

# EMBREY MINERAL MASTER DEVELOPMENT PLAN

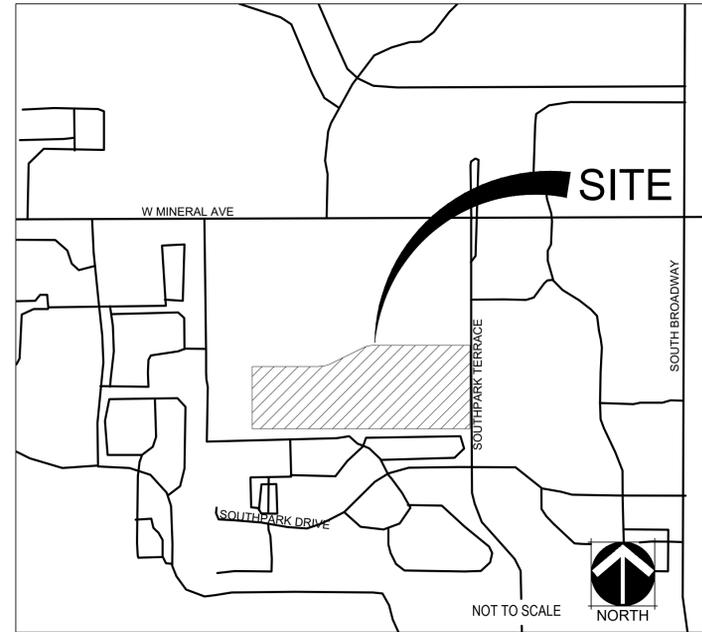
LOT 2 OF MINERAL TOWN CENTER FILING NO. 1  
 SW ¼ OF SEC. 34 & SE ¼ SECTION 33,  
 TOWNSHIP 5 SOUTH, RANGE 68 WEST, OF THE 6TH P.M.  
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

17.420 ACRES

MULTI-FAMILY RESIDENTIAL

CASE NO. MDP23-0005

VICINITY MAP



**APPLICANT / DEVELOPER:**

EMBREY PARTNERS, LLC  
 4600 BROADWAY, SUITE 300  
 SAN ANTONIO, TX, 78209  
 C: CHRIS ALVARADO  
 P: (210) 824-6044

**OWNER:**

QWEST CORPORATION, A COLORADO  
 CORPORATION C/O LUMEN TECHNOLOGIES  
 1025 ELDORADO BOULEVARD, BLDG 31D  
 BROOMFIELD, CO 80221  
 C: KIMBERLY SWEATT  
 P: (318) 388-9900

**ARCHITECT:**

KEPHART  
 2555 WALNUT ST.  
 DENVER, CO 80205  
 C: WADE HANSON  
 P: (303) 832-4474

**PLANNER /  
 LANDSCAPE ARCHITECT:**

NORRIS DESIGN  
 1101 BANNOCK STREET  
 DENVER, CO 80204  
 C: SAMANTHA POLLMILLER / DAVE LANE  
 P: (303) 892-1166

**CIVIL ENGINEER:**

HKS  
 1120 LINCOLN ST SUITE 1000  
 DENVER, CO 80203  
 C: JOHN STAFFORD  
 P: (303) 623-6300

**PHOTOMETRIC:**

NICHOLS ENGINEERING, LLC  
 912 S CAPITAL OF TEXAS HWY  
 SUITE 200  
 AUSTIN, TEXAS, 78746  
 C: DAVID NICHOLS  
 P: (512) 593-5616

**INTENT**

THIS MASTER DEVELOPMENT PLAN WITH SITE PLAN DETAIL IS FOR THE FULL SITE, AS LEGALLY DESCRIBED, LOT TWO OF MINERAL TOWN CENTER FILING ONE. THE SITE IS ZONED MULTI-FAMILY RESIDENTIAL (MFR). CONSISTENT WITH LITTLETON'S UNIFIED LAND USE CODE, THIS DEVELOPMENT WILL UTILIZE THE STANDARDS AND REGULATIONS OF THE UNDERLYING MFR ZONING DISTRICT.

THE PROPOSED WEST MINERAL MASTER DEVELOPMENT PLAN IS AN APPROXIMATELY 370-UNIT RESIDENTIAL COMMUNITY COMPRISING OF TWO AND THREE-STORY WALK-UP BUILDINGS LOCATED OFF SOUTHPARK TERRACE, OFFERING A CONVENIENT AND COMFORTABLE LIVING EXPERIENCE. THE PRIMARY ENTRANCE TO THE COMMUNITY LEADS TO A WELCOMING CLUBHOUSE, STRATEGICALLY POSITIONED AT THE MAIN ACCESS POINT.

