

5850 S. WINDERMERE ST. TOWNHOMES FULL SITE PLAN

The South 3/4 of Block 4, Windermere Heights,
County of Arapahoe, State of Colorado
3.272 Acres

Zoning District: MFR
CASE NO. SIP25-0003



Taylor@ovoffice.com
Taylor Hawley, Architect
303.902.9315

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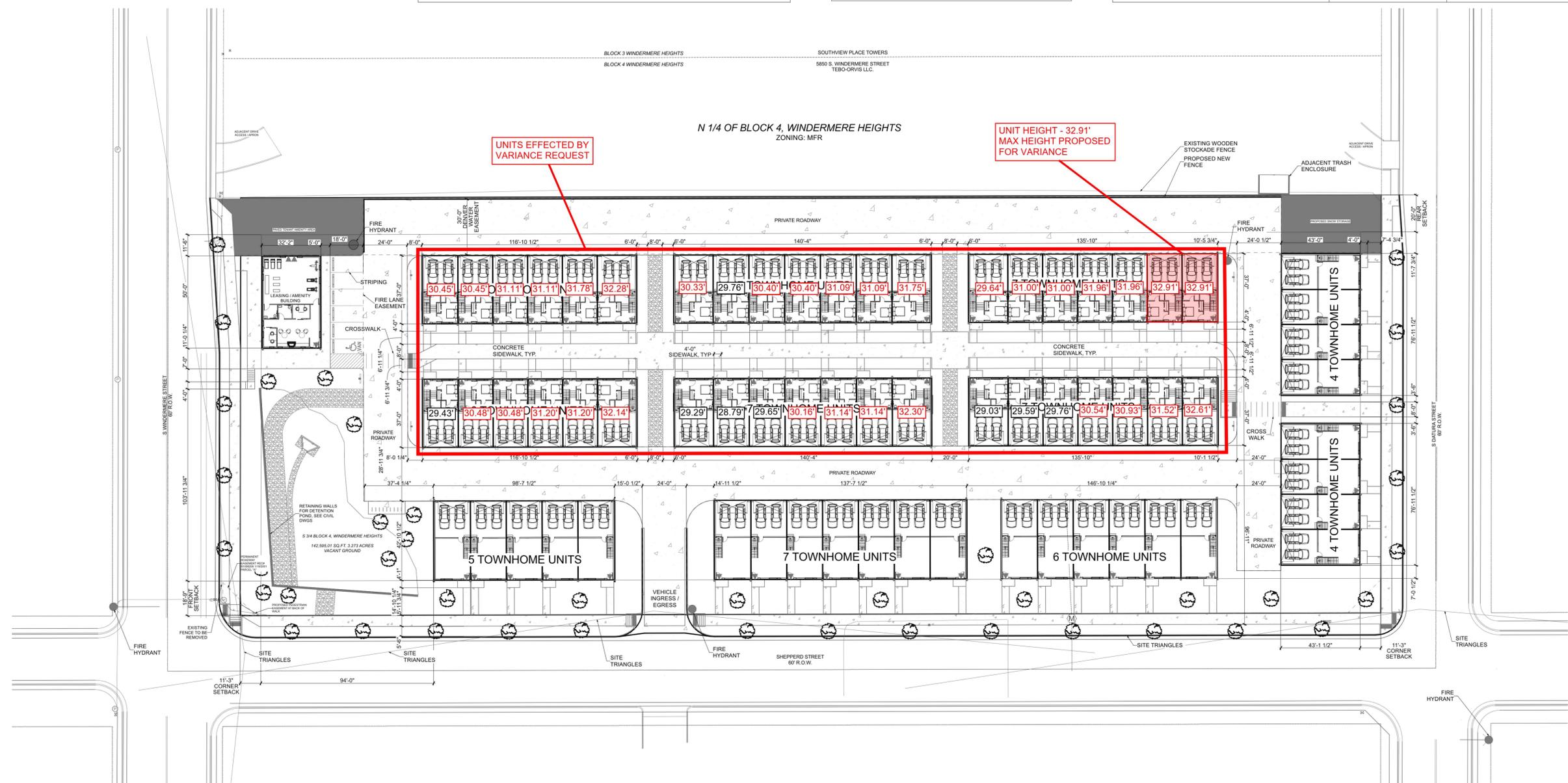
WINDERMERE TOWNHOMES
5850 S WINDERMERE ST. LITTLETON, CO 80120

BASIS OF BEARINGS
BASED ON THE SOUTH LINE OF THE SE 1/4, OF SECTION 16, T5S, R68W, BEING MONUMENTED AT THE SW CORNER OF SAID SE 1/4, BY A 28" ALUMINUM CAP STAMPED LS 14115 FOUND IN A RANGE BOX AND AT THE SE CORNER OF SAID SE 1/4, BY A 3.25" ALUMINUM CAP STAMPED PLS 35585 FOUND IN RANGE BOX. SAID SOUTH LINE IS ASSUMED TO BEAR SOUTH 89°51'39.50" WEST A DISTANCE OF 2661.15 FEET.

