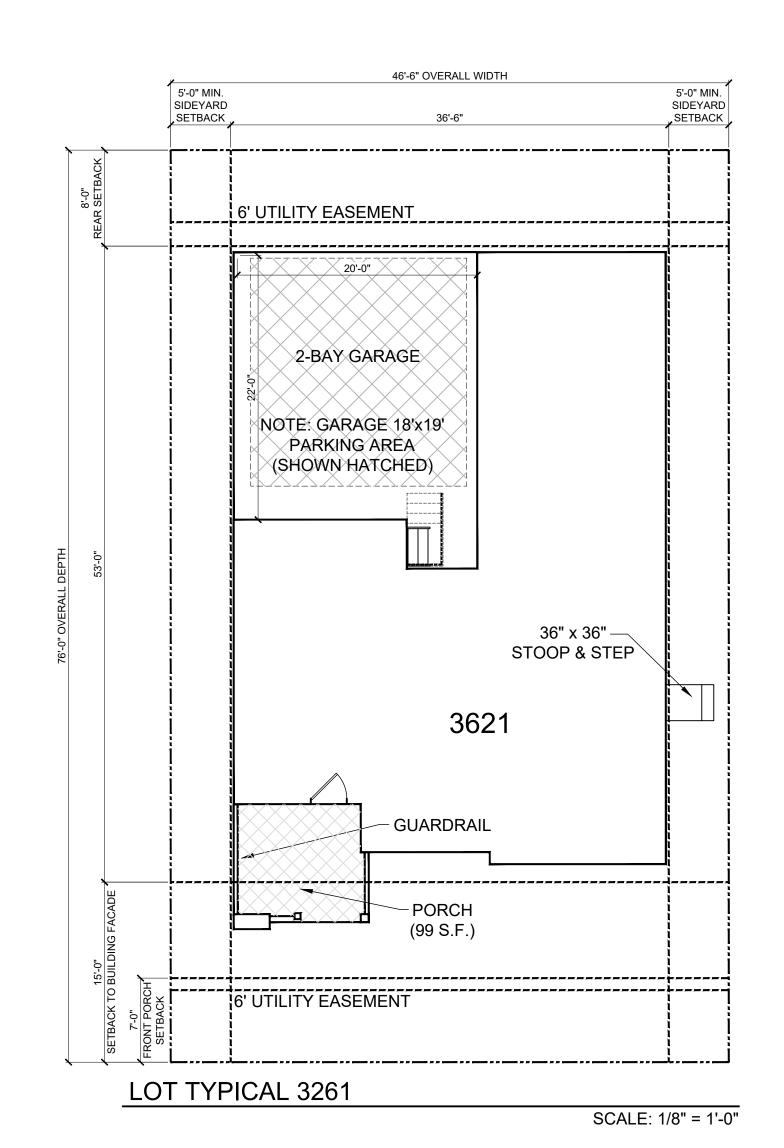


REFER TO EXCEPTION #9 FOR

SETBACK EXCEPTION JUSTIFICATION

41'-0" OVERALL WIDTH SIDEYARD SETBACK **6' UTILITY EASEMENT** PATIO (124 S.F.) 2-BAY GARAGE NOTE: GARAGE 18'x19' PARKING AREA (SHOWN HATCHED) CANTILEVER ABV. ALLOWED TO **ENCROACH SETBACK** 3030 6' UTILITY EASEMENT FRONT PORCH (80 S.F.) - GUARDRAIL LOT TYPICAL 3030 SCALE: 1/8" = 1'-0"

REFER TO EXCEPTION #9 FOR SETBACK EXCEPTION JUSTIFICATION



REFER TO EXCEPTION #9 FOR SETBACK EXCEPTION JUSTIFICATION

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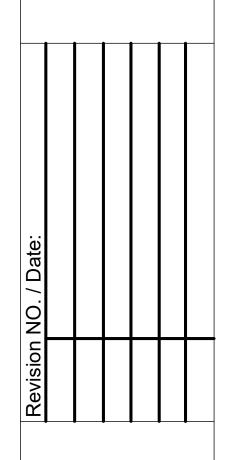
Attachment 3





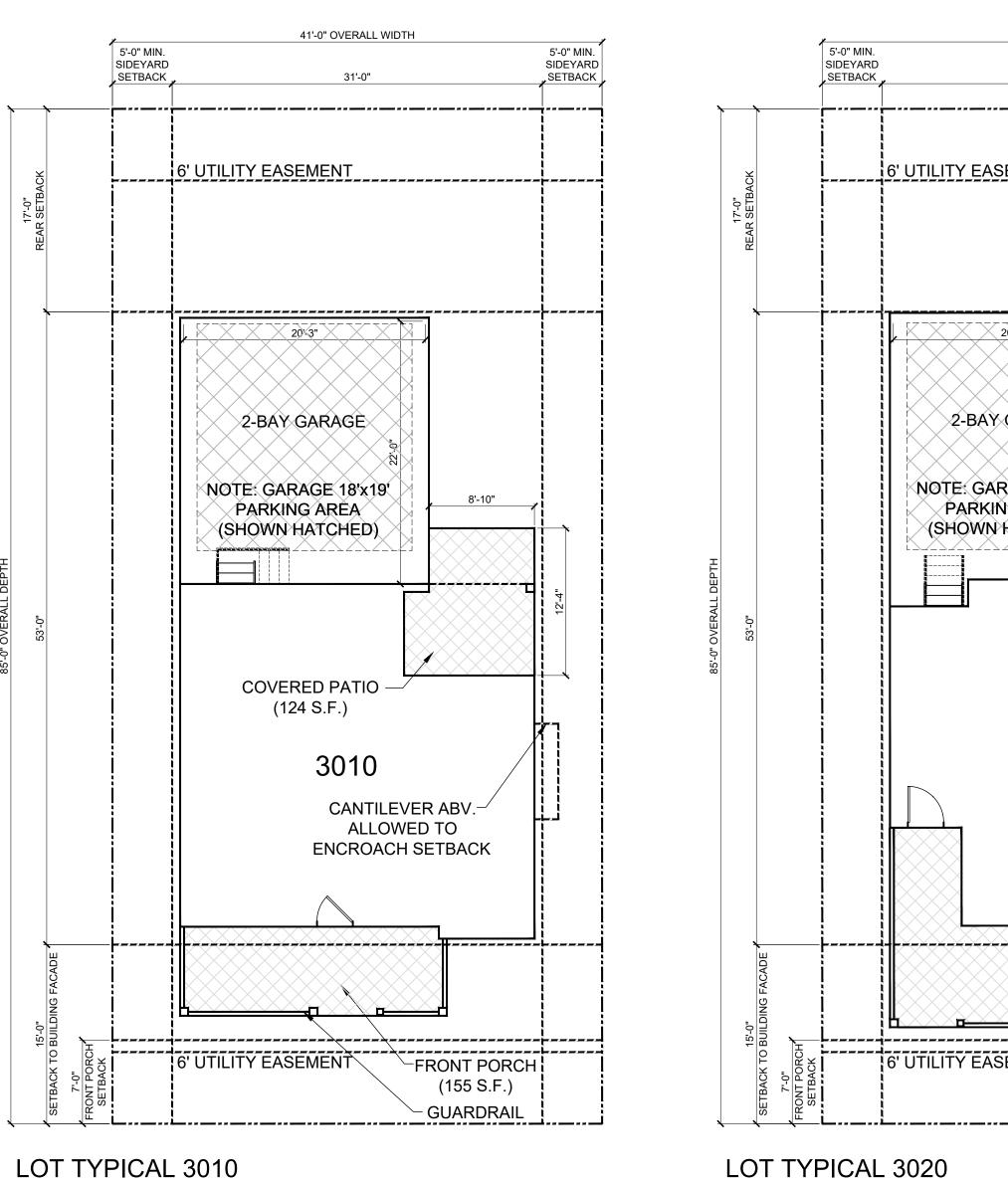


SEMPER GARDENS
OFFICIAL DEVELOPMENT PLAN



LOT TYPICALS

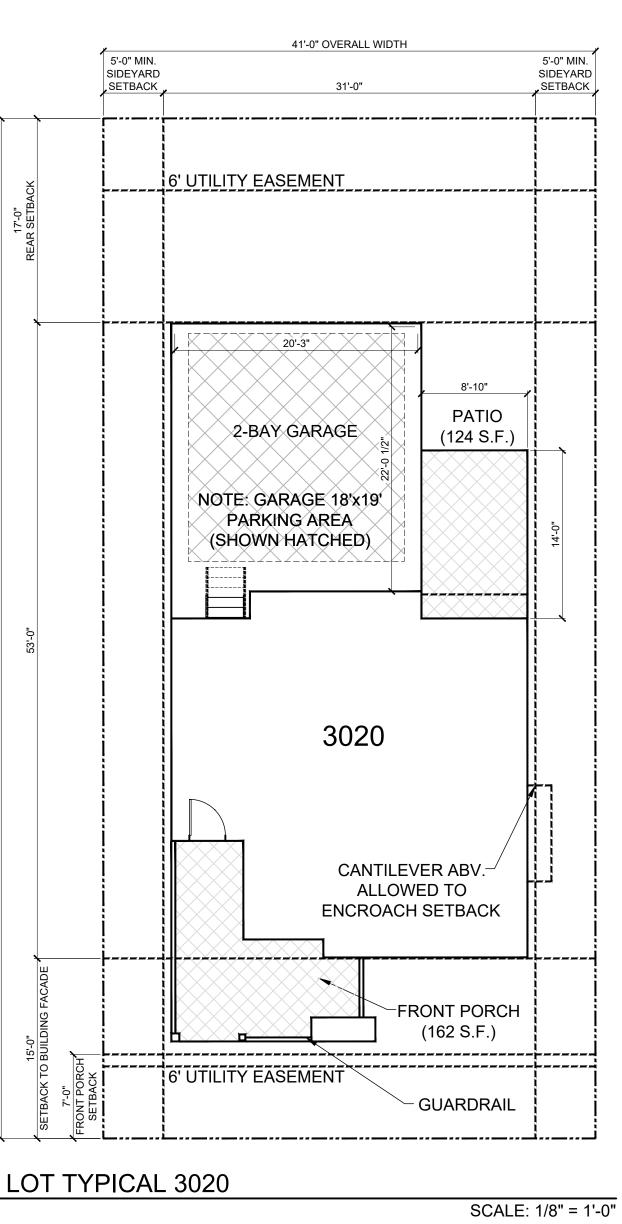
A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 63 OF97



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

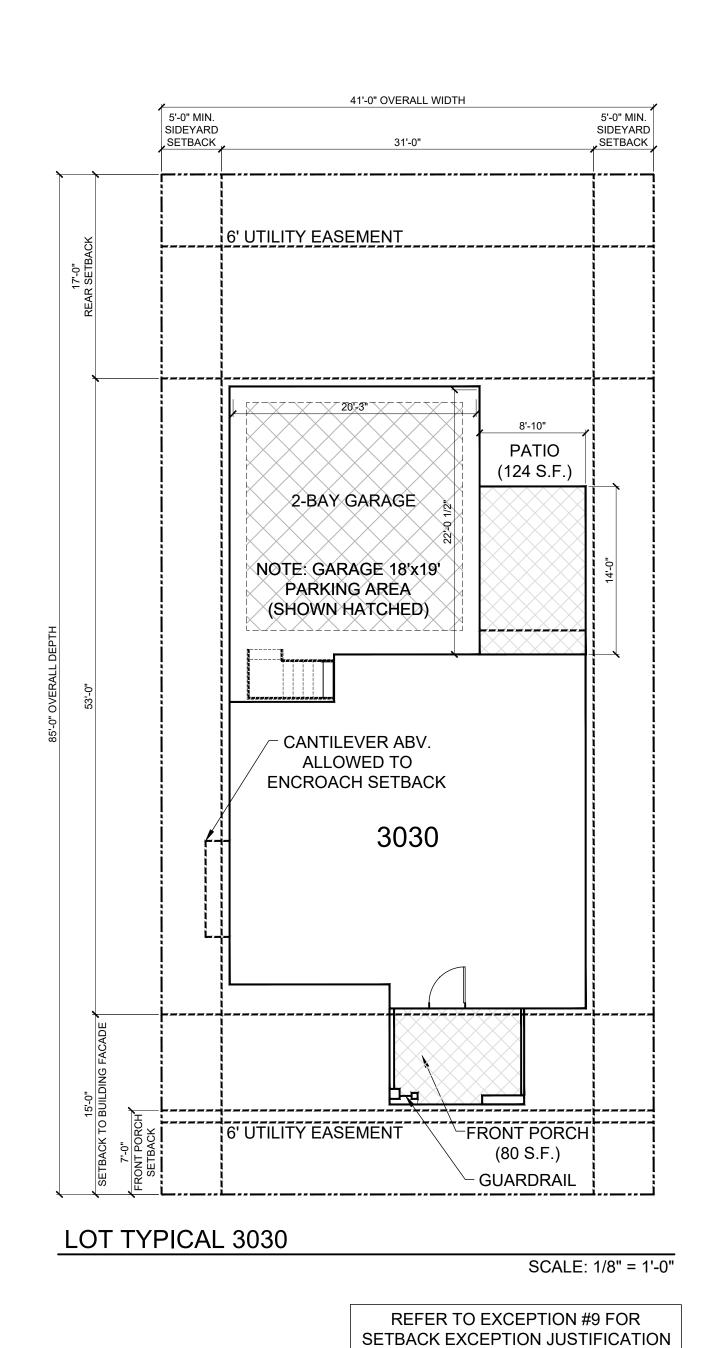
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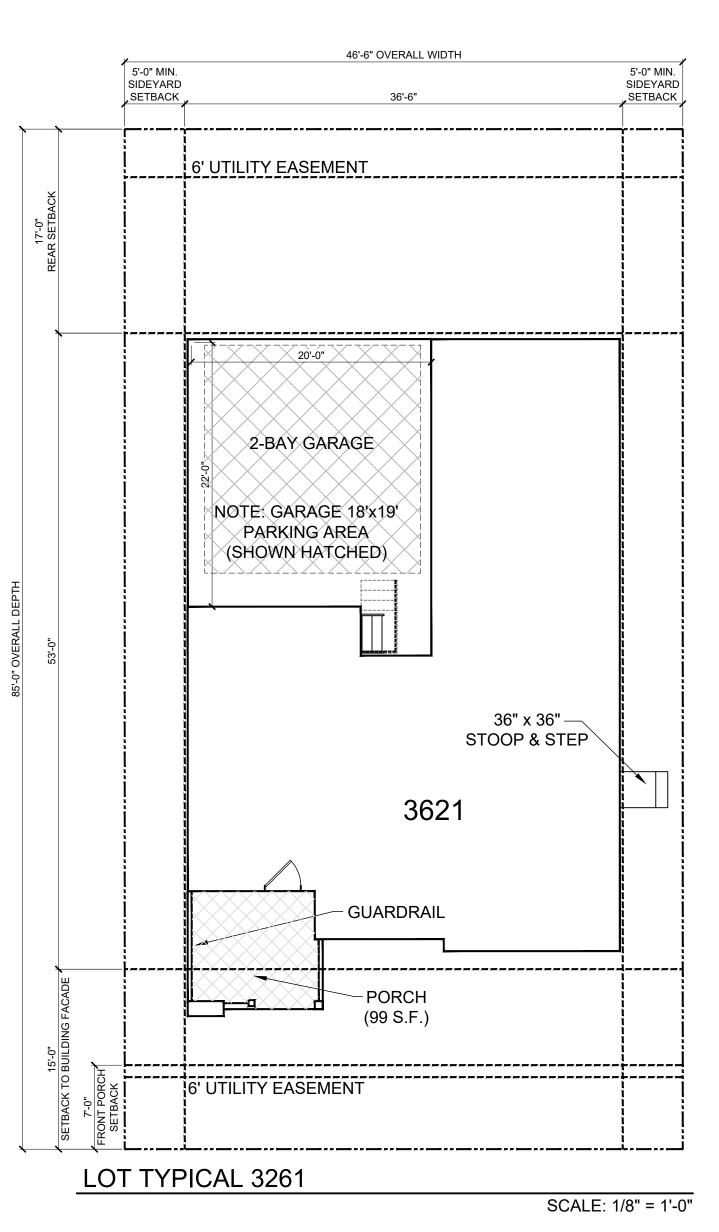
SETBACK EXCEPTION JUSTIFICATION



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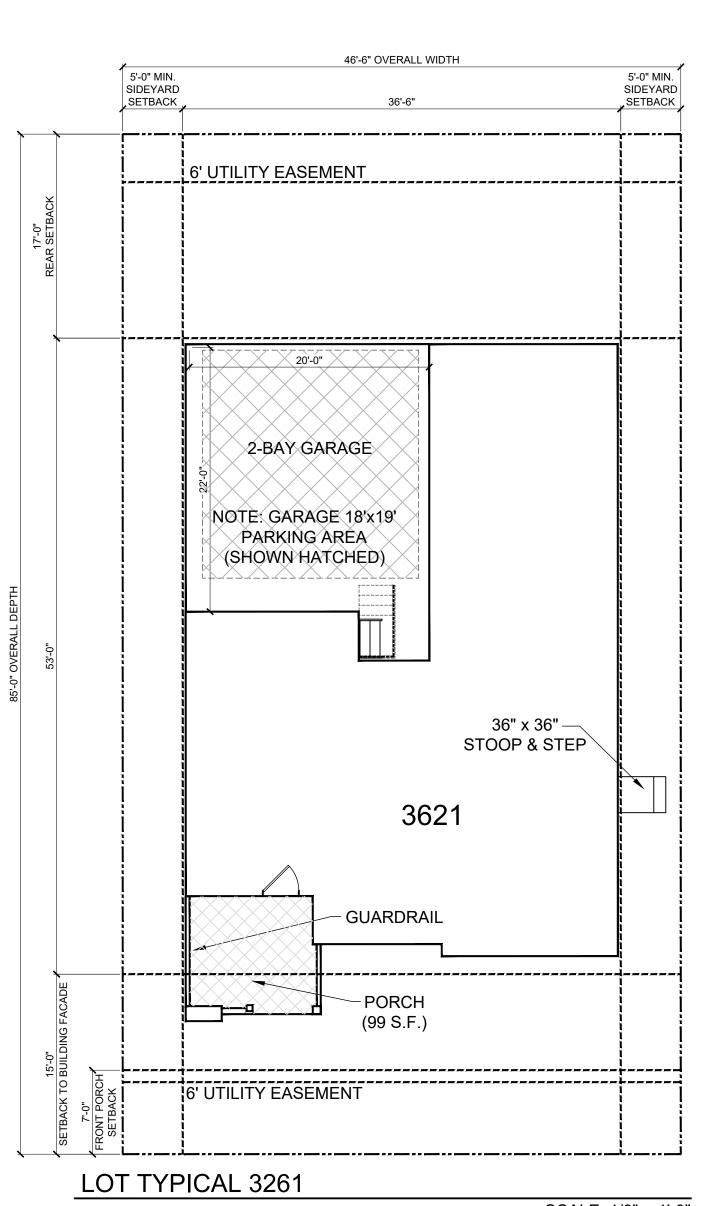
SETBACK EXCEPTION JUSTIFICATION





REFER TO EXCEPTION #9 FOR

SETBACK EXCEPTION JUSTIFICATION



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6

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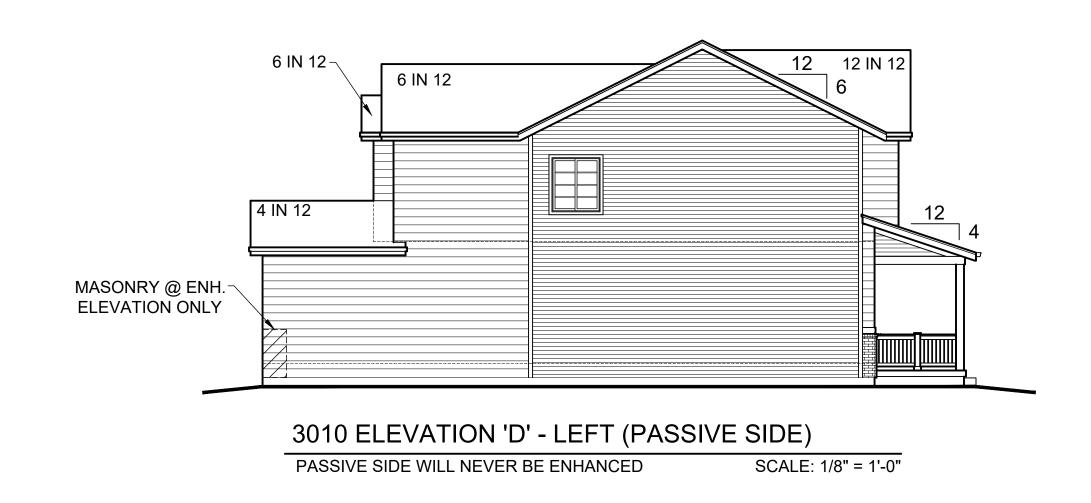
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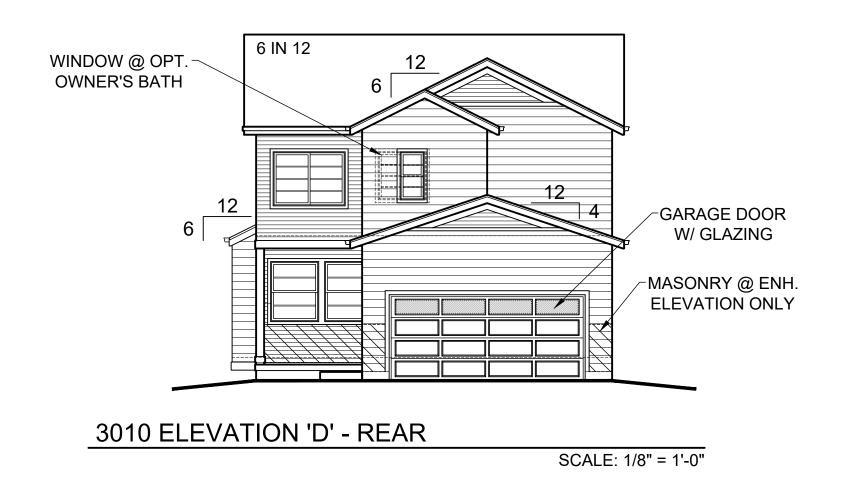
3010 ELEVATION 'D'

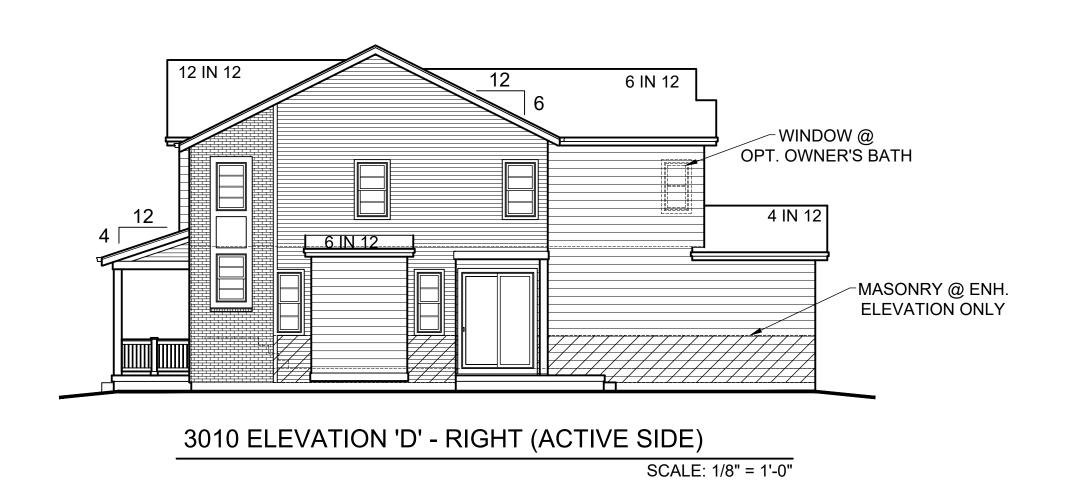
64 OF 97

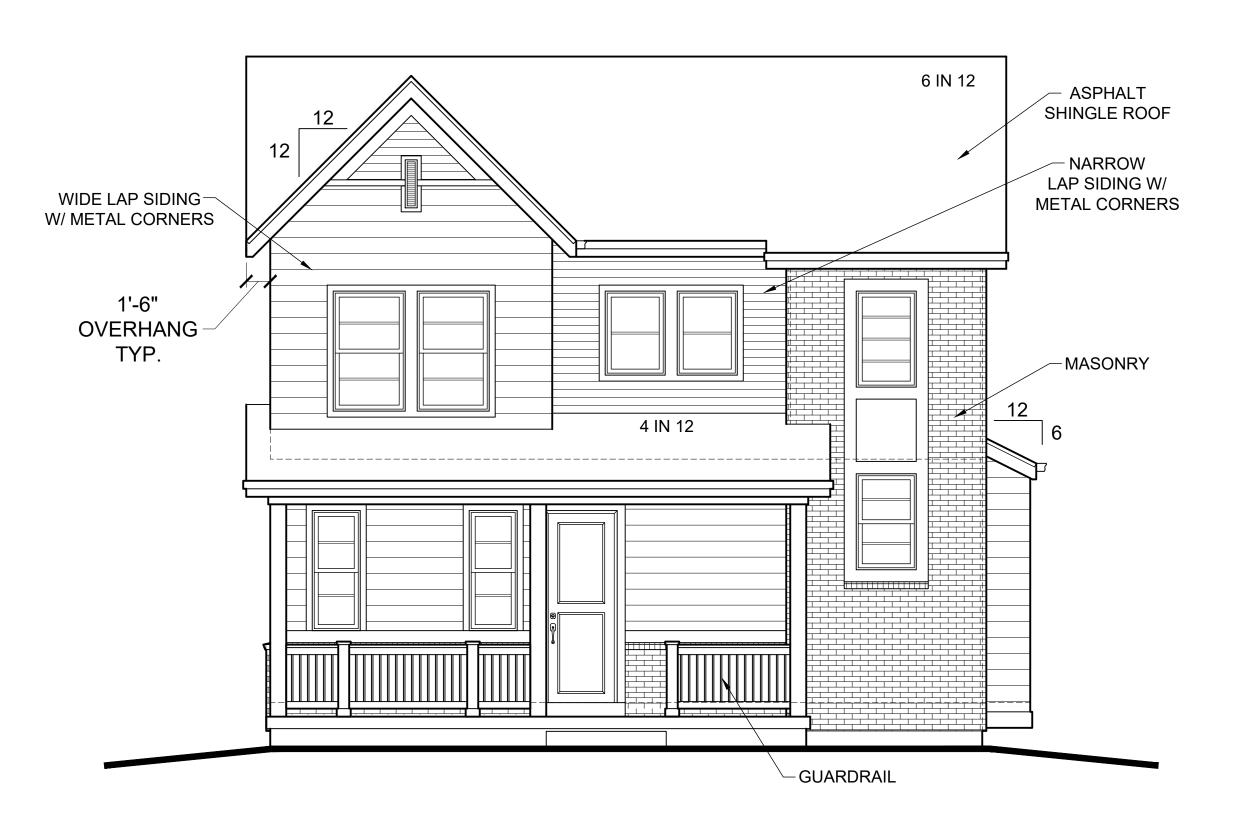
OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 64 OF97







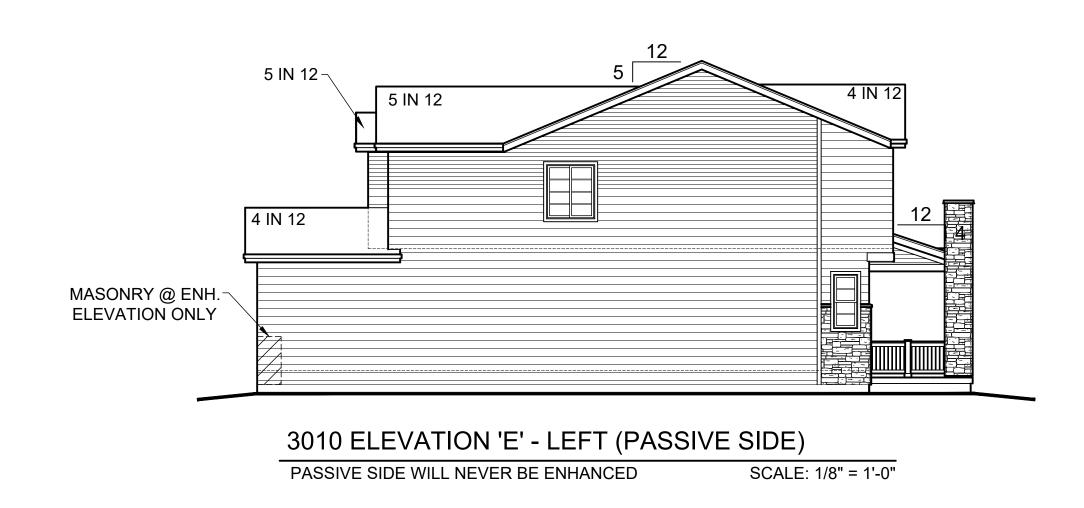


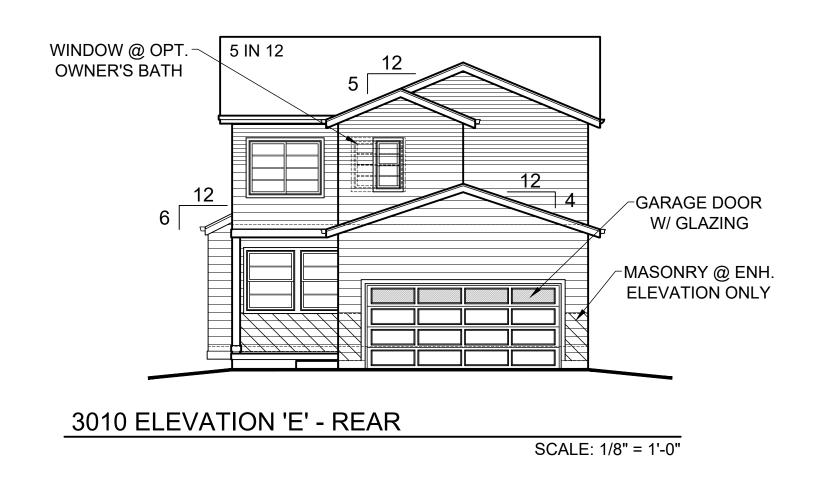
3010 ELEVATION 'D' - FRONT
41% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

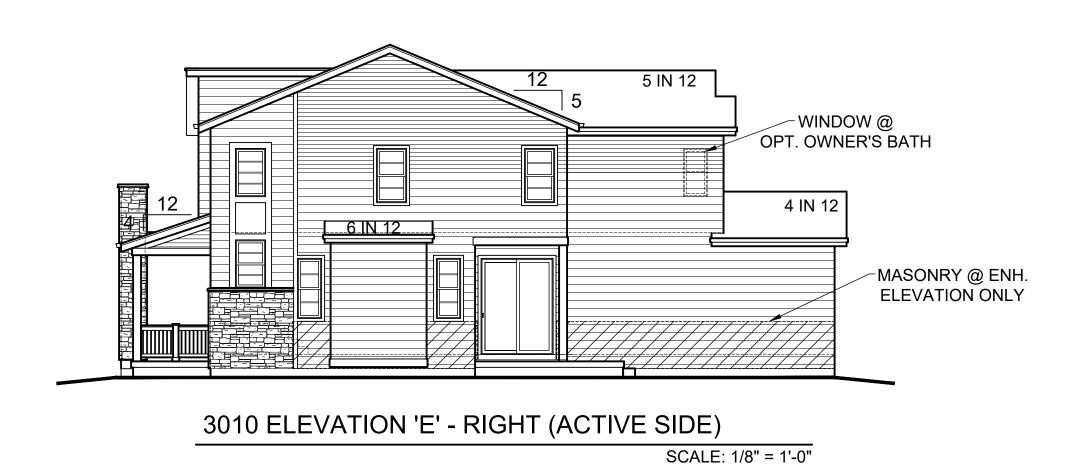
65 OF 97

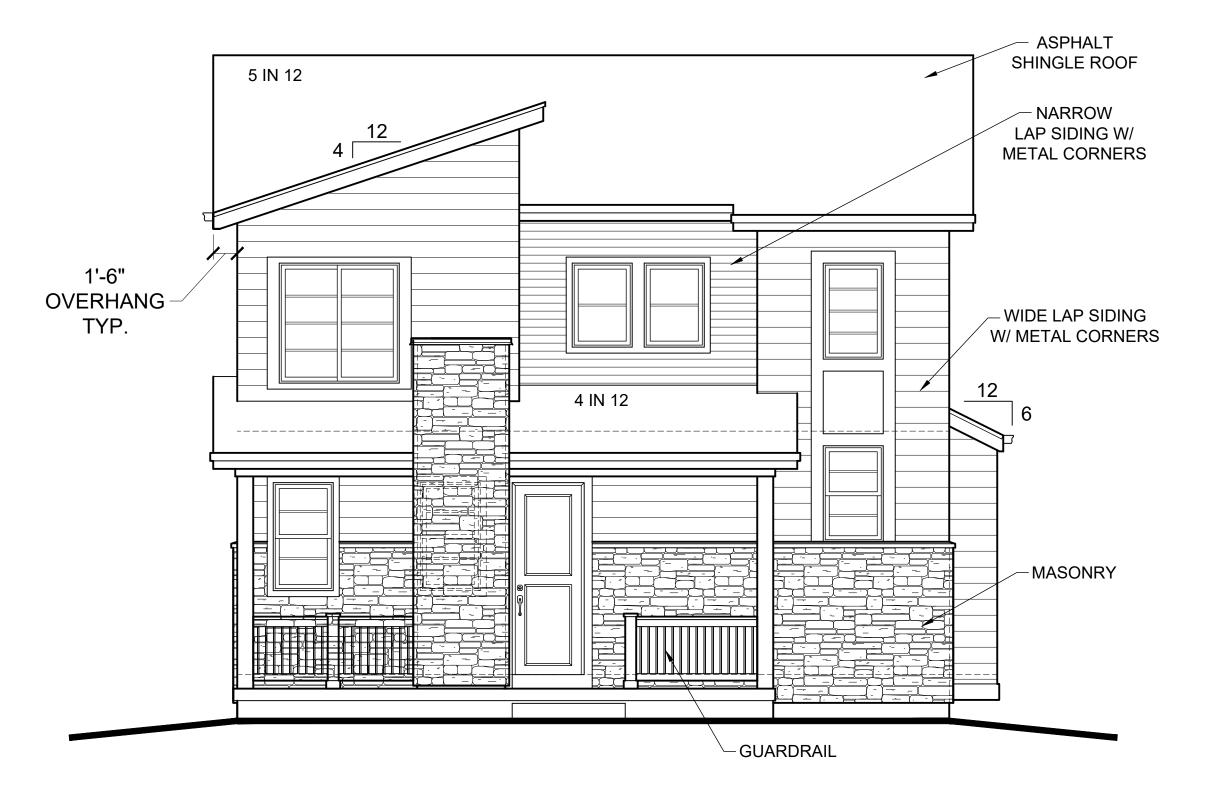
OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 65 OF97









