



PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF PREVIOUS MEETING MINUTES
Meeting minutes for January 14, 2025 will be voted on at the February 11, 2025 Planning Commission meeting
3. CONSIDERATION OF NEW BUSINESS
 - a. Public Hearing and Consideration of a Preliminary Development Plan Amendment for North Huron Planned Unit Development

Prepared by: Jacob Kasza, Principal Planner

4. OLD BUSINESS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.
For participation guidelines please visit www.westminsterco.gov/pc

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

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

NOTE: Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no later than noon on the Thursday

prior to the scheduled Planning Commission hearing to allow adequate time to discuss arrangements. Please call 303-658-2092/TTY711 or State Relay or email jbaden@westminsterco.gov to make a reasonable accommodation request.



WESTMINSTER

Agenda Memorandum

Agenda Item 3a

Planning Commission Meeting
January 28, 2025



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

SUBJECT: Public Hearing and Consideration of a Preliminary Development Plan Amendment for North Huron Planned Unit Development

PREPARED BY: Jacob P. Kasza, Principal Planner

RECOMMENDED PLANNING COMMISSION ACTION:

1. Hold a public hearing.
2. Recommend that City Council approve the Thirteenth Preliminary Development Plan Amendment for North Huron Planned Unit Development. This recommendation is based on the finding that the Preliminary Development Plan generally complies with the criteria in Section 11-5-14, Westminster Municipal Code.

SUMMARY STATEMENT:

- The proposed development consists of 68 acres of mostly vacant land, located at the southeast corner of West 142nd Avenue and Huron Street, see Attachment 1.
- The applicant is requesting approval of the Thirteenth Preliminary Development Plan (PDP) Amendment that would facilitate the development of Employment-Flex and Employment – Office/Institutional Campus uses on the property, see Attachment 2.

FISCAL IMPACT:

\$0 in expenditures.

SOURCE OF FUNDS:

Not applicable.

POLICY ISSUE(S):

Should the Planning Commission recommend that City Council approve the PDP Amendment for the subject property known as North Huron Planned Unit Development?

ALTERNATIVE(S):

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, Westminster Municipal Code (W.M.C.).

BACKGROUND INFORMATION:

Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but typically requires a PDP and Official Development Plan (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.

The PDP serves as the principal zoning document for the site and establishes future development parameters in broad terms. Allowable land uses, descriptions of the future development, relationships between the site and surrounding properties, and street networks are established. The intent, limitations, and regulations for the project are created, if needed, and the timing and/or phasing of the development is identified.

The subject property is currently zoned Planned Unit Development (PUD) and has a valid PDP in place. The proposed PDP Amendment amends the permitted uses on the property. The proposed PDP Amendment requires review and consideration by the Planning Commission and approval by the City Council.

If the City Council chooses to approve this PDP Amendment, the next steps in the development review process will be to secure the approval of an ODP.

The ODP is a detailed plan for a development site and establishes locations for landscaping, parking, access, stormwater detention, building orientation, and architecture, in addition to other requirements. If the PDP were to be approved, the applicant may seek approval of an ODP that conforms to the approved PDP.

History of Subject Property

The subject property was annexed into the City in 2008 and zoned PUD at that time. The property was added into the North Huron PUD PDP in 2008. The PDP has been amended several times since then. In 2020, the City approved an ODP for Parcel 4E. The remainder of the property does not have an ODP in place.

Nature of Request

The applicant is seeking approval of a Thirteenth PDP Amendment for the North Huron PUD Property. This amendment will change these items:

1. Align the land uses of Parcels 4D-North, 4D-South, 4E-East, and 4E-West with land uses as defined in the 2040 Comprehensive Plan.
2. The Parcels 4D-North and 4D-South which previously had land uses of office, R&D, supporting commercial, and ancillary retail are to be changed to professional and flex offices, R&D laboratories, and hotels with secondary uses supported within Employment-FLEX.
3. The Parcels 4F-East and 4F-West which previously had land uses of office, R&D, supporting commercial, ancillary retail, and hospitality are to be changed to hotels, nursing/care facilities up to 18 du/ac, and other secondary uses supported within Employment Institutional/Campus.
4. The Parcel 4E previously approved land uses of medical office, office, ancillary retail, and hospital are to remain unchanged from the 12th PDP Amendment.
5. All other parcels within the development to remain unchanged from the 12th PDP Amendment.

Property Owner

ORCHARD LAKES, LLC
 310 EAST 5TH STREET
 LOVELAND, CO 80534
 970-667-1292
 CONTACT: FRED COOKE

Location

The subject properties are generally located at the southeast corner of West 142nd Avenue and Huron Street, see Attachment 1.

Surrounding Land Uses and Designations

Direction	Development Name	Zoning	Comp Plan Designation	Current Use
North	Orchard Park Place/ Saint Anthony North Hospital	PUD	Commercial/ Employment- Office/Institutional Campus	Commercial/ Hospital and Medical
East	I-25/ City of Thornton	N/A	N/A	Highway/ Commercial
South	Novera/ Foster Property	PUD	Employment- FLEX	Vacant
West	Huntington Trails	PUD	Residential Large Lot	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 Planning Commission or City Council shall be published and posted at least ten days prior to such hearing. Notice was published in the *Westminster Window* by the required deadline.

- **Property Posting:** Notice of the public hearing shall be posted on the property by the applicant with a minimum of one sign per every 660 linear feet of street frontage in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the City's Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.
- **Written Notice:** At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to all addresses within 1,000 feet of the subject property. The mailing list to be used shall be provided to the applicant by City staff. The applicant has provided the City's Planning Manager with a certification that the required notices were mailed by the required deadline.

Westminster Municipal Code Analysis

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

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

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

The PDP Amendment generally conforms to the density and uses of the existing Comprehensive Plan designation and conforms with the City Code, ordinances, and policies.

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

The PDP Amendment exhibits sound planning principles as it concentrates medically supportive uses adjacent to the hospital campus.

- 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).*

There are no exceptions included in the PDP.

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

The PDP Amendment proposes uses that are compliant with the 2040 Comprehensive Plan. The ODP for the future development must comply with all standard Code requirements and must include appropriate setbacks, landscaping, and height restrictions to ensure the development is harmonious with private development in the 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 restricts uses that may cause adverse impacts on the surrounding area. The PDP Amendment is compliant with the 2040 Comprehensive Plan and ample setbacks will protect the development from potential adverse surrounding influences.

- 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 does not have significant adverse impacts upon existing or future land uses. The PDP Amendment is generally compliant with the 2040 Comprehensive Plan.

- 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 access points shown on the proposed PDP Amendment are consistent with the access points that were approved in prior PDP Amendments. The vehicle access points will be designed with future ODPs and will meet the City's Engineering Standards and Specifications.

- 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. If additional right of way will be needed for this development, it will need to be shown on an ODP and Plat.

- 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.*

PDP Amendment includes the necessary standards to ensure future ODPs are able to meet the standards of approval. The ODP will need to meet the requirements included in City Code, the Retail Commercial Design Guidelines, and the Landscape Regulations.

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

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

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

Neighborhood Meeting(s) and Public Comments

A neighborhood meeting was held at Conference Center, 1500 E 128th Ave. Thornton, CO, 80241 on August 7th. 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. The meeting was also advertised on the City's website. Several members of the public attended the neighborhood meeting. The applicant started the meeting with a presentation about the proposed development and staff gave an overview of the development review process.

Questions were raised about the amount of development in Westminster, impacts to Open Space traffic, and access.

Summary of Staff Recommendation

Staff recommends that the Planning Commission recommend approval of the Thirteenth Preliminary Development Plan Amendment for North Huron Planned Unit Development.

STRATEGIC PLAN PRIORITIES:

The City's Strategic Plan priority of Economic Vitality is met by facilitating the development of additional employment land within the city.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "John McConnell".

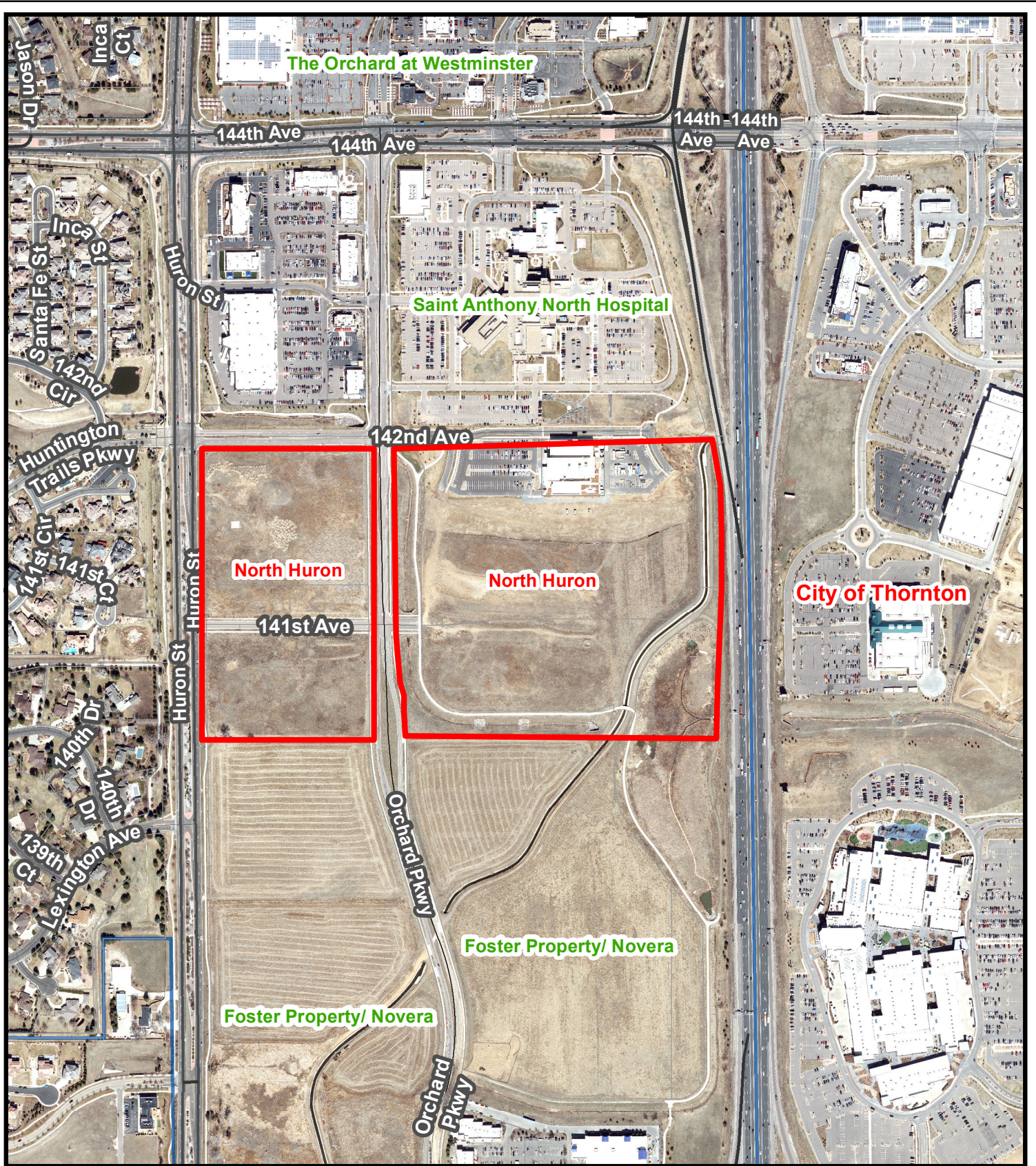
John McConnell, AICP
Planning Manager

ATTACHMENTS:

Attachment 1: Vicinity Map

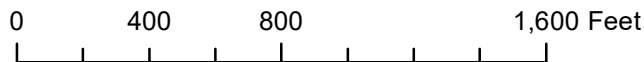
Attachment 2: Proposed PDP Amendment

Attachment 3: Public Comment



**Vicinity Map
North Huron**

SEC of W 142nd Ave and Huron St



THIRTEENTH AMENDED
PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 8



PREPARED FOR:
Orchard Lakes, LLC
SUBMITTAL DATE:
November 8, 2024

PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
COVER SHEET

NO.	DATE	DESCRIPTION
1	2/21/2024	FIRST PDP SUBMITTAL
2	8/29/2024	SECOND PDP SUBMITTAL
3	11/8/2024	THIRD PDP SUBMITTAL

SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= N/A

SHEET
1

1 OF 8 SHEETS
PROJECT NUMBER
U23021

OWNER APPROVAL:

ORCHARD LAKES, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

SIGNATURE _____ TITLE _____

CITY APPROVAL

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

CHAIRMAN _____

ATTEST: CITY CLERK _____

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

MAYOR _____

ATTEST: CITY CLERK _____

CLERK AND RECORDER'S CERTIFICATE:

TO BE ELECTRONICALLY RECORDED BY ADAMS COUNTY AND SHOWN
IN THE TOP LEFT CORNER ONCE RECORDED.