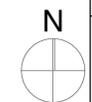
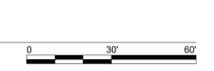
BENCHMARK
ELEVATIONS ARE BASED ON CITY OF LITTLETON SURVEY CONTROL, CONTROL POINT "LITTLES CREEK" ELEVATION 5366.83 NAVD88

MAX DENSITY	
SITE SIZE:	3.273 ACRES
MFR ALLOWED DENSITY:	18.0 PER ACRE
IHO 15% INCREASE IN DWELLING UNITS PER ACRE:	15%
UNITS ALLOWED PER ACRE:	20.7 PER ACRE
TOTAL UNITS:	66

SITE DATA		
Zoning: MFR (Multi-Family Residential)	GPDP Case No.:	
Proposed Use(s): For Rent Townhomes	Gross Building Size: 3 Stories	
Lot Size: 142,595.01 sq.ft. 3.273 acres	Building Footprint: 49,351 SF	
Maximum Density: 18 DU/Acre + 15% IHO Increase	Proposed Density: 66 Townhome Units	
Planted Area: 35,663 SF	Parking + Driveways: 39,025 SF	
Mulch/Rock Area:	Sidewalk: 10,205 SF	
Impervious Area: 106,315 SF		
	REQUIRED	PROVIDED
Unobstructed Open Space		
Setbacks		
Front: 25'-0"	Front: 25'-0"	Front: 18'-9" [25% Reduction]
Side: 10'-0"	Side: 10'-0"	Side: 10'-0"
Rear: 20'-0"	Rear: 20'-0"	Rear: 20'-0"
Corner: 15'-0"	Corner: 15'-0"	Corner: 11'-3" [25% Reduction]
Parking Spaces Per Each Use		140 spaces
Parking Lot Landscaping	N/A	N/A
Loading Spaces	N/A	N/A
Building Height	30'-0" To Midpoint	SEE ELEVATIONS SHEETS. BLDG HEIGHTS BASED ON AVERAGE GRADE PLANE. PURSUING HEIGHT VARIANCE.



1 SITE PLAN
SCALE: 1" = 30'



VARIANCE SUBMITTAL: 01/16/25

SITE PLAN

1

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1
2 SITE - SOUTH
 SCALE: 1" = 30'



4
2 SITE - EAST
 SCALE: 1/16" = 1'-0"



2
2 SITE - WEST
 SCALE: 1/16" = 1'-0"



3
2 SITE - NORTH
 SCALE: 1" = 30'

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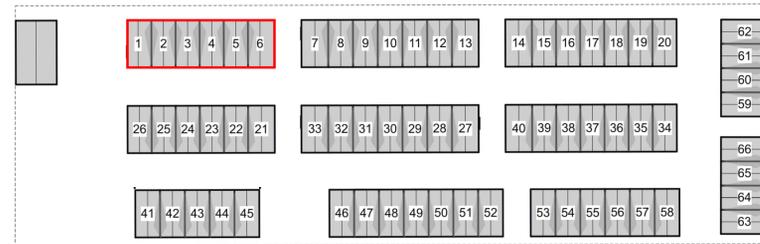
SITE ELEVATIONS

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B	Horizontal Cementitious Siding	James Hardie	Plank Lap Siding	Painted, Benjamin Moore, Louisburg Green, HC-113
C	Horizontal Cementitious Siding	James Hardie	Plank Lap Siding	Painted, Benjamin Moore, Hale Navy, HC-154
D	Horizontal Cementitious Siding	James Hardie	Plank Lap Siding	Painted, Benjamin Moore, Porter Ridge Tan, 250
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G	Vertical Cementitious Siding	Rustic Series by WoodTone, James Hardie	Plank Siding	Caribou Trails
H	Vertical Cementitious Siding	Rustic Series by WoodTone, James Hardie	Plank Siding	Sand Castle
I	Metal Roofing Panels	Pac-Clad	Snap-On Batten	Onyx
J	Metal Wall Panel & Cladding Systems	Pac-Clad	Board & Batten	Onyx
K	Asphalt Shingle Roofing			Charcoal
L	Drip-Through Deck Framing & Fascia		Stained Pine, Cedar, or Douglas Fir	
M	Vinyl or Fiberglass Windows	Milgard V250	Style Line Series	Black Exterior, White Interior
N	Brake Metal Fascia			Black



KEY PLAN

EXTERIOR ELEVATION NOTES

1. LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
2. PRE-FINISHED ALUMINUM RAILING, COLOR: BLACK OR SIMILAR.
3. INSULATED ALUMINUM CLAD ENTRY DOOR AND SIDELITE W/ FULL LITE AND SIMULATED DIVIDED LITES, COLOR: BLACK OR SIMILAR.
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7. ELECTRICAL & GAS METER SCREENING LOCATION.