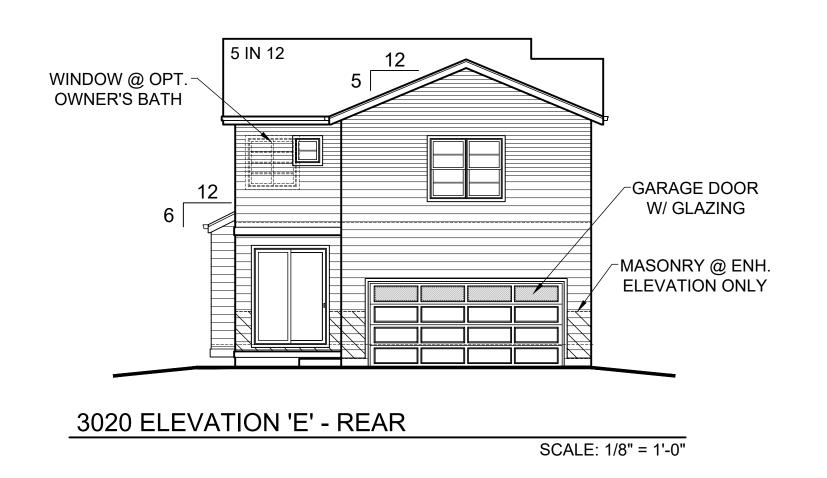
3010 ELEVATION 'E' - FRONT

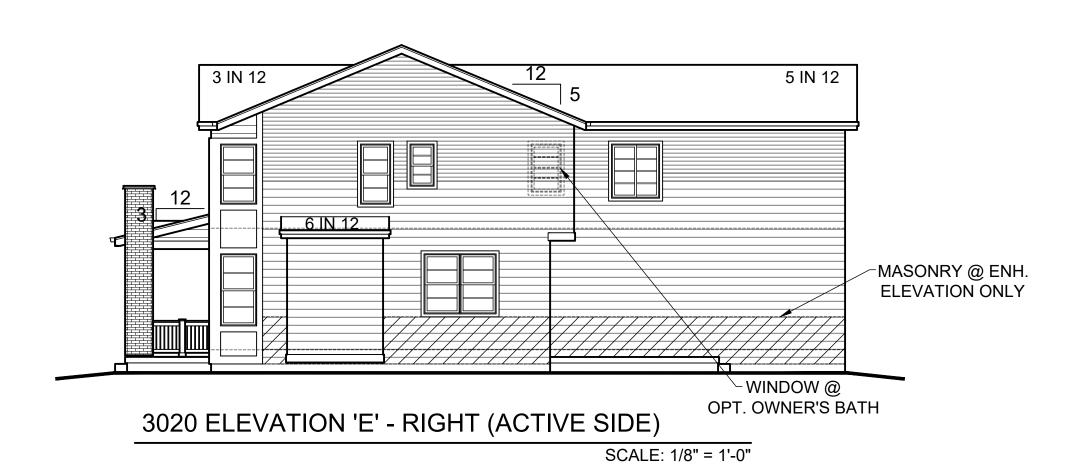
44% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

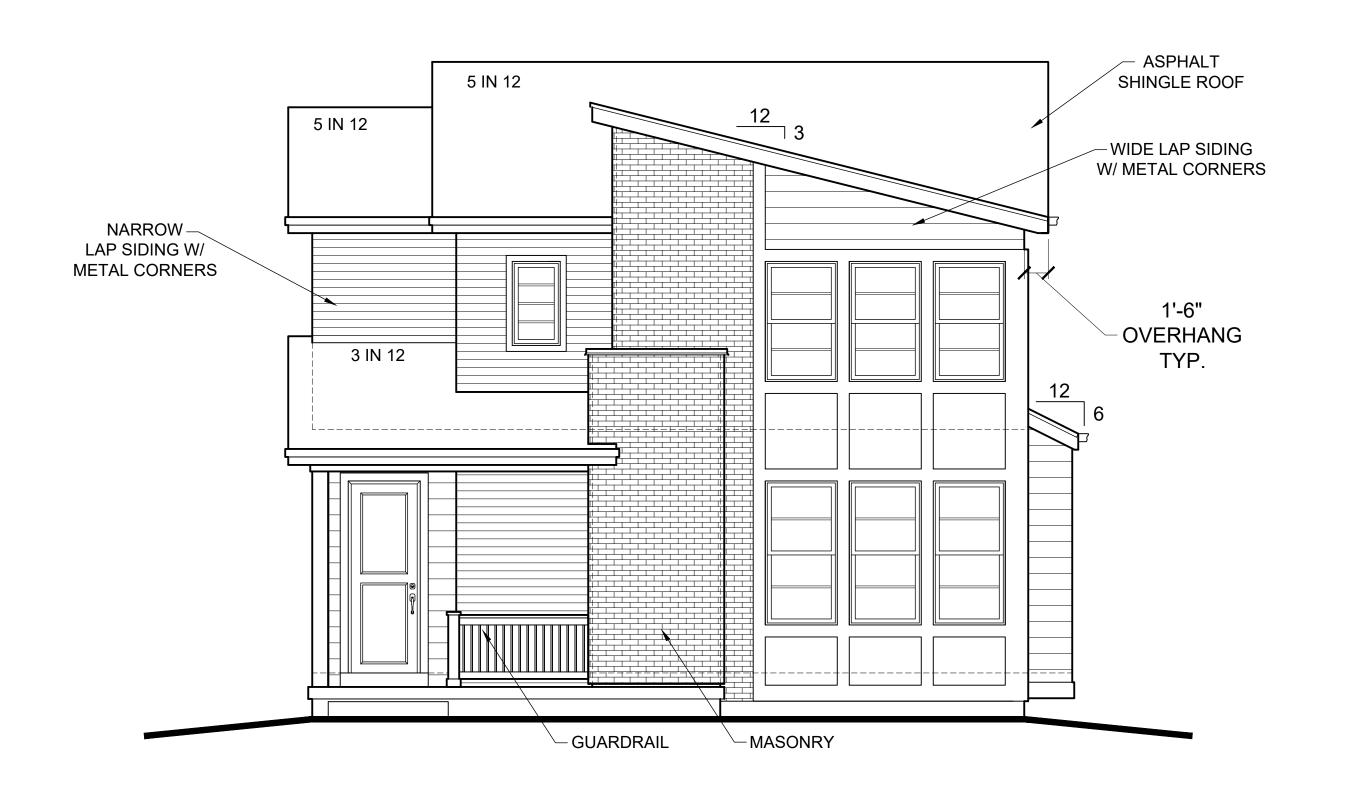
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A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 66 OF97

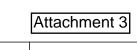








3020 ELEVATION 'E' - FRONT 33% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

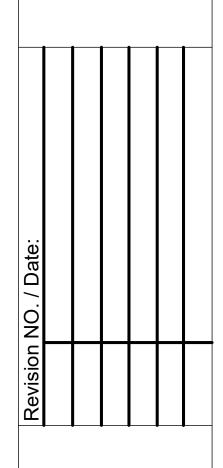


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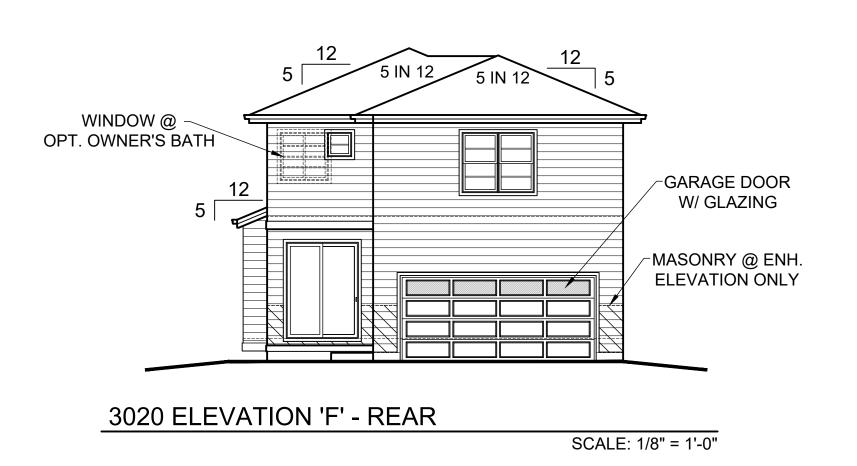


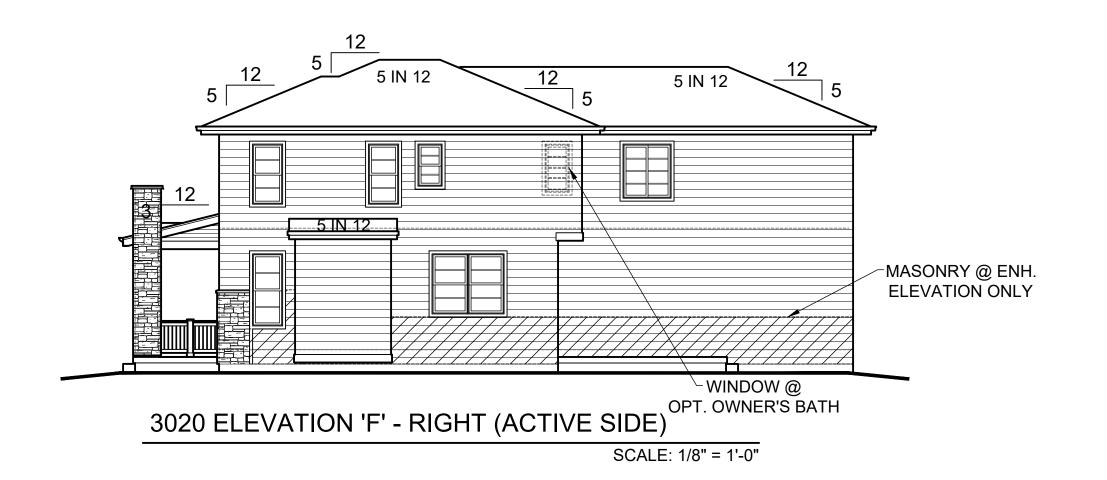


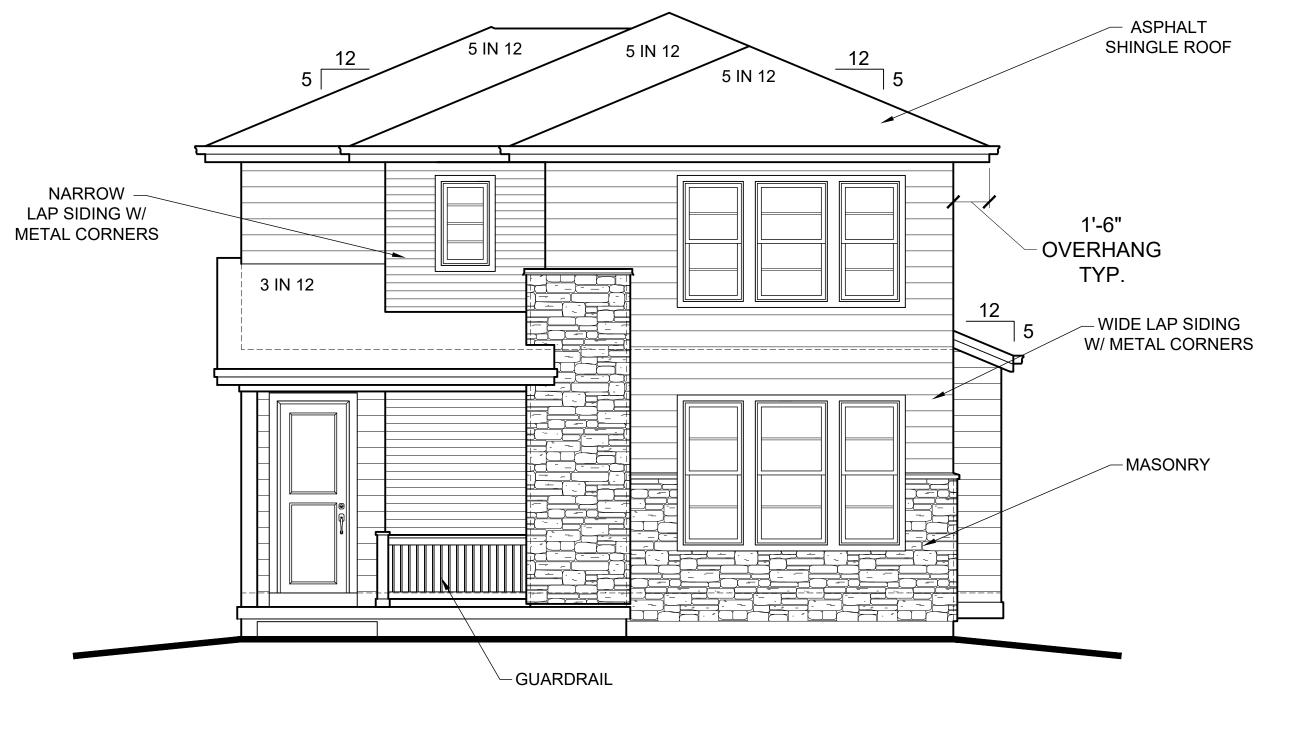


ELEVATION 'E'









3020 ELEVATION 'F' - FRONT 30% MASONRY PROVIDED AT FRONT

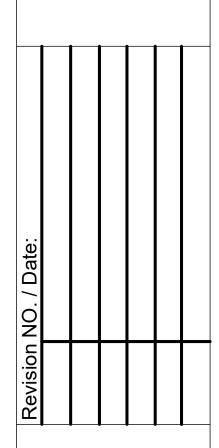
SCALE: 1/4" = 1'-0"



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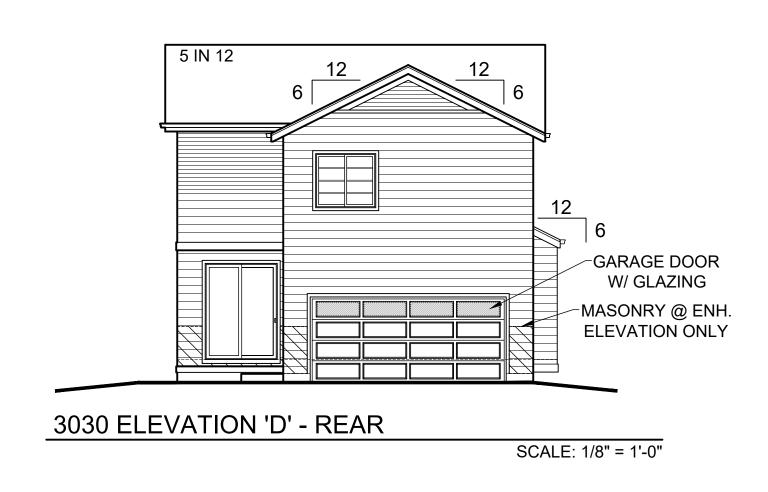
BERKELEYHOMES

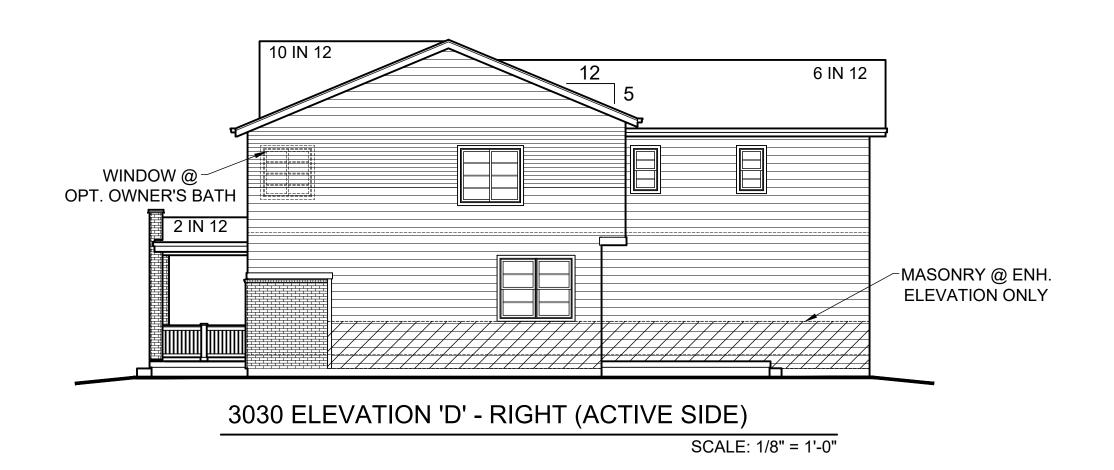


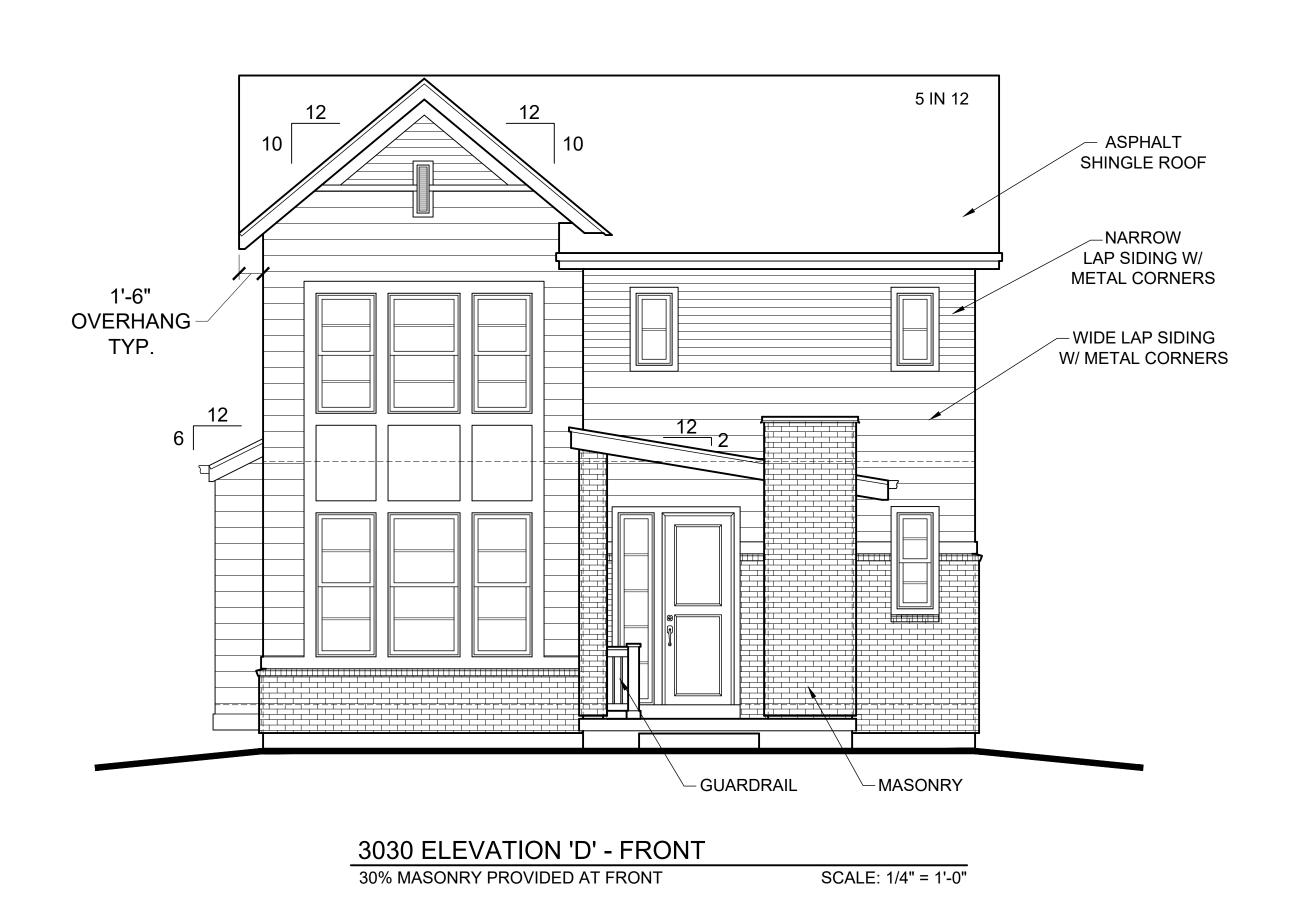
ELEVATION 'F'

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 68 OF97









Attachment 3

people creating spaces

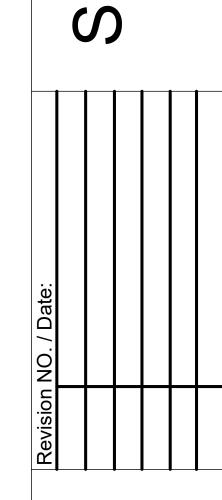
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denver, co 80223
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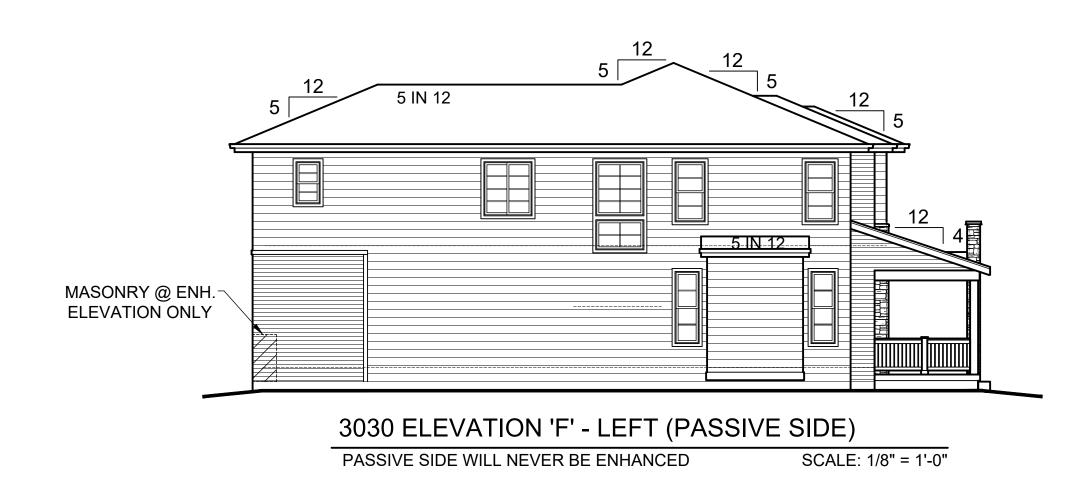
BERKELEYHOMES

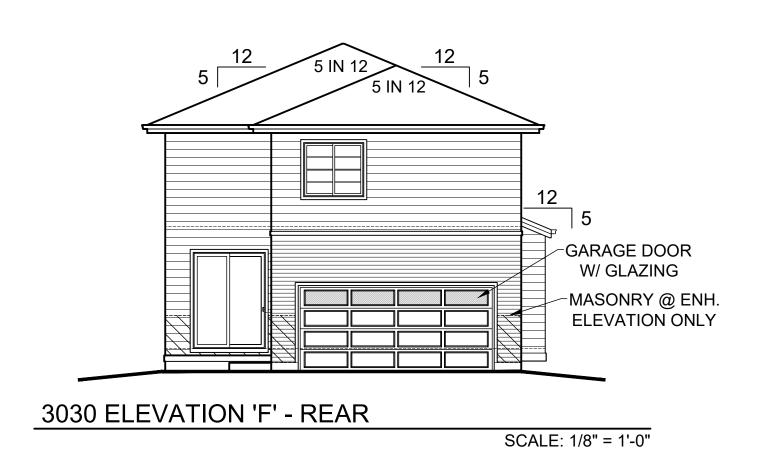
EMPER GARDENS

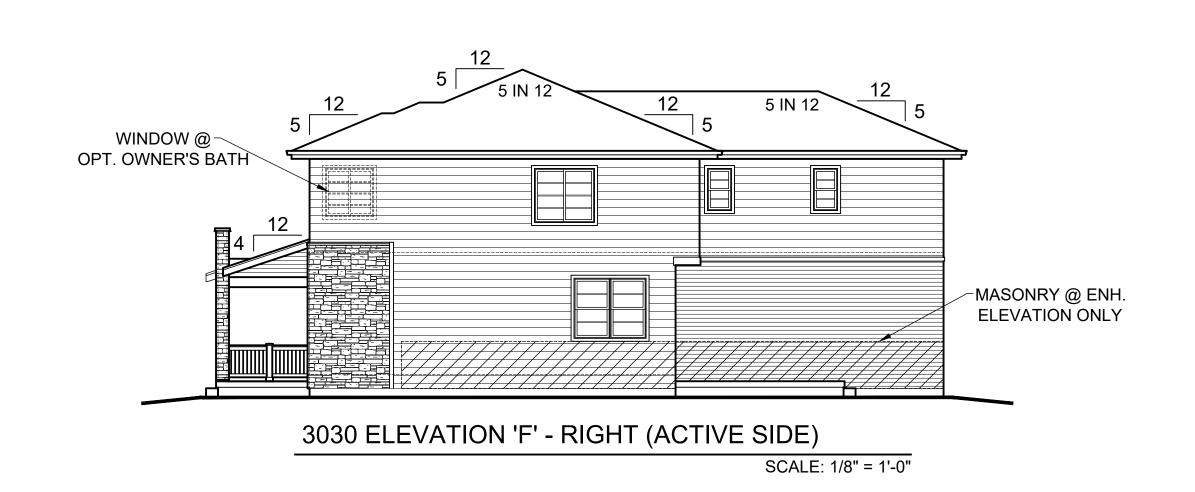


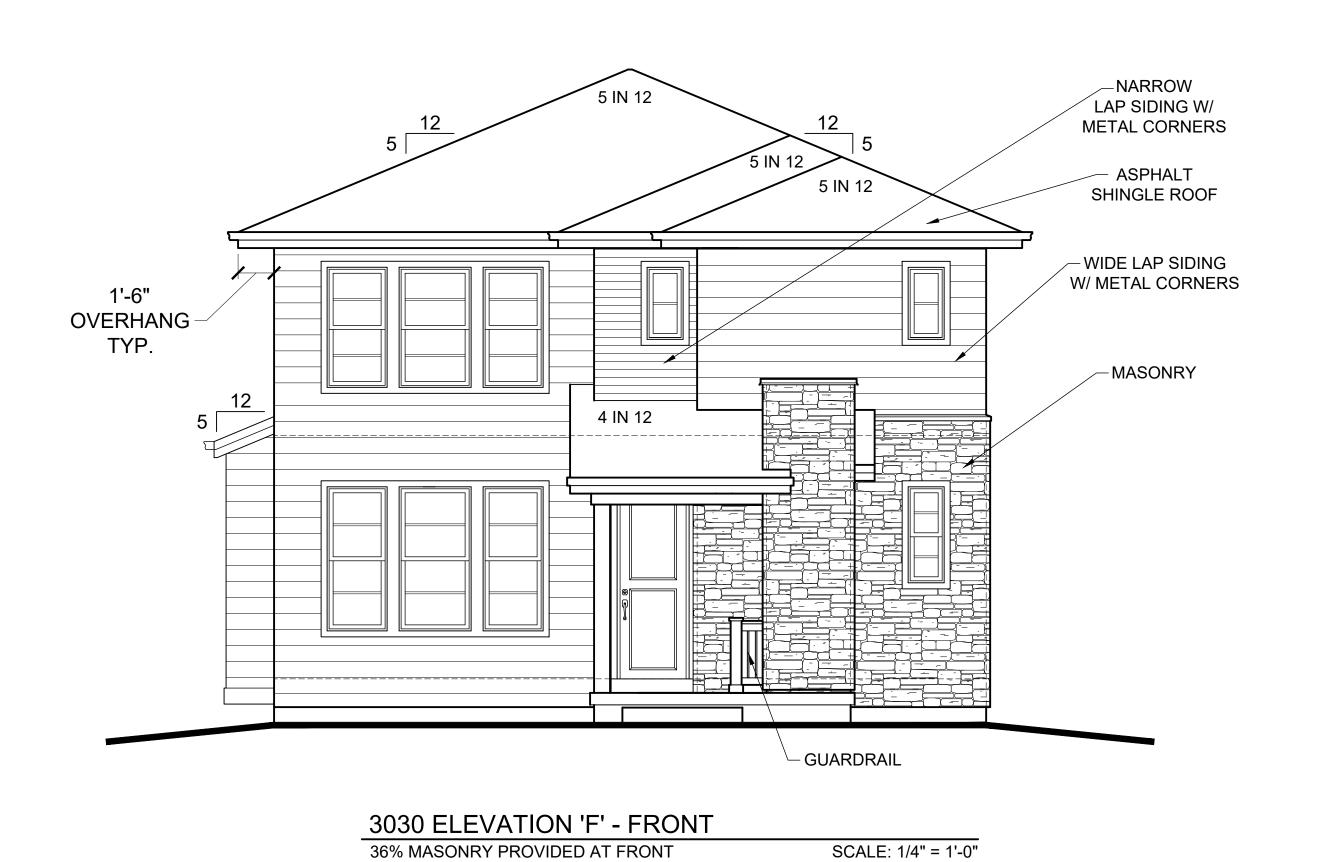
3030 ELEVATION 'D'

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 69 OF97









Attachment 3

people creating spaces

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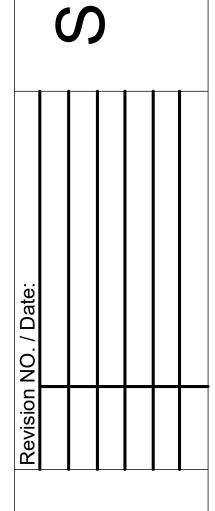


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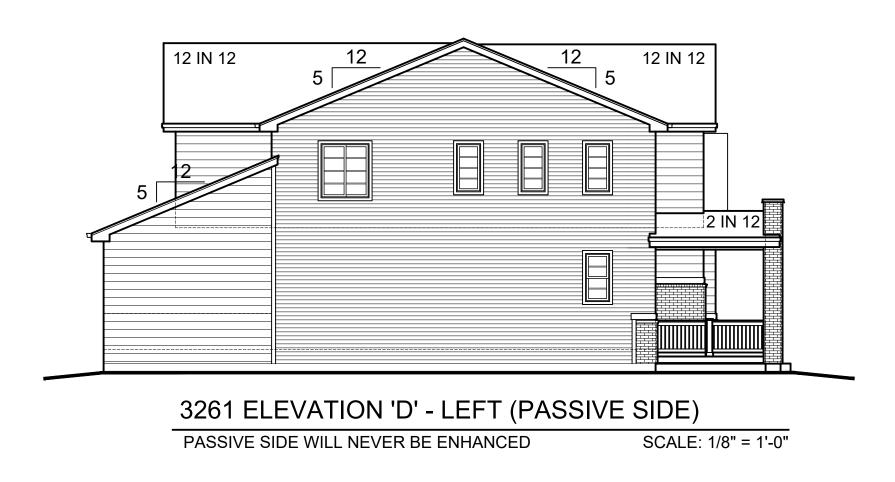
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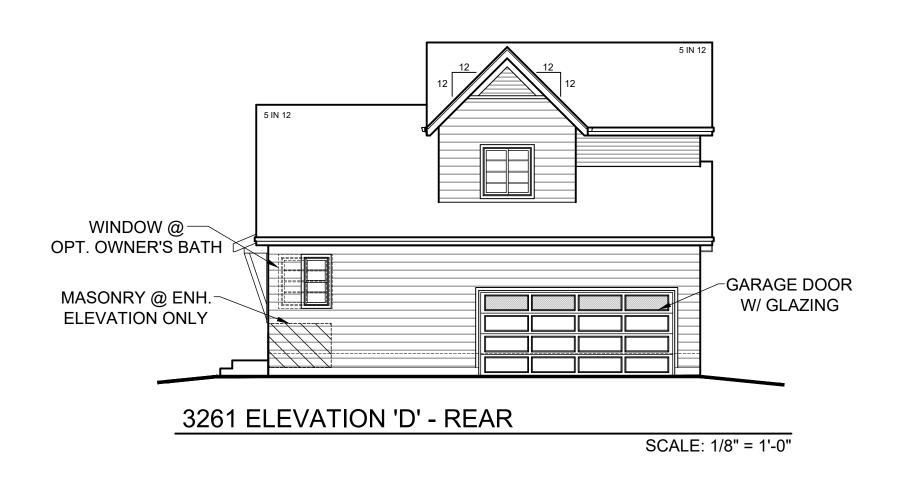
MPER GARDENS

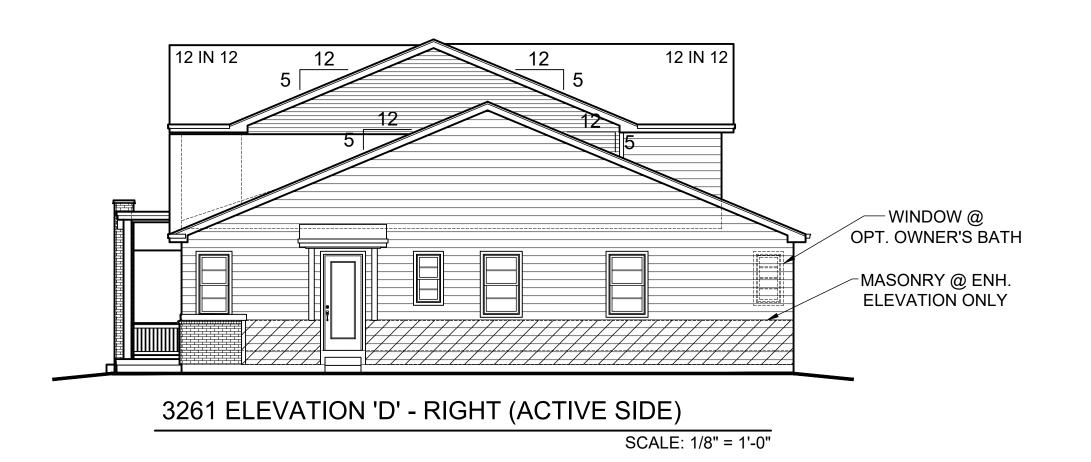


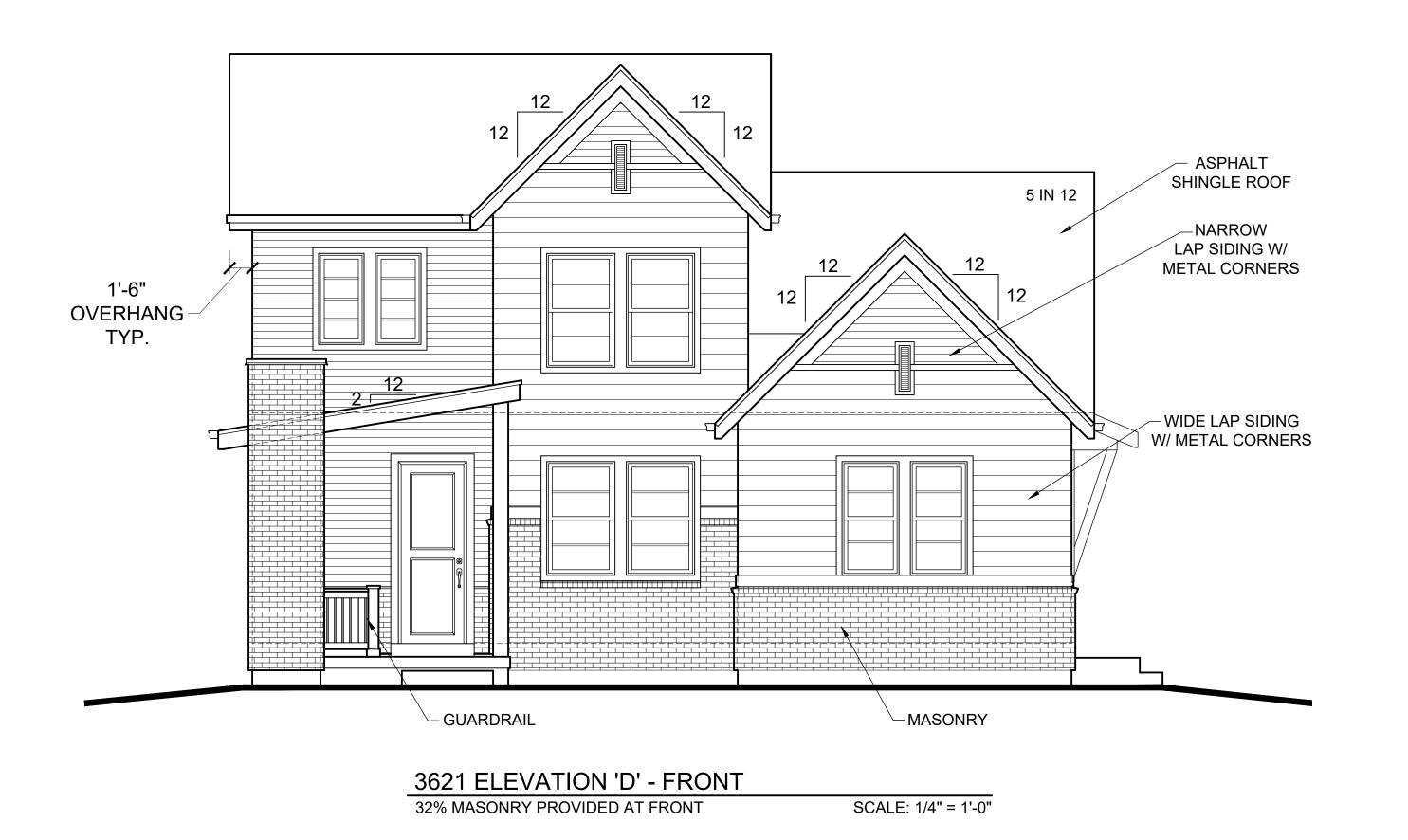
3030 ELEVATION 'F'