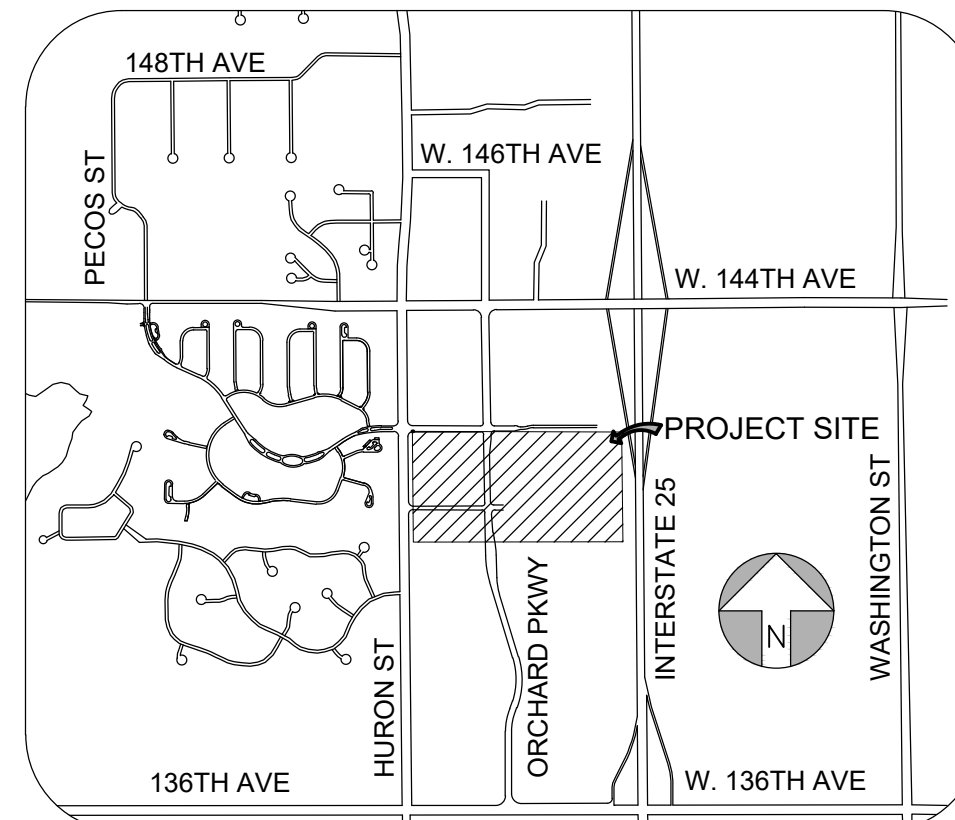
PROJECT DIRECTORY

OWNER:
ORCHARD LAKES, LLC
310 EAST 5TH STREET
LOVELAND, CO 80534
970-667-1292
CONTACT: FRED COOKE

PLANNER:
CONSILIUM DESIGN
2091 S. GALAPAGOS ST. #100
DENVER, CO 80223
303-224-9520
CONTACT: RICHARD MARTIN

CIVIL:
UNITED CIVIL DESIGN GROUP, LLC
1501 ACADEMY CT. STE. 203
FORT COLLINS, CO 80524
970-300-2508
CONTACT: SAM ELIASON

SURVEYOR:
LAMP RYNEARSON
4715 INNOVATION DR #110
FORT COLLINS, CO 80525
970-226-0342
CONTACT: LAINE A. LANDAU



VICINITY MAP SCALE 1"=2000'

SHEET INDEX

- 1 COVER SHEET
- 2-4 PROJECT NOTES
- 5 SITE PLAN
- 6-8 PARCEL DELINEATION MAPS

ZONING / COMPREHENSIVE LAND USE PLAN (CLUP)

THIS PDP PARCEL IS ZONED AS PUD AND THE COMPREHENSIVE PLAN USES ARE IDENTIFIED AS EMPLOYMENT-FLEX FOR PARCELS 4D (NORTH & SOUTH) AND EMPLOYMENT-OFFICE / INSTITUTIONAL FOR PARCELS 4E AND 4F (WEST & EAST).

	ZONING	LAND USES	2040 COMP. PLAN DESIGNATION
NORTH:	PUD	COMMERCIAL/RETAIL (N OF 4D) MEDICAL OFFICE (N OF 4F) HOSPITAL (N OF 4E)	COMMERCIAL (N OF 4D) EMPLOYMENT-OFFICE/INSTITUTIONAL CAMPUS (N OF 4F AND N OF 4E)
SOUTH:	PUD	AGRICULTURE	EMPLOYMENT-FLEX
EAST:	N/A	INTERSTATE	NA (OUTSIDE WESTMINSTER BOUNDARY)
WEST:	PUD	RESIDENTIAL	RESIDENTIAL LARGE LOT

LAND USE SUMMARY

LOT	LAND USE - PRIMARY	LAND USE -SECONDARY	AREA (ACRES)	% OF TOTAL	F.A.R.
4D NORTH	PROFESSIONAL OFFICES; RESEARCH AND DEVELOPMENT LABS; FLEX OFFICE SPACE; INCUBATOR SPACE; HOTELS	MANUFACTURING; WAREHOUSING; FABRICATION; REPAIR SHOPS; WHOLESALE DISTRIBUTORS; PRODUCTION; MEDICAL FACILITIES; SUPPORT COMMERCIAL AS DEFINED IN THE 2040 COMPREHENSIVE PLAN. (OVERNIGHT STAYS NOT TO EXCEED 100 DAYS, SEE NOTE 3 ON SHEET 5 FOR MORE INFORMATION.)	529,600 S.F. 12.16 ACRES	17.80%	PRIMARY USES 1.0 MAXIMUM SECONDARY USES 0.5 MAXIMUM
4D SOUTH			325,776 S.F. 7.48 ACRES	10.95%	PRIMARY USES 1.0 MAXIMUM SECONDARY USES 0.5 MAXIMUM
4E	NO CHANGES - REFER TO 12TH AMENDMENT	NO CHANGES - REFER TO 12TH AMENDMENT	973,683 S.F. 22.35 ACRES	32.72%	0.3 MINIMUM 2.0 MAXIMUM
4F WEST	PROFESSIONAL OFFICES; RESEARCH AND DEVELOPMENT LABS; MEDICAL CLINICS; MEDICAL LABORATORIES	HOTEL; OVERNIGHT STAYS; REHABILITATION FACILITIES; HOSPICE; LONG-TERM NURSING/CARE FACILITIES (UP TO 18 DU/AC) AND LIMITED MANUFACTURING; WAREHOUSE; PRODUCTION; SUPPORT COMMERCIAL AS DEFINED IN THE 2040 COMPREHENSIVE PLAN (SEE NOTE 3 ON SHEET 5)	209,085 S.F. 4.80 ACRE	7.03%	0.3 MINIMUM 2.0 MAXIMUM
4F EAST			141,587 S.F. 3.25 ACRES	4.76%	0.3 MINIMUM 2.0 MAXIMUM
4G	DRAINAGE WAYS / DETENTION / OPEN SPACE	NOT A PART OF THIS PDP AMENDMENT	419,824 S.F. 9.64 ACRES	14.11%	N/A
4H	RIGHT OF WAY	NOT A PART OF THIS PDP AMENDMENT	238,893 S.F. 5.84 ACRES	8.03%	N/A
4I EAST	OPEN SPACE	NO CHANGES - REFER TO THE 12TH PDP AMENDMENT	3,413 S.F. 0.08 ACRES	0.11%	N/A
4I WEST	OPEN SPACE	NO CHANGES - REFER TO THE 12TH PDP AMENDMENT	15,775 S.F. 0.36 ACRES	0.53%	N/A
4J	BULL CANAL AREA	NO CHANGES - REFER TO THE 12TH PDP AMENDMENT	118,120 S.F. 2.71 ACRES	3.97%	N/A
TOTAL			2,975,756 S.F. 68.314 ACRES	100.00%	

LEGAL DESCRIPTION: (ORCHARD LAKES, LLC)

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 89°57'18" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 141.01 FEET TO EAST LINE OF HURON STREET AS DESCRIBED IN DOCUMENT RECORDED AS RECEPTION NO. 20050620000646750, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00°42'47" WEST, ALONG THE EAST RIGHT OF WAY OF HURON STREET AS DESCRIBED ON DOCUMENTS RECORDED AS RECEPTION NO. 20050620000646750 AND RECEPTION NO. 20050620000646950, A DISTANCE OF 1322.44 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°56'14" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2280.54 TO THE WEST RIGHT OF WAY LINE OF I-25 AS DESCRIBED IN DOCUMENT RECORDED AS BOOK 473 AT PAGE 187; THENCE SOUTH 00°45'07" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 14.76 FEET TO THE NORTHWEST LINE OF THE RIGHT OF WAY FOR I-25 DESCRIBED IN DOCUMENT RECORDED AS RECEPTION NO. 20050620000646860; THENCE SOUTH 46°43'05" WEST, ALONG SAID NORTHWEST RIGHT OF WAY LINE, A DISTANCE OF 61.38 FEET; THENCE SOUTH 09°36'08" EAST, ALONG THE SOUTHWEST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 99.02 FEET TO THE WEST RIGHT OF WAY OF I-25 AS DESCRIBED IN DOCUMENT RECORDED AS RECEPTION NO. 2016000065285; THENCE SOUTH 00°45'07" EAST, ALONG THE WEST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 1167.25 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 89°57'18" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2251.43 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A GROSS AREA OF 2,975,756 SQUARE FEET (68.314 ACRES), MORE OR LESS.

BASIS OF BEARINGS:

ASSUMED NORTH 00°42'47" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, SAID LINE BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3 1/4" ALUMINUM CAP, STAMPED L.S. 25645 AND AT THE WEST QUARTER CORNER BY A 3 1/4" ALUMINUM CAP, STAMPED L.S. 25645.

SURVEYOR'S CERTIFICATE

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

DATE _____ REGISTERED LAND SURVEYOR & NO. _____

PURPOSE STATEMENT

THE PURPOSE OF THIS PDP AMENDMENT IS TO ALIGN THE LAND USES OF PARCELS 4D-NORTH, 4D-SOUTH, 4E-EAST, AND 4E-WEST WITH LAND USES AS DEFINED IN THE 2040 COMPREHENSIVE PLAN.

THE PARCELS 4D-NORTH AND 4D-SOUTH WHICH PREVIOUSLY HAD LAND USES OF OFFICE, R&D, SUPPORTING COMMERCIAL, AND ANCILLARY RETAIL ARE TO BE CHANGED TO PROFESSIONAL AND FLEX OFFICES, R&D LABORATORIES, AND HOTELS WITH SECONDARY USES SUPPORTED WITHIN EMPLOYMENT FLEX.

THE PARCELS 4F-EAST AND 4F-WEST WHICH PREVIOUSLY HAD LAND USES OF OFFICE, R&D, SUPPORTING COMMERCIAL, ANCILLARY RETAIL, AND HOSPITALITY ARE TO BE CHANGED TO HOTELS, NURSING/CARE FACILITIES UP TO 18 DU/AC, AND OTHER SECONDARY USES SUPPORTED WITHIN EMPLOYMENT INSTITUTIONAL/CAMPUS.

THE PARCEL 4E PREVIOUSLY APPROVED LAND USES OF MEDICAL OFFICE, OFFICE, ANCILLARY RETAIL, AND HOSPITAL ARE TO REMAIN UNCHANGED FROM THE 12TH PDP AMENDMENT.

ALL OTHER PARCELS WITHIN THE DEVELOPMENT TO REMAIN UNCHANGED FROM THE 12TH PDP AMENDMENT. SEE LAND USE SUMMARY TABLE ON THIS SHEET FOR MORE INFORMATION.

SUMMARY OF AMENDMENTS:

THE SIXTH AMENDED PDP REVISIONS ESTABLISHED THE VISION FOR AN UPSCALE URBAN MIXED-USE DEVELOPMENT WITH A RANGE OF COMPLIMENTARY USES TO SERVE THE ENTIRE NORTHERN METROPOLITAN AREA, DETERMINED USE HIERARCHIES PER LOCATION WITHIN THE PROPERTY, AND DESIGNATED A GRID LAYOUT FOR INTERNAL STREETS WITH ORCHARD PARKWAY AS THE CENTRAL SPINE ROAD AND THE 144TH AVENUE UNDERPASS AS A PEDESTRIAN AND VEHICULAR ACCESS ROUTE TO ORCHARD RETAIL DEVELOPMENT TO THE NORTH.

THE TWELFTH AMENDED PDP REVISIONS INCLUDED REALIGNMENT OF THE MCKAY CHANNEL, INCORPORATION THE FINAL DESIGN OF ORCHARD PARKWAY AND 142ND AVENUE, AND PARCEL BOUNDARY CHANGES ALTERED BY PUBLIC LAND DEDICATIONS TO THE CITY OF WESTMINSTER.

FULL FORCE AND EFFECT:

ALL PROVISIONS OF THE ORIGINAL TWELTH AMENDED PDP FOR THE NORTH HURON PUD RECORDED AT RECEPTION NO. 2023000053326 DATED SEPTEMBER 19, 2023 AND SUBSEQUENT PDP AMENDMENTS SHALL REMAIN IN FULL FORCE AND EFFECT, EXCEPT AS OTHERWISE NOTED HEREIN.