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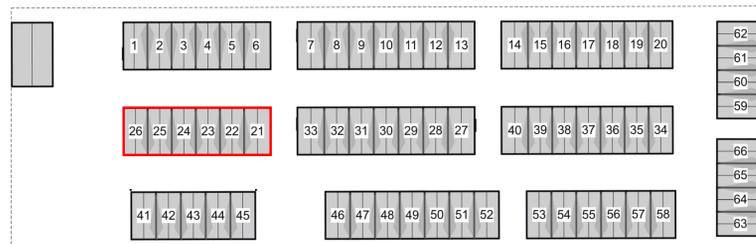
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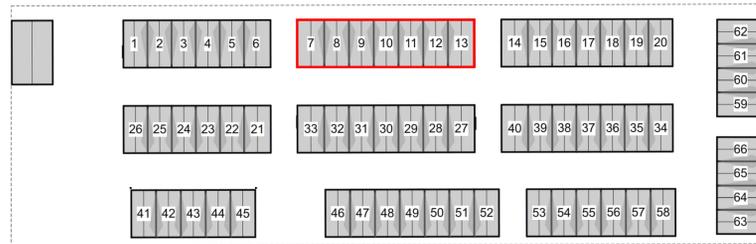
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7 SOUTH ELEVATION
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6 WEST ELEVATION
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8 NORTH ELEVATION
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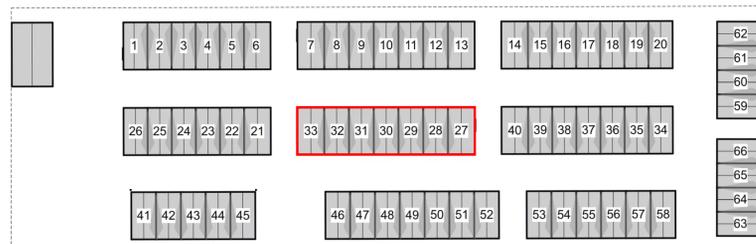
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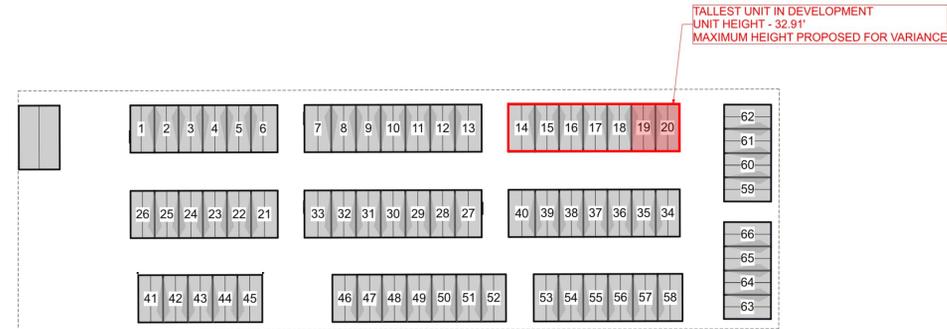


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6. PERFORATED METAL CONDENSER SCREENING ENCLOSURE.
7. ELECTRICAL & GAS METER SCREENING LOCATION.

The building elevations shown and approved herein shall demonstrate how all mechanical equipment shall be screened. It is the applicant's responsibility to ensure that screening occurs in the field as demonstrated by these plans, regardless of curb requirements, mechanical plan changes, or other circumstances. Failure to provide screening may result in delay of final inspections and/or issuance of a certificate of occupancy.

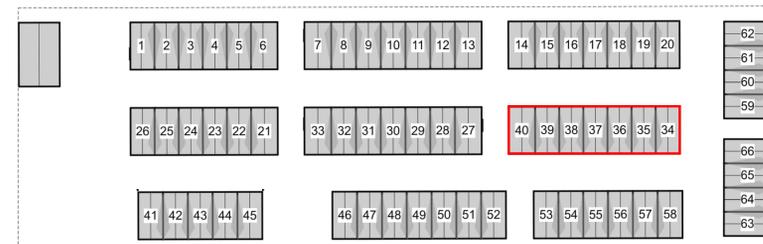


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Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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KEY PLAN



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"
TYPICAL MATERIAL CALLOUTS UNLESS NOTED OTHERWISE



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



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"
TYPICAL MATERIAL CALLOUTS UNLESS NOTED OTHERWISE



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

WINDERMERE TOWNHOMES
5850 S WINDERMERE ST. LITTLETON, CO 80120

VARIANCE SUBMITTAL: 01/16/25

BUILDING ELEVATIONS

5850 S. WINDERMERE ST. TOWNHOMES FULL SITE PLAN

The South 3/4 of Block 4, Windermere Heights,
 County of Arapahoe, State of Colorado
 3.272 Acres
 Zoning District: MFR
 CASE NO. SIP25-0003



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WINDERMERE TOWNHOMES
 5850 S WINDERMERE ST. LITTLETON, CO 80120



VIEW ACROSS SHEPPERD AVE



VIEW ACROSS WINDERMERE ST

VARIANCE SUBMITTAL:	01/16/25

PERSPECTIVE VIEWS

5850 S. WINDERMERE ST. TOWNHOMES FULL SITE PLAN
 The South 3/4 of Block 4, Windermere Heights,
 County of Arapahoe, State of Colorado
 3.272 Acres
 Zoning District: MFR
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VIEW ACROSS DATURA ST

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 5850 S WINDERMERE ST. LITTLETON, CO 80120

VARIANCE SUBMITTAL:	01/16/25

PERSPECTIVE VIEWS