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 70 OF97







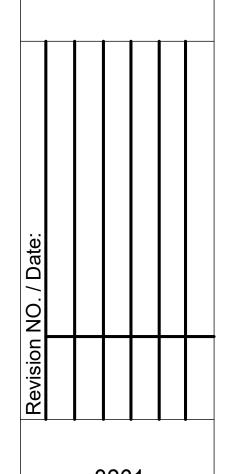




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BERKELEYHOMES

SEMPER GARDENS

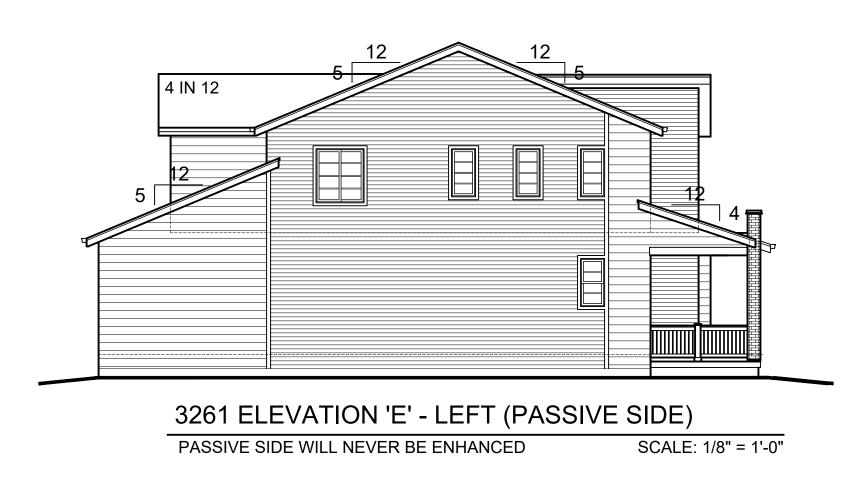


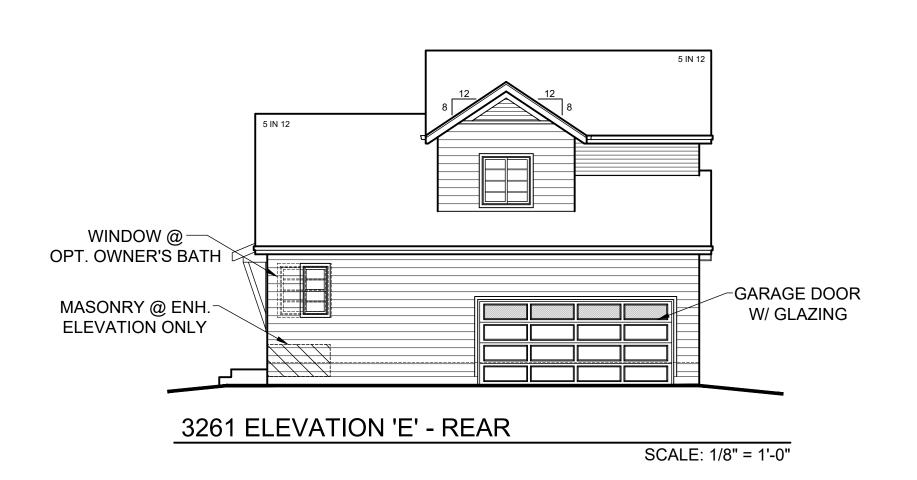
3261 ELEVATION 'D'

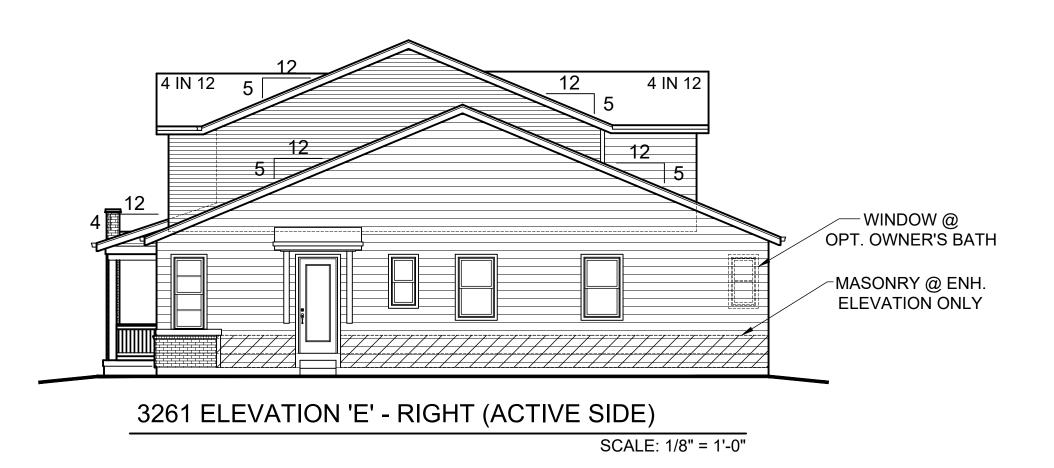
OFFICIAL DEVELOPMENT PLAN

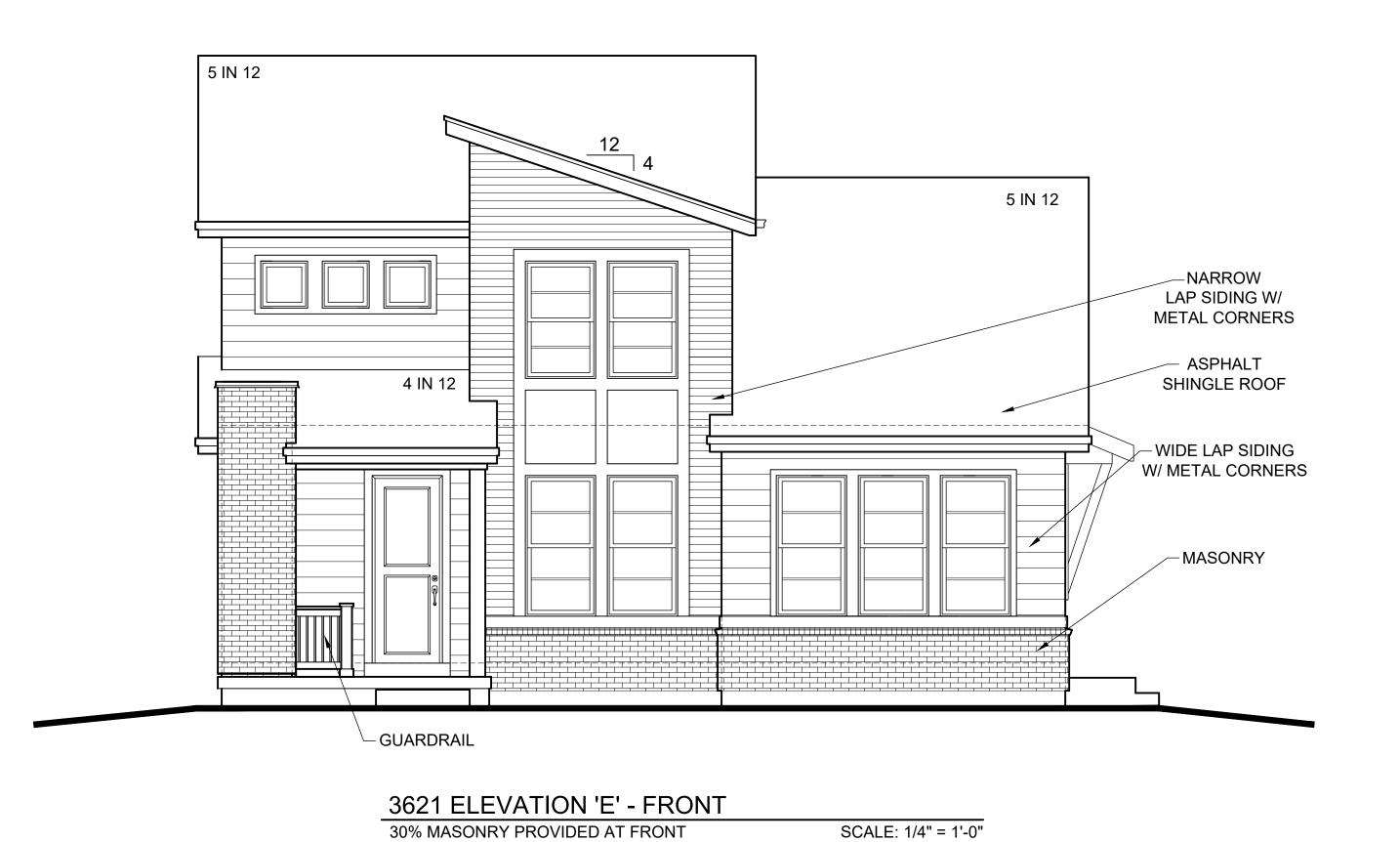
SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 71 OF97









Attachment 3

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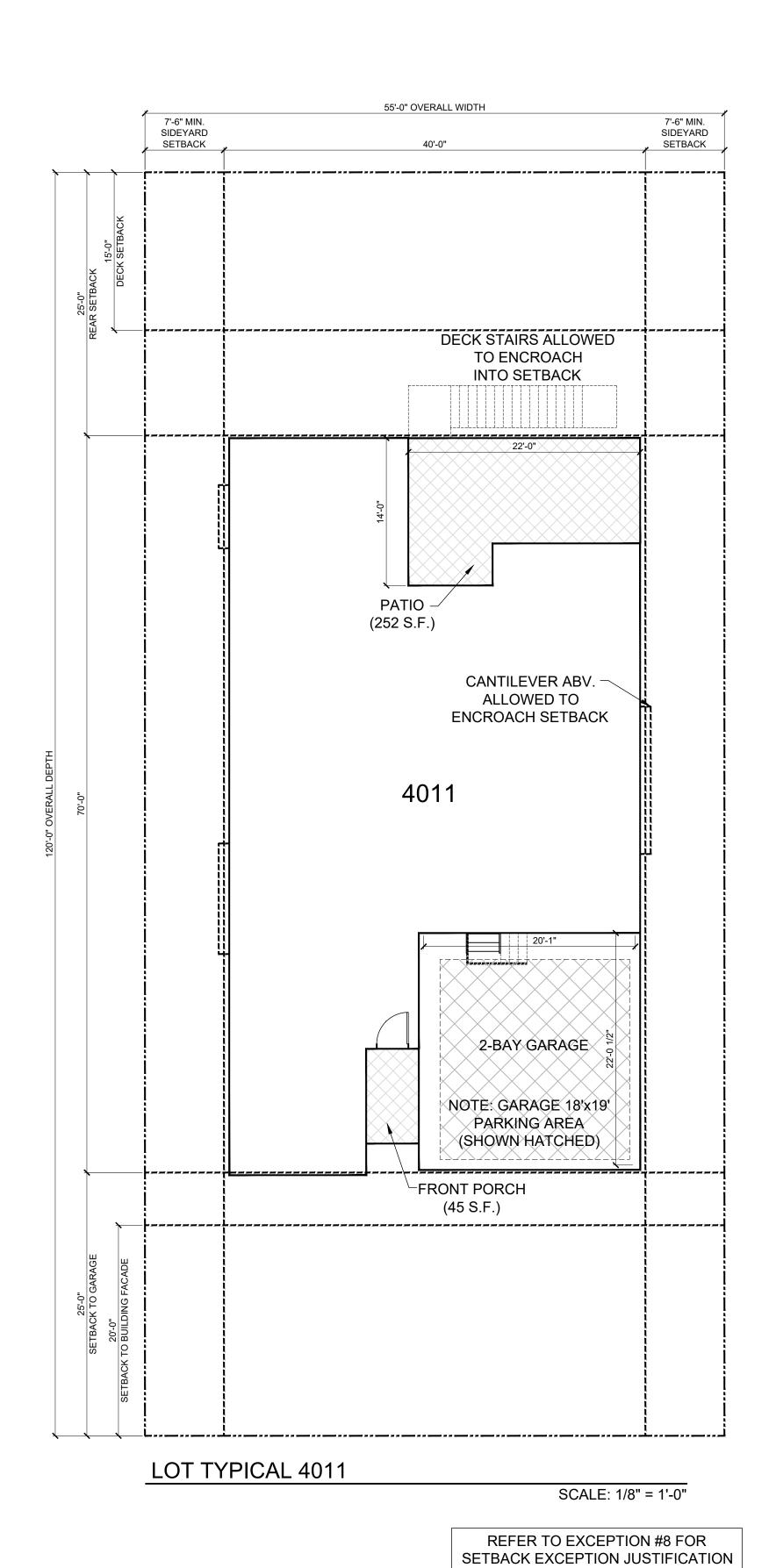
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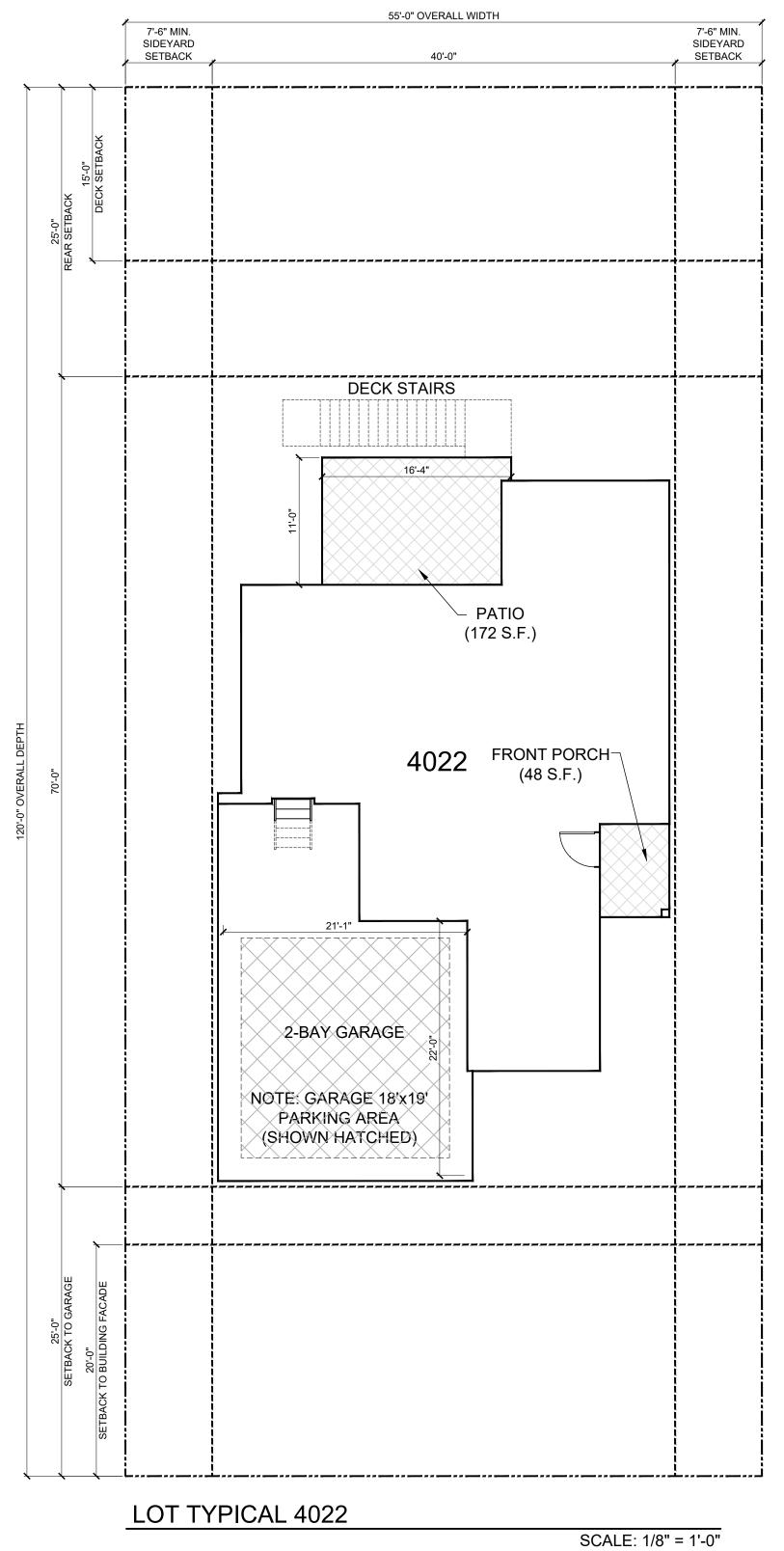
3261 ELEVATION 'E'

OFFICIAL DEVELOPMENT PLAN

SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 72 OF97





REFER TO EXCEPTION #8 FOR

SETBACK EXCEPTION JUSTIFICATION

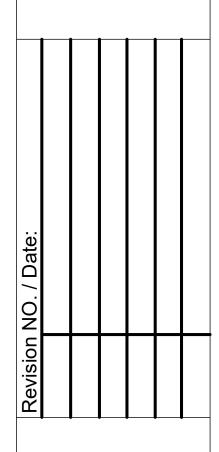
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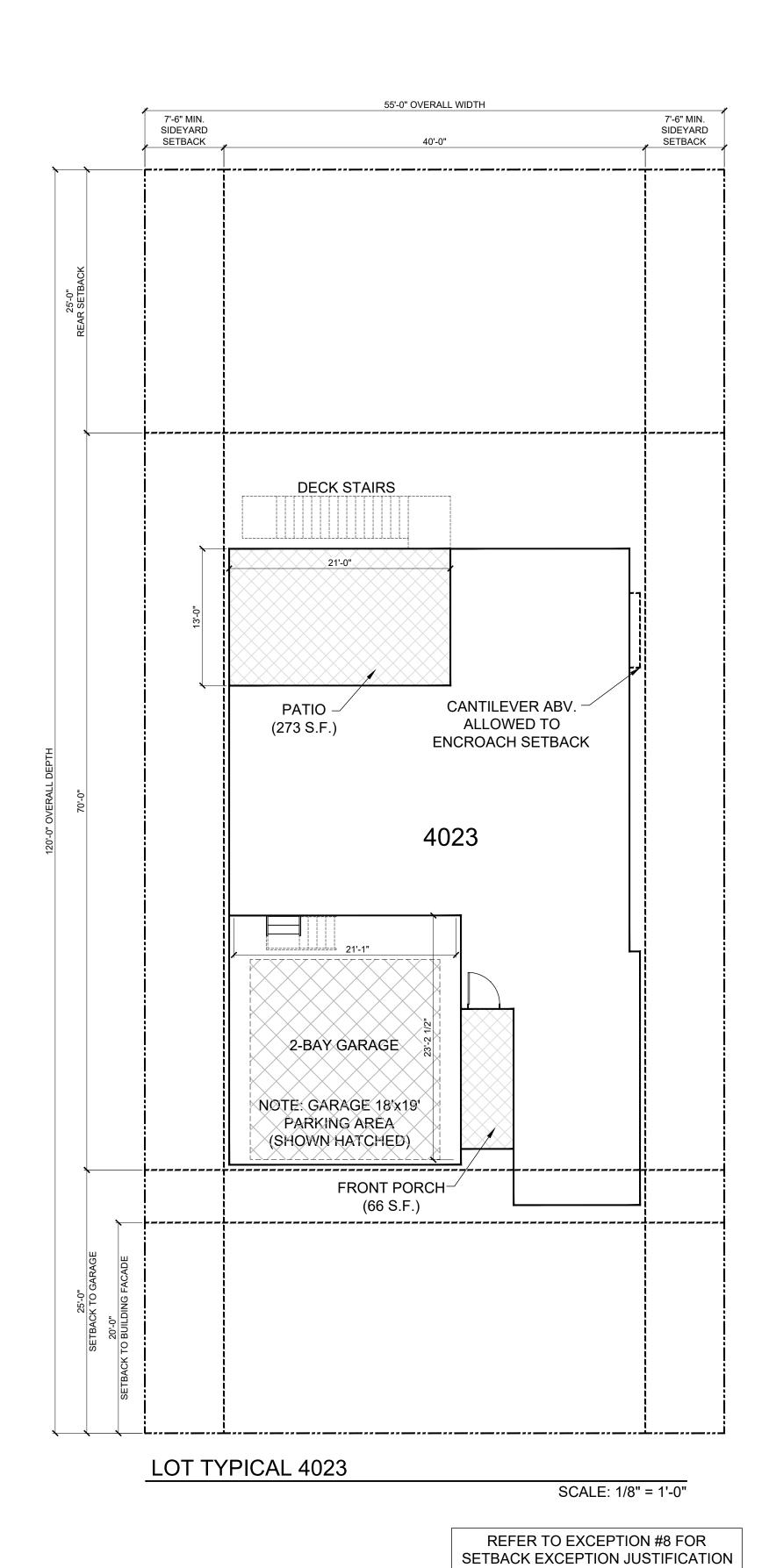


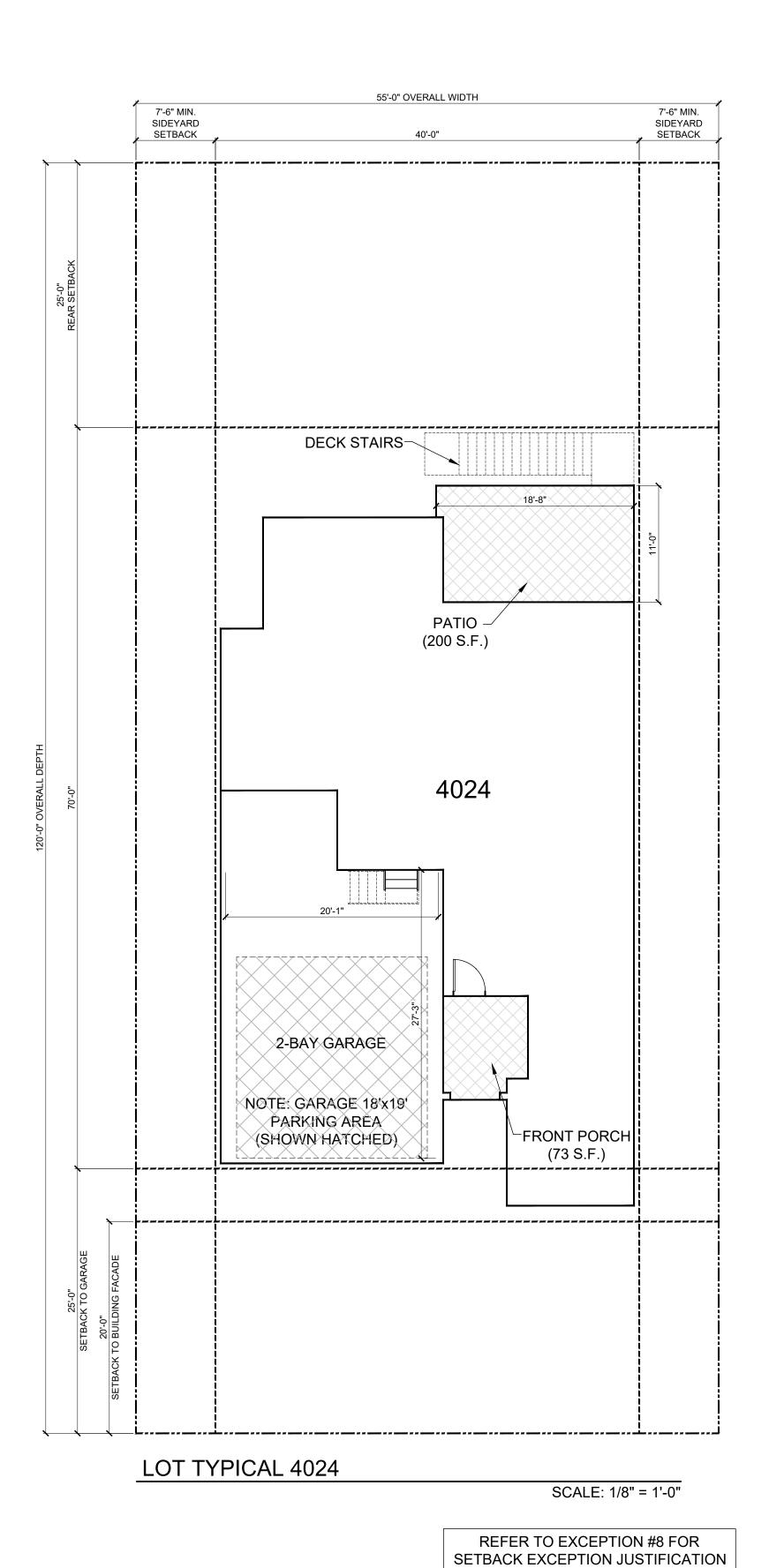




LOT TYPICALS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 73 OF97





Attachment 3

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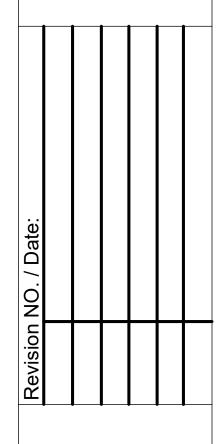
5975 S. Quebec Street
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CIVIL ENGINEERING

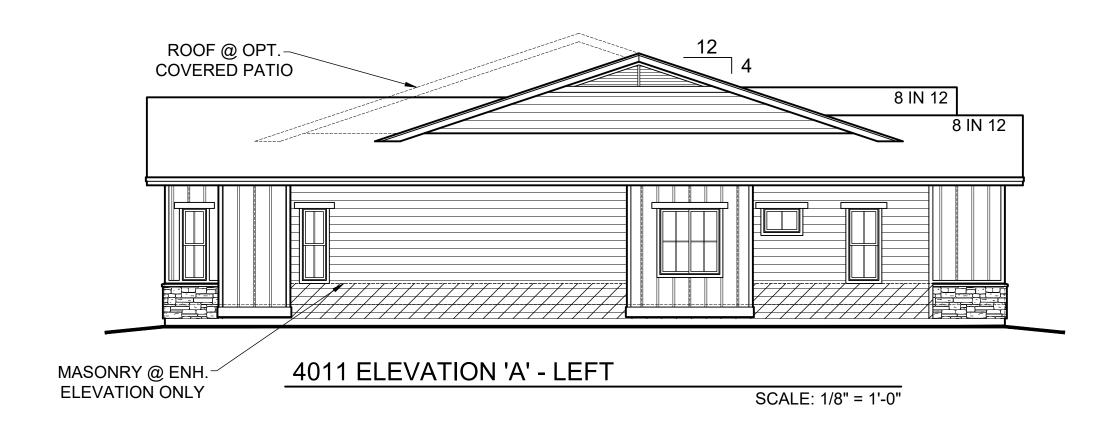
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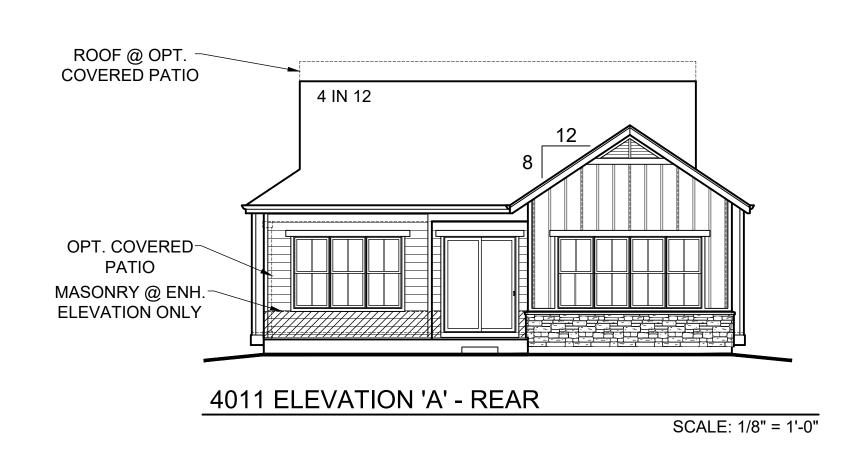
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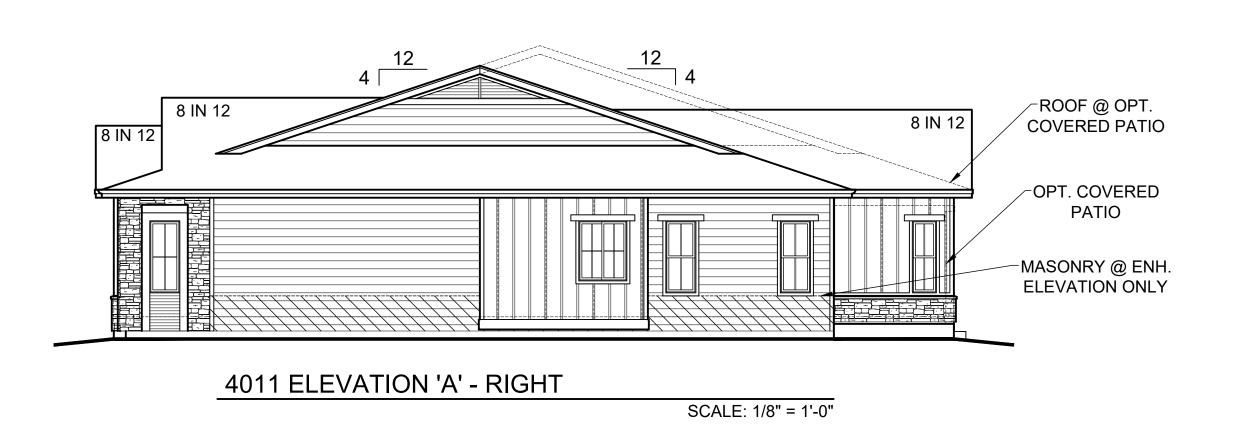
OFFICIAL DEVELOPMENT PLAN

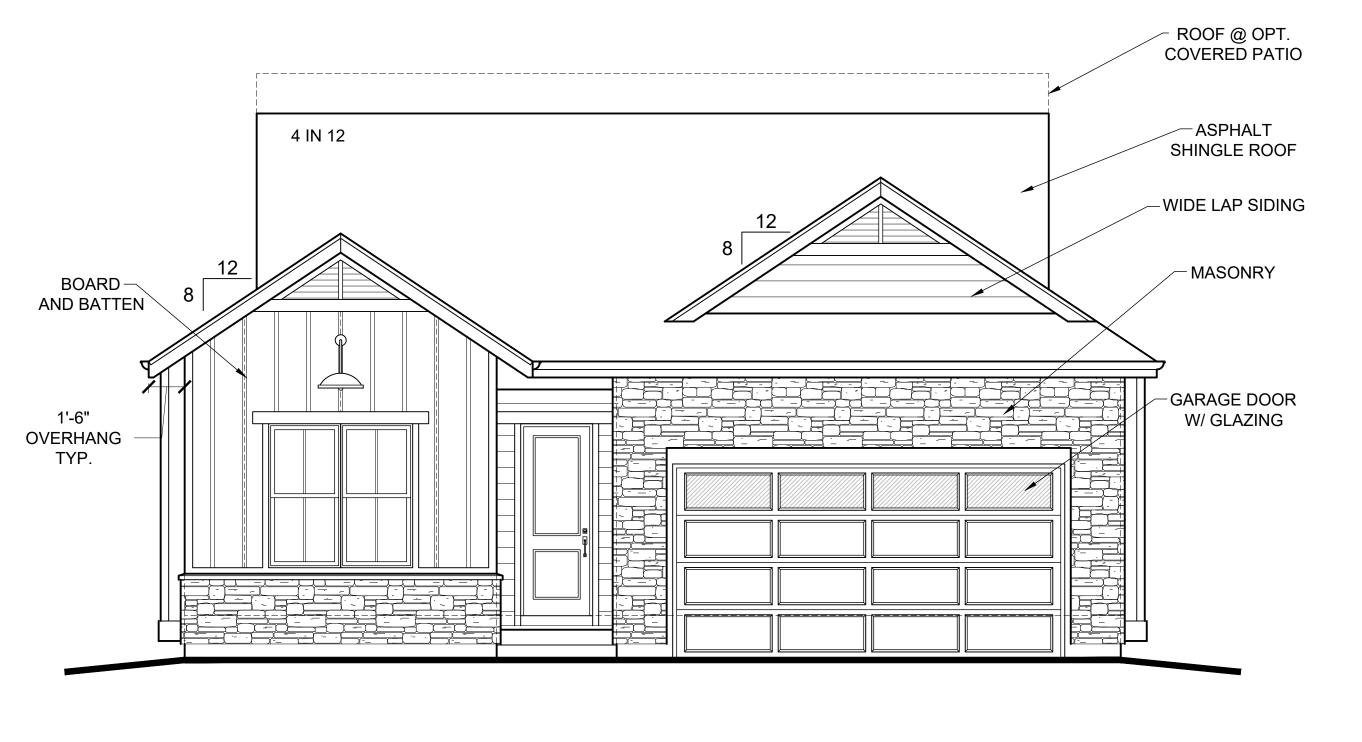


LOT TYPICALS









4011 ELEVATION 'A' - FRONT
42% MASONRY PROVIDED AT FRONT

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

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EMPER GARDENS

Revision NO. / Date:

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4011 ELEVATION 'A'