DEVELOPMENT TIMING & PHASING:

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

**THIRTEENTH AMENDED
PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 8**

PROJECT CONCEPT

ORCHARD LAKES IS ENVISIONED TO BE AN UPSCALE EMPLOYMENT DEVELOPMENT PROVIDING OPPORTUNITY FOR A DIVERSITY OF COMPLIMENTARY RETAIL, COMMERCIAL, HOSPITALITY, RESTAURANT, HOSPITAL, MEDICAL, AND OFFICE USES WITH MEDICAL SERVICES PRIORITIZED AS A SECONDARY USE.

THE DEVELOPMENT WILL PROVIDE SERVICES FOR THE ADJACENT LOCAL NEIGHBORHOODS, THE ENTIRE NORTHERN METROPOLITAN AREA, AND SUPPORT FOR THE ADJACENT MEDICAL CAMPUS TO THE NORTH.

FOR THE ORCHARD LAKES PROPERTY (INCLUDED IN THIS PDP AMENDMENT) DESIGNATED AS EMPLOYMENT - FLEX CAN INCLUDE A MIX OF PROFESSIONAL OFFICES, RESEARCH AND DEVELOPMENT LABS, FLEX OFFICES, & INCUBATOR SPACES AS PRIMARY USES WITH SECONDARY USES ALLOWING MEDICAL FACILITIES, HOTELS, MANUFACTURING, WAREHOUSING, FABRICATION, REPAIR SHOPS, WHOLESALE DISTRIBUTORS, PRODUCTION, AND SUPPORT COMMERCIAL USES AS DEFINED IN THE 2040 COMPREHENSIVE PLAN.

PROPERTY (INCLUDED IN THIS PDP AMENDMENT) DESIGNATED AS EMPLOYMENT - OFFICE/INSTITUTIONAL CAMPUS CAN INCLUDE PROFESSIONAL OFFICES, RESEARCH AND DEVELOPMENT LABS, HOSPITALS, AND MEDICAL FACILITIES AS PRIMARY USERS WITH SECONDARY USES ALLOWING LONG-TERM NURSING/CARE FACILITIES (UP TO 18.0 DU/AC), OVERNIGHT STAYS, REHABILITATION FACILITIES, HOSPICE, HOTEL, AND SUPPORT COMMERCIAL USES AS DEFINED IN THE 2040 COMPREHENSIVE PLAN. ADDITIONAL LIMITED USES (UP TO 10% GFA) OF MANUFACTURING, WAREHOUSE, AND PRODUCTION ARE ALSO ALLOWED.

THE STREETS AND DRIVES WILL PROVIDE A GRID OF VEHICULAR AND PEDESTRIAN PATHS WITHIN THE DEVELOPMENT LINKING ALL PRIMARY BUILDINGS AND OPEN AREAS TO THE ADJACENT STREETS. ORCHARD PARKWAY RUNNING NORTH-SOUTH THROUGH THE SITE WILL SERVE AS THE CENTER SPINE OF THE DEVELOPMENT WHILE THE UNDERPASS BENEATH 144TH AVENUE WILL ALLOW CONVENIENT PEDESTRIAN AND VEHICULAR ACCESS TO THE ORCHARD RETAIL DEVELOPMENT LOCATED TO THE NORTH.

PROJECT INTENT

A MIX OF EMPLOYMENT, MEDICAL SERVICES, AND LIMITED SUPPORTIVE COMMERCIAL USES WITH NATURAL OPEN SPACES, DRAINAGE AREAS AND TRAILS IS PLANNED. HIGH QUALITY ARCHITECTURE AND LANDSCAPING ON ALL NEW DEVELOPMENT WILL ASSIST IN FURTHER DEFINING THIS AREA. ALL BUILDINGS MUST MEET OR EXCEED THE CITY'S COMMERCIAL DESIGN GUIDELINES.

DESIGN CONCEPTS FOR THE ENTIRE AREA INCLUDE:

- PARKING FIELDS DEFINED BY THE BUILDING FORMS;
- BUILDING FORMS DEFINING THE EDGES OF ORCHARD PARKWAY;
- FOUR SIDED DESIGN ELEMENTS;
- PUBLICLY ACCESSIBLE OPEN SPACES ARRANGED TO BE VISIBLE LANDMARKS AS WELL AS FUNCTIONAL SPACES.

RUNNING THE LENGTH OF THE DEVELOPMENT WILL BE THE LANDSCAPED CORRIDOR OF ORCHARD PARKWAY. THIS COLLECTOR STREET PROVIDES A CONSISTENT IDENTITY ELEMENT AND FACILITATES MOVEMENT THROUGH THE DEVELOPMENT. THE PARKWAY WILL INCLUDE OPEN SPACE FEATURES THROUGH THE CORE OF THE DEVELOPMENT.

PARCEL 4D WILL PROVIDE A MIXTURE OF OFFICE AND SPECIALIZED MEDICAL AND REHABILITATION SERVICES TO SUPPORT THE SURROUNDING AREA AND INCLUDE SUPPORT COMMERCIAL USES TO PROVIDE AN EMPLOYMENT BASE FOR THE AREA. ADDITIONAL USES MAY BE INCLUDED AS ALLOWED BY THE 2040 COMPREHENSIVE PLAN.

PARCEL 4E WILL CONTINUE TO PROVIDE USES AS ALLOWED BY THE 2040 COMPREHENSIVE PLAN.

PARCEL 4F WILL PROVIDE MEDICAL, REHABILITATION, AND LONG-TERM NURSING/CARE FACILITIES WITH OVERNIGHT STAYS THAT COMPLIMENT THE ADJACENT HOSPITAL AND MEDICAL USES AS WELL AS HOSPITALITY USES TO FURTHER SUPPORT THE MEDICAL CAMPUS. ADDITIONAL USES MAY BE INCLUDED AS ALLOWED BY THE 2040 COMPREHENSIVE PLAN.

PROJECT ELEMENTS:

THE VISION INCLUDES THE FOLLOWING DEVELOPMENTAL ZONES:

1. ORCHARD PARKWAY WEST SHOULD BE DEVELOPED AS A PART OF AN EMPLOYMENT AREA WITH OFFICES, R&D LABS, AND SUPPORTING COMMERCIAL USES. IT SHOULD ALSO HAVE SUPPORTING MEDICAL SERVICES. THE BUILDINGS WILL BE DEVELOPED TO BE SENSITIVE TO CONNECTIVITY BETWEEN OPEN SPACE, TRAILS, AND SURROUNDING RESIDENTIAL AND COMMERCIAL DEVELOPMENT. BUILDINGS SHOULD DEVELOP WITH CONSISTENT STREETSCAPES AND SHOULD HAVE SERVICE AREAS THAT DO NOT LIMIT ACCESS OR NEGATIVELY IMPACT THE OVERALL CONNECTIVITY THROUGH THE DEVELOPMENT. BUILDINGS WILL BE LOCATED ON THE SITE TO TAKE ADVANTAGE OF MOUNTAIN VIEWS, OPEN SPACES, AND TRAIL SYSTEM CONNECTIONS.

2. ORCHARD PARKWAY EAST IS PLANNED AS AN EXTENSION OF THE EXISTING MEDICAL CAMPUS. THE SOUTHERN PORTION OF THIS AREA WILL PROVIDE SUPPORTIVE MEDICAL, REHABILITATION, AND LONG TERM NURSING/CARE FACILITIES AS WELL AS OFFICE AND HOSPITALITY USES TO COMPLIMENT ADJACENT DEVELOPMENTS.

3. THE DEVELOPMENT WILL INCLUDE THE LANDSCAPED MCKAY CHANNEL, BULL CANAL, AND ASSOCIATED PEDESTRIAN PATHWAYS (IN CONJUNCTION WITH THE INTERSTATE 25 PEDESTRIAN/BIKE TRAIL) TOGETHER WITH OPEN SPACE AND TRAILS COMPATIBLE AND HARMONIOUS WITH EXISTING PUBLIC AND PRIVATE DEVELOPMENT IN THE SURROUNDING AREA.

RECOVERY COSTS:

DEVELOPER IS WORKING WITH THE CITY FINANCE DEPARTMENT. TABLE WILL BE ADJUSTED ONCE ALL COSTS ARE RESOLVED. THIS PROJECT WILL BE RESPONSIBLE FOR PAYING RECOVERY COSTS PER THE FOLLOWING TABLE :

ASSESSMENT OF RECOVERABLE COSTS	UNIT COST	NUMBER OF UNITS	PRINCIPAL COST	INTEREST COST	TOTAL COST	REMARKS
NORTH HURON WATER MAIN	\$19.82 / FT.	1322.38 FT.	\$ 26,209.57	\$ 13,104.79	\$ 39,314.36	BASED ON ACTUAL COST OF PROJECT W87-1 + INTEREST. CITY COUNCIL APPROVED APR 13, 1992 (INTEREST NO LONGER ACCRUING)
NORTH AREA SEWER MAIN	\$261.90 / ACRE	65.77 AC.	\$ 17,225.16	\$ 8,612.58	\$ 25,837.74	BASED ON ACTUAL COST OF PROJECT WW87-1 + INTEREST. CITY COUNCIL APPROVED APR 13, 1992 (INTEREST NO LONGER ACCRUING)
HURON STREET IMPROVMENTS (RIGHT OF WAY)	N/A	N/A	\$ 264,942.00	\$ 132,471.00	\$ 397,413.00	BASED ON ACTUAL COST OF ACQUISITION FROM FONAY + INTEREST. CITY COUNCIL APPROVED AUGUST 27, 2007, AT ORD 3374. SEE NOTE 1
HURON STREET IMPROVEMENTS	\$365 / LIN FT	1322.38 FT	\$ 482,668.70	\$ 241,334.35	\$ 724,003.05	BASED ON ACTUAL COST OF PROJECT + INTEREST. CITY COUNCIL APPROVED AUGUST 27, 2007, ORD 3374 SEE NOTE 1
MCKAY DRAINAGE AND DETENTION POND	N/A	N/A	\$ 441,738.55	ACCRUING	ACCRUING	BASED ON ACTUAL COST OF PROJECT
MCKAY LAKE DAM RENOVATION	N/A	N/A	\$ 214,245.15	\$ 107,064.23	\$ 321,309.38	BASED ON ACTUAL COSTS + INTEREST AND THE APPORTIONMENT METHOD PRESCRIBED IN ANNEXATION AGMT(FONAY AND SWAIN) OF 11/16/2006. (SEE NOTE 1) INTEREST NO LONGER ACCRUING.
HURON STREET / MCKAY DRAINAGE CULVERT	N/A	N/A	\$ 113,500.00	\$ 56,750.00	\$ 170,250.00	1/2 OF 1/3 OF THE COST + INTEREST OF THE MCKAY DRAINAGE/HURON ST. BOX CULVERT INSTALLED BY DEVELOPERS OF HUNTINGTON TRAILS SUBD., BUT PAID BY FOR BY THE CITY. THE OTHER 1/6 WILL BE ASSESSED TO AZG. (SEE NOTE 1) - APPROVED 8/27/2007
MCKAY DRAINAGEWAY REVISIONS	N/A	N/A	\$57,524.00	ACCRUING	ACCRUING	THESE WILL BE COSTS ASSOCIATED WITH MODIFICATIONS OF THE CITY'S MCKAY DRAINAGEWAY DESIGN THAT HAVE BEEN AND WILL BE ASSOCIATED WITH DEVELOPMENT PROPOSALS ON THIS SITE.
ORCHARD PARKWAY	\$1,157.52 / LIN FT	1,300.09 FT	\$1,504,880.20	ACCRUING	ACCRUING	FULL COST OF STREET IMPROVEMENTS WITHIN PROPERTY BOUNDARY; APPROVED 11/27/2017
W. 142ND AVENUE	\$578.76/ LIN FT	702.43 FT	\$ 406,538.39	ACCRUING	ACCRUING	1/2 OF THE COST OF STREET IMPROVEMENTS; APPROVED 11/27/2017
TOTAL:			\$3,529,471.72	\$559,336.95 + ACCRUING INTEREST	\$4,088,808.67 + ACCRUING INTEREST	

NOTES:

- INTEREST COSTS ARE ONLY SHOWN FOR THOSE PROJECTS THAT ARE NOT ACCRUING INTEREST ANYMORE.
- UNLESS OTHERWISE NOTED OR AGREED, THESE COST ASSESSMENTS ARE DUE IN COMPLIANCE WITH THE CITY OF WESTMINSTER MUNICIPAL CODE.
- INTEREST DUES SHALL CONTINUE TO ACCRUE UP TO THE DATE OF ACTUAL PAYMENT (NORMALLY AT FINAL PLAT ADOPTION) OR AS SPECIFIED IN THE CITY OF WESTMINSTER MUNICIPAL CODE.
- IN ADDITION TO THE RECOVERY COSTS TABULATED HEREIN, THE DEVELOPER SHALL REIMBURSE THE CITY'S COSTS FOR DESIGN AND CONSTRUCTION OF CERTAIN IMPROVEMENTS (IN PART OR IN WHOLE) THAT ARE CALLED FOR IN THIS DEVELOPMENT PLAN BUT WHICH MUST BE INSTALLED ALONG WITH THE CITY'S PROJECT FOR THE MCKAY DRAINAGEWAY. THE IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO UTILITIES, DRAINAGE FACILITIES, GRADING, LANDSCAPING, STRUCTURES AND SURFACE IMPROVEMENTS THAT ARE PRIMARILY ASSOCIATED WITH AND NORMALLY THE RESPONSIBILITY OF THE DEVELOPER. THE IMPROVEMENT ITEMS AND THE ASSOCIATED COSTS WILL BE DEFINED IN THE PUBLIC IMPROVEMENTS AGREEMENT AND THE AMOUNT OWED BY THE DEVELOPER WILL BE PAID AT THE TIME OF PLAT APPROVAL.
- IN ADDITION TO THE RECOVERY COSTS TABULATED HEREIN, THE DEVELOPER SHALL REIMBURSE THE CITY'S COSTS FOR DESIGN AND CONSTRUCTION OF CERTAIN IMPROVEMENTS (IN PART OR IN WHOLE) THAT ARE CALLED FOR IN THIS DEVELOPMENT PLAN BUT WHICH MUST BE INSTALLED ALONG WITH THE CITY'S PROJECT FOR ORCHARD PARKWAY AND W. 142ND AVENUE. THE IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO UTILITIES, DRAINAGE FACILITIES, GRADING, LANDSCAPING, STRUCTURES, STREET LIGHTS AND SURFACE IMPROVEMENTS THAT ARE PRIMARILY ASSOCIATED WITH AND NORMALLY THE RESPONSIBILITY OF THE DEVELOPER. THE IMPROVEMENTS AGREEMENT AND THE AMOUNT OWED BY THE DEVELOPER WILL BE PAID AT THE TIME OF PLAT APPROVAL.
- 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 PDP.
- THE DEVELOPER WILL PAY A PERCENTAGE OF THE TOTAL REIMBURSABLE COSTS AND COST RECOVERIES TO THE CITY AS THE PROPERTIES ARE SOLD OR DEVELOPED. THE PERCENTAGES ARE OUTLINED BELOW:

PARCEL	ACREAGE	% OF NET SALEABLE LAND
4D(NORTH)	12.16 ACRES	24%
4D(SOUTH)	7.48 ACRES	15%
4E	22.35 ACRES	45% (AMOUNT PAID IN FULL IN 2015. \$1,401,419.90 PAID ON 1/8/2015 AND \$357,340.96 PAID ON 5/27/2015)
4F(WEST)	4.80 ACRES	9.5%
4F(EAST)	3.25 ACRES	6.5%

PUBLIC SERVICES:

SCHOOLS
COYOTE RIDGE ELEMENTARY
13770 BROADLANDS DRIVE
BROOMFIELD, CO 80020

WESTLAKE MIDDLE SCHOOL
2800 W. 135TH AVENUE
BROOMFIELD, CO 80020

PUBLIC TRANSPORTATION
RTD BUS ROUTE 128
(PICK UP AT 134TH AND HURON)
TO WAGON RD. PARK-N-RIDE

FIRE DEPARTMENT
WESTMINSTER FIRE DEPT. STA. #6
999 W. 124TH AVENUE
NORTHGLENN, CO 80234

LEGACY HIGH
2701 WEST 136TH AVENUE
BROOMFIELD, CO 80020



PREPARED FOR:
Orchard Lakes, LLC
SUBMITTAL DATE:
November 8, 2024

**PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
PROJECT NOTES**

REVISIONS		DATE	DESCRIPTION
NO.	1	2/21/2024	FIRST PDP SUBMITTAL
	2	8/29/2024	SECOND PDP SUBMITTAL
	3	11/8/2024	THIRD PDP SUBMITTAL

SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= N/A

SHEET
2

2 OF 8 SHEETS

PROJECT NUMBER
U23021

THIRTEENTH AMENDED
PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 8



PREPARED FOR:
Orchard Lakes, LLC
SUBMITTAL DATE:
November 8, 2024

PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
PROJECT NOTES

TRANSPORTATION

THE SITE IS SERVED BY NORTH HURON STREET. ACCESS ONTO NORTH HURON STREET WILL BE LIMITED TO A SIGNALIZED FULL MOVEMENT AT THE NORTH EDGE OF THE PROPERTY ALIGNING WITH HUNTINGTON TRAILS PARKWAY AND A RIGHT IN/RIGHT OUT APPROXIMATELY MIDWAY BETWEEN THE ACCESS AT HUNTINGTON TRAILS PARKWAY (W, 142ND AVENUE) AND LEXINGTON AVENUE.

THE SIGNAL AT HUNTINGTON TRAILS PARKWAY/W. 142ND AVENUE HAS BEEN INSTALLED PROPORTIONATE COST DIVIDED AMONG THE RESPONSIBLE PARTIES.

SEE PARCEL NOTES ON SHEET 4 FOR PARCEL SPECIFIC REQUIRMENTS.

LANDSCAPE AND IRRIGATION

DISTINCTIVE PLANTING AND LANDSCAPE TREATMENTS ARE PROPOSED THROUGHOUT THE DEVELOPMENT. A PALETTE OF MATERIALS WILL PROVIDE COLOR, TEXTURE, AND STRUCTURE THROUGHOUT THE ENTIRE YEAR. PLANTINGS WILL BE DESIGNED AND PLACED BASED ON HYDROZONES PREDOMINANTLY, PLANTINGS WITH LOW WATER REQUIREMENTS AND/OR DROUGHT TOLERANT PLANTS WILL BE USED THROUGHOUT THE SITE. SOFT AND HARD LANDSCAPE TREATMENTS WILL BE PROVIDED THROUGHOUT THE COMMUNITY AND WILL ADHERE TO THE PROJECT THEME. HURON STREET, ORCHARD PARKWAY, W. 142ND AVENUE, AND W. 141ST AVENUE WILL BE LANDSCAPED AND MAINTAINED PER CITY CODE. THIS PROJECT WILL UTILIZE RECLAIMED WATER, WHEN AVAILABLE, FOR IRRIGATION PURPOSES. DETAILED LANDSCAPE PLANS WILL BE REQUIRED FOR THIS PROJECT AS A PART OF THE OFFICIAL DEVELOPMENT PLAN (ODP). ADJUSTMENTS OF REQUIREMENTS AS APPROVED BY THE CITY AND LISTED IN THIS PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL TAKE PRECEDENCE. SEE PARCEL NOTES ON SHEET 4 FOR MORE INFORMATION.

SITE COVERAGE

A MINIMUM OF 20 PERCENT OF THE DEVELOPABLE SITE AREA WILL BE REQUIRED TO BE LANDSCAPED. LANDSCAPING WILL COMPLY WITH THE CITY'S LANDSCAPE GUIDELINES AND SHALL BE DETAILED WITH THE OFFICIAL DEVELOPMENT PLAN (ODP) SUBMITTAL. ADJUSTMENTS OF REQUIREMENTS AS APPROVED BY THE CITY AND LISTED IN THIS PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL TAKE PRECEDENCE. SEE PARCEL NOTES ON SHEET 4 FOR MORE INFORMATION.

DEVELOPMENT TIMING

THIS PROJECT WILL BE DEVELOPED IN PHASES AS THE MARKET WILL ALLOW. THE DEVELOPER AND CITY WILL DETERMINE THE LEVEL OF INFRASTRUCTURE IMPROVEMENTS REQUIRED TO SERVE ANY GIVEN PHASE AT THE TIME OF THE ODP FOR THAT PARTICULAR PHASE.

OVERLOT GRADING OF THE SITE WILL BE PHASED AS DEVELOPMENT OCCURS. DUST MITIGATION MEASURES AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED DURING THE GRADING PROCESS IN ACCORDANCE WITH CITY STANDARDS.

THIS PRELIMINARY DEVELOPMENT PLAN EXPIRES FIVE (5) YEARS AFTER THE DATE OF ACCEPTANCE, AND THE DEVELOPMENT RIGHTS AND USES ESTABLISHED HEREIN SHALL BE VESTED DURING THIS FIVE (5) YEAR PERIOD.

DEVELOPMENT STANDARDS

ADDITIONAL DEVELOPMENT STANDARDS WILL BE ESTABLISHED WITH EACH O.D.P. AND RESPOND TO THE SPECIFIC USES CONTAINED WITHIN EACH O.D.P.

PEDESTRIAN/BIKE TRAILS

THE DEVELOPER IS RESPONSIBLE FOR CONNECTING TO THE EXISTING TRAIL SYSTEM AS PARCEL IS DEVELOPED. THESE TRAIL CONNECTIONS SHALL BE INCLUDED IN THE O.D.P. FOR EACH PARCEL.

VIEW CORRIDORS

NO VIEW CORRIDORS EXIST WITHIN THE PROJECT SITE.

UTILITY MAINTENANCE STATEMENT

ALL PUBLIC WATER, STORM SEWER, AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC RIGHT-OF-WAY 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.

OIL/GAS WELL SETBACK

LAND USE REGULATIONS FOR OIL & GAS OPERATIONS ARE DEFINED IN WESTMINSTER MUNICIPAL CODE 11-4-14.

OVERHEAD UTILITIES

ALL EXISTING AND PROPOSED UTILITY LINES AND SERVICES, AND ALL STREET LIGHTING CIRCUITS SHALL BE INSTALLED UNDERGROUND BOTH WITHIN AND ADJACENT TO THE SUBDIVISION OR DEVELOPMENT BY THE DEVELOPER.

PERMITTED USES

PERMITTED USES IN THE VARIOUS USE AREAS MAY BE ALL THOSE USES PERMITTED IN THE CITY'S COMPREHENSIVE PLAN AND ALL THE USES IDENTIFIED IN THE LAND USE SUMMARY. FINAL ALLOWED USES WILL BE DEFINED AT THE TIME OF OFFICIAL DEVELOPMENT PLAN.

PROHIBITED USES

ADULT BUSINESS, ADULT VIDEO STORE; AUTOMOTIVE, BOAT, CAMPER AND RECREATIONAL VEHICLE SHOWROOMS OR SALES; AUTO BODY REPAIR; AUTOMOTIVE AND HEAVY EQUIPMENT RENTAL; BINGO ESTABLISHMENT/SOCIAL GAMING OUTLET; BULK FUEL SALES; COMMERCIAL EQUIPMENT DEALER; GREENHOUSE; PAWN SHOP; RECORDING STUDIO; TATTOO PARLOR; TRANSMISSION TOWERS; USED CLOTHING / THRIFT STORE (EXCLUDING ANTIQUE SHOP); WHOLESALE COMMERCIAL HEATING; PLUMBING; ELECTRICAL; LUMBER; BUILDING EQUIPMENT, MINI-STORAGE; RESIDENTIAL.

WETLANDS IMPACT

THERE ARE NO DELINEATED WETLANDS WITHIN THE PROJECT SITE.

REGIONAL DRAINAGE IMPACTS

ORCHARD LAKES HAS ESTABLISHED METROPOLITAN SPECIAL DISTRICTS (MSD) TO ASSIST IN THE FINANCING, CONSTRUCTION AND MAINTENANCE OF THE DRAINAGEWAY. DEVELOPER HAS DEDICATED TO THE CITY SUFFICIENT RIGHT-OF-WAY FOR THE MCKAY LAKE DRAINAGEWAY IMPROVEMENTS.

RECLAIMED WATER STANDARD NOTES:

THE OWNER/DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, AGREE TO PERFORM THE FOLLOWING CONDITIONS.

- 1) THIS SITE WILL USE RECLAIMED WATER FOR IRRIGATION.
- 2) THE OWNER/DEVELOPER IS RESPONSIBLE FOR DESIGNING, BUILDING, OPERATING AND MAINTAINING THE RECLAIMED FACILITIES AT THIS SITE IN COMPLIANCE WITH; THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S RECLAIMED WATER CONTROL REGULATION NO. 84, THE CITY OF WESTMINSTER'S CITY CODE SECTION 8 CHAPTER 12 RECLAIMED/NON POTABLE WATER REGULATIONS, AND THE CITY OF WESTMINSTER'S RECLAIMED WATER DESIGN SPECIFICATIONS.
- 3) THE OWNER/DEVELOPER MUST SUBMIT TWO SIGNED COPIES OF THE "RECLAIMED WATER USERS AGREEMENT" AND THE "USER PLAN TO COMPLY" TO THE CITY OF WESTMINSTER. CITY STAFF WILL REVIEW THE "USERS PLAN TO COMPLY" AND SUBMIT IT TO THE COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT FOR APPROVAL. ONCE THE PLAN IS APPROVED A "NOTICE OF AUTHORIZATION FOR THE USE OF RECLAIMED WATER" WILL BE ISSUED BY THE COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT. THE "NOTICE OF AUTHORIZATION" AND RECLAIMED WATER USERS AGREEMENT MUST BE RECEIVED BY THE CITY PRIOR TO CONNECTING TO THE RECLAIMED WATER SYSTEM.
- 4) APPROVED SIGNS SHALL BE POSTED ON THE SITE TO NOTIFY THE PUBLIC THAT RECLAIMED WATER WILL BE USED FOR IRRIGATION AND IS NOT SAFE TO DRINK. APPROVED SIGNS ARE AVAILABLE THROUGH THE DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
- 5) ALL PIPING INCLUDING PRIVATE IRRIGATION SYSTEM PIPING SHALL BE PURPLE (PANTONE PURPLE 522C) TO DIFFERENTIATE RECLAIMED WATER PIPING FROM POTABLE WATER OR OTHER PIPING SYSTEMS. ALL IRRIGATION BOXES AND COVERS, CONTROL VALVES, SPRINKLER HEADS AND OTHER APPURTENANCES ASSOCIATED WITH THE RECLAIMED WATER SYSTEM SHALL BE PURPLE AND LABELED "RECLAIMED" OR "NON-POTABLE" WATER. RECLAIMED METERS SHALL BE PURPLE, HAVE PURPLE REGISTERS AND BE STAMPED "RECLAIM" ON THE MAIN CASE.
- 6) RECLAIMED WATER HAS A HIGHER LEVEL OF DISSOLVED SOLIDS THAN POTABLE WATER. PLANTS TOLERANT OF HIGH SALINITY SHOULD BE SELECTED FOR USE IN AREAS IRRIGATED WITH, OR THAT MAY POTENTIALLY BE SUPPLIED WITH RECLAIMED WATER. IF PLANT MATERIALS WITH LOWER TOLERANCES ARE USED, THE DEVELOPER SHALL TAKE THOSE STEPS NECESSARY TO PREVENT SALT BUILD-UP IN THE SOIL SURROUNDING THESE PLANTS. PLANTING LOCATIONS FOR SALT SENSITIVE SPECIES SHOULD HAVE GOOD DRAINAGE AND SOIL PERCOLATION.