IN ADDITION TO THE PRIMARY ACCESS FROM SOUTHPARK TERRACE, THE COMMUNITY ALSO FEATURES A SECONDARY ENTRANCE SITUATED ALONG AN INTERNAL COMMERCIAL STREET. THIS SECONDARY ENTRANCE PROVIDES RESIDENTS WITH CONVENIENT ACCESS TO NEARBY BUSINESSES AND SERVICES, CREATING A VIBRANT AND CONNECTED COMMUNITY.

IHO COMPLIANCE	
# OF UNITS	INCENTIVES UTILIZED
19	EXPEDITED DEVELOPMENT REVIEW
	FEE REBATE
	NEIGHBORHOOD MEETING REDUCTION FROM 2 TO 1

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACTS "A" AND "B", GATES SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. R1146182 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, AND THE SOUTHEAST QUARTER OF SECTION 33, ALL IN TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

**GENERAL NOTES**

- THIS MASTER DEVELOPMENT PLAN EXPLICITLY TERMINATES AND SUPERSEDES ALL PRIOR DEVELOPMENT PLANS AND SITE PLANS PERTAINING TO THE SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO, THAT CERTAIN SITE PLAN RECORDED APRIL 10, 1996 AT RECEPTION NO. A6043464.
- FAILURE TO OBTAIN A BUILDING PERMIT WITHIN 2 YEARS AFTER THE DATE OF MASTER DEVELOPMENT PLAN WITH SITE PLAN DETAIL APPROVAL SHALL CAUSE THE UNBUILT PORTION OF THIS SITE TO BE NULL AND VOID, UNLESS AN EXTENSION WAS GRANTED.
- APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF LITTLETON SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A SITE PLAN OF THE PHASE FOR WHICH A PERMIT IS REQUESTED, WHICH SHALL BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- SIGNAGE SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. A SIGN PERMIT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS AN AGREEMENT FOR PLACING UTILITIES UNDERGROUND HAS BEEN ENTERED INTO BETWEEN THE PROPERTY OWNER AND THE CITY, PURSUANT TO SECTION 10-6-2.3.E.D.7 OF THE CITY CODE. NO NEW OVERHEAD SERVICES ARE PERMITTED.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION STANDARDS (CHAPTER 6).
- ALL ELEVATIONS SHOWN IN THESE PLANS ARE TIED TO NAVD 88 DATUM.
- ALL REQUIRED APPROVALS AND COPIES OF EXECUTED EASEMENTS, SUCH AS TEMPORARY CONSTRUCTION OR PERMANENT MAINTENANCE ACCESS, FROM ADJACENT PROPERTY OWNER(S) AND UTILITY PROVIDERS, SHALL BE PROVIDED TO THE CITY PRIOR TO THE APPROVAL OF THE MASTER DEVELOPMENT PLAN WITH SITE PLAN DETAIL AND CONSTRUCTION PLANS.
- THE GRADES SHOWN ON THE BUILDING ELEVATIONS ARE THE SAME AS THE GRADES SHOWN ON THE FINAL GRADING PLAN.

**ADMINISTRATIVE ADJUSTMENT REQUEST**

- REQUESTED - SECTION 10-1-3.6.F BUFFERYARD - 10% LANDSCAPE BUFFER REDUCTION ALONG NORTH WEST PROPERTY BOUNDARY, FROM 15' TO 13.5'.
- REQUESTED - SECTION 10-1-3.8A CIRCULATION - REDUCTION OF SIDEWALK WIDTHS FROM 8' TO 5', EXCEPT FOR ALONG PRIMARY E/W AND N/S CORRIDORS.

**SHEET INDEX**

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| 2. SITE PLAN                  | 19. LANDSCAPE DETAILS       |
| 3. SITE PLAN                  | 20. SITE DETAILS            |
| 4. UTILITY PLAN               | 21. SITE DETAILS            |
| 5. UTILITY PLAN               | 22. BUILDING A ELEVATIONS   |
| 6. GRADING PLAN               | 23. BUILDING A ELEVATIONS   |
| 7. GRADING PLAN               | 24. BUILDING B ELEVATIONS   |
| 8. LANDSCAPE NOTES & SCHEDULE | 25. BUILDING B ELEVATIONS   |
| 9. TREE INVENTORY PLAN        | 26. BUILDING C ELEVATIONS   |
| 10. TREE CANOPY PLAN          | 27. BUILDING C ELEVATIONS   |
| 11. OVERALL LANDSCAPE PLAN    | 28. CLUBHOUSE ELEVATIONS    |
| 12. LANDSCAPE PLAN            | 29. CLUBHOUSE ELEVATIONS    |
| 13. LANDSCAPE PLAN            | 30. CARRIAGE ELEVATIONS     |
| 14. LANDSCAPE PLAN            | 31. GARAGE ELEVATIONS       |
| 15. LANDSCAPE PLAN            | 32. ACCESS/CIRCULATION PLAN |
| 16. LANDSCAPE PLAN            | 33. SITE PHOTOMETRIC PLAN   |
| 17. LANDSCAPE PLAN            | 34. SITE LIGHTING DETAILS   |