4011 - 'A' WALKOUT **ELEVATIONS**

75 OF 97

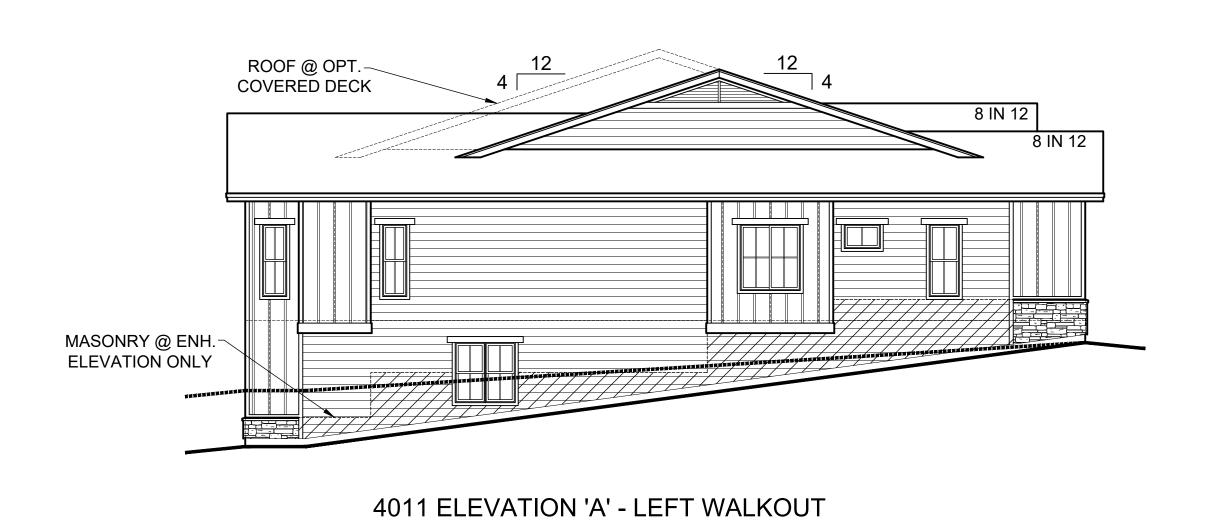
OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 75 OF97



4011 ELEVATION 'A' - REAR WALKOUT

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



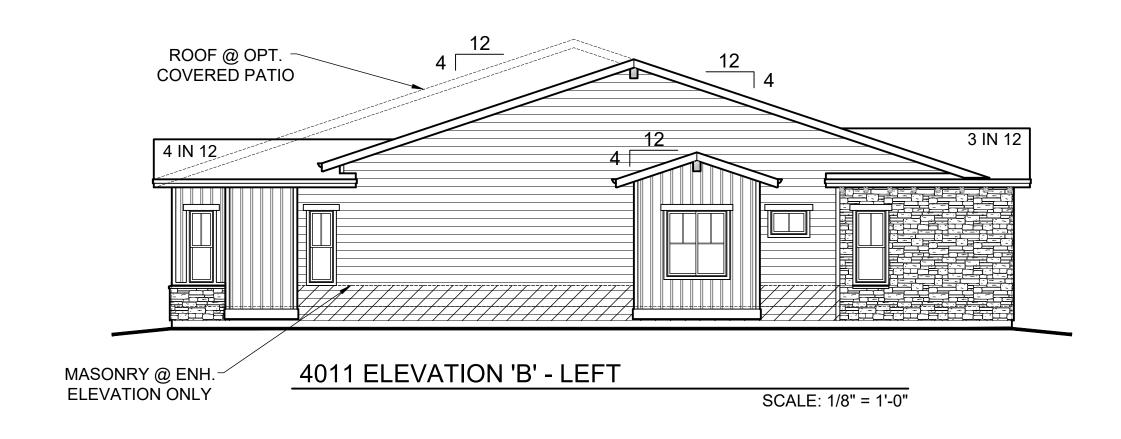
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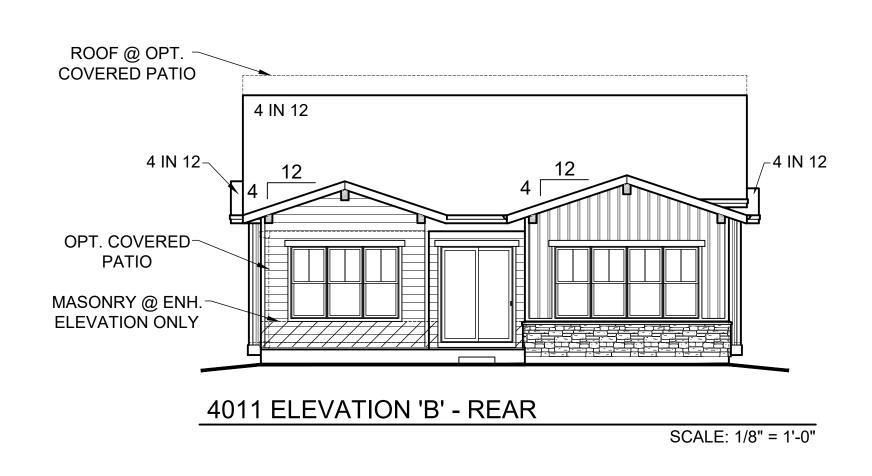


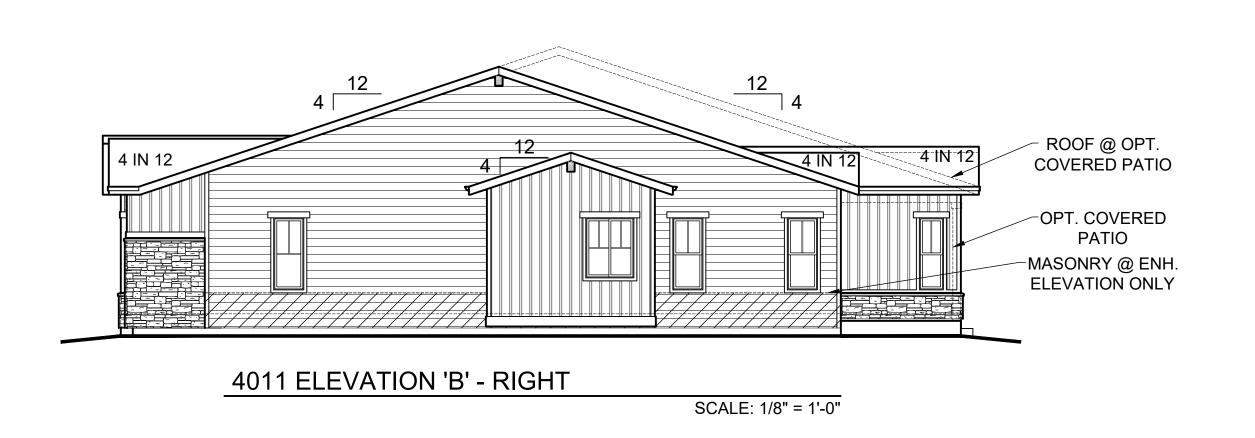
4011 ELEVATION 'A' - RIGHT WALKOUT

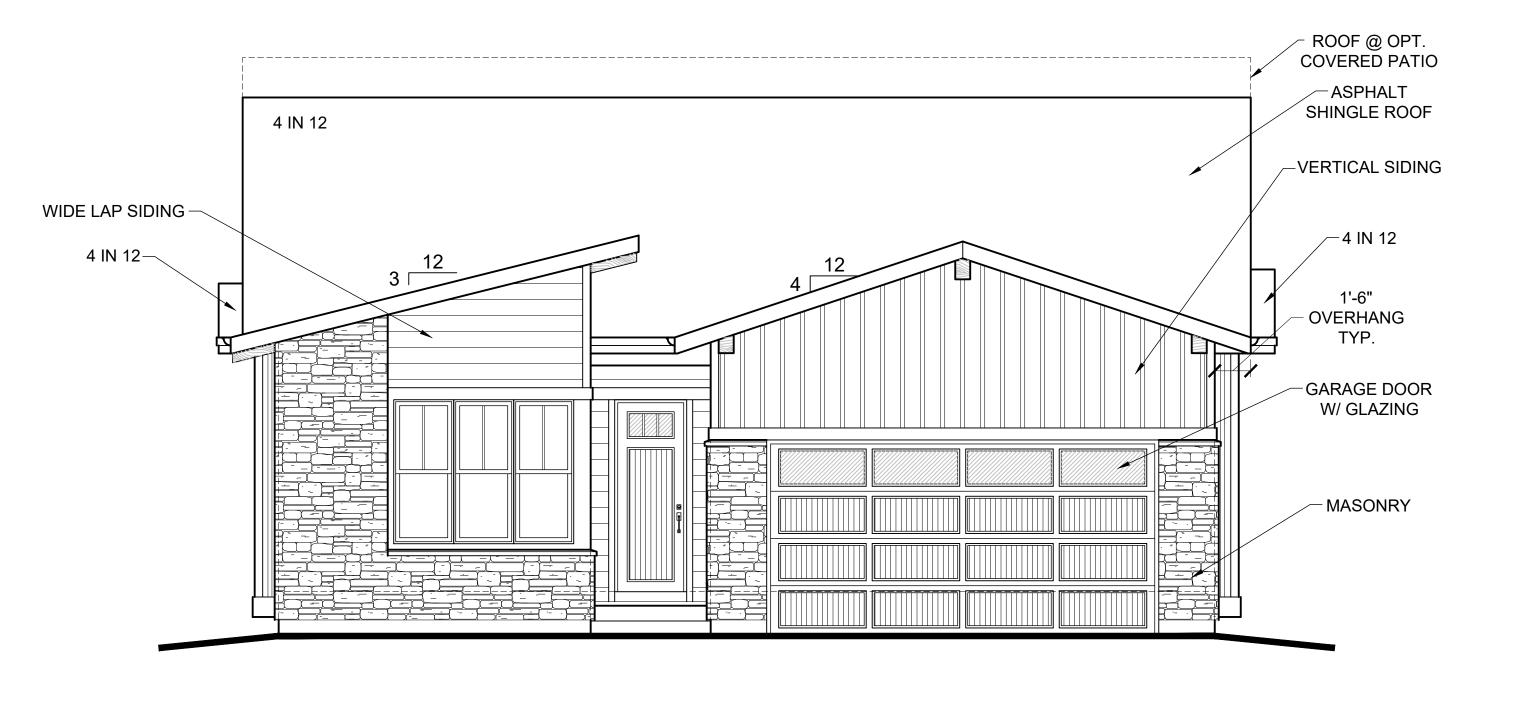
SCALE: 1/8" = 1'-0"

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 76 OF97









4011 ELEVATION 'B' - FRONT
39% MASONRY PROVIDED AT FRONT

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

Attachment 3

people creating spaces

pes group inc. www.pcsgroupco.com
240 kolomath st.
denver, co 80223
+2015314005



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ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street
Suite 250
Centennial, CO 80111

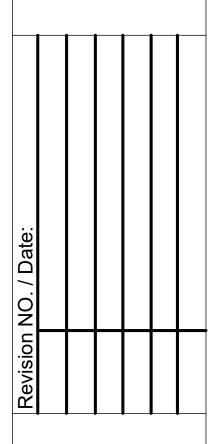


BERKELEYHONES Ate: May 19, 2023

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SEMPER GARDE

OFFICIAL DEVELOPMENT PL



4011 ELEVATION 'B'

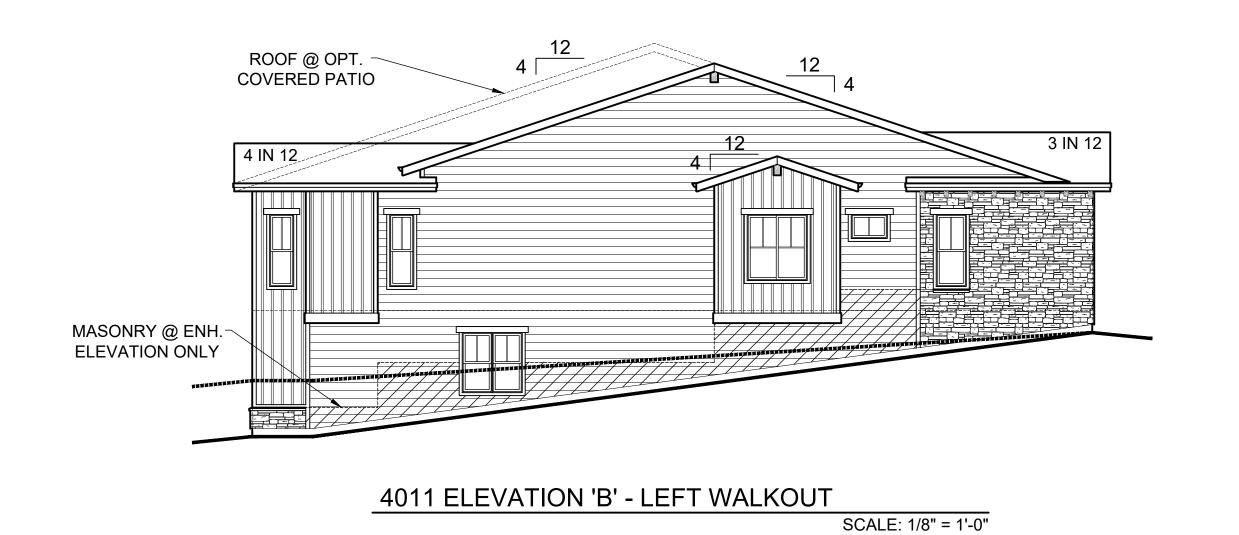
SEMPER GARDENS

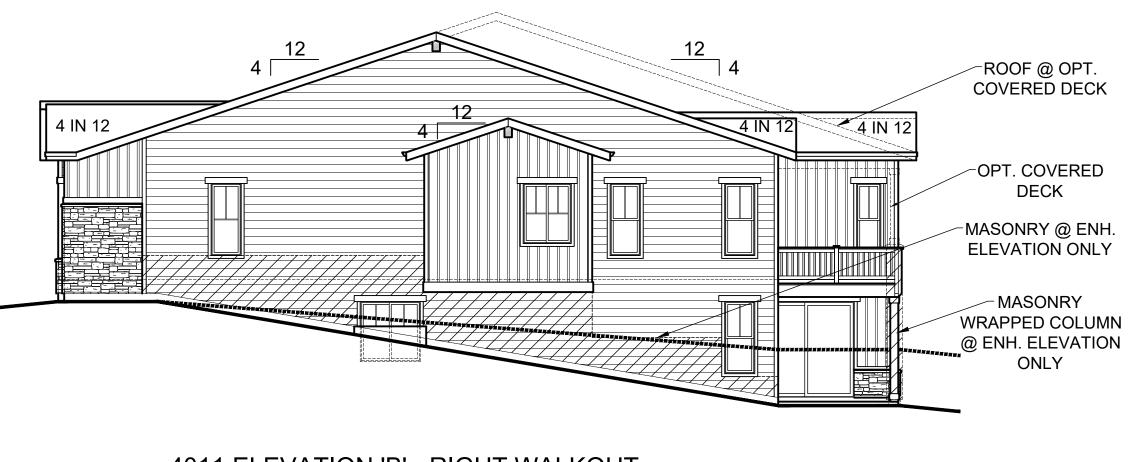
A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 77 OF97



4011 ELEVATION 'B' - REAR WALKOUT

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





4011 ELEVATION 'B' - RIGHT WALKOUT

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

Landscape Architecture | Planning

Attachment 3



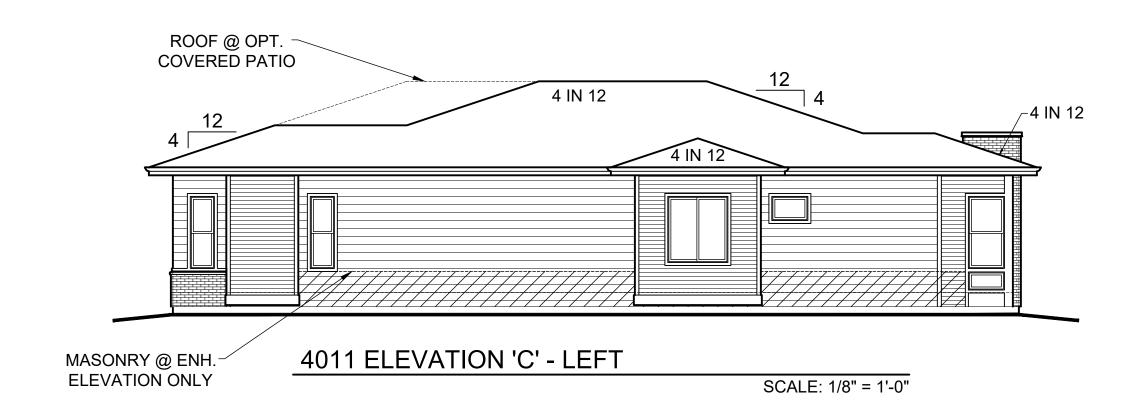
5975 S. Quebec Street Suite 250 Centennial, CO 80111

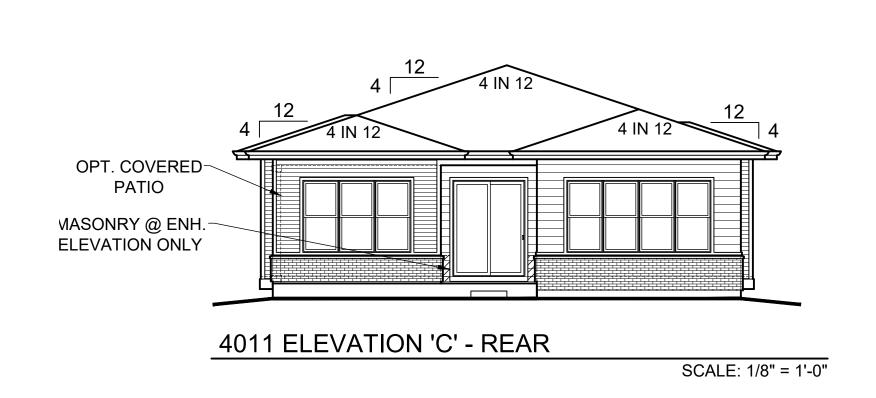
BERKELEYHONES

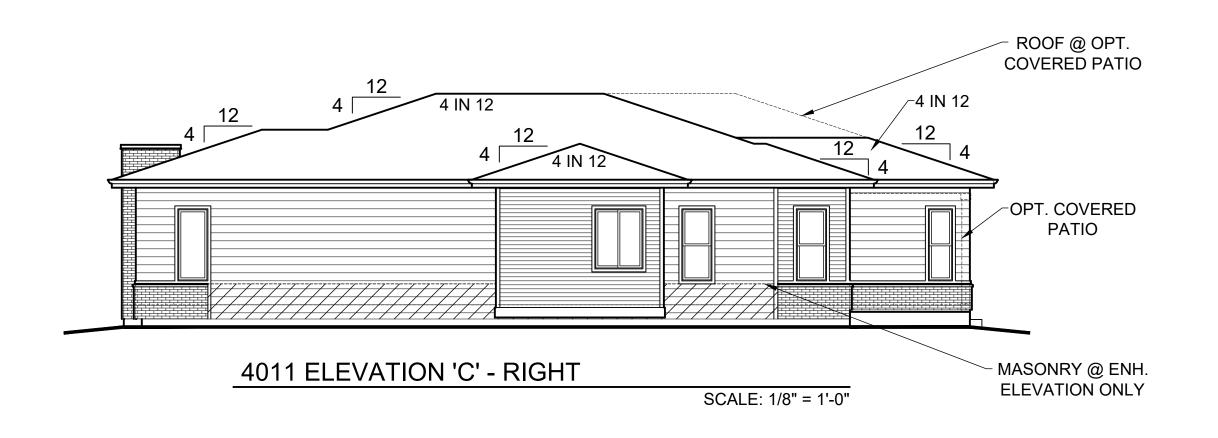
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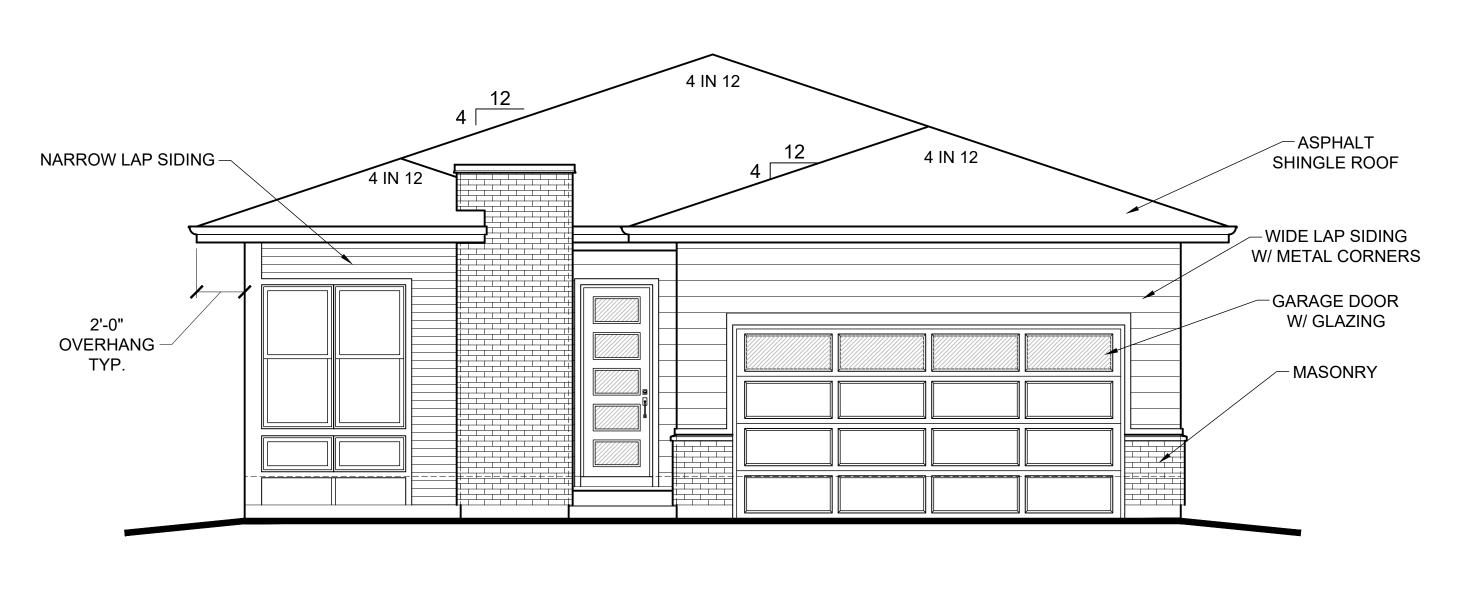
4011 - 'B' WALKOUT **ELEVATIONS**

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 78 OF97







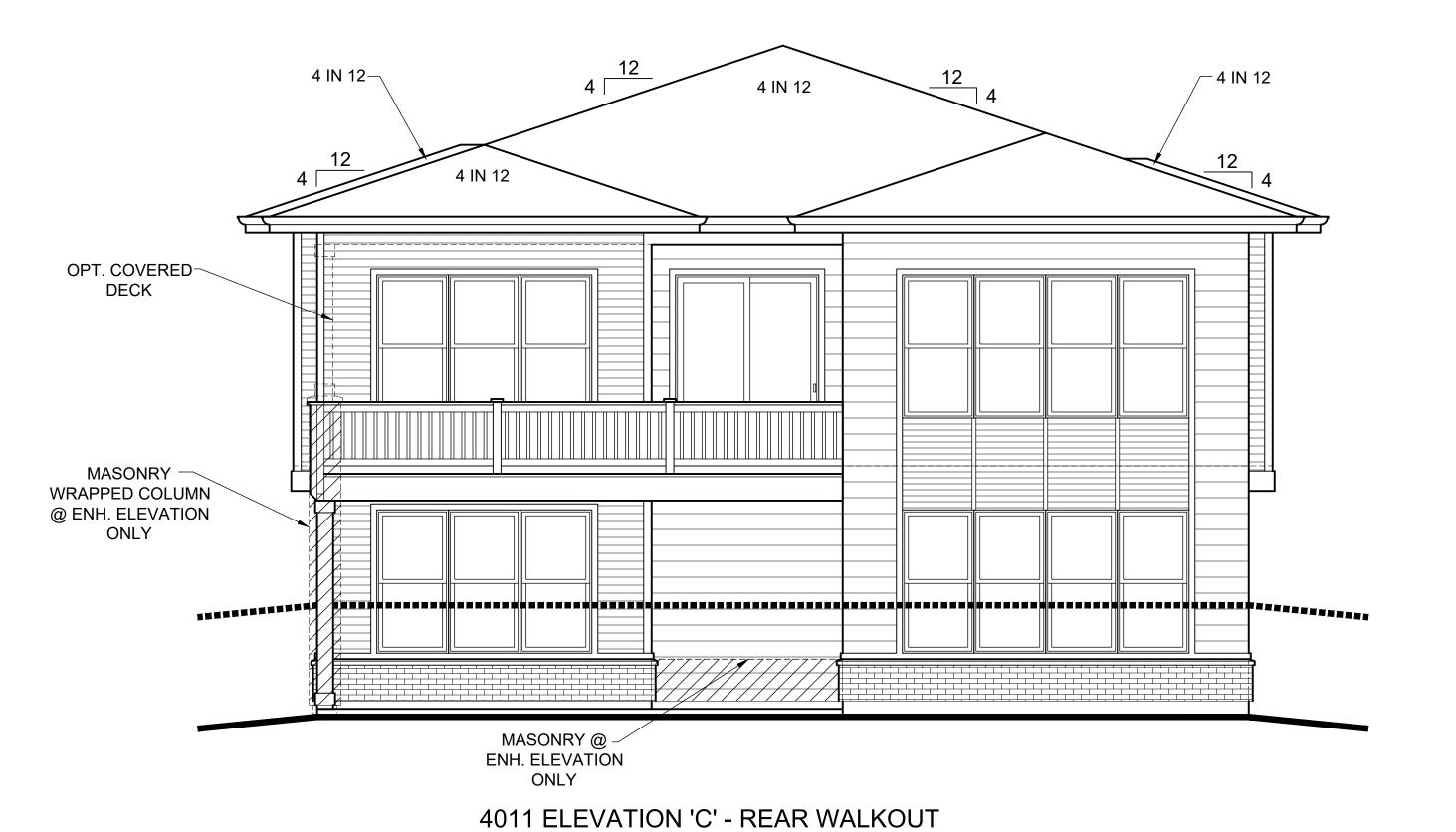


4011 ELEVATION 'C' - FRONT
33% MASONRY PROVIDED AT FRONT

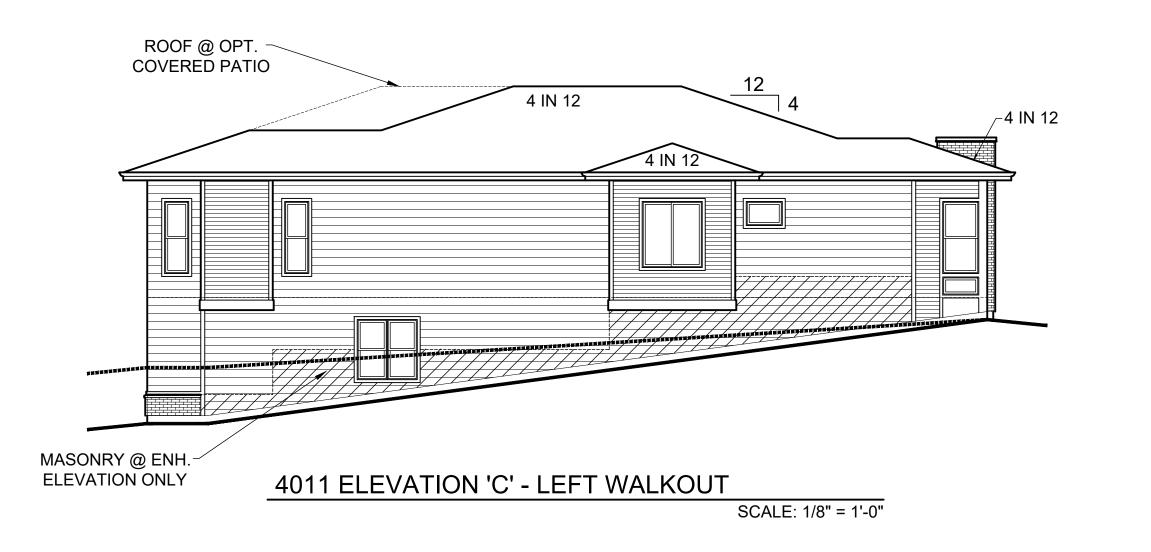
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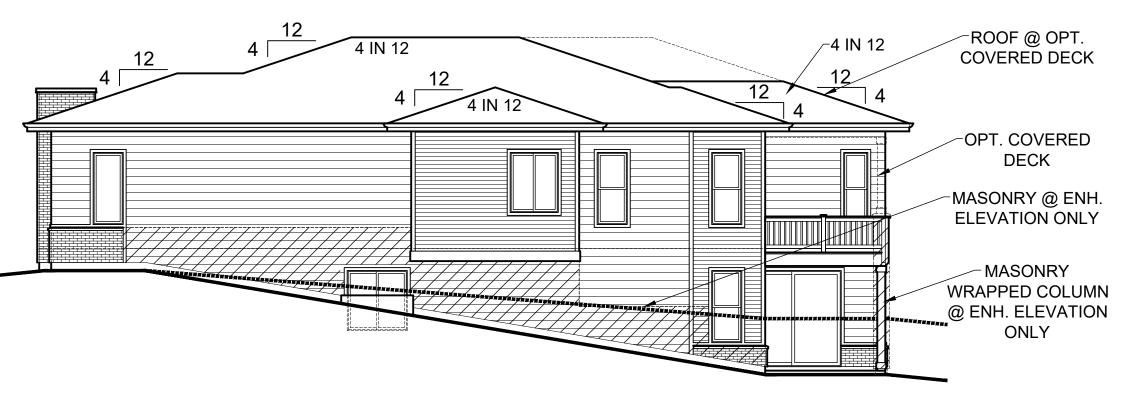
SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 79 OF97



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





4011 ELEVATION 'C' - RIGHT WALKOUT

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

Attachment 3

people creating spaces

pcs group inc. www.pcsgroupco.com
240 kolomath st.
denver. co 80223
† 303.531.4905



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CAGE CIVIL ENGINEERING

CIVIL ENGINEERING



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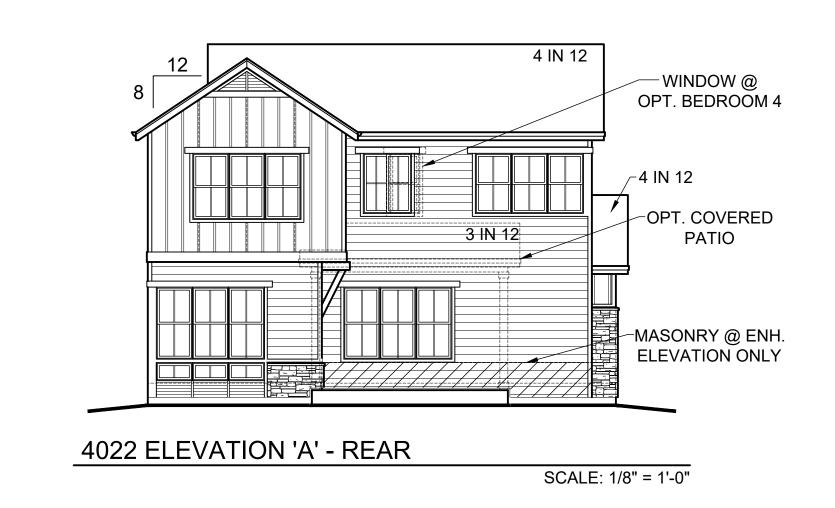
EMPER GARDEN

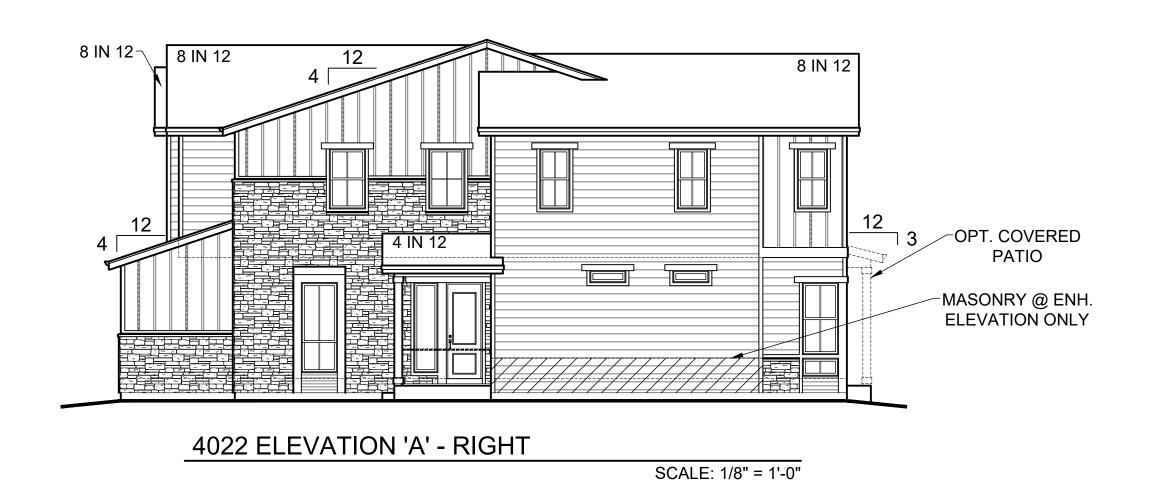
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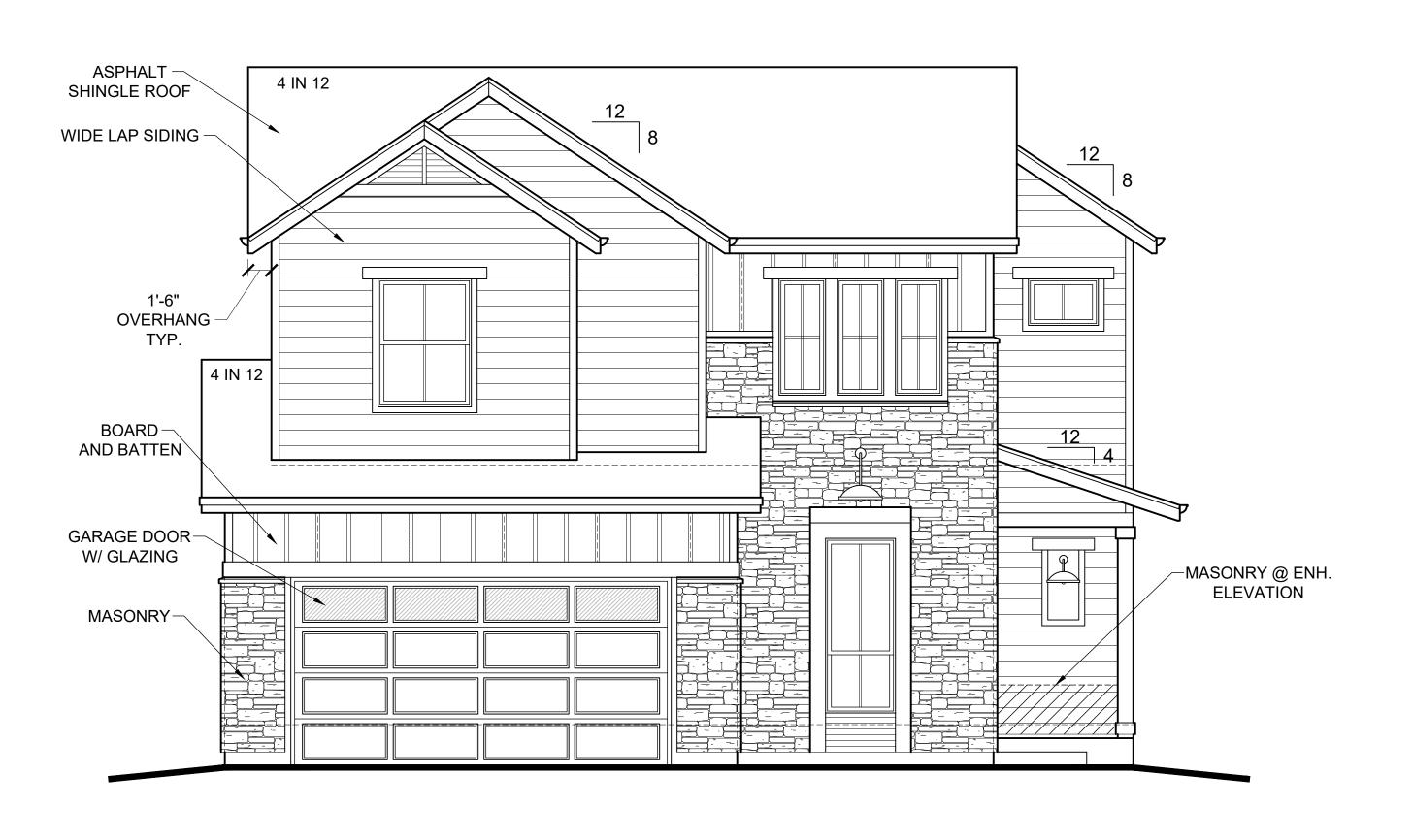
4011 - 'C' WALKOUT ELEVATIONS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 80 OF97