STANDARD CITY OF WESTMINSTER STATEMENTS

- A. APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN (PDP) 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 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 SAID 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 DEVELOPMENTS 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 ACCEPTABLE HEIGHTS, BULK, SETBACKS, PUBLIC AND SCHOOL LAND DEDICATIONS 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.

STANDARD CITY OF WESTMINSTER PROJECT NOTES:

PUBLIC ART: CASH-IN-LIEU FOR BOTH THE ART PIECE AND AN IMPROVED SITE SHALL BE PAYABLE BY THE PROPERTY OWNER TO THE CITY IN THE AMOUNT OF \$2,000 PER GROSS ACRE OF THE SUBJECT PORPERTY AT THE TIME OF FINAL PLAT. IF NO PLAT IS NEEDED THEN CASH-IN-LIEU SHALL BE PROVIDED AT THE TIME OF OFFICIAL DEVELOPMENT PLAN RECORDING, FOR 12 ACRES (PLATTED AREA) A FEE OF \$24,000 IS DUE TO THE CITY.

PUBLIC ART SHALL BE INCORPORATED INTO THE FINAL SITE DESIGN, INCLUDING A CASH-IN-LIEU CONTRIBUTION OR PURCHASE PER THE RETAIL COMMERCIAL DESIGN GUIDELINES. IMPROVED LOCATIONS FOR ART MUST BE PROVIDED SUBJECT TO APPROVAL BY THE CITY OF WESTMINSTER.

ANY SUBSEQUENTLY OCCURING **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.

MAXIMUM DENSITY OF 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.

REVISIONS	
NO.	DESCRIPTION
1	DATE: 2/21/2024 FIRST PDP SUBMITTAL
2	DATE: 8/29/2024 SECOND PDP SUBMITTAL
3	DATE: 11/8/2024 THIRD PDP SUBMITTAL

SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= N/A

SHEET
3

3 OF 8 SHEETS

PROJECT NUMBER
U23021

THIRTEENTH AMENDED PRELIMINARY DEVELOPMENT PLAN NORTH HURON PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF ADAMS, STATE OF COLORADO SHEET 4 OF 8

INTRODUCTION: ARCHITECTURE

THE DEVELOPMENT CONSISTS OF A NETWORK OF VEHICULAR STREETS CONTAINING MEDICAL OFFICE / OFFICE / RETAIL / COMMERCIAL / HOSPITALITY / MEMORY CARE / SKILLED NURSING / ACUTE / SEMI-ACUTE CARE / REHABILITATION AND HOSPITALITY USES. COMPREHENSIVE DESIGN STANDARDS AND GUIDELINES WILL BE SUBMITTED WITH EACH ODP.

ARCHITECTURAL CHARACTER

THE USE OF A VARIETY OF COMPLIMENTARY FORMS, MATERIALS AND ARCHITECTURAL ELEMENTS WILL HELP ESTABLISH A BROAD ARCHITECTURAL IDENTITY FOR THE DEVELOPMENT. THESE FORMS, MATERIALS AND ELEMENTS WILL BE INSPIRED BY COMMERCIAL ARCHITECTURE FOUND THROUGHOUT COLORADO. IT IS OFTEN DESCRIBED AS "COLORADO CONTEMPORARY" STYLE OF ARCHITECTURE. THIS STYLE IS AN INTEGRATION OF MOUNTAIN, PRAIRIE AND URBAN STYLES BROUGHT TOGETHER IN A CONTEMPORARY INTERPRETATION. THIS STYLE IS TYPICALLY CHARACTERIZED BY THE USE OF:

- * LOW-SLOPED ROOFS (6:12 OR LESS) WITH OVERHANGING EAVES
- * OVERLAPPING HORIZONTAL FORMS
- * VERTICAL MASS ELEMENTS
- * LOCAL MATERIALS, SUCH AS BRICK, STONE, AND WOOD
- * SHADING DEVICES SUCH AS TRELLISES, AWNINGS OR CANOPIES
- * A BACKGROUND PALETTE OF EARTH TONES
- * ACCENT AREAS OF STRONG OR BRIGHT COLORS

THESE FORMS, MATERIALS AND ELEMENTS WILL BE USED IN A NUMBER OF DIFFERENT CONFIGURATIONS AND WILL BE INTERPRETED IN BOTH TRADITIONAL COLORADO STYLE ARCHITECTURE AND CONTEMPORARY DESIGNS IN ORDER TO CREATE VARIETY OF EXPRESSION WITHIN THE BROADER ARCHITECTURAL IDENTITY. CORPORATE ARCHITECTURE WILL BE DISCOURAGED BUT ELEMENTS DEEMED NECESSARY FOR IDENTITY WILL BE DESIGNED TO FIT WITHIN THE COLOR AND MATERIAL PALETTE AS WELL AS THE OVERALL DESIGN

FACADE MODULATIONS AND ARTICULATION

THE BUILDINGS SHOULD BE DESIGNED SO AS TO CREATE A VISUALLY STIMULATING AND VARIED ENVIRONMENT RICH IN COLOR AND TEXTURE. IN ADDITION TO THE ITEMS IDENTIFIED IN THE PREVIOUS SECTION, ELEMENTS THAT CAN CONTRIBUTE TO THIS MIGHT INCLUDE:

- * THE USE OF RECESSES AND PROJECTIONS IN THE BUILDING FACADES
- * VARIATION IN WIDTH AND HEIGHT AND MULLION SPACING OF TENANT STOREFRONT OPENINGS IN THE CASE OF COMMERCIAL OR RETAIL SPACES.
- * THE USE OF ELEMENTS SUCH AS TRELLISES, CANOPIES, TOWERS AND COLONNADES TO PROVIDE VARIATION AND INTEREST.
- * THE ARTICULATION OF THE BUILDING FACADES BY MEANS OF ARCHITECTURAL DEVICES SUCH AS PILASTERS OR RECESSED BAYS.
- * THE USE OF A VARIETY OF WALL MATERIALS, INCLUDING INTEGRALLY COLORED TEXTURED MASONRY BLOCK, STUCCO, BRICK, STONE, SLATE, FIBER, CEMENT SIDING, PRE-CAST STONE, CULTURED STONE, AND BLOCK OR TIMBER ACCENTS
- * ATTENTION TO DETAIL AT THE PEDESTRIAN LEVEL

STREETSCAPE

THE VARIETY OF BUILDING EXPRESSIONS WILL BE COMPLEMENTED BY A VARIETY OF HARDSCAPING AND LANDSCAPING MATERIALS, WHICH CAN INCLUDE AREAS OF PATTERNED SURFACES, COLORED CONCRETE, AND CONCRETE PAVERS. STREET FURNITURE SHALL BE CHOSEN TO COMPLEMENT THE CHARACTER OF THE BUILDINGS AND STREETSCAPE. LANDSCAPING MAY INCLUDE THE USE OF TREES IN TREE GRATES, AND PLANTER AREAS THAT INCORPORATE BUILT-IN SEATING.

PARAPETS AND ROOF

WHERE BUILDINGS ARE OF SIMILAR SCALE THE DESIGN WILL INCORPORATE A VARIETY OF PARAPET HEIGHTS, RIDGE HEIGHTS AND EAVES HEIGHTS. WHERE ADJOINING BUILDINGS ARE OF A DISSIMILAR SCALE, VARIATION IN PARAPET HEIGHTS, RIDGE HEIGHTS AND EAVES HEIGHTS WILL BE USED TO REDUCE THE SCALE OF THE LARGER BUILDINGS AND CREATE SOME CONTINUITY OF MASSING BETWEEN LARGER AND SMALLER BUILDINGS. SLOPED ROOFS MAY BE FINISHED WITH CONCRETE, CLAY, SLATE TILE, ARCHITECTURAL METAL, HIGH-PROFILE THREE-DIMENSIONAL OR HIGH-DEFINITION SHINGLES. PARAPETS SHALL BE CAPPED BY AN ARTICULATED CORNICE OF MASONRY OR STUCCO, OR A PRE-FINISHED METAL COPING. ROOFTOP EQUIPMENT MUST BE SCREENED FROM STREET-LEVEL PUBLIC VIEW BY AN EXTENDED PARAPET OR A SLOPED ROOF.

COLOR

THE USE OF NATURAL OR NATIVE COLORS WILL BE ENCOURAGED THROUGHOUT THE PROJECT. THE PROPOSED COLOR PALETTE WILL BE CHARACTERIZED BY SUBDUED HUES AND WILL BE INSPIRED BY THE EARTH-TONED COLORS FOUND IN THE VEGETATION OF NEIGHBORING PLAINS AND THE ROCK FORMATIONS OF THE ROCKY MOUNTAIN FRONT RANGE. THESE COLORS MIGHT BE CHARACTERIZED AS SOFT BROWNS, GRAY-GREENS, MUTED GOLDS, TANS, TERRACOTTAS AND BEIGE TONES. BRIGHT COLORS WILL BE ALLOWED AS ACCENT COLORS. STONE VENEER MAY BE USED EITHER AS A BASE AROUND THE PERIMETER OF THE BUILDING OR AS AN ACCENT ON PROJECTIONS IN THE BUILDING FACADE.

ORNAMENTAL ELEMENTS

AWNINGS:
IN THE CASE OF COMMERCIAL OR RETAIL SPACES, CANVAS AWNINGS ARE ENCOURAGED AT BOTH ENTRANCES TO BUILDINGS AND TENANT SPACES AND OVER WINDOWS. THEIR PURPOSE IS TO PROVIDE BOTH SHELTER FROM THE ELEMENTS AND TO ADD COLOR, SHADOW, AND INTEREST TO THE BUILDING FACADES. A VARIETY OF AWNING SHAPES ARE ENCOURAGED. BACKLIT AWNINGS ARE NOT PERMITTED.

CANOPIES:
CANOPIES ARE ENCOURAGED, ESPECIALLY AT BUILDING ENTRIES AND TO ENHANCE THE ARCHITECTURAL INTEGRITY OF THE DESIGN. CANOPIES SHOULD BE SUPPORTED BY THE STRUCTURE AND SHOULD BE INTEGRAL TO THE ARCHITECTURE OF THE BUILDING.

TRELLISES:
TRELLISES, AS AN ARCHITECTURAL ELEMENT, ARE ENCOURAGED AND SHOULD BE DETAILED TO ENHANCE THE HORIZONTAL CHARACTER OF THE PROJECT. QUALITY MATERIALS AND INTEGRATION TO THE BUILDING ARCHITECTURE IS REQUIRED.

SCREENS:
THE USE OF SCREEN WALLS TO HIDE UTILITARIAN FUNCTIONS SUCH AS TRASH ENCLOSURES, ELECTRICAL ALCOVES OR OTHER "BACK OF THE HOUSE" ELEMENTS IS REQUIRED. THESE SCREENS ARE TO BE DESIGNED WITH MATERIALS CONSISTENT WITH THE BUILDING ELEMENTS AND SHOULD COMPLY WITH THE CITY OF WESTMINSTER CODE.

BALCONIES:
WHERE PROVIDED AT RESIDENTIAL UNITS, BALCONIES ARE TO BE ENCLOSED BY WALLS RATHER THAN RAILINGS. ROOF-TOP TERRACES AND OUTDOOR COMMON AREAS ON UPPER FLOORS ARE TO BE EXCLUDED FROM ENCLOSURE REQUIREMENT.

STREET FURNITURE:
STREET FURNITURE MUST BE METAL OR COATED METAL, AND BE SUPPLIED BY A QUALIFIED MANUFACTURER.

SIGNAGE

THE SIGNAGE IS TO BE DESIGNED TO COMPLEMENT THE ARCHITECTURAL THEME OF THE OVERALL CENTER AND TO PROVIDE CLEAR DIRECTION TO BENEFIT BOTH SHOPPERS AND MERCHANTS.