**OWNER CERTIFICATE:**

**Owner:**  
 I, \_\_\_\_\_, owner, or designated agent thereto, do hereby agree to develop the above described property in accordance with the use, restrictions, and conditions contained herein, and current ordinances, resolutions, and standards of the City of Littleton, Colorado.

By: \_\_\_\_\_  
 [Insert name of owner and/or agent]  
 Title \_\_\_\_\_  
 Address \_\_\_\_\_

**Acknowledgement:**  
 State of \_\_\_\_\_ )  
 County of \_\_\_\_\_ )SS

The foregoing dedication was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_.

Witness my hand and official seal.  
 \_\_\_\_\_  
 Notary Public

My Commission Expires \_\_\_\_\_

**PLANNING COMMISSION:**

APPROVED AND ACCEPTED AT A MEETING HELD BY THE LITTLETON PLANNING COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING COMMISSION CHAIR

ATTEST: CITY CLERK

**PUBLIC WORKS:**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

**COMMUNITY DEVELOPMENT:**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

**LANDSCAPE PLAN:**

I, \_\_\_\_\_, OWNER, OR DESIGNATE AGENT THEREOF, SHALL COMPLETE THE LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN. MAINTENANCE OF THE LANDSCAPE IMPROVEMENTS SHALL COMPLY WITH TITLE 10 OF THE LITTLETON CITY CODE. IT IS HEREBY ACKNOWLEDGED THAT MAINTENANCE OF THE LANDSCAPE IMPROVEMENTS IS NOT PERSONAL TO THE DEVELOPER, BUT RUNS WITH THE LAND AND SHALL BE THE RESPONSIBILITY OF ALL CURRENT AND FUTURE OWNER/OCCUPANTS.

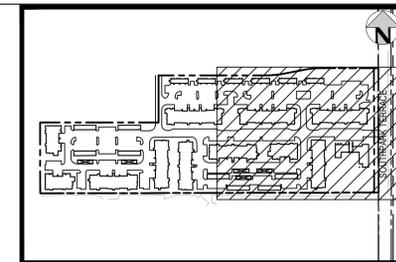
\_\_\_\_\_  
 SIGNATURE OF OWNER OR AGENT