4022 ELEVATION 'A' - FRONT 30% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0" Attachment 3

Landscape Architecture | Planning

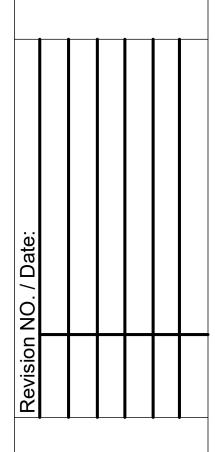


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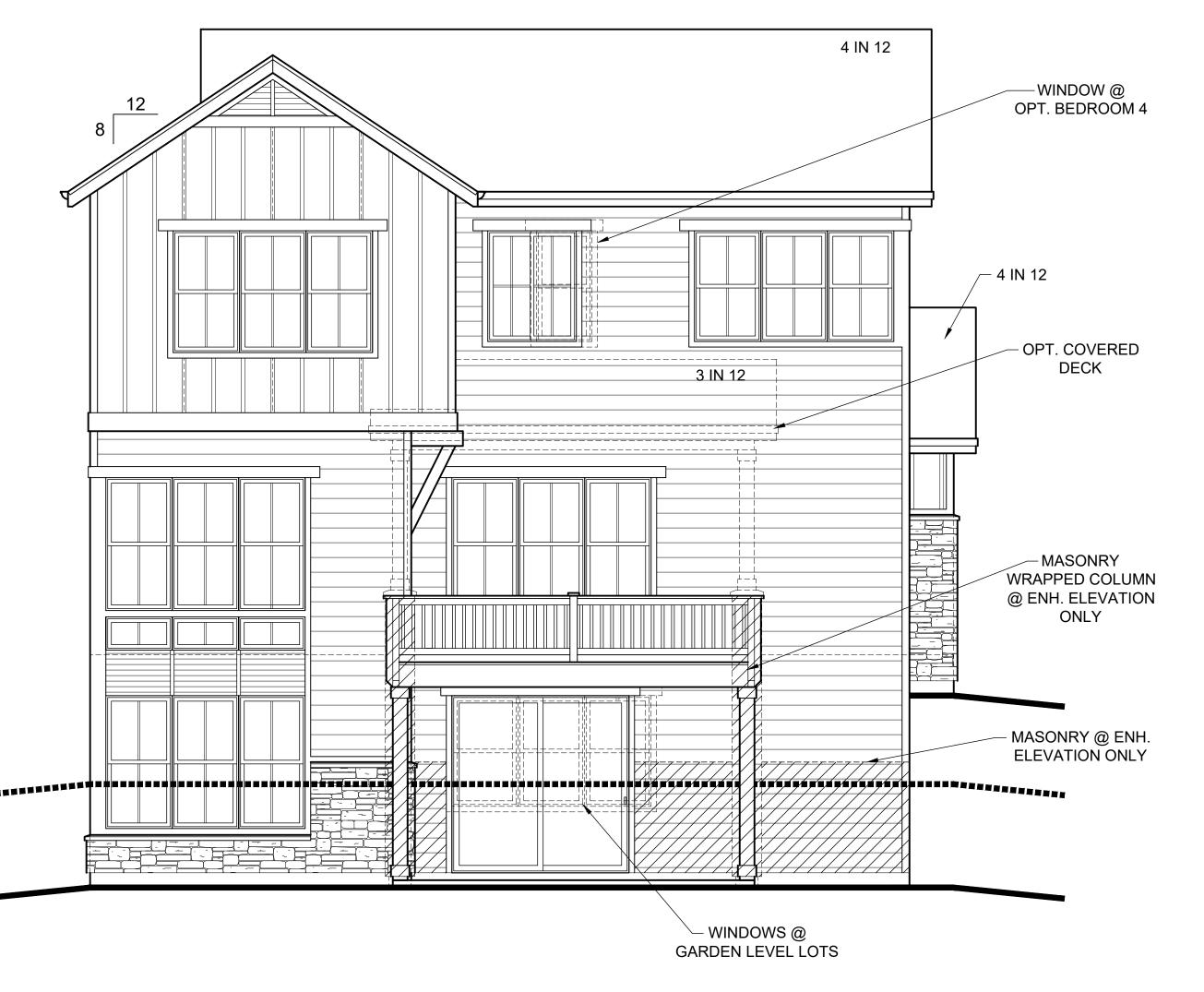
4022 **ELEVATION 'A'**

4022 - 'A' WALKOUT **ELEVATIONS**

81 OF 97

OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 81 OF97



4022 ELEVATION 'A' - REAR WALKOUT

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



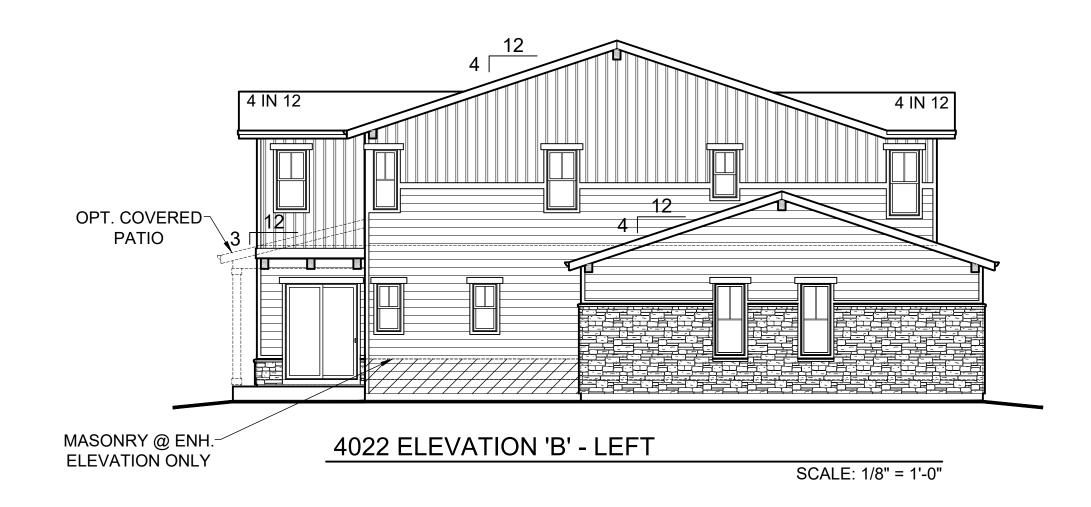


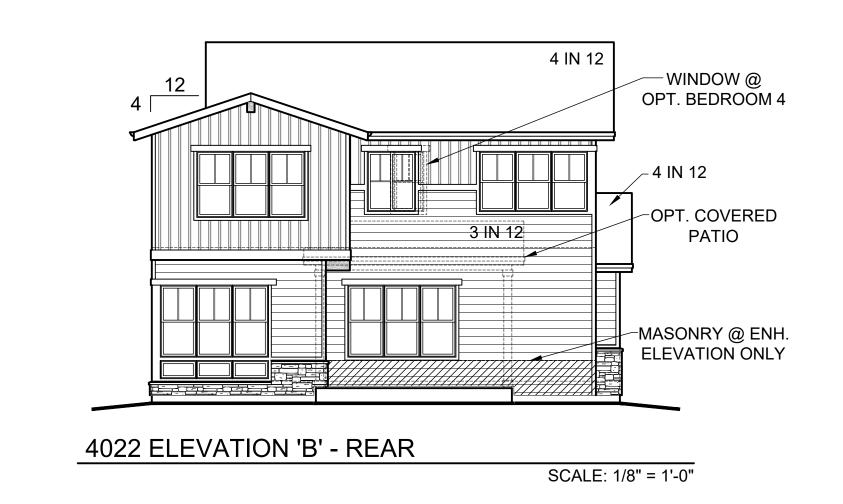
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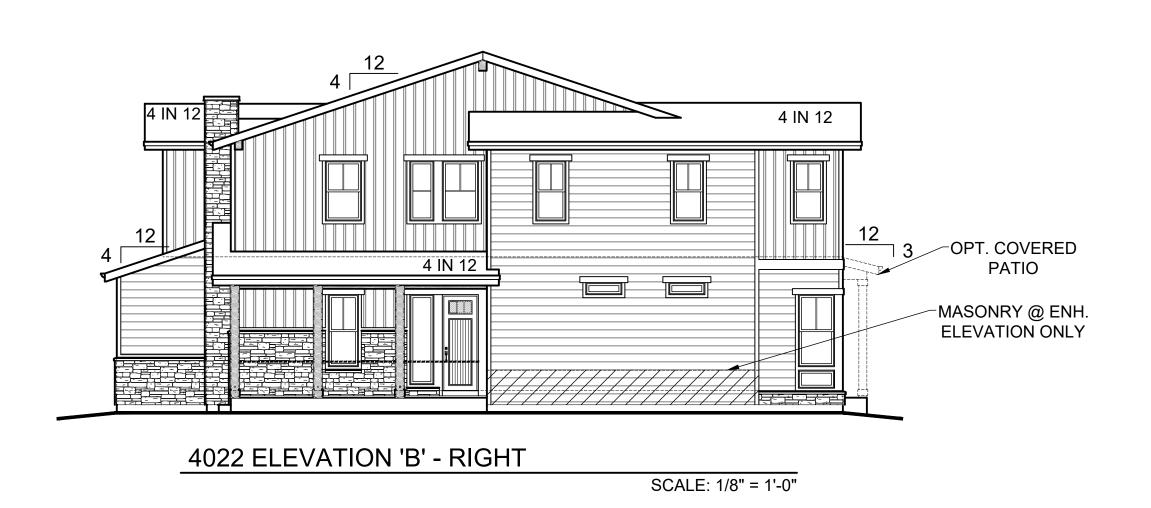
SCALE: 1/8" = 1'-0"

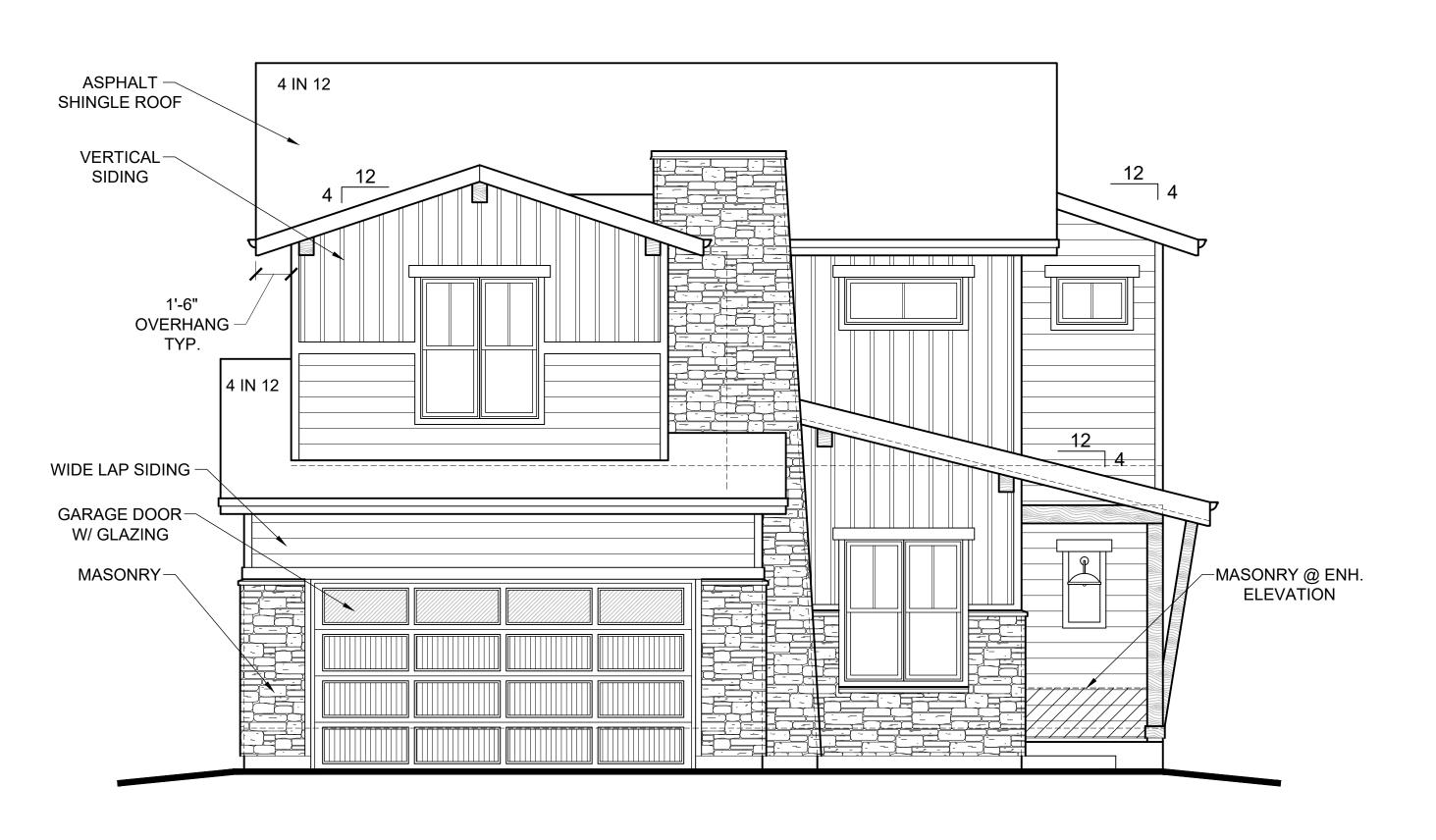
A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER

COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 82 OF97









4022 ELEVATION 'B' - FRONT 30% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0" Attachment 3

Landscape Architecture | Planning

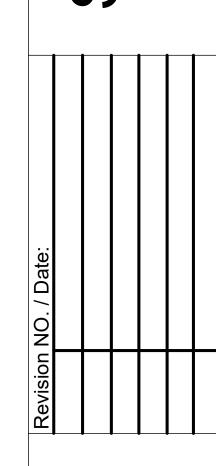


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4022 **ELEVATION 'B'**

Landscape Architecture | Planning





BERKELEYHONES

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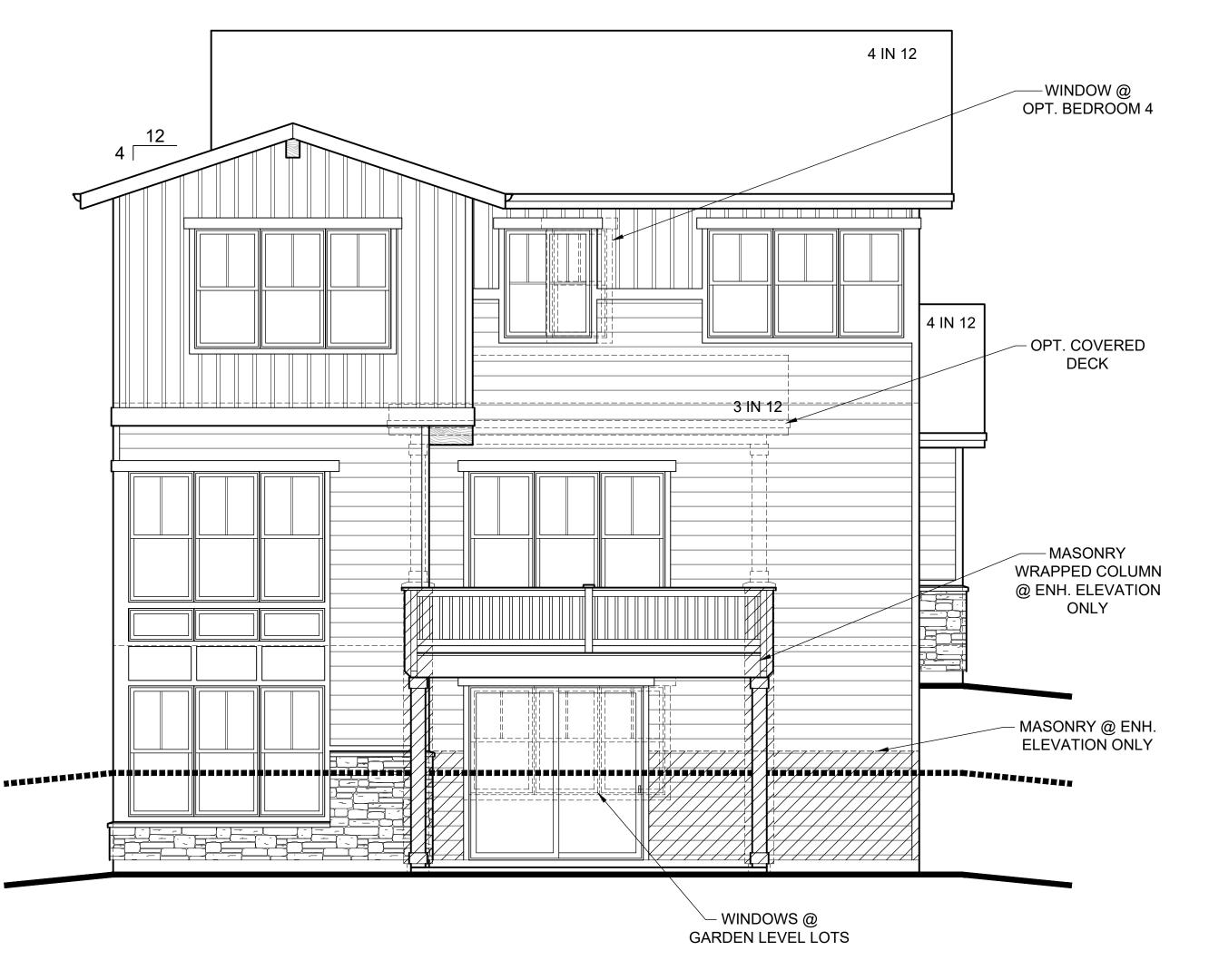
4022 - 'B' WALKOUT **ELEVATIONS**

83 OF 97

OFFICIAL DEVELOPMENT PLAN

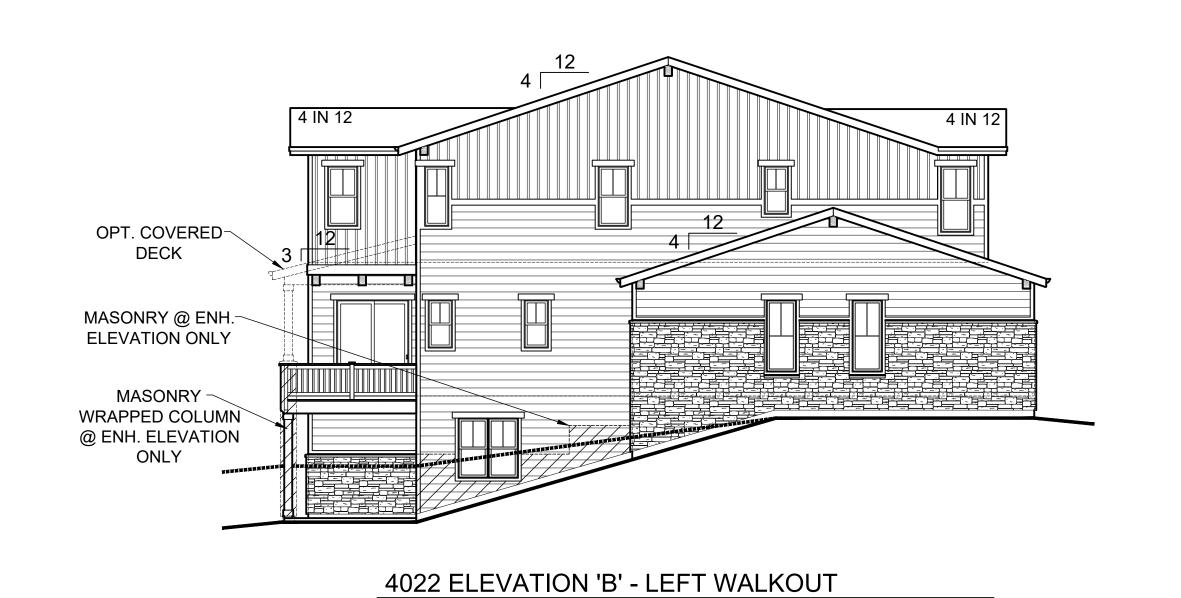
SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 83 OF97

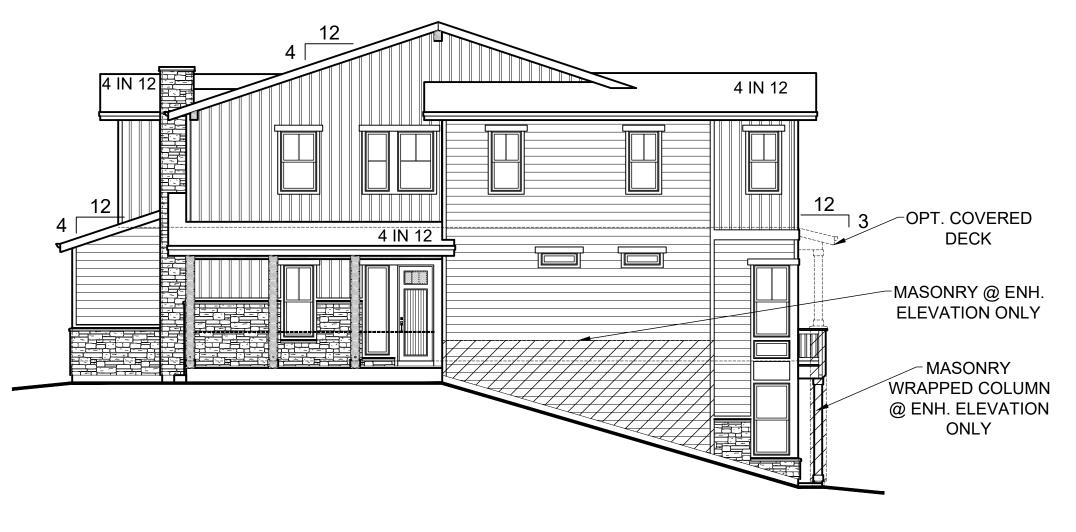


4022 ELEVATION 'B' - REAR WALKOUT

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



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



4022 ELEVATION 'B' - RIGHT WALKOUT

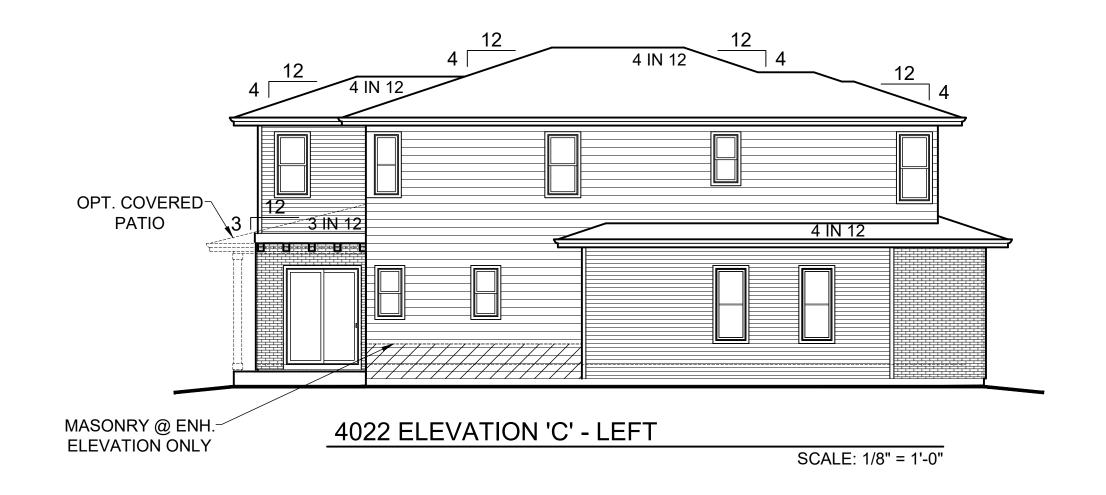
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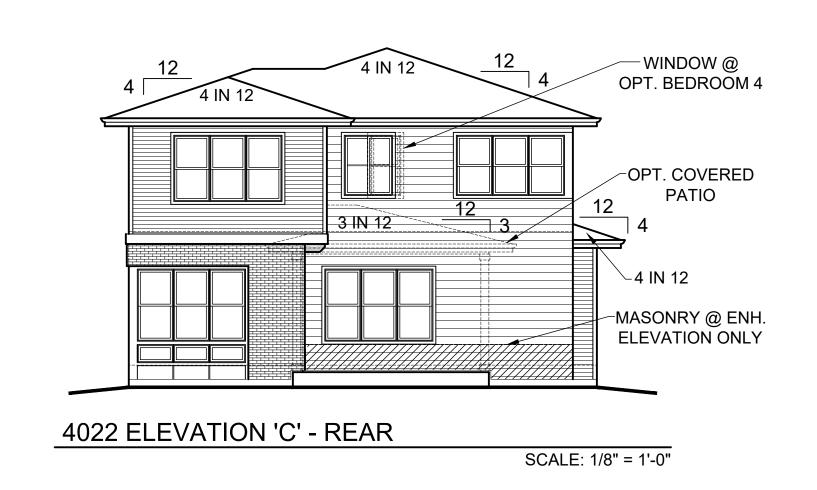
4022 ELEVATION 'C'

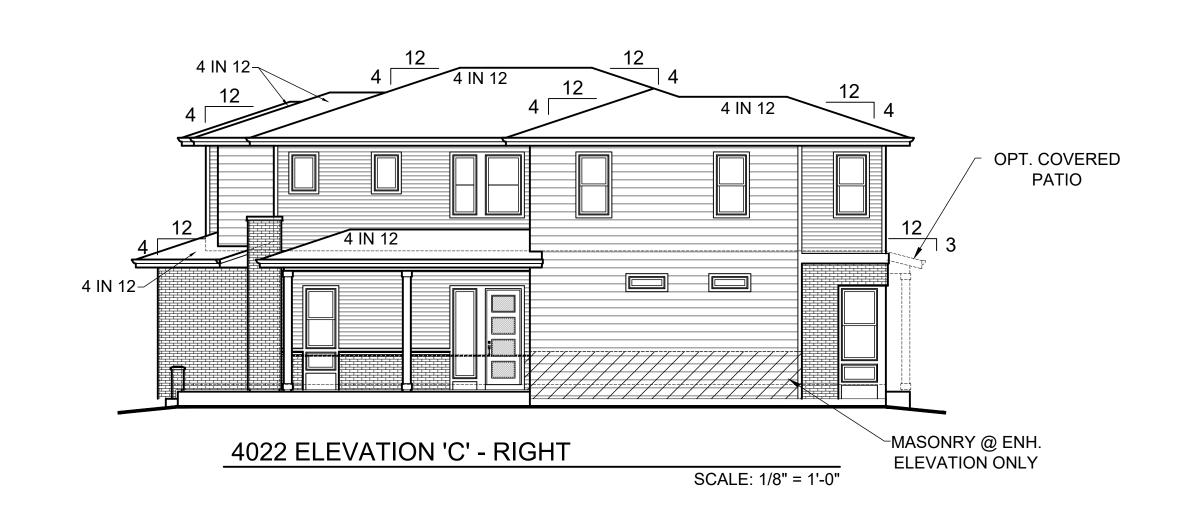
84 OF 97

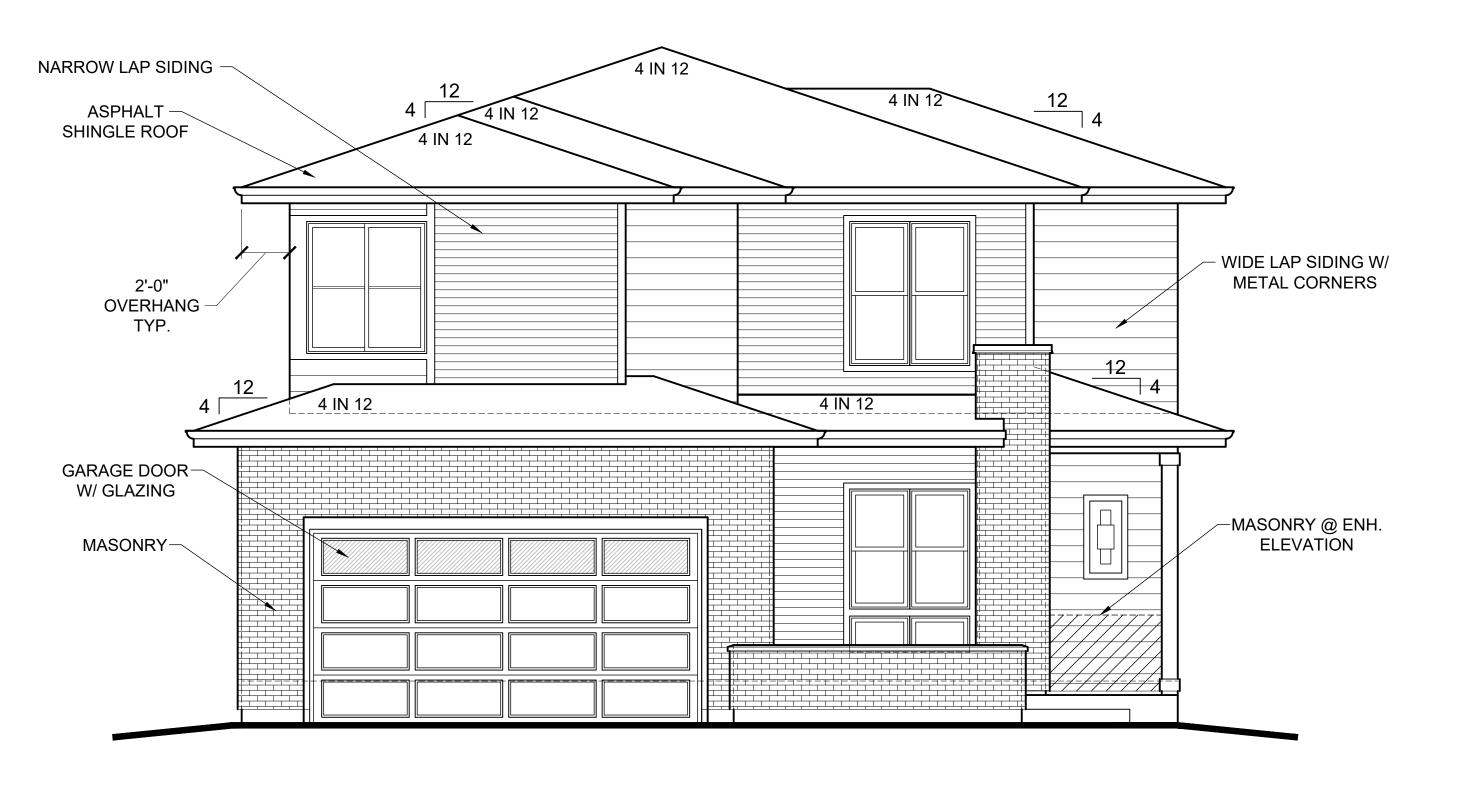
OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 84 OF97









4022 ELEVATION 'C' - FRONT
35% MASONRY PROVIDED AT FRONT

T FRONT SCALE: 1/4" = 1'-0"



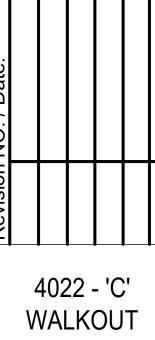


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BERKELEYHONES

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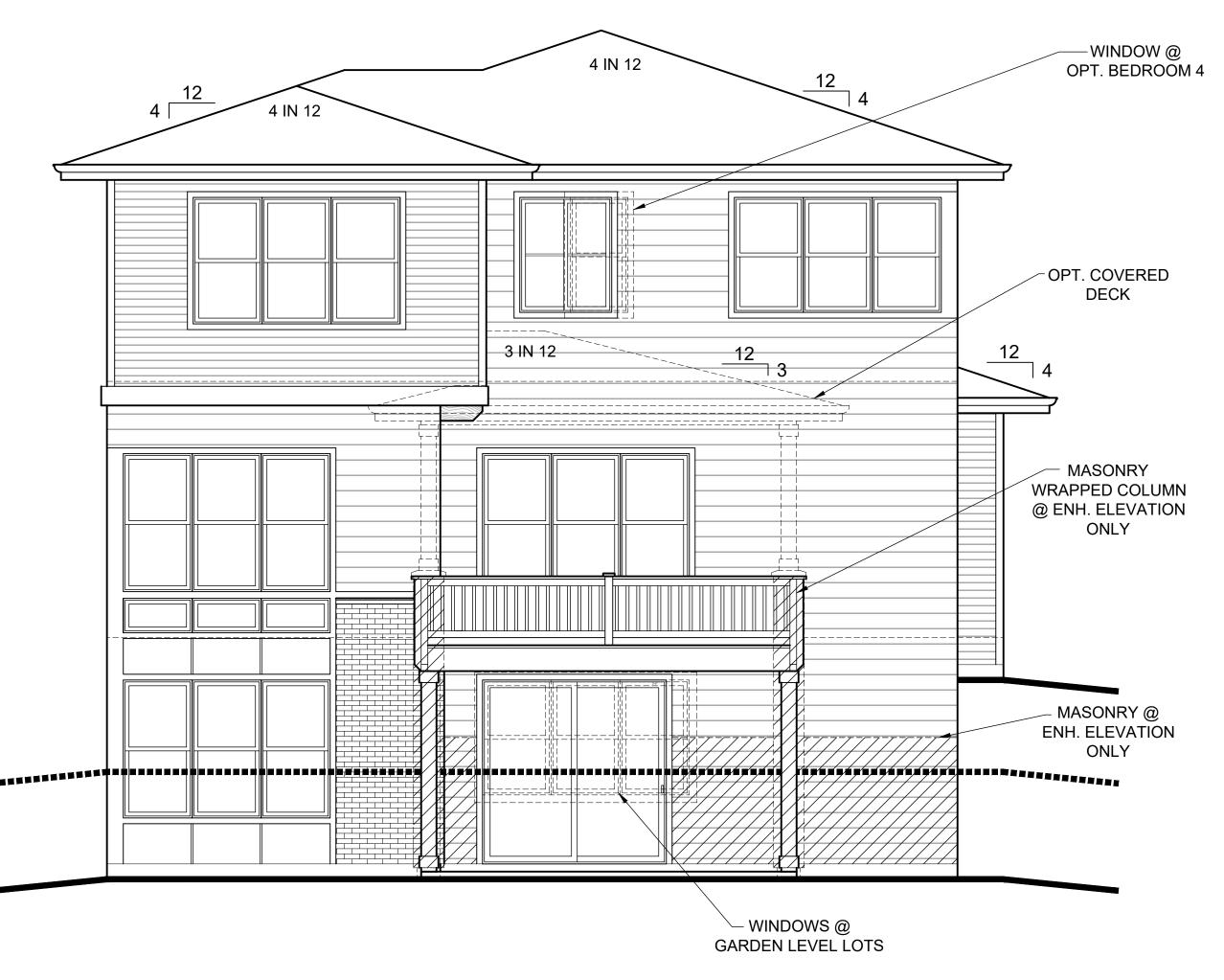