THERE IS A HIERARCHY OF SIGNAGE LETTER SIZES ESTABLISHED TO BE APPROPRIATE TO THE SIZE OF THE USER. ALL SIGNS ARE TO BE FABRICATED FROM A SAMPLING OF METHODS HARMONIOUS TO THE DESIGN OF THE ARCHITECTURE. IN ADDITION TO TENANT SHOP AND USER IDENTIFICATION SIGNS, MONUMENT SIGNS WILL BE PROVIDED ALONG INTERSTATE 25, ALONG 144TH AVENUE AND ALONG NORTH HURON STREET. ALSO, THERE WILL BE PROJECT IDENTITY SIGNAGE AT MAJOR INTERSECTIONS ENTERING THE PROJECT, AS WELL AS DIRECTIONAL SIGNS THROUGHOUT THE SITE. THERE WILL BE A MAJOR SIGN ELEMENT AT 144TH AVENUE AND NORTH HURON STREET.

A COMPREHENSIVE SIGN PROGRAM WILL BE DEVELOPED AND SUBMITTED WITH THE O.D.P. SIGNAGE SHALL MEET THE CITY OF WESTMINSTER SIGNAGE STANDARDS UNLESS SPECIFICALLY APPROVED OTHERWISE ON THE O.D.P.

SETBACKS AT PERIMETER STREETS AND ADJACENT ROW

SETBACKS:	BUILDING	PARKING
INTERSTATE 25	100 FT (TO ULTIMATE 1-25 ROW LINE AND 50FT ALONG I-25 RAMP)	25 FT
NORTH HURON STREET	40 FT (WITH NO PARKING BETWEEN BUILDING AND R.O.W. LINE, OTHERWISE 50FT)	25 FT
ORCHARD PARKWAY	15-25 FT FROM CURB	25 FT
INTERNAL STREETS	(REFERENCE NOTE BELOW)	

TABLE NOTES:
SETBACKS (INTERNAL TO P.D.P.): DUE TO THE NATURE OF THIS NEW URBAN DEVELOPMENT AND DIVERSITY OF STREETSCAPES AND BUILDING TYPES, SETBACKS INTERIOR TO THE P.D.P INCLUDING LOCAL STREETS, COLLECTOR STREETS, AND DRAINAGE WAYS SHALL BE ESTABLISHED IN THE O.D.P. PHASE IF NOT DEFINED IN THE TABLE ABOVE. REVISIONS TO THE TABLE DEFINITIONS ABOVE MAY BE PROPOSED IN THE O.D.P. PHASE.

BUILDING HEIGHTS:

BUILDINGS ADJACENT N. HURON ST.	PAD USERS & SMALL RETAIL BUILDINGS: 2-STORY/40' MAX. ANCHORS: 50' MAX. WITHIN 300' OF N. HURON ST. EXCLUDING RESIDENTIAL/ MIXED USE
ALL OTHER COMMERCIAL BUILDINGS THROUGHOUT SITE	60' MAXIMUM
HOSPITAL / HOTEL / OFFICE / HOSPITALITY	100' MAXIMUM



PREPARED FOR:
Orchard Lakes, LLC

SUBMITTAL DATE:
November 8, 2024

PRELIMINARY DEVELOPMENT PLAN NORTH HURON PLANNED UNIT DEVELOPMENT PROJECT NOTES

REVISIONS		
NO.	DATE	DESCRIPTION
1	2/21/2024	FIRST PDP SUBMITTAL
2	8/29/2024	SECOND PDP SUBMITTAL
3	11/8/2024	THIRD PDP SUBMITTAL

SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= N/A

SHEET
4

4 OF 8 SHEETS

PROJECT NUMBER
U23021

THIRTEENTH AMENDED
PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 8



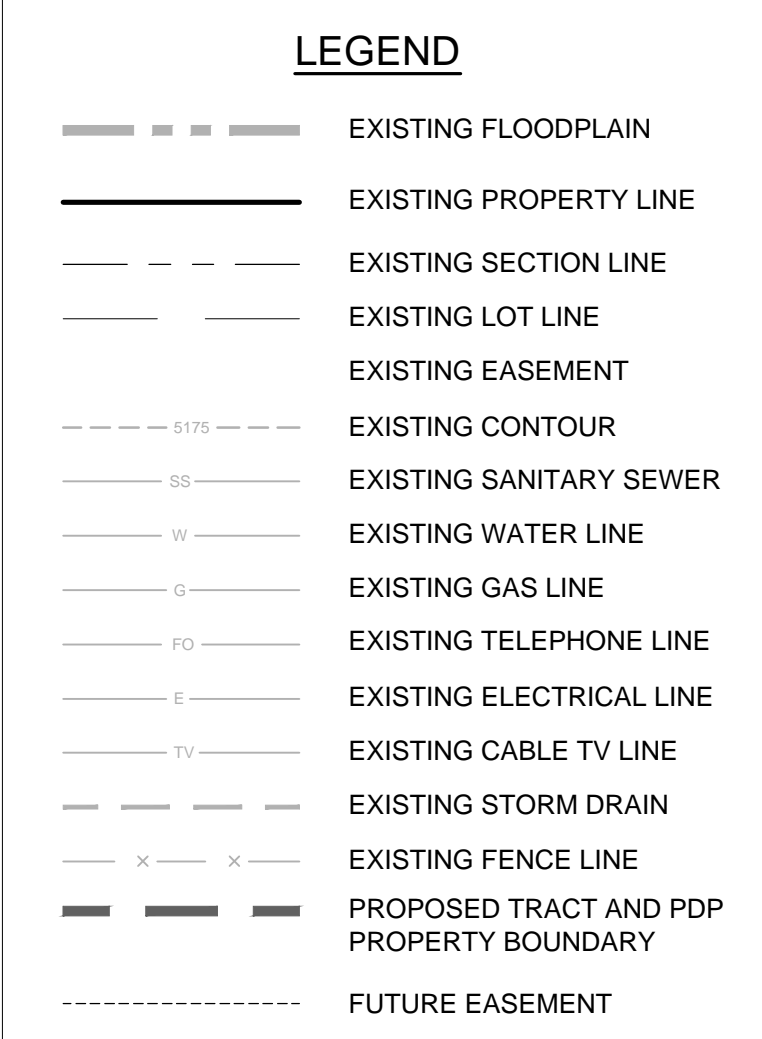
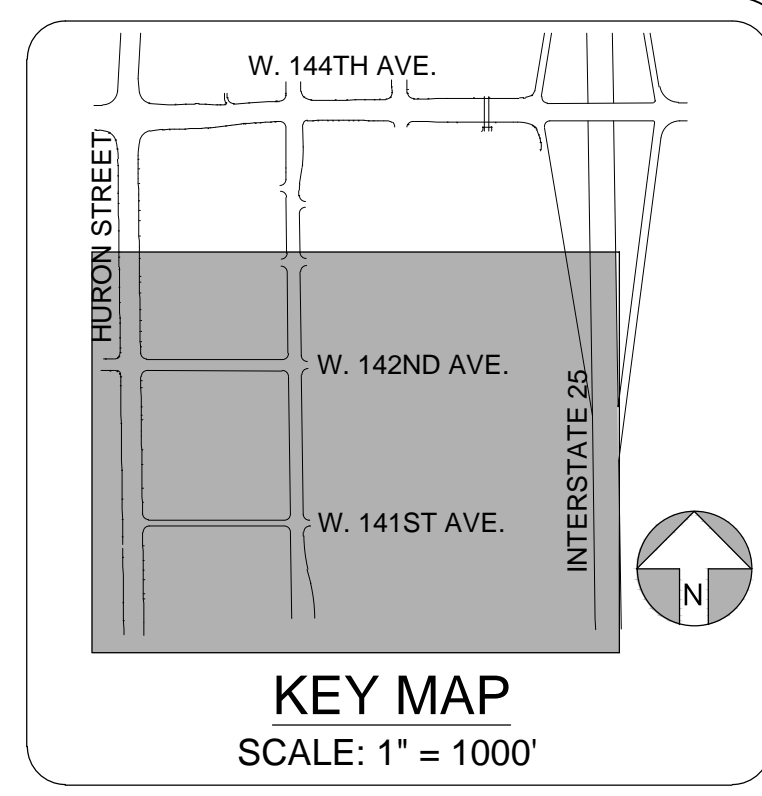
PREPARED FOR:
Orchard Lakes, LLC
SUBMITTAL DATE:
November 8, 2024

PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
SITE PLAN

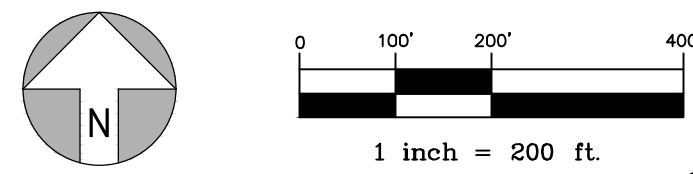
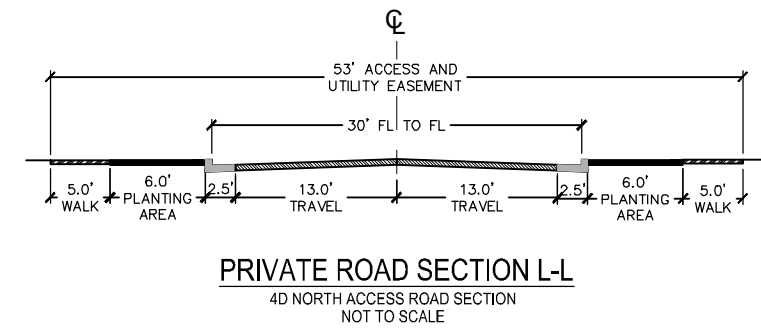
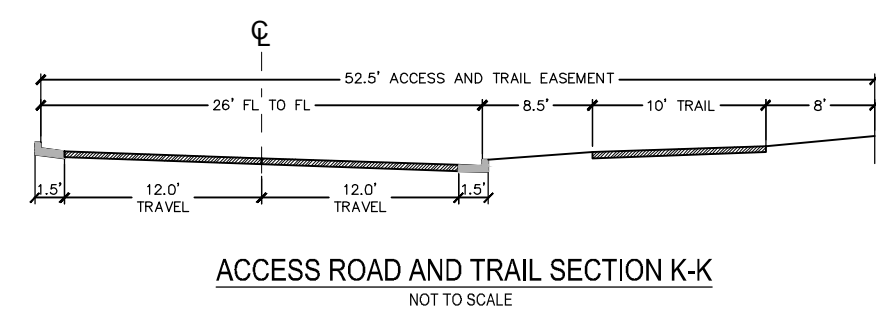
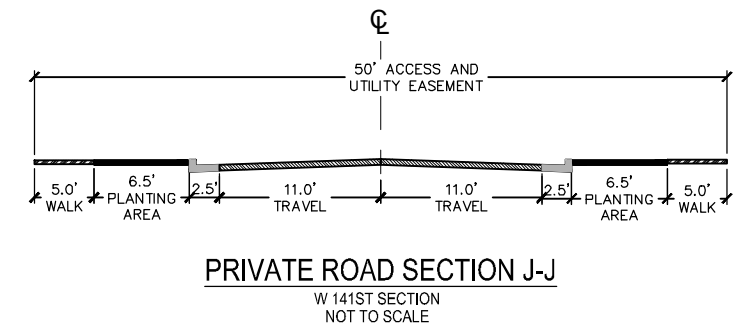
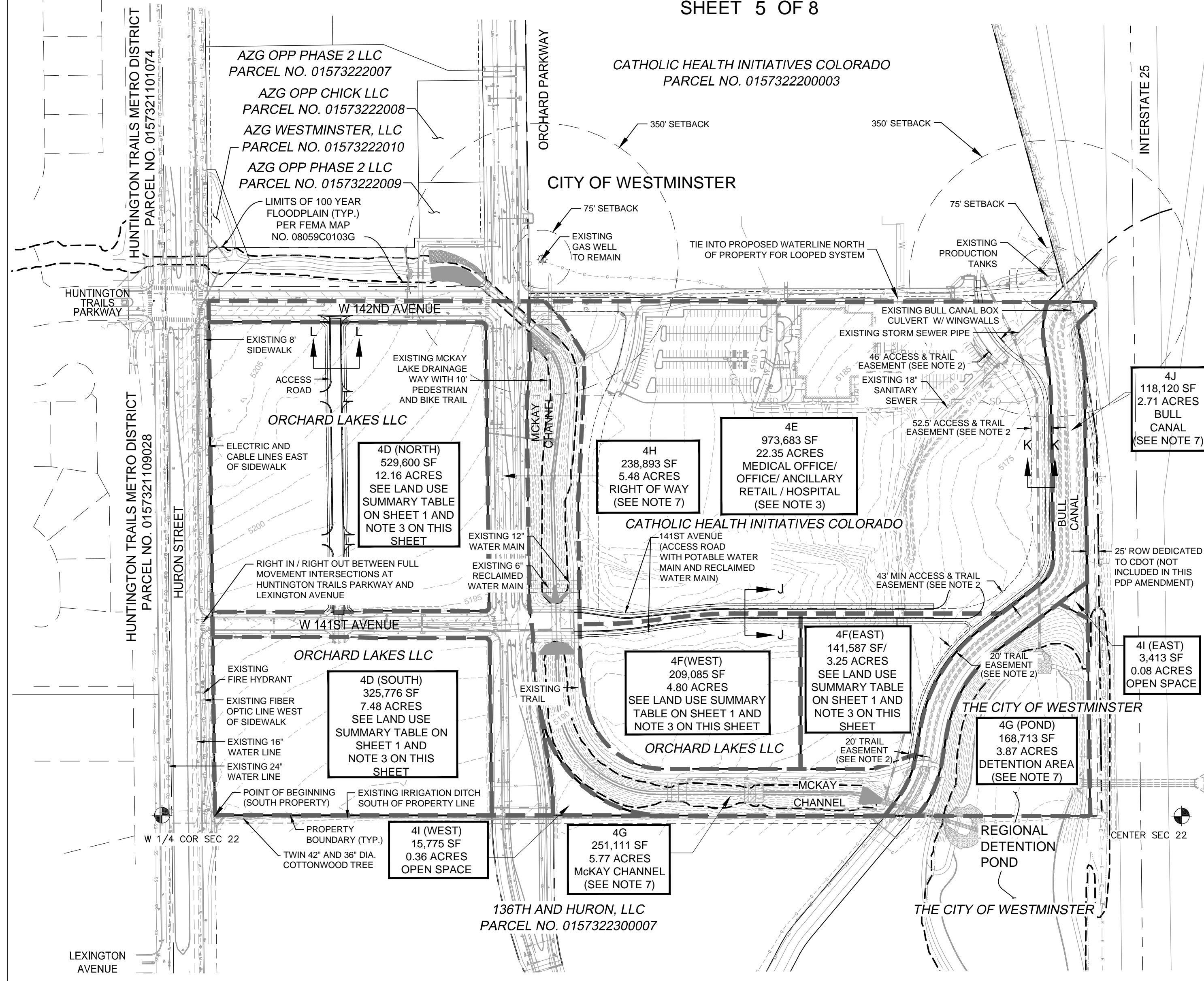
REVISIONS			
NO.	DATE	DESCRIPTION	
1	2/21/2024	FIRST PDP SUBMITTAL	
2	8/29/2024	SECOND PDP SUBMITTAL	
3	11/8/2024	THIRD PDP SUBMITTAL	