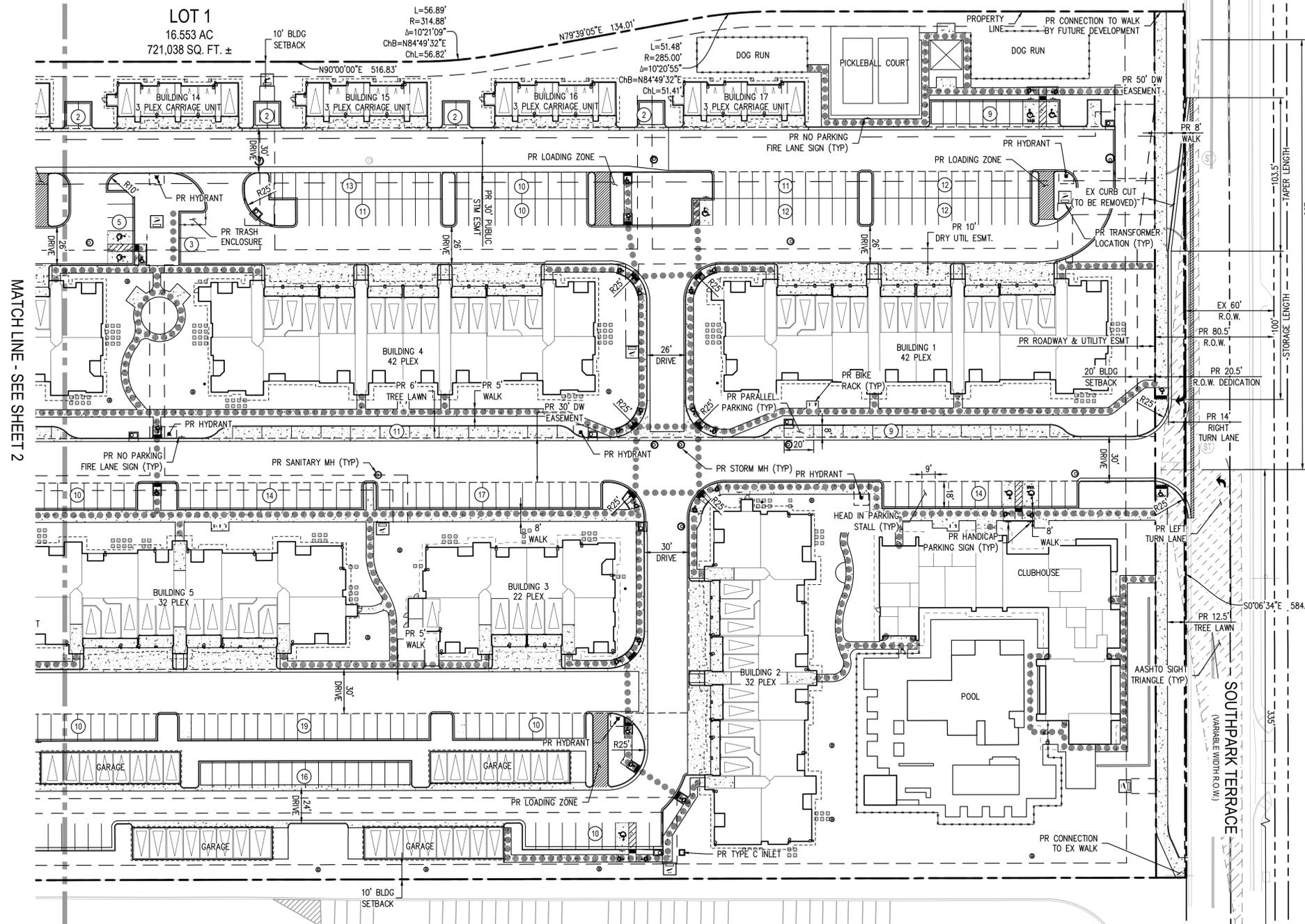


# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005



**HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
 HarrisKocherSmith.com



MATCH LINE - SEE SHEET 2

**LEGEND:**

PROPERTY BOUNDARY	EXISTING	PROPOSED	DRY UTILITY EASEMENT	EXISTING	PROPOSED
BUILDING SETBACK LINE	---	---	ACCESSIBLE ROUTE	●●●●●	●●●●●
DENVER WATER EASEMENT	---	---			
DRAINAGE EASEMENT	---	---			
FIRE HYDRANT	●	●			
STORM MANHOLE	●	⊙			
SANITARY MANHOLE	●	⊙			
TRANSFORMER	⊞	⊞			
PARKING SPACE LABEL		⊕			

NO ITEM THAT IS TALLER THAN 2FT - 6.5FT IN HEIGHT SHALL BE WITHIN THE AASHTO SIGHT TRIANGLE. ALL PLANTS AND ORNAMENTAL GRASSES SHALL BE LESS THAN OR EQUAL TO 2FT TALL. STREET TREES SHOULD BE PRUNED TO A HEIGHT OF 6.5FT.

**ABBREVIATIONS**

DOM	DOMESTIC
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
MH	MANHOLE
N	NORTH, NORTHING
PR	PROPOSED
ROW	RIGHT-OF-WAY
SAN	SANITARY
SS	SANITARY SEWER
STM	STORM
SW	SIDEWALK
TBC	TOPBACK OF CURB
TELE	TELECOMMUNICATIONS
TW	TOP OF WALL (FG)
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UTIL	UTILITY
WAT	WATER
XFMR	TRANSFORMER

**EMBREY MINERAL**  
**MASTER DEVELOPMENT PLAN**  
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER:  
 QWEST CORPORATION  
 C/O LUMEN TECHNOLOGIES  
 1025 ELDORADO BLVD, BLDG 310  
 BROOMFIELD, CO 80021

NOT FOR CONSTRUCTION

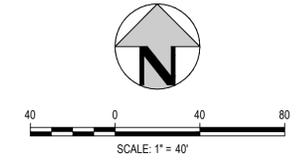
DATE:  
 09/15/23 SUBMITTAL 1  
 11/17/23 SUBMITTAL 2  
 02/08/24 SUBMITTAL 3  
 03/22/24 SUBMITTAL 4

SHEET TITLE:

SITE PLAN

3 OF 34

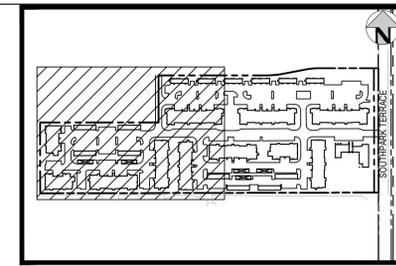
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