WALKOUT ELEVATIONS

85 OF 97

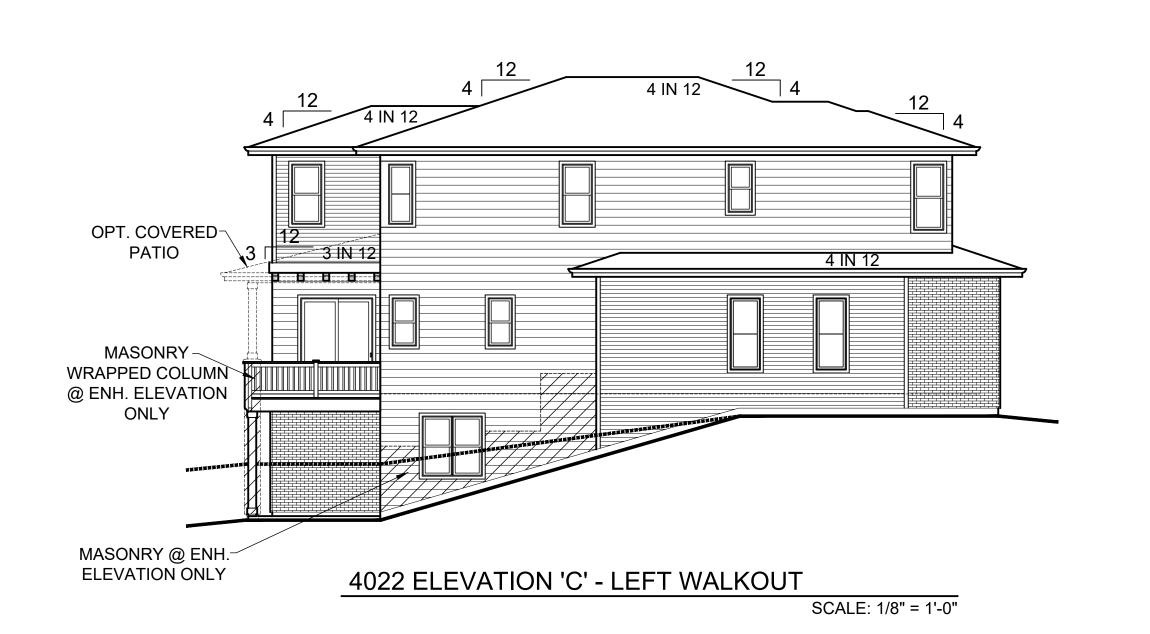
OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

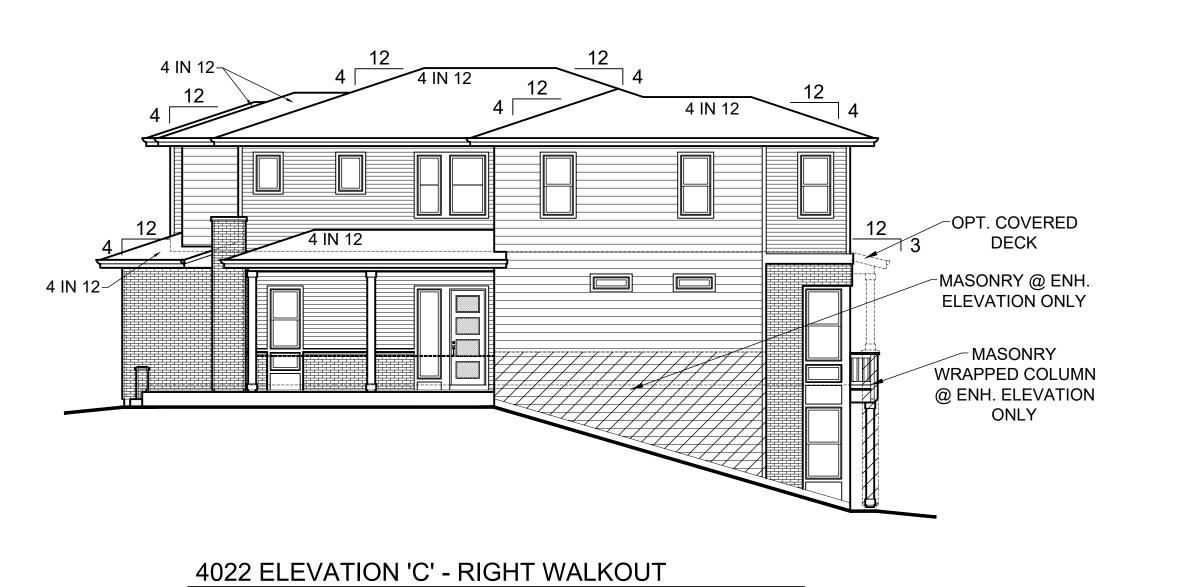
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 85 OF97



4022 ELEVATION 'C' - REAR WALKOUT

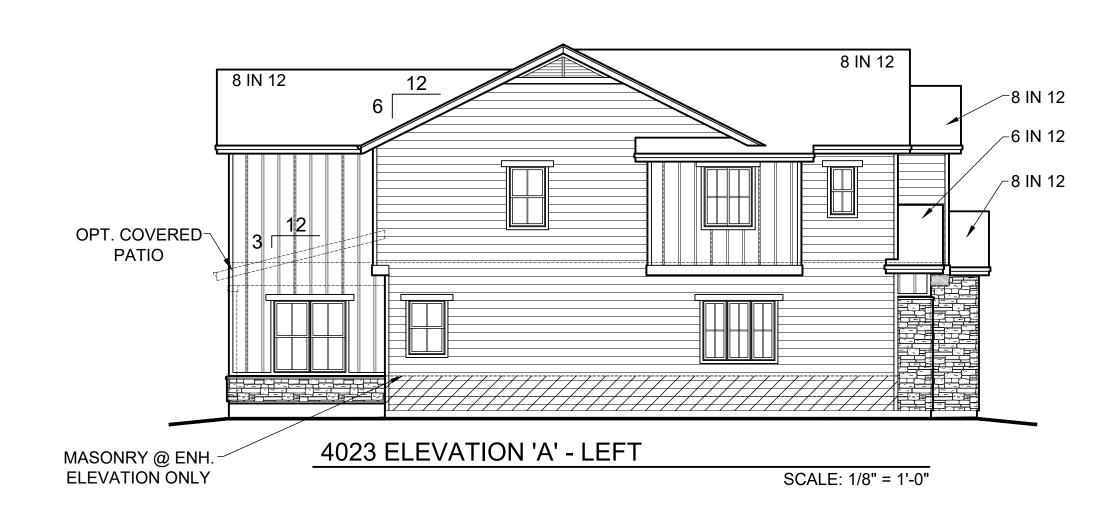
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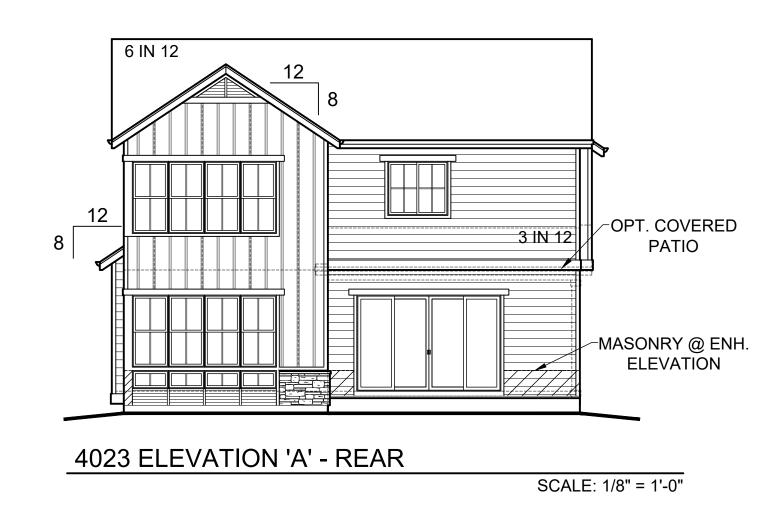


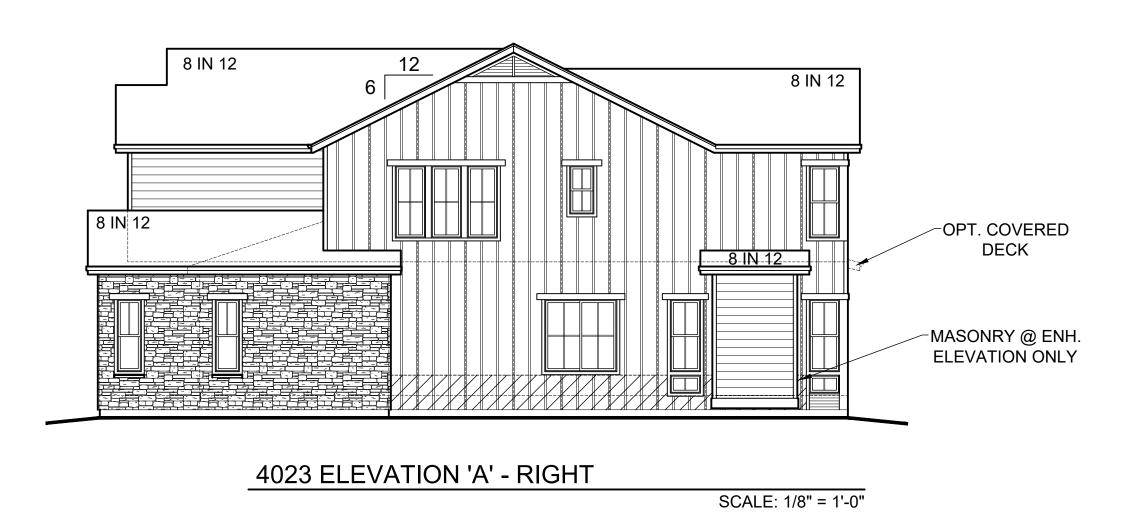


SCALE: 1/8" = 1'-0"

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 86 OF97









4023 ELEVATION 'A' - FRONT

31% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

Attachment 3

people creating spaces

pcs group inc. www.pcsgroupco.com
240 kalamath st.
denver, co 80223
1 303.531.4905



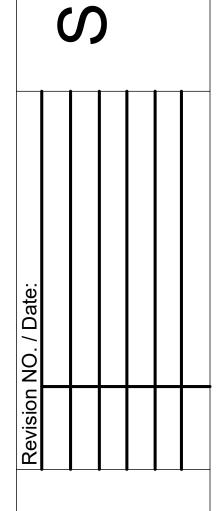
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

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civil engineering

BERKELEVHONES

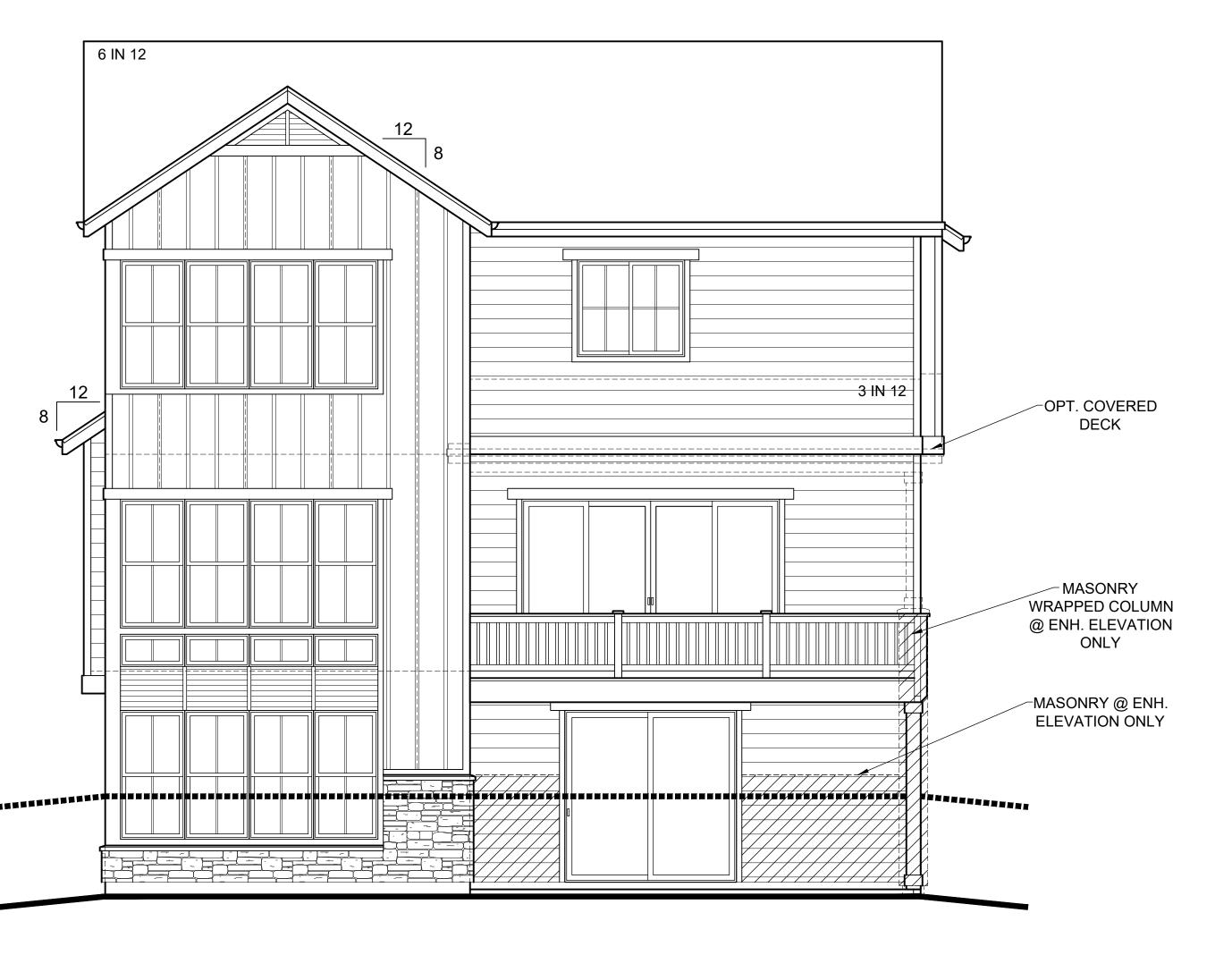
EMPER GARDENS



4023 ELEVATION 'A'

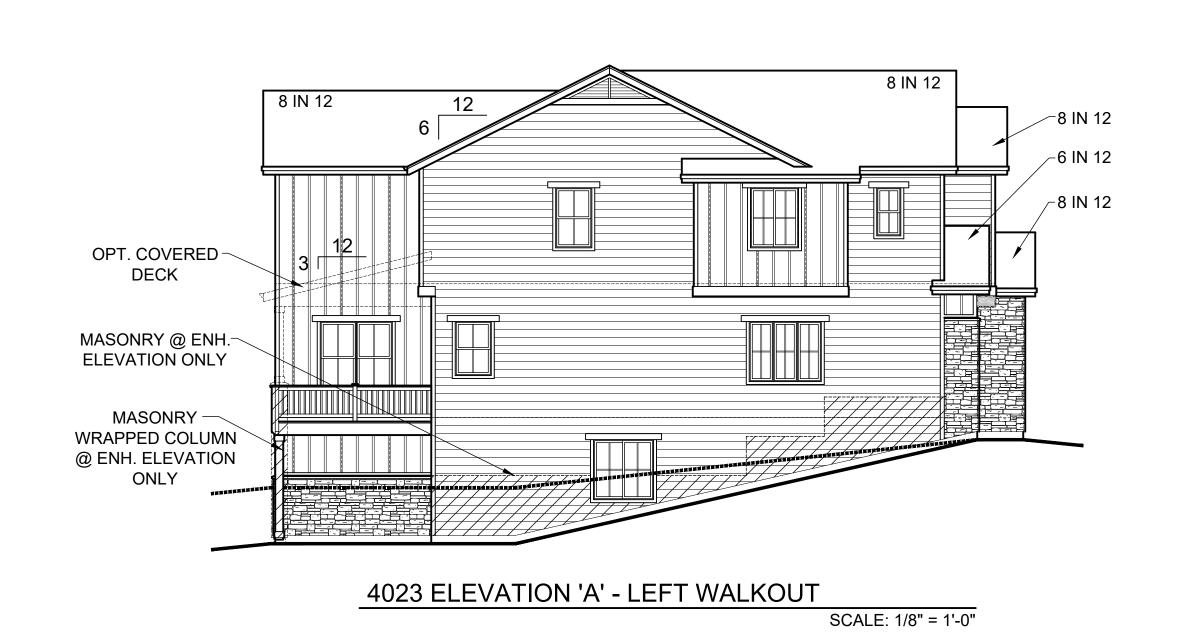
SEMPER GARDENS

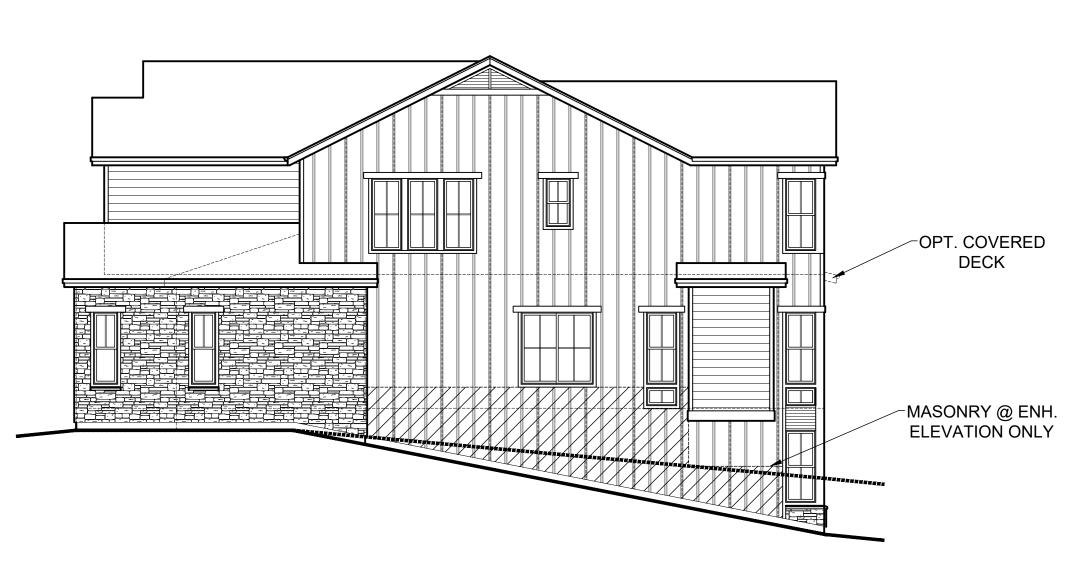
A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 87 OF97



4023 ELEVATION 'A' - REAR WALKOUT

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





4023 ELEVATION 'A' - RIGHT WALKOUT

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

Attachment 3

Landscape Architecture | Planning

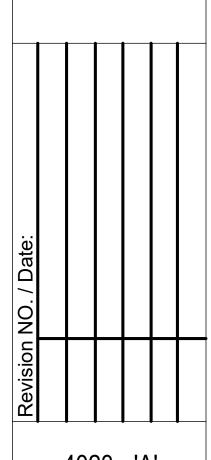






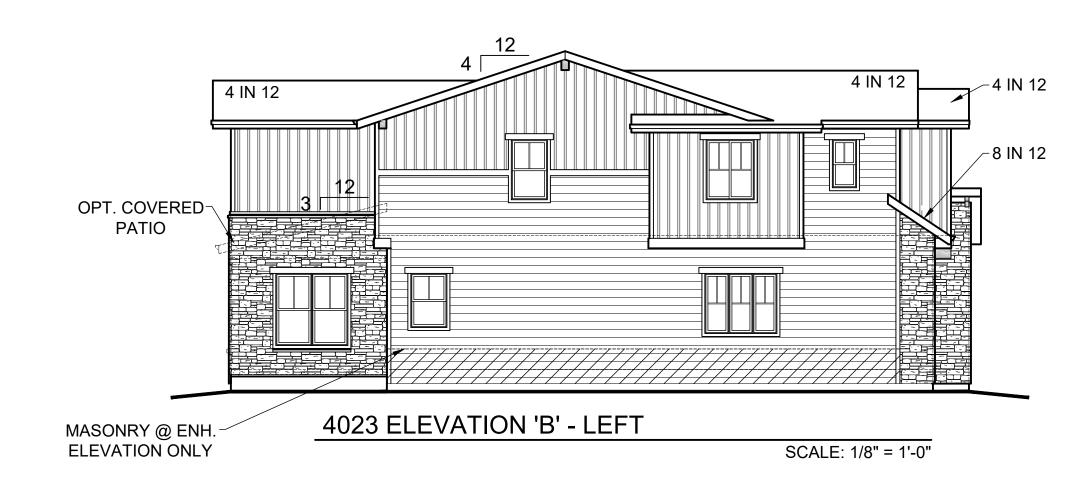


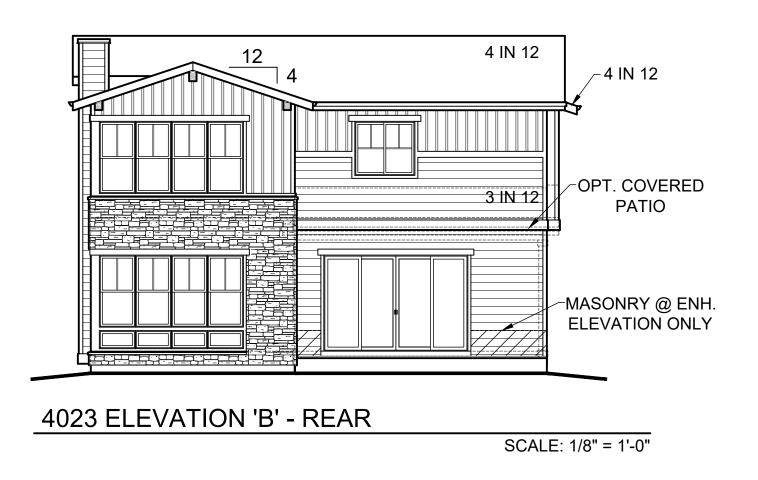




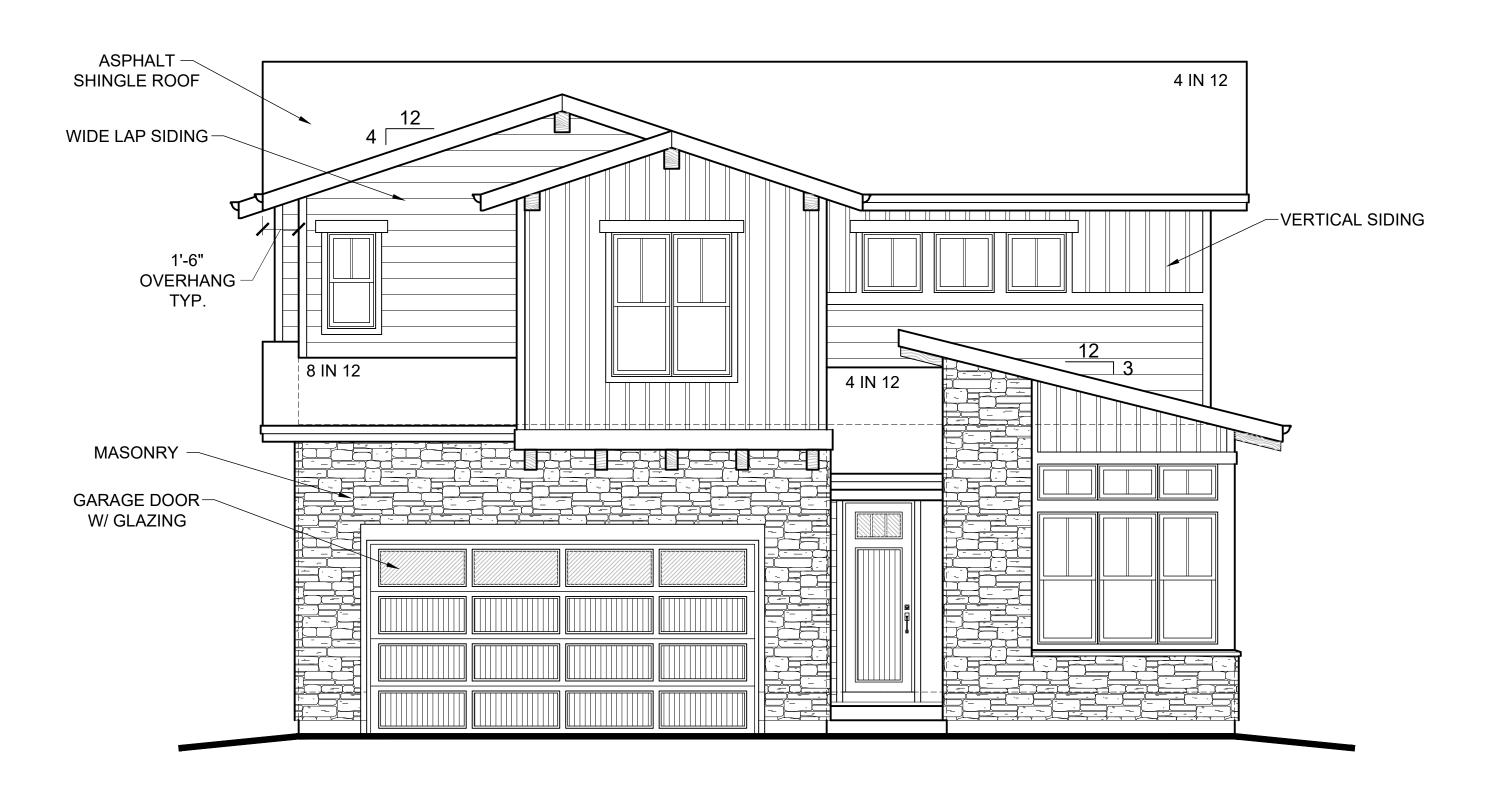
4023 - 'A' WALKOUT **ELEVATIONS**

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 88 OF97









4023 ELEVATION 'B' - FRONT 36% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0" Attachment 3

Landscape Architecture | Planning

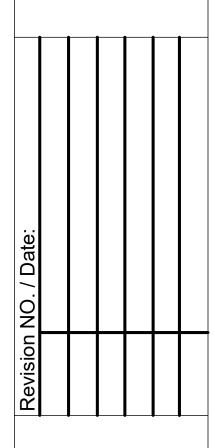


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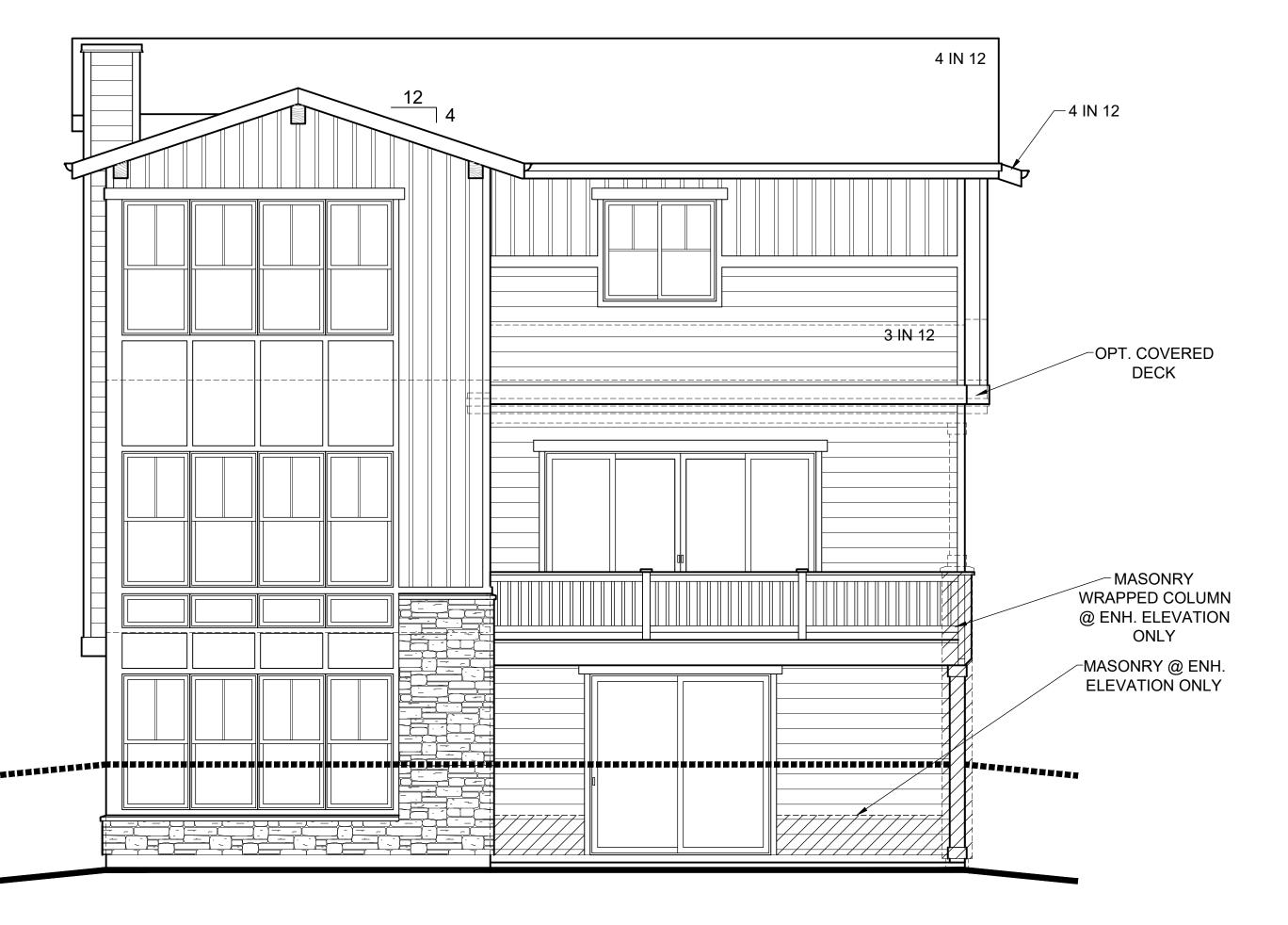
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ELEVATION 'B'

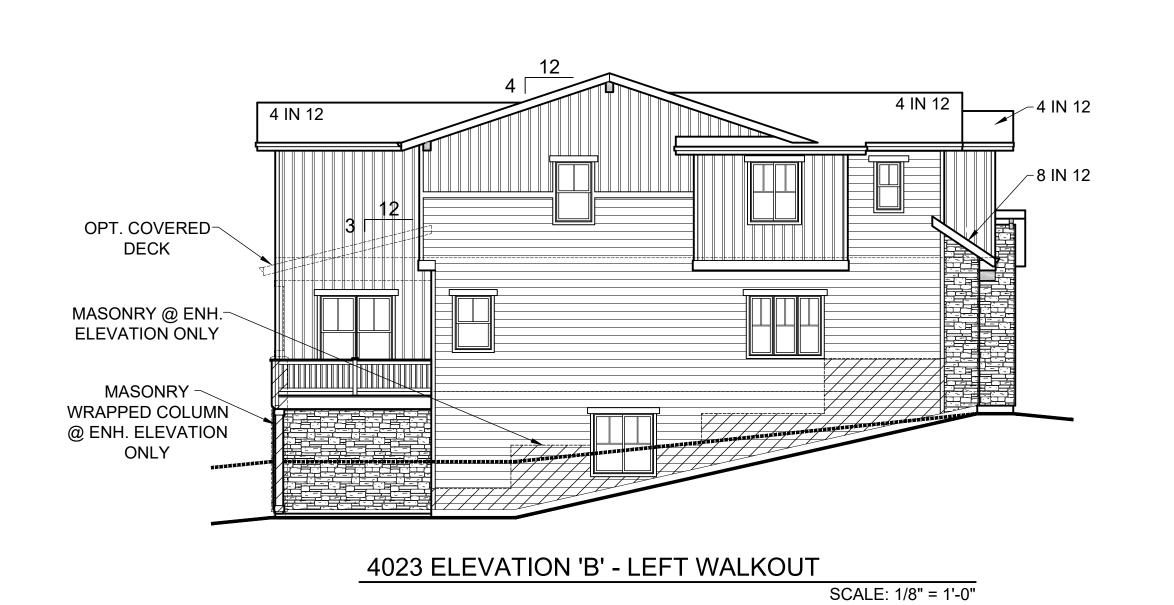
OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 89 OF97



4023 ELEVATION 'B' - REAR WALKOUT

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





4023 ELEVATION 'B' - RIGHT WALKOUT

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

Attachment 3

people creating spaces

pcs group inc. www.pcsgroupco.com
240 kalamath st.
denver, co 80223
† 303.331.4905



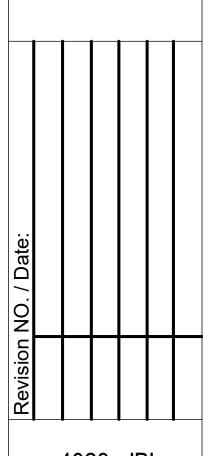






RDENS MENT PLAN

SEMPER GARDEN



4023 - 'B' WALKOUT ELEVATIONS

people creating spaces

pcs group inc. www.pcsgroupco.com
240 kolomath st.
denver, co 80223
† 303.531.4905



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Centennial, CO 80111

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CIVIL ENGINEERING

BERKELEVHONES

R GARDENS DEVELOPMENT PLAN

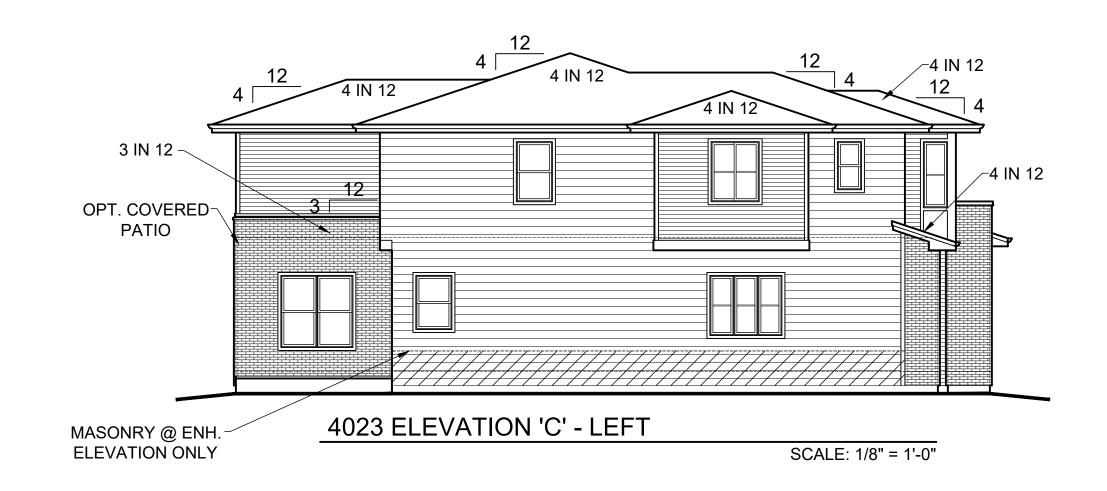
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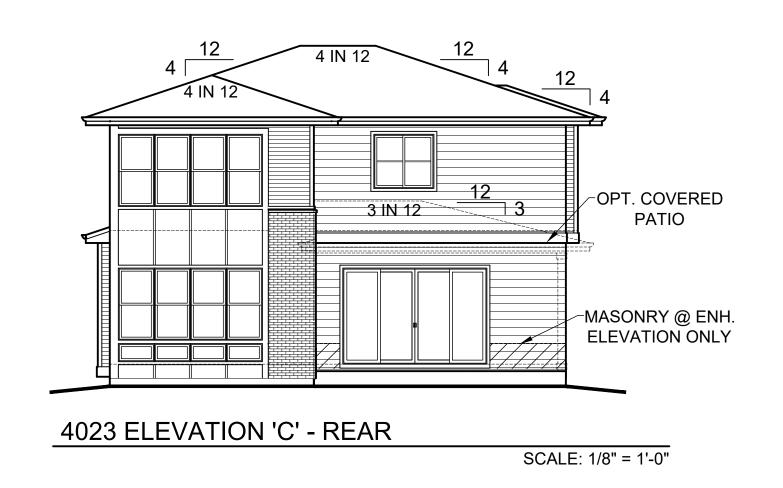
4023 ELEVATION 'C'