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 200'

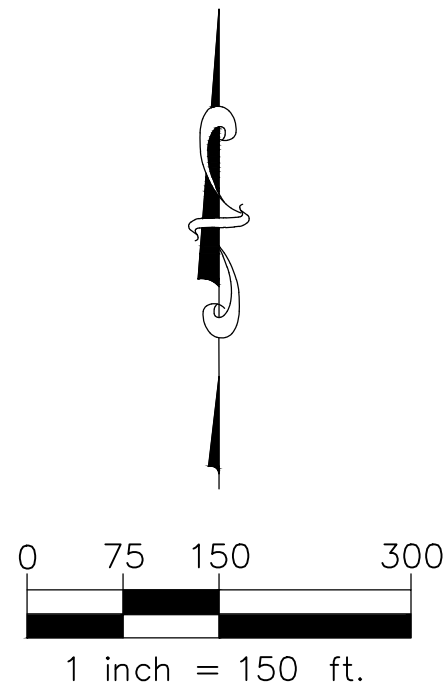
SHEET
5
5 OF 8 SHEETS
PROJECT NUMBER
U23021



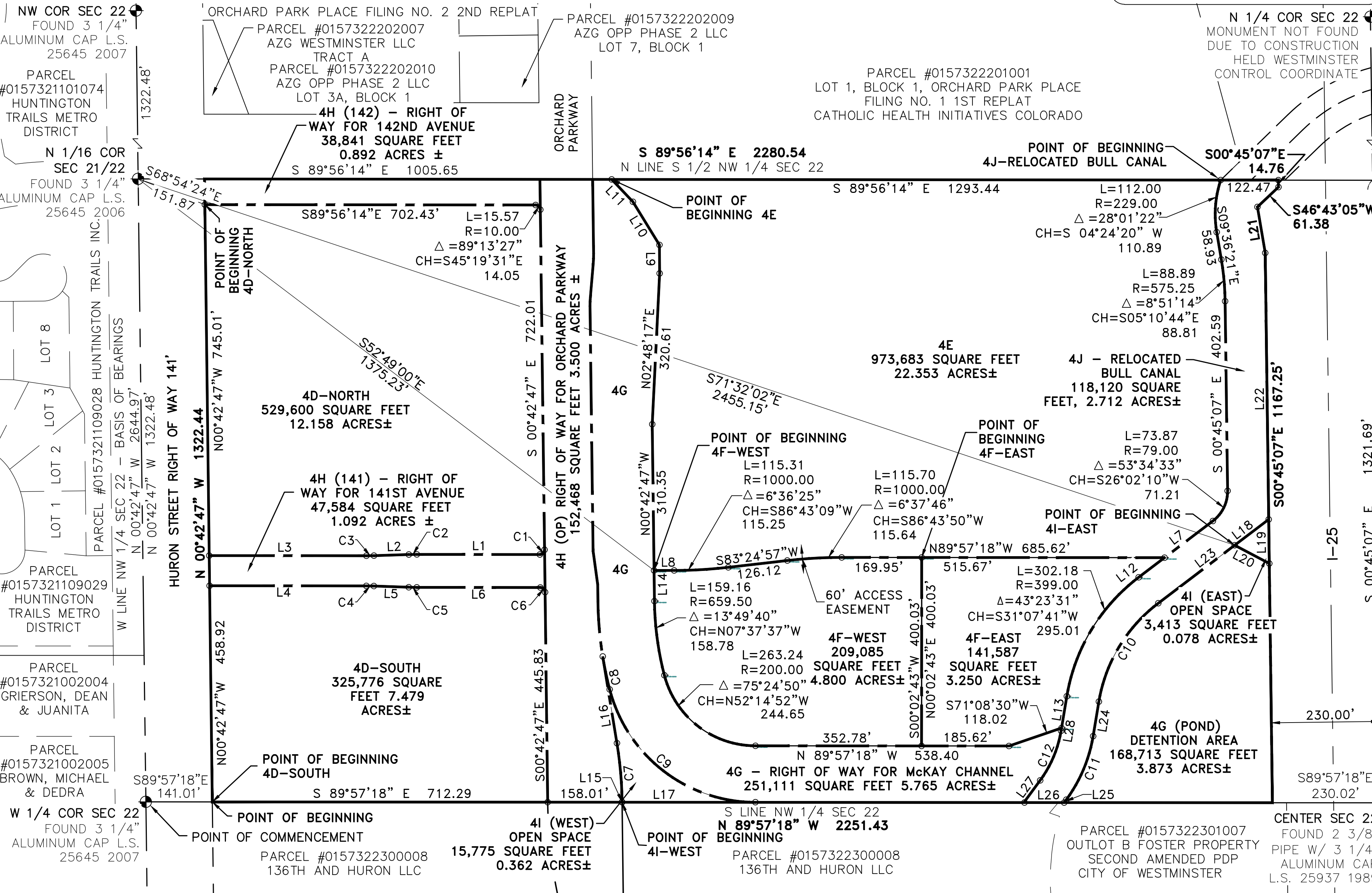
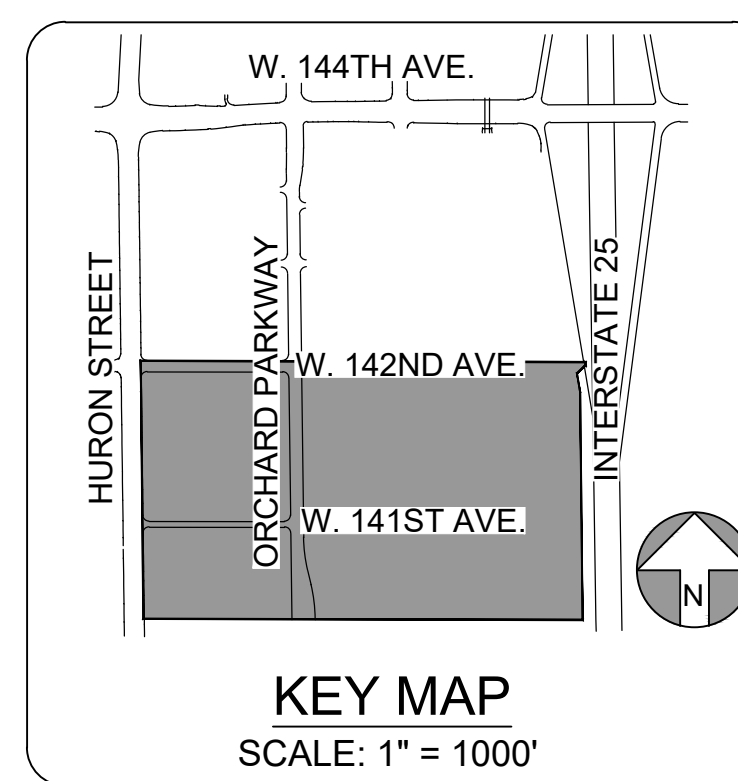
- NOTES:**
1. THE TYPE AND LOCATION OF THE ACCESSES INTO THE INDIVIDUAL TRACTS WILL BE DETERMINED AT THE TIME THOSE TRACTS DEVELOP.
 2. TRAIL TO BE BUILT WITH EACH SUBSEQUENT ODP AMENDMENT ON ADJACENT LOTS.
 3. REHABILITATION AND SKILLED NURSING MEDICAL FACILITY USES, LIMITED AS FOLLOWS: HOSPITAL USES INCLUDING MEDICAL FACILITIES, REHABILITATION, OR BEHAVIORAL HEALTH WITH FULL-TIME ONSITE SKILLED NURSING PROVIDING TEMPORARY, TRANSITIONAL, IN-PATIENT OR OUT-PATIENT MEDICAL OR COUNSELING SERVICES, ADDITION CARE OR TREATMENT PROGRAMS, OR FOR PATIENTS WITH DISABILITIES, INJURIES, ILLNESS, OR SURGERY WHO WILL ULTIMATELY LEAVE THE FACILITY OR TRANSITION OFF-SITE TO A DIFFERENT, RESIDENTIAL, OR PERMANENT CARE FACILITY, OVERNIGHT STAYS ON PROPERTY IN THIS PDP SHALL NOT EXCEED A MAXIMUM PERIOD OF 100 DAYS.
 4. NO WORK WILL BE ALLOWED IN CDOT ROW WITHOUT A PERMIT.
 5. ANY SIGNING THAT WILL BE VISIBLE TO A CDOT HIGHWAY MUST COMPLY WITH ALL APPLICABLE STATE RULES GOVERNING OUTDOOR ADVERTISING
 6. PER 2 CCR 601-3 ALL SIGNING MUST BE ON PRIVATE PROPERTY.
 7. PARCEL NOT A PART OF THIS PDP AMENDMENT



THIRTEENTH AMENDED
PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 8



SEE SHEET 1 OF 8 FOR NOTES AND CERTIFICATION.
SEE SHEET 8 OF 8 FOR LINE AND CURVE TABLES



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PREPARED FOR:
Orchard Lakes, LLC
SUBMITTAL DATE:
November 8, 2024

PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
PARCEL DELINEATION MAP

REVISIONS		
NO.	DATE	DESCRIPTION
1	2/21/2024	FIRST PDP SUBMITTAL
2	8/29/2024	SECOND PDP SUBMITTAL
3	11/8/2024	THIRD PDP SUBMITTAL

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 150'

SHEET
6
OF 8 SHEETS
PROJECT NUMBER
U16001

THIRTEENTH AMENDED
PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 8

ORCHARD LAKES PARCELS:

PARCELS OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

4D-NORTH:

COMMENCING AT THE NORTH 1/16 CORNER BETWEEN SECTIONS 21 AND 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE SOUTH 68°54'24" EAST, A DISTANCE OF 151.87 FEET TO THE EAST RIGHT OF WAY FOR HURON STREET RECORDED IN ADAMS COUNTY AS RECEPTION NO. 20050620000646950, SAID POINT BEING **THE POINT OF BEGINNING 4D-NORTH**;

THENCE SOUTH 89°56'14" EAST, PARALLEL WITH AND 54.50 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 702.43 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 15.57 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°13'27", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 45°19'31" EAST, 14.05 FEET; THENCE SOUTH 00°42'47" EAST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 722.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 15.84 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°46'33", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 44°40'29" WEST, 14.24 FEET; THENCE NORTH 89°56'14" WEST, A DISTANCE OF 261.23 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE 16.99 FEET ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 513.50 FEET, A CENTRAL ANGLE OF 1°53'45", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 89°06'53" WEST, 16.99 FEET; THENCE SOUTH 88°10'01" WEST, A DISTANCE OF 74.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 16.10 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 486.50 FEET, A CENTRAL ANGLE OF 1°53'45", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 89°06'53" WEST, 16.10 FEET; THENCE NORTH 89°56'14" WEST, A DISTANCE OF 333.71 FEET TO THE EAST RIGHT OF WAY LINE OF HURON STREET RECORDED IN ADAMS COUNTY AS RECEPTION NO. 20050620000646750;

THENCE NORTH 00°42'47" WEST, ON THE EAST RIGHT OF WAY LINE OF HURON STREET RECORDED IN ADAMS COUNTY AS RECEPTION NO. 20050620000646950 AND RECEPTION NO. 20050620000646750, A DISTANCE OF 745.01 FEET TO **THE POINT OF BEGINNING 4D-NORTH**.