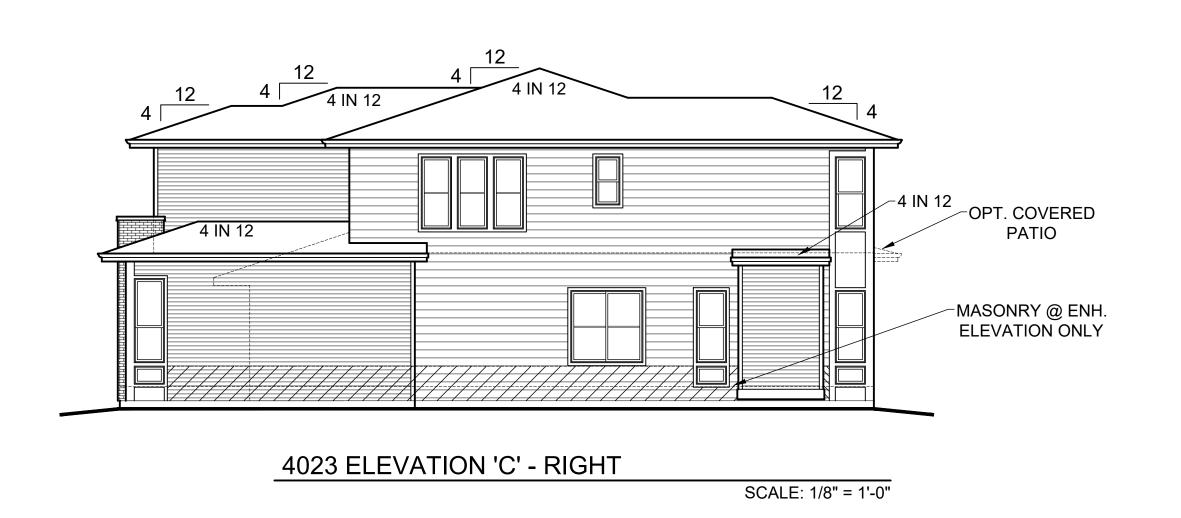
90 OF 97

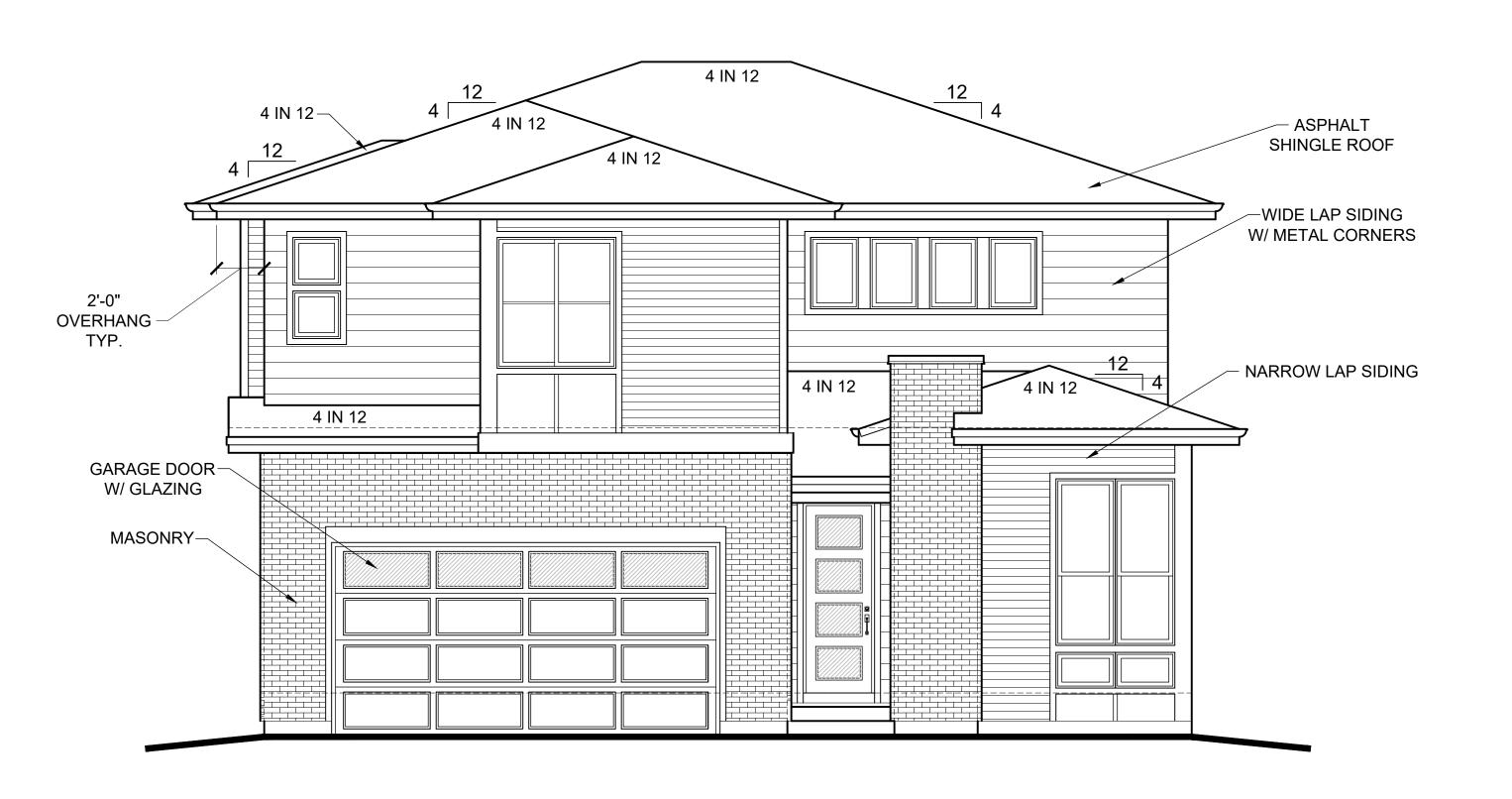
OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 90 OF97







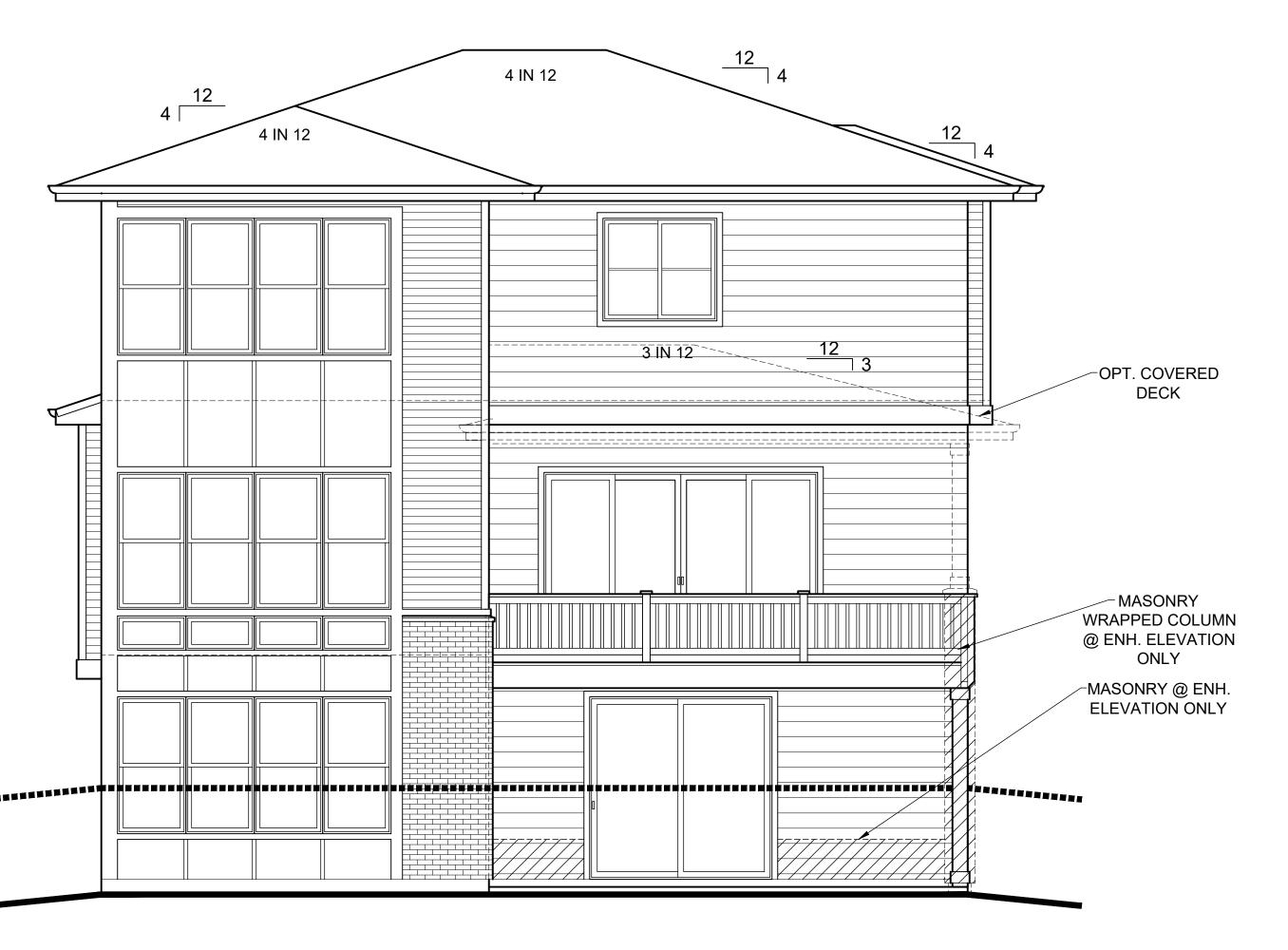


4023 ELEVATION 'C' - FRONT

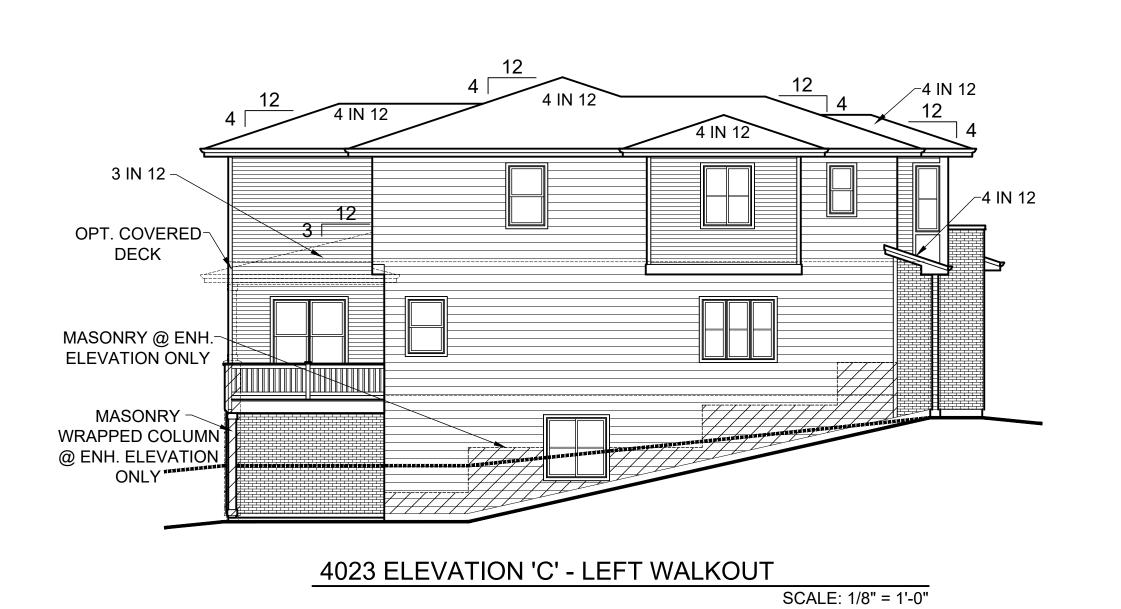
34% MASONRY PROVIDED AT FRONT SCALE: 1/4" = 1'-0"

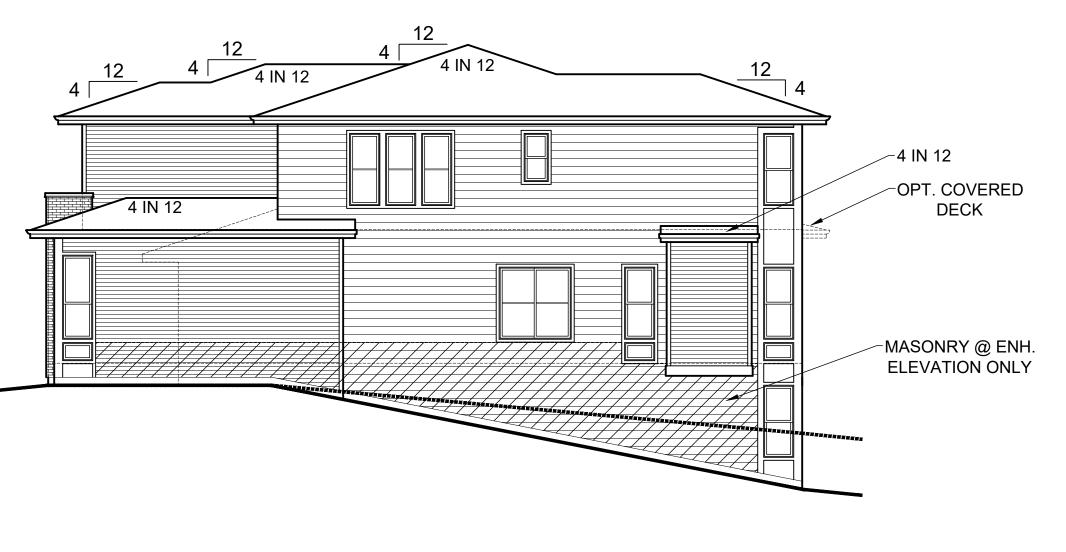
SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 91 OF97



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





4023 ELEVATION 'C' - RIGHT WALKOUT

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

Landscape Architecture | Planning

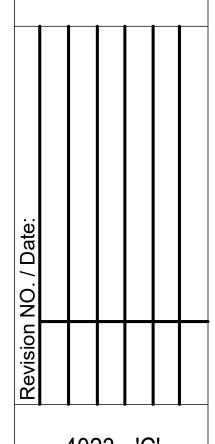
Attachment 3



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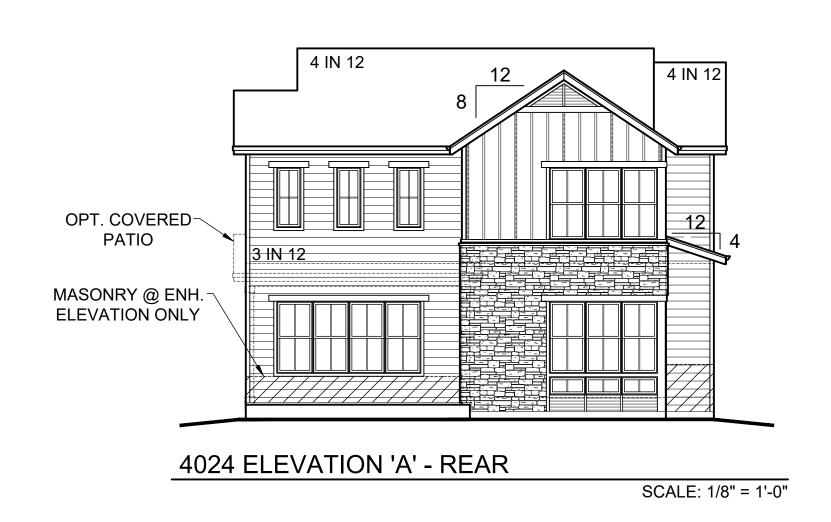


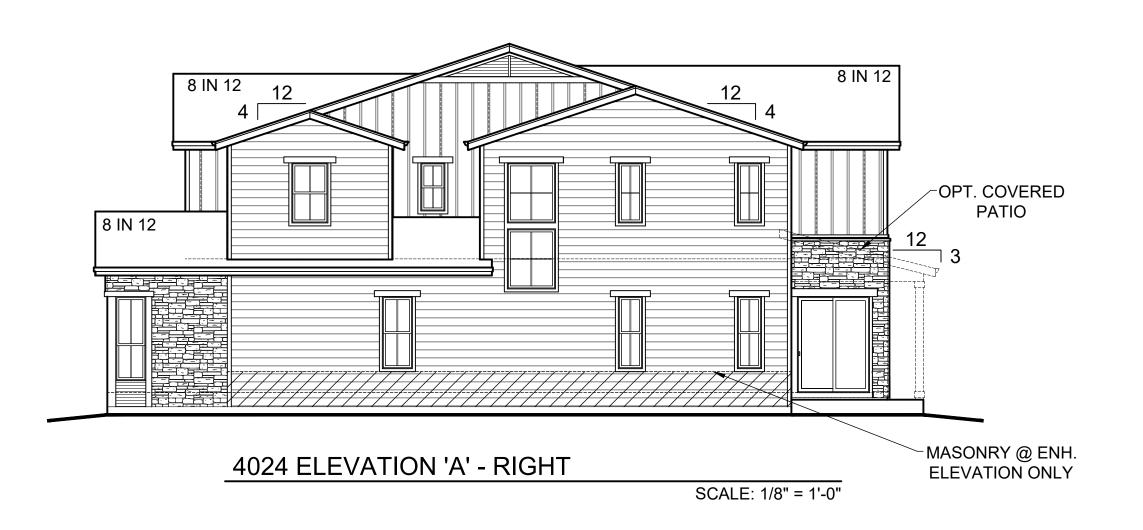
4023 - 'C' WALKOUT **ELEVATIONS**

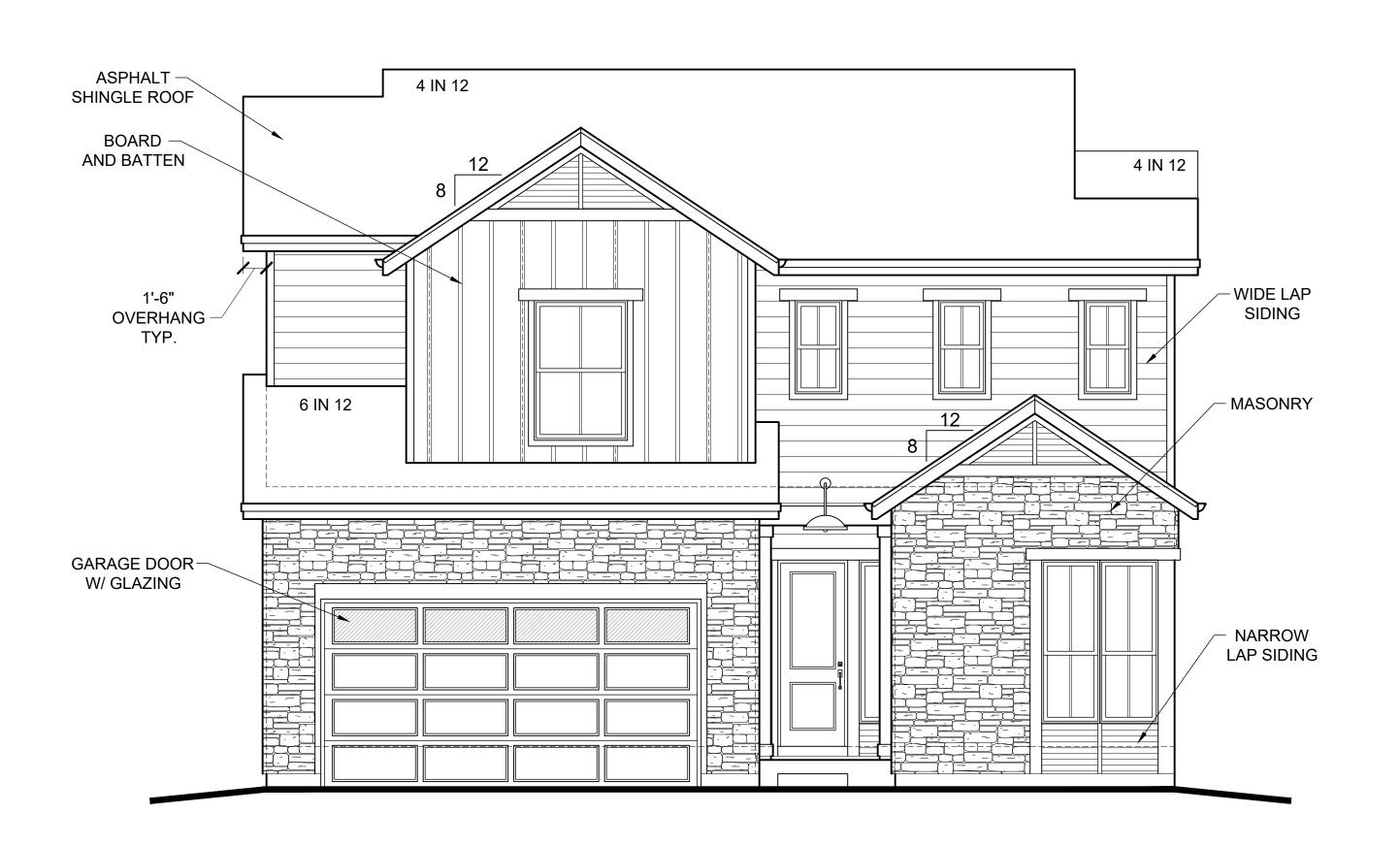
OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 92 OF97









4024 ELEVATION 'A' - FRONT

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

Attachment 3

people creating spaces

pcs group inc. www.pcsgroupco.com
240 kalamath st.
denver, co 80223
1303.531.4905



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Revision NO. / Date:

4024 ELEVATION 'A'

SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 93 OF97



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



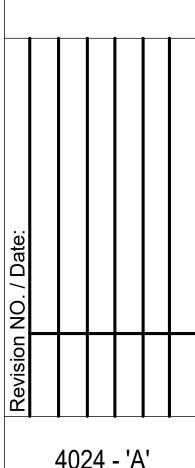


Attachment 3





BERKELEYHONES



4024 - 'A' WALKOUT **ELEVATIONS**

Landscape Architecture | Planning





BERKELEYHONES

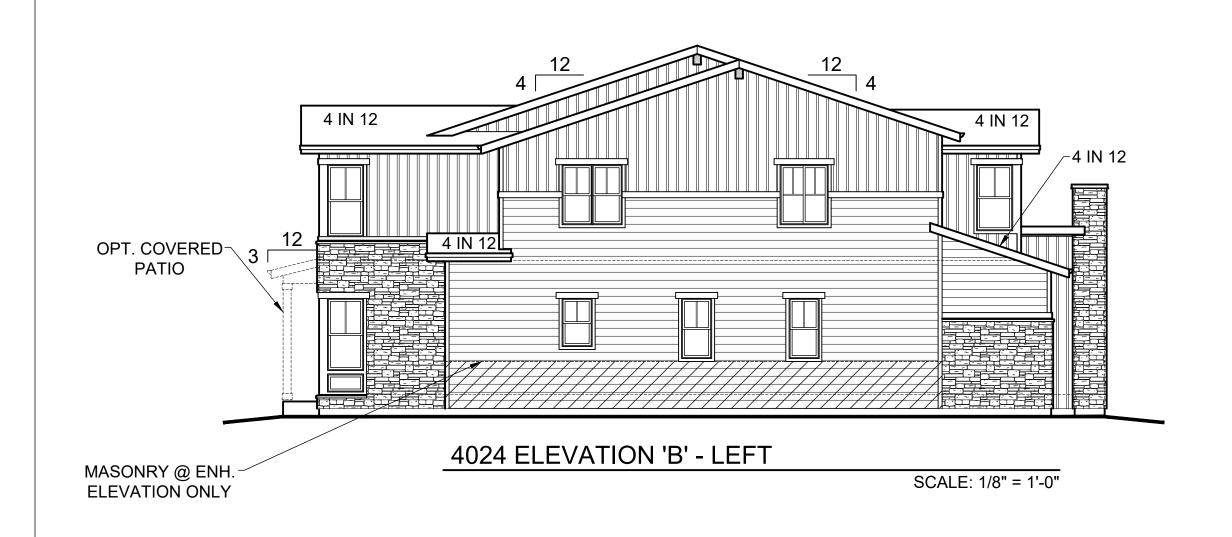
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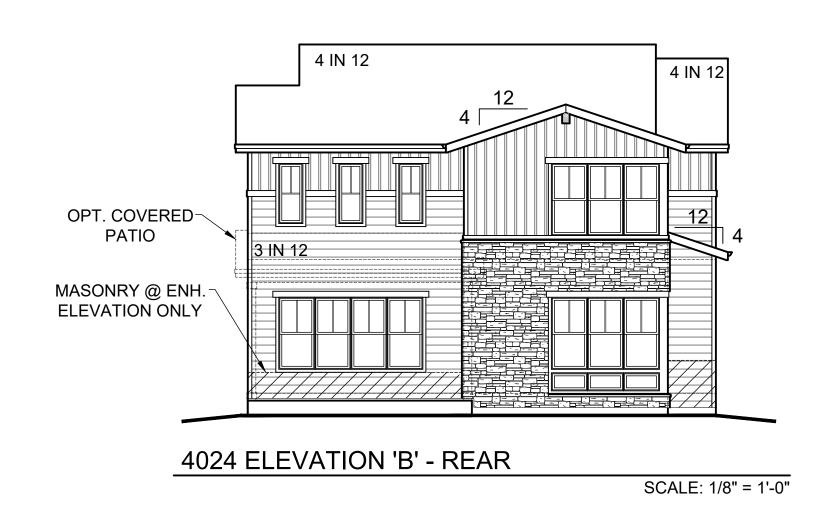
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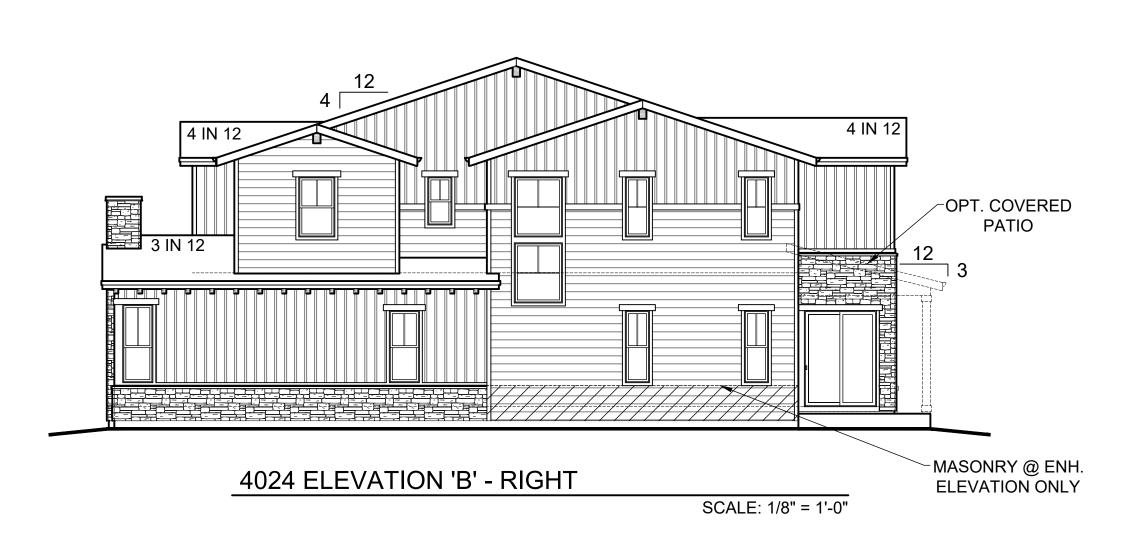
94 OF 97

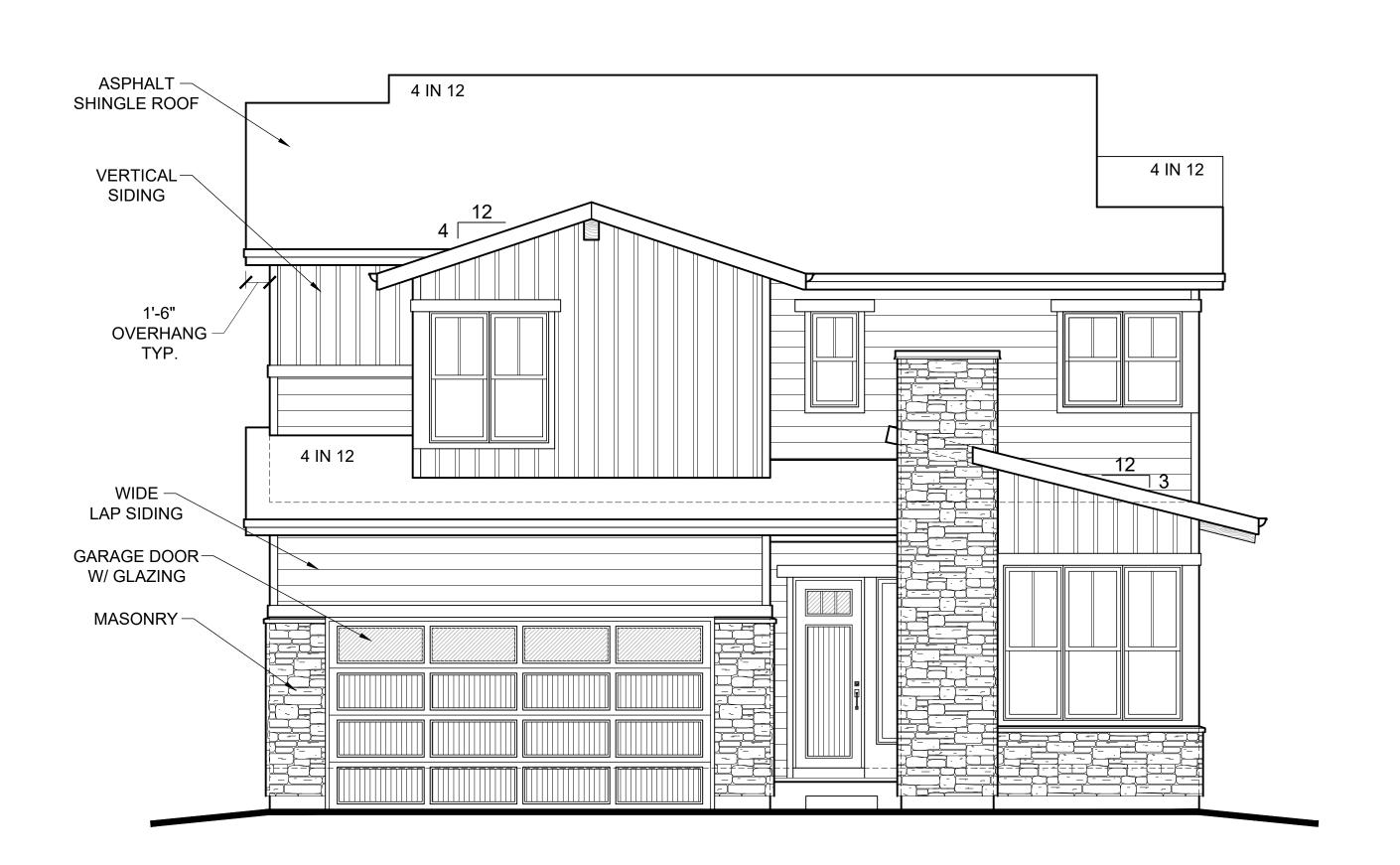
OFFICIAL DEVELOPMENT PLAN SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 94 OF97









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

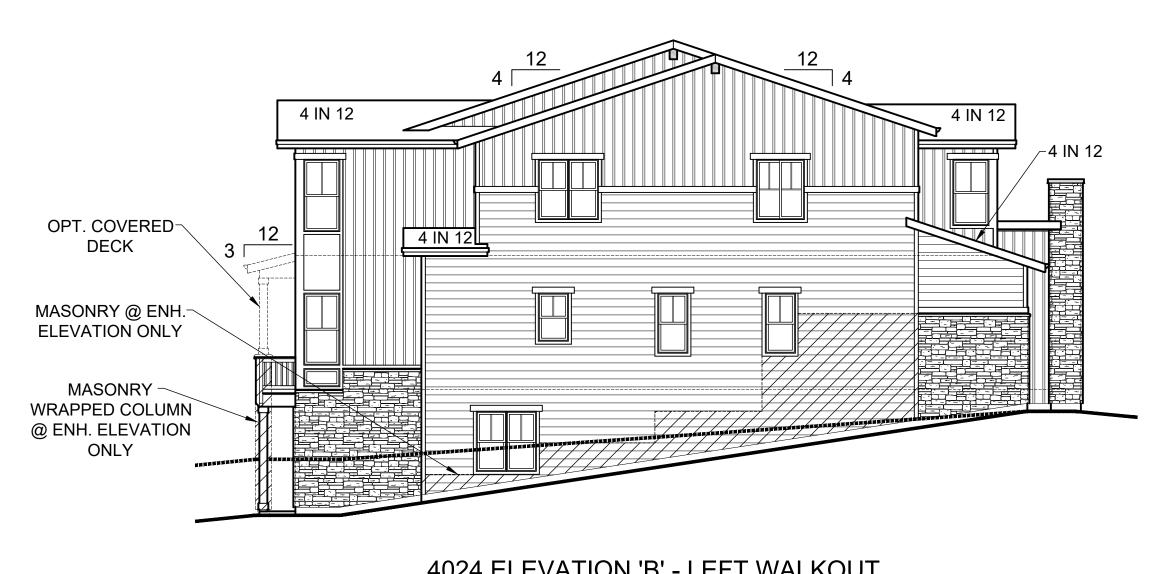
OFFICIAL DEVELOPMENT PLAN

SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 95 OF97



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"

Landscape Architecture | Planning

Attachment 3



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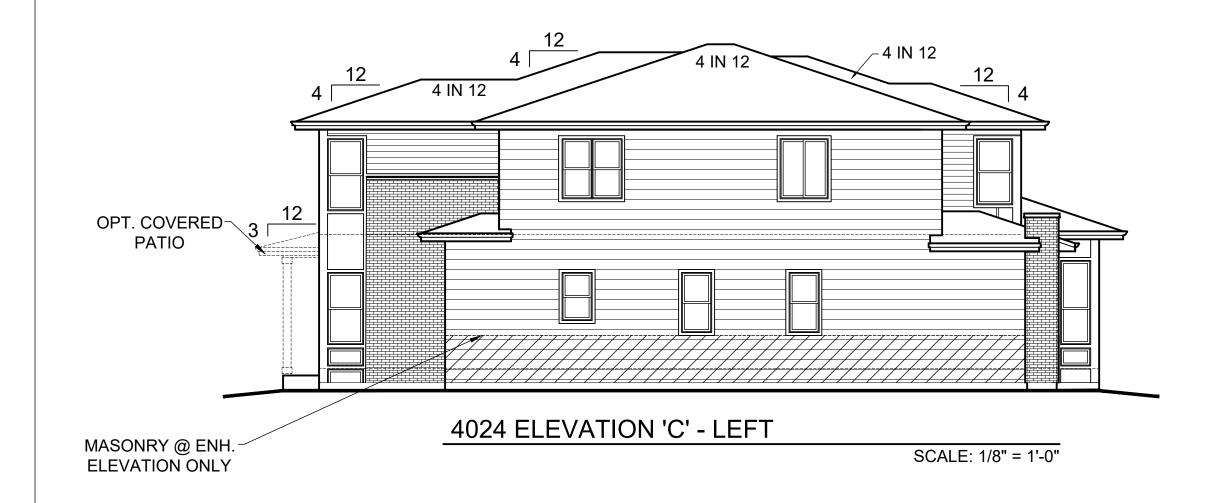
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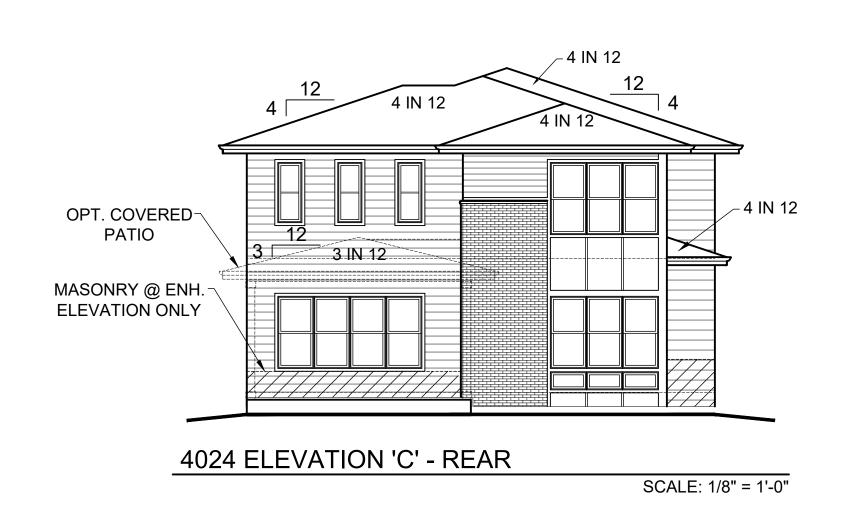
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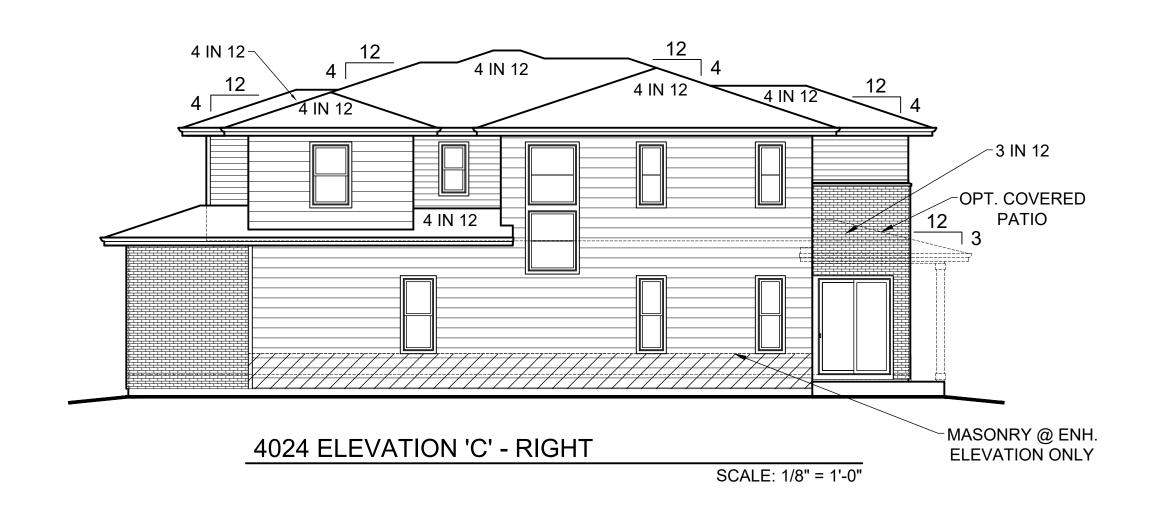
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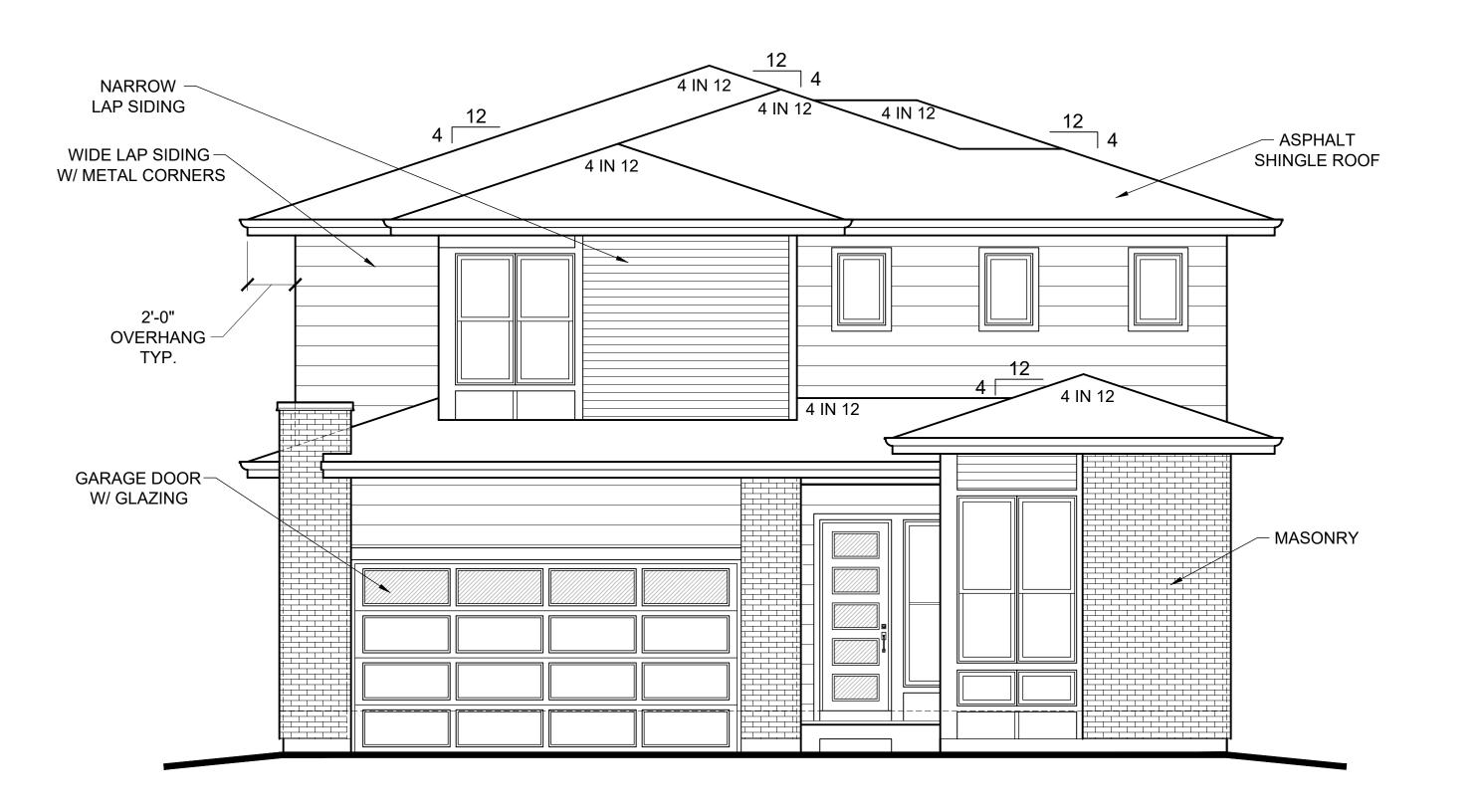
OFFICIAL DEVELOPMENT PLAN

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 96 OF97









4024 ELEVATION 'C' - FRONT

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

Attachment 3

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1303.531.4905





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4024 ELEVATION 'C'

Attachment 3

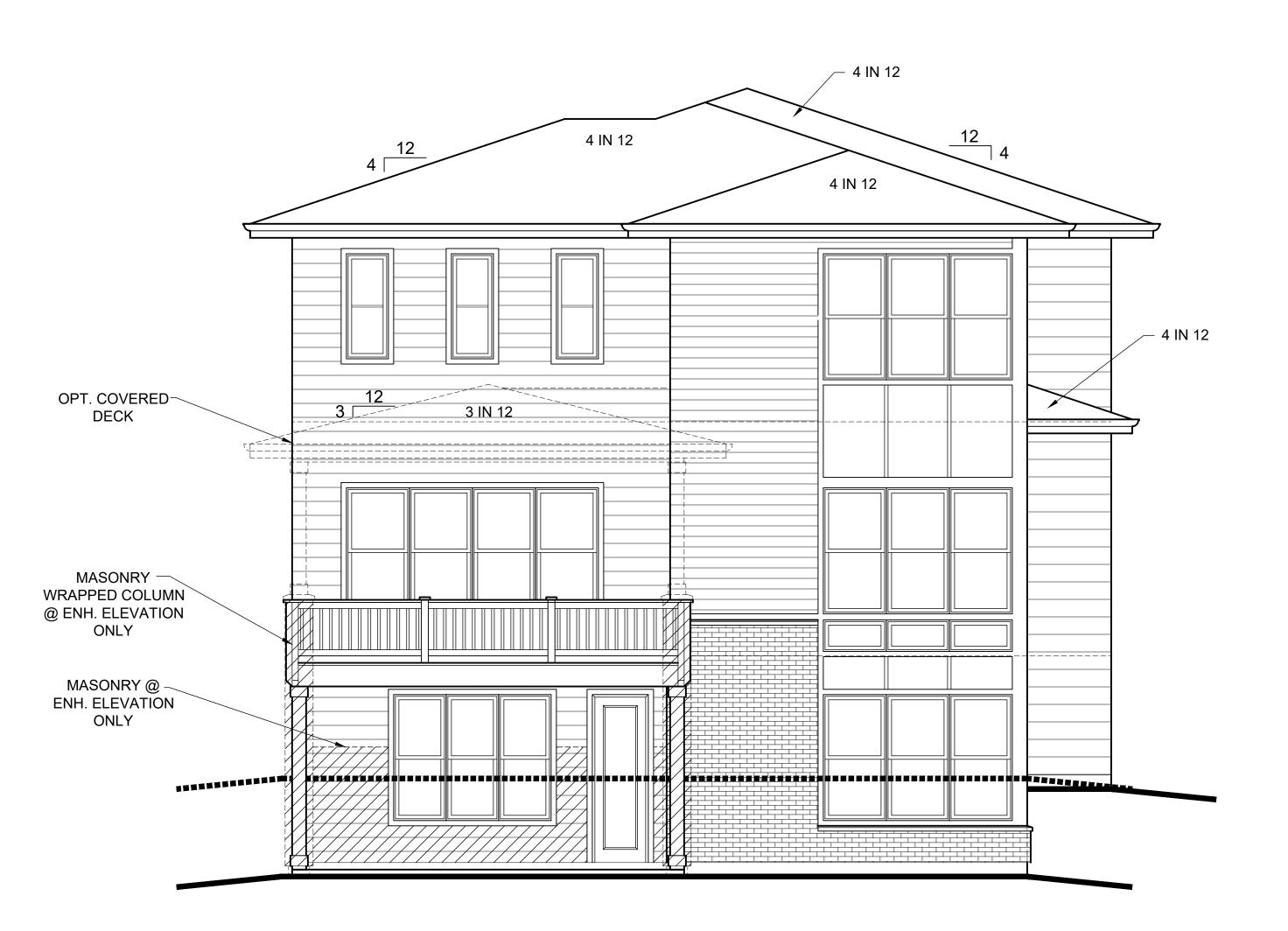
4024 - 'C' WALKOUT **ELEVATIONS**

97 OF 97

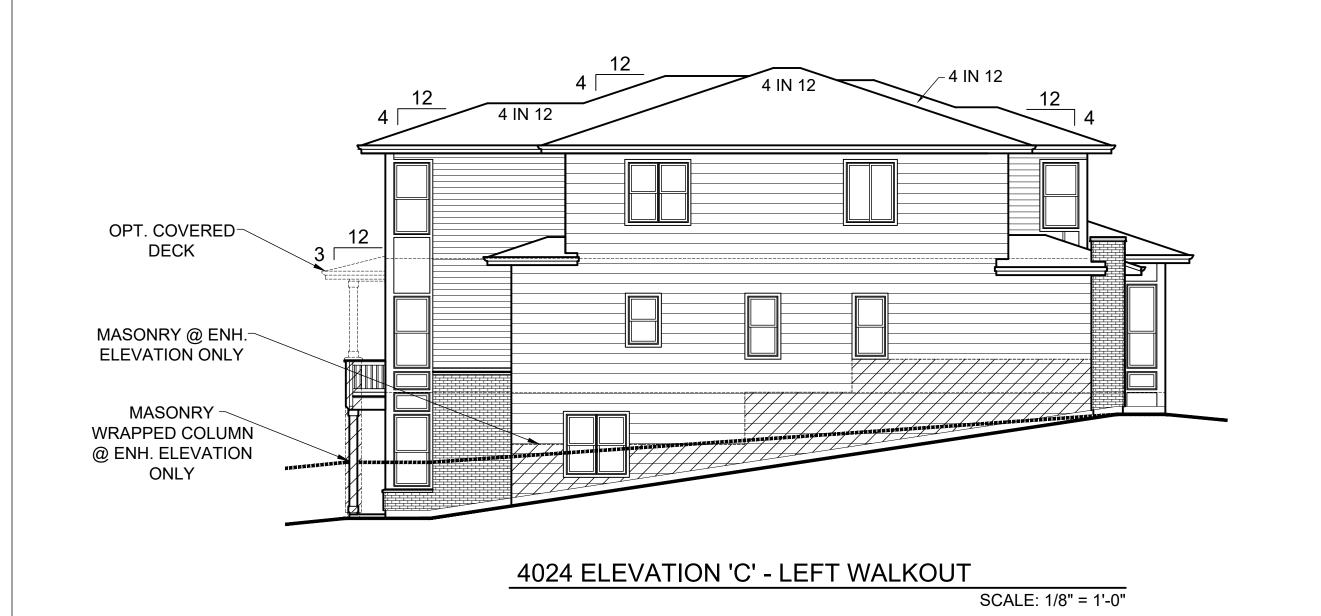
OFFICIAL DEVELOPMENT PLAN

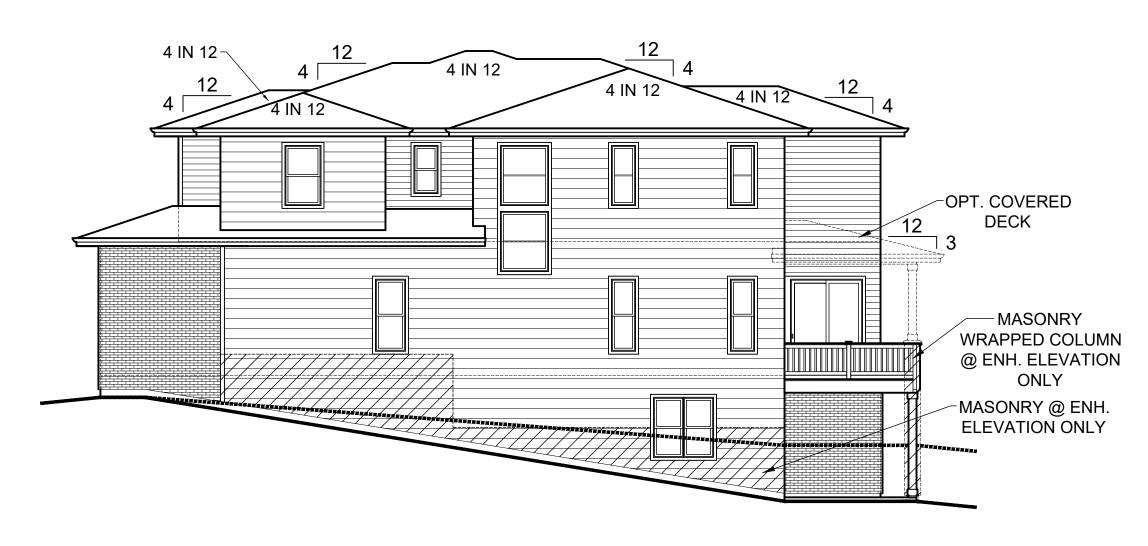
SEMPER GARDENS

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 97 OF97



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





4024 ELEVATION 'C' - RIGHT WALKOUT

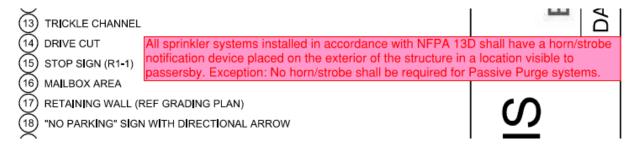
SCALE: 1/8" = 1'-0"

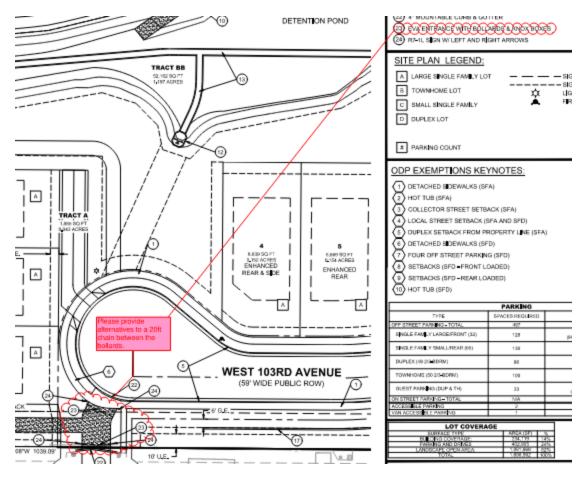
Outstanding Technical Corrections for Semper Gardens ODP

Sheet 5:

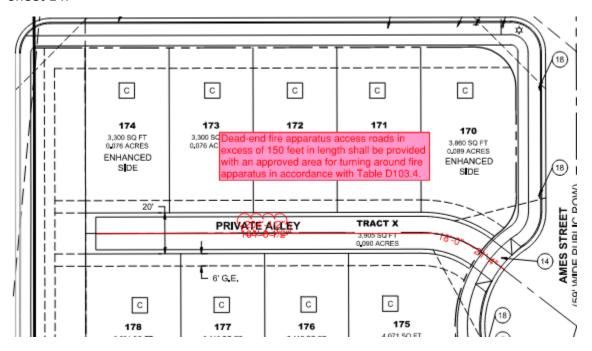
1 47	I INITIA CONCOTTROOM	processor services says trainingers	25.0		Nemove	WALLE	
18	Siberian elm	Ulmus pumila	3.0	Good	Remove	None	
19	Siberian elm	Ulmus pumila	3.0	Good	Remove	None	Mitigation is required
20	Siberian elm	Ulmus pumila	3.5	Good	Remove	None	regardless of whether
21	Siberian elm	Ulmus pumila	3.0	Good	Remove	None	the tree is in an
22	Siberian elm	Ul _{mus} pumila	3.0	Good	Remove	None	existing or future easement.
23	Siberian elm	Ulmus pumila	5.0	Good	Remove	None	easement.
24	Siberian elm	Ulmus pumila	5.0	Good	Remove	None- In Easement	
25	Cedar	Cedrus sp.	5.0	Good	Remove	None- In Easement	Mitigation is required at a 2 for 1 DBH ratio.
26	Silver poplar	Populus alba	3.0	Good	Remove	None- In Easement	at a 2 for 1 DBH ratio.
27	Russian olive	Elceagnus angustifolia	4.0	Good	Remove	None- In Easement	
28	Silver poplar	Populus alba	3.5	Good	Remove	(Money investerment)	`
29	Crabapple	Melus sp.	5.0	Good	Remove	None- In Easement	₹
30	Silver poplar	Populus alba	6.0	Good	Remove	None- In Easement	Mitigation is required
31	Cherry	Prymus sp.	9.0	Good	Remove	None- In Easement	at a 2 for 1 DBH ratio
32	Crabapple	Malus sp.	6.0	Good	Remove	None- In Easement	for 29-32
33	Siberian elm	Ulmus pumila	4.0	Fair	Remove		
34	Siberian elm	Ulmus pumila	4.0	Fair	Remove	None	
35	Siberian elm	Ulmus pumila	4.0	Fair	Remove	None	
60		Fraxinus pennsylvanicus	6.0	Good	Remove, EAB	None- Off site]
61	Green ash	Fraxinus pennsylvanicus	9.0	Very Poor	Remove, EAB	None- Off site	
62	Green ash	Fraxinus pennsylvanicus	4.0	Very Poor	Remove, EAB	None- Off site	
63	Green ash	Fraxinus pennsylvanicus	7.0	Fair	Remove, EAB	None- Cff site/ROW	Mitigation is required
64	Honey locust	Gleditsia triacanthos	7.0	Good	Remove	None- Off site/ ROW	at a 2 for 1 DBH ratio.
65		Pinus nigra	6.0	Good	Remove	None- Off site/ ROW	Mitigation is required
66	Green ash	Fraxinus pennsylvanicus	7.0	Good	Remove, EAB	None- Off site	at a 2 for 1 DBH ratio.
67	Green ash	Fraxinus pennsylvanicus	6.0	Good	Remove, EAB	None- Off site	Mitigation is required
68	Pinyon pine	Pinus edibilis	11.0	Good	Remove	None- Off site	at a 2 for 1 DBH ratio.
69	Green ash	Fraxirus pennsylvanicus	7.0	Good	Remove, EAB	None- Off site	
70	Green ash	Fraxirus pennsylvanicus	50	Poor	Remove, EAB	None- Off site	
71	Siberian elm	Ulmus pumila	40	Good	Remove	None	

Sheet 9:

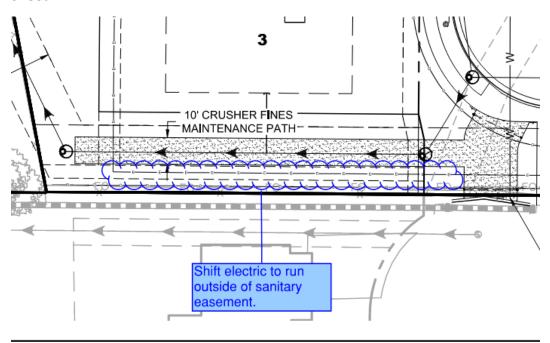




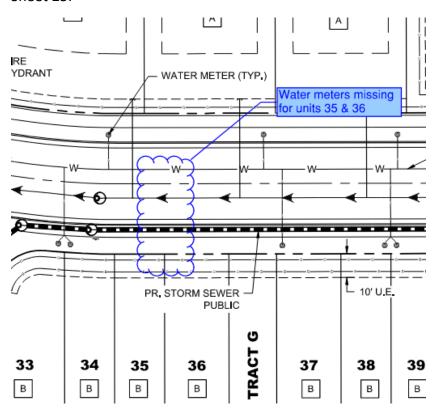
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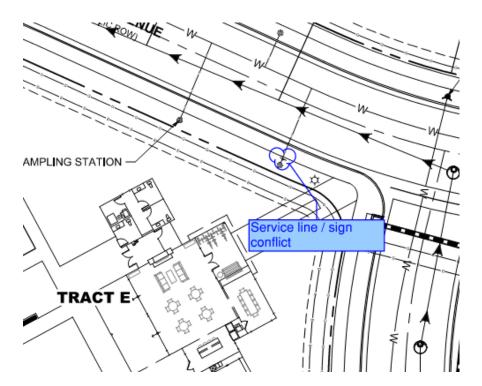


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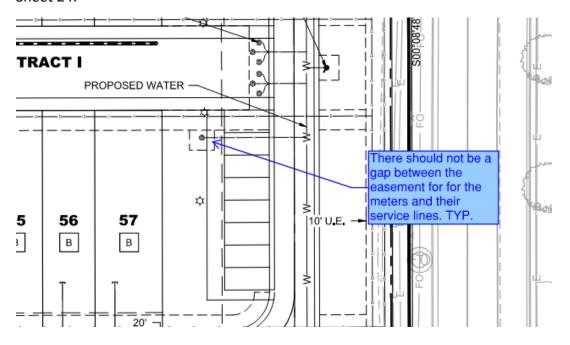


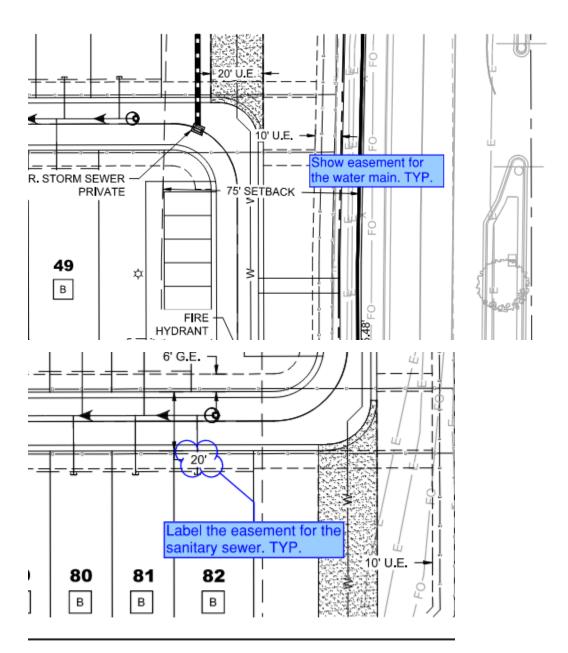
Sheet 23:

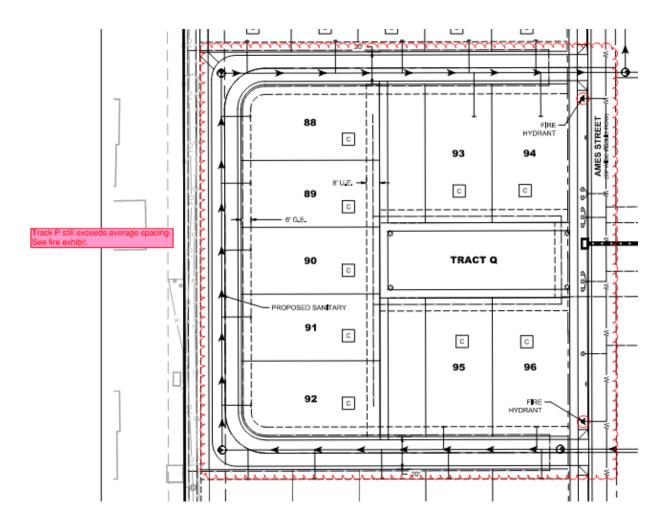




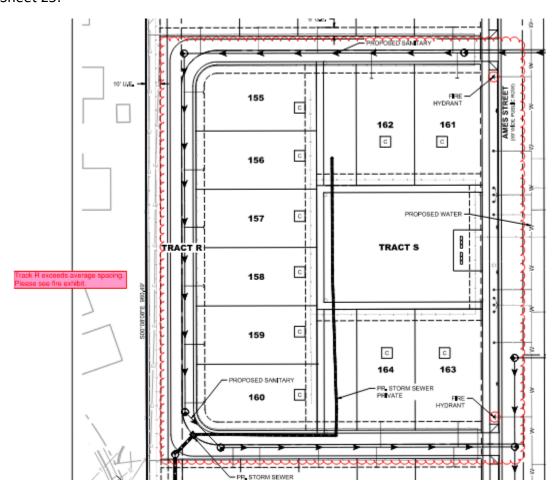
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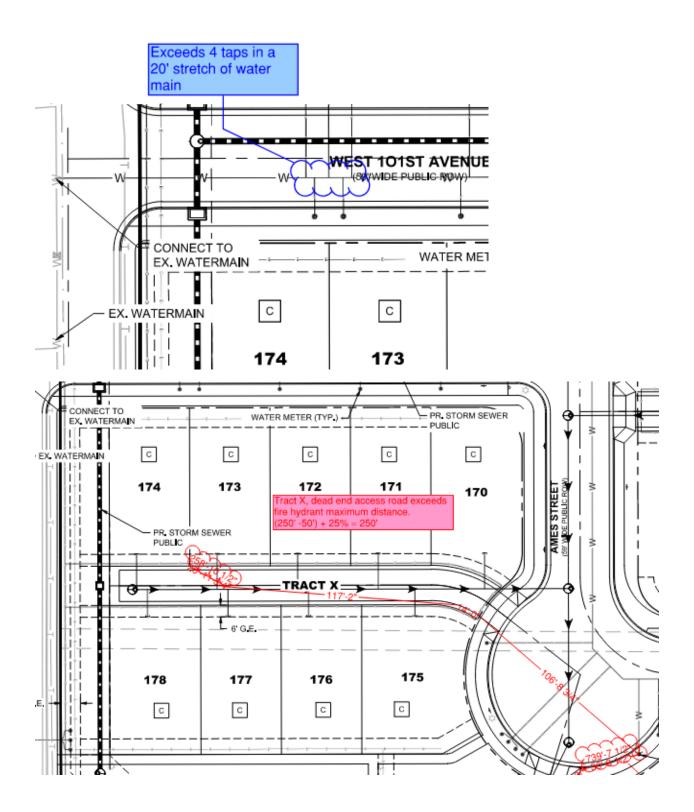


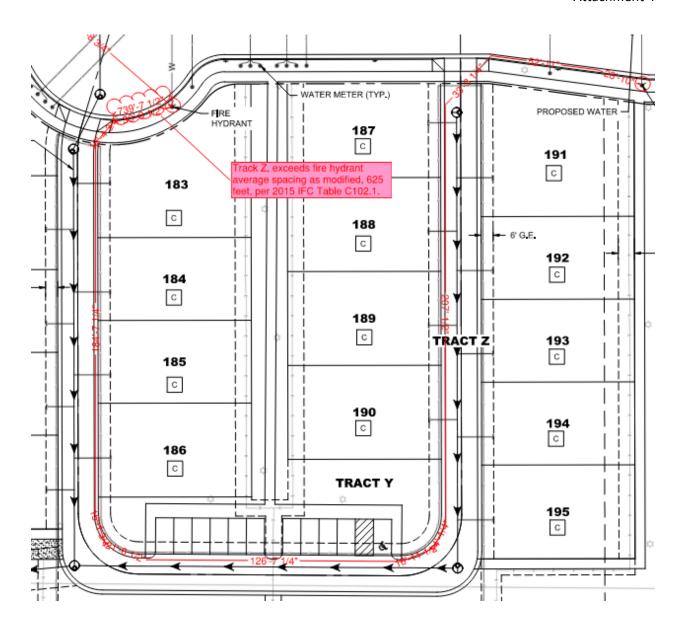


Sheet 25:

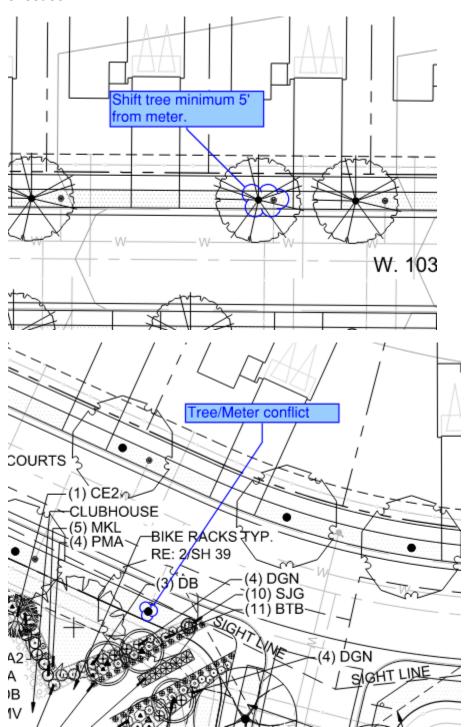


Sheet 26:

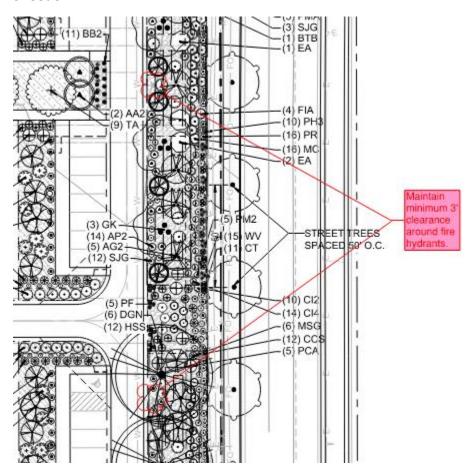




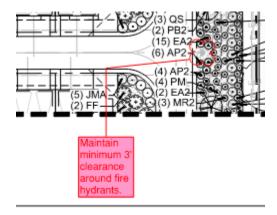
Sheet 30:

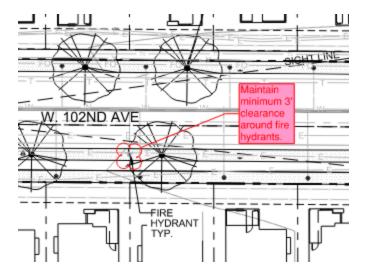


Sheet 32:

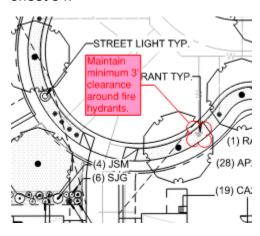


Sheet 33:





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

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 websiite?

Thanks!!!!

Bruce

Kasza, Jacob

From: Rebecca Emily <rebeccae28@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 14that 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.



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

From: marcus bourquin < marcusbourquin@yahoo.com >

Sent: Monday, February 6, 2023 9:30 PM

To: Kasza, Jacob < jpkasza@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 redesignated 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 < <u>ipkasza@CityofWestminster.us</u>> 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 jpkasza@cityofwestminster.us | 303.658.2400 4800 West 92nd Avenue, Westminster, CO 80031 City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.



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

From: jdwyo@att.net

Sent: Friday, April 7, 2023 5:19 PM

To: Kasza, Jacob

Subject: [EXTERNAL] Semper Gardens Question

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,

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

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,

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 <u>jandrews@CityofWestminster.us</u>; Opie, Barbara <u>BOpie@CityofWestminster.us</u>;

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 <u>aotzelbe@cityofwestminster.us</u> 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 City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.



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

From: Steve Bonney <bonney52021@gmail.com>

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

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

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

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,

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

Flag Status: Completed

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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 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.

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 neigborhood 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: <u>Main News</u> / <u>Development</u>

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, <u>jpkasza@cityofwestminster.us</u>.