SAID 4D-NORTH CONTAINS A GROSS AREA OF 529,600 SQUARE FEET, 12.158 ACRES±, MORE OR LESS.

SEE SHEET 1 OF 8 FOR NOTES AND CERTIFICATION.
SEE SHEET 8 OF 8 FOR LINE AND CURVE TABLES

4D-SOUTH:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M AND THENCE SOUTH 89°57'18" EAST, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 141.01 FEET TO THE EAST RIGHT OF WAY FOR HURON STREET RECORDED IN ADAMS COUNTY AS RECEPTION NO. 20050620000646750, SAID POINT BEING **THE POINT OF BEGINNING 4D-SOUTH**;

THENCE NORTH 00°42'47" WEST, ON SAID EAST RIGHT OF WAY OF HURON STREET, A DISTANCE OF 458.92 FEET; THENCE SOUTH 89°56'14" EAST, A DISTANCE OF 332.84 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 16.00 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 483.50 FEET, A CENTRAL ANGLE OF 1°53'45", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 88°59'22" EAST, 16.00 FEET; THENCE SOUTH 88°02'29" EAST, A DISTANCE OF 74.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE 17.09 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 516.50 FEET, A CENTRAL ANGLE OF 1°53'45", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 88°59'22" EAST, 17.09 FEET; THENCE SOUTH 89°56'14" EAST, A DISTANCE OF 262.44 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 15.57 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°13'27", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 45°19'31" EAST, 14.05 FEET; THENCE SOUTH 00°42'47" EAST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 445.83 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 89°57'18" WEST, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 712.29 FEET TO **THE POINT OF BEGINNING 4D-SOUTH**.

SAID 4D-SOUTH CONTAINS A GROSS AREA OF 325,776 SQUARE FEET, 7.479 ACRES±, MORE OR LESS.

4E:

COMMENCING AT THE NORTH 1/16 CORNER BETWEEN SECTIONS 21 AND 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE SOUTH 89°56'14" EAST ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,005.65 FEET TO **THE POINT OF BEGINNING 4E**;

THENCE CONTINUING SOUTH 89°56'14" EAST, ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,293.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE 112.00 ON THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 229.00 FEET, A CENTRAL ANGLE OF 28°01'22", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 04°24'20" W, 110.89 FEET; THENCE SOUTH 09°36'21" EAST, A DISTANCE OF 58.93 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 88.89 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 575.25 FEET, A CENTRAL ANGLE OF 8°51'14", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 05°10'44" EAST, 88.81 FEET; THENCE SOUTH 00°45'07" EAST, A DISTANCE OF 402.59 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 73.87' ON THE ARC OF SAID CURVE HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 53°34'33", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 26°02'10" WEST, 71.21 FEET; THENCE SOUTH 52°49'26" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 89°57'18" WEST, A DISTANCE OF 685.62 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE 115.70 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 6°37'46", AND BEING SUB-TENDED BY A CHORD

4E CONTINUED:

WHICH BEARS SOUTH 86°43'50" WEST, 115.64 FEET; THENCE SOUTH 83°24'57" WEST, A DISTANCE OF 126.12 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 115.31 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 6°36'25", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 86°43'09" WEST, 115.25 FEET; THENCE NORTH 89°58'38" WEST, A DISTANCE OF 42.66 FEET; THENCE NORTH 00°42'47" WEST, PARALLEL WITH THE WEST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 310.35 FEET; THENCE NORTH 02°48'17" EAST, A DISTANCE OF 320.61 FEET; THENCE NORTH 00°24'11" WEST, A DISTANCE OF 60.52 FEET; THENCE NORTH 31°37'18" WEST, A DISTANCE OF 107.36 FEET; THENCE NORTH 43°29'57" WEST, A DISTANCE OF 65.55 FEET TO **THE POINT OF BEGINNING 4E**.

SAID 4E CONTAINS A GROSS AREA OF 973,683 SQUARE FEET, 22.353 ACRES±, MORE OR LESS

4F-WEST:

COMMENCING AT THE NORTH 1/16 CORNER BETWEEN SECTIONS 21 AND 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE SOUTH 52°49'00" EAST, A DISTANCE OF 1375.23 FEET TO **THE POINT OF BEGINNING 4F-WEST**;

THENCE SOUTH 89°58'38" EAST FOR 42.66 FEET TO THE START OF A TANGENT CURVE TO THE LEFT;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 115.31 FEET, HAVING A RADIUS OF 1000.00 FEET, AN INTERNAL ANGLE OF 06°36'25", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 86°43'09" EAST FOR 115.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°24'57" EAST FOR 126.12 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 115.70 FEET, HAVING A RADIUS OF 1000.00 FEET, AN INTERNAL ANGLE OF 06°37'46", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 86°43'50" EAST FOR 115.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°57'18" EAST FOR 169.95 FEET; THENCE SOUTH 00°02'43" WEST FOR 400.03 FEET; THENCE NORTH 89°57'18" WEST, PARALLEL WITH AND 120.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, FOR 352.78 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 263.24 FEET, HAVING A RADIUS OF 200.00 FEET, AN INTERNAL ANGLE OF 75°24'50", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 52°15'52" WEST FOR 244.65 FEET TO THE START OF A COMPOUND CURVE TO THE RIGHT; THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 159.16 FEET, HAVING A RADIUS OF 659.50 FEET, AN INTERNAL ANGLE OF 13°49'40", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 07°37'37" WEST FOR 158.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°42'47" WEST FOR 65.10 FEET TO THE POINT OF BEGINNING.

SAID 4F-WEST CONTAINS 209,085 SQUARE FEET, 4.800 ACRES MORE OR LESS.



PREPARED FOR:
Orchard Lakes, LLC

SUBMITTAL DATE:
November 8, 2024

PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
PARCEL DELINEATION MAP

REVISIONS		
NO.	DATE	DESCRIPTION
1	2/21/2024	FIRST PDP SUBMITTAL
2	8/29/2024	SECOND PDP SUBMITTAL
3	11/8/2024	THIRD PDP SUBMITTAL

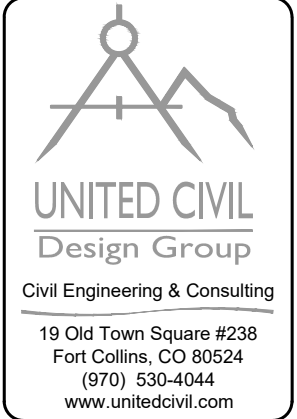
SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= 150'

SHEET
7

OF 8 SHEETS

PROJECT NUMBER
U16001

THIRTEENTH AMENDED
PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 8



PREPARED FOR:
Orchard Lakes, LLC
SUBMITTAL DATE:
November 8, 2024

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	15.84	10.00	90°46'33"	S44°40'29"W	14.24
C2	16.99	513.50	1°53'45"	S89°06'53"W	16.99
C3	16.10	486.50	1°53'45"	S89°06'53"W	16.10
C4	16.00	483.50	1°53'45"	S88°59'22"E	16.00
C5	17.09	516.50	1°53'45"	S88°59'22"E	17.09
C6	15.57	10.00	89°13'27"	S45°19'31"E	14.05
C7	125.32	835.50	8°35'39"	N05°00'37"W	125.21
C8	71.20	779.50	5°14'01"	S11°55'27"E	71.18
C9	421.19	320.00	75°24'50"	S52°14'52"E	391.44
C10	249.92	330.00	43°23'31"	S31°07'41"W	243.99
C11	147.65	314.00	26°56'27"	S22°54'09"W	146.29
C12	115.20	245.00	26°56'27"	N22°54'09"E	114.14

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	261.23	N89°56'14"W	L15	0.33	N00°42'47"W
L2	74.14	S88°10'01"W	L16	186.47	N09°18'26"W
L3	333.71	N89°56'14"W	L17	283.11	N89°57'18"W
L4	332.84	S89°56'14"E	L18	90.70	N52°49'26"E
L5	74.14	S88°02'29"E	L19	93.53	S00°45'07"E
L6	262.44	S89°56'14"E	L20	83.07	N62°13'09"W
L7	128.90	S52°49'26"W	L21	99.02	S09°36'08"E
L8	42.66	N89°58'38"W	L22	565.77	S00°45'07"E
L9	60.52	N00°24'11"W	L23	203.67	S52°49'26"W
L10	107.36	N31°37'18"W	L24	74.39	S09°25'55"W
L11	65.55	N43°29'57"W	L25	7.69	S36°22'22"W
L12	69.00	S52°49'26"W	L26	85.65	N89°57'18"W
L13	68.33	S09°25'55"W	L27	58.43	N36°22'22"E
L14	65.10	N00°42'47"W	L28	6.06	N09°25'55"E

ORCHARD LAKES PARCELS:

PARCELS OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

4F-EAST:

COMMENCING AT THE NORTH 1/16 CORNER BETWEEN SECTIONS 21 AND 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE SOUTH 52°49'00" EAST, A DISTANCE OF 1375.23 FEET; THENCE SOUTH 89°58'38" EAST FOR 42.66 FEET TO THE START OF A TANGENT CURVE TO THE LEFT; THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 115.31 FEET, HAVING A RADIUS OF 1000.00 FEET, AN INTERNAL ANGLE OF 06°36'25", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 86°43'09" EAST FOR 115.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°24'57" EAST FOR 126.12 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 115.70 FEET, HAVING A RADIUS OF 1000.00 FEET, AN INTERNAL ANGLE OF 06°37'46", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 86°43'50" EAST FOR 115.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°57'18" EAST FOR 169.95 FEET; **TO THE POINT OF BEGINNING 4F-EAST;**

THENCE SOUTH 89°57'18" EAST, A DISTANCE OF 515.67 FEET; THENCE SOUTH 52°49'26" WEST, A DISTANCE OF 69.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE 302.18 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 399.00 FEET, A CENTRAL ANGLE OF 43°23'31", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 31°07'41" WEST, 295.01 FEET; THENCE SOUTH 09°25'55" WEST, A DISTANCE OF 68.33 FEET; THENCE SOUTH 71°08'30" WEST, A DISTANCE OF 118.02 FEET; THENCE NORTH 89°57'18" WEST, PARALLEL WITH AND 120.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 185.62 FEET; THENCE NORTH 00°02'43" EAST FOR 400.03 FEET **TO THE POINT OF BEGINNING.**

SAID 4F-EAST CONTAINS 141,587 SQUARE FEET, 3.250 ACRES MORE OR LESS.

4I-WEST:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE SOUTH 89°57'18" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1011.31' **TO THE POINT OF BEGINNING 4I-WEST;**

THENCE NORTH 00°42'47" WEST, A DISTANCE OF 0.33' TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE 125.32' ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 835.50', A CENTRAL ANGLE OF 8°35'39", AND BEING SUB-TENDED BY A CHORD WHICH BEARS NORTH 05°00'37" WEST, 125.21'; THENCE NORTH 09°18'26" WEST, A DISTANCE OF 186.47' TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE 71.20' ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 779.50', A CENTRAL ANGLE OF 5°14'01", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 11°55'27" EAST, 71.18' TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT; THENCE 421.19 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 320.00', A CENTRAL ANGLE OF 75°24'50", AND BEING SUB-TENDED BY A CHORD WHICH BEARS SOUTH 52°14'52" EAST, 391.44' TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 89°57'18" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 283.11' **TO THE POINT OF BEGINNING 4I-WEST.**

SAID 4I-WEST CONTAINS A GROSS AREA OF 15,775 SQUARE FEET, 0.362 ACRES, MORE OR LESS.

4I-EAST:

COMMENCING AT THE NORTH 1/16 CORNER BETWEEN SECTIONS 21 AND 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE SOUTH 71°32'02" EAST, A DISTANCE OF 2455.15' **TO THE POINT OF BEGINNING 4I-EAST;**

THENCE NORTH 52°49'26" EAST, A DISTANCE OF 90.70'; THENCE SOUTH 00°45'07" EAST, PARALLEL WITH AND 230.00' WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 93.53'; THENCE NORTH 62°13'09" WEST, A DISTANCE OF 83.07' **TO THE POINT OF BEGINNING 4I-EAST.**

SAID 4I-EAST CONTAINS A GROSS AREA OF 3,413 SQUARE FEET, 0.078 ACRES, MORE OR LESS.

SEE SHEET 1 OF 8 FOR NOTES AND CERTIFICATION.

PRELIMINARY DEVELOPMENT PLAN
NORTH HURON PLANNED UNIT DEVELOPMENT
PARCEL DELINEATION MAP

REVISIONS			
NO.	DATE	DESCRIPTION	
1	2/21/2024	FIRST PDP SUBMITTAL	
2	8/29/2024	SECOND PDP SUBMITTAL	
3	11/8/2024	THIRD PDP SUBMITTAL	

SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= 150'

SHEET
8
OF 8 SHEETS
PROJECT NUMBER
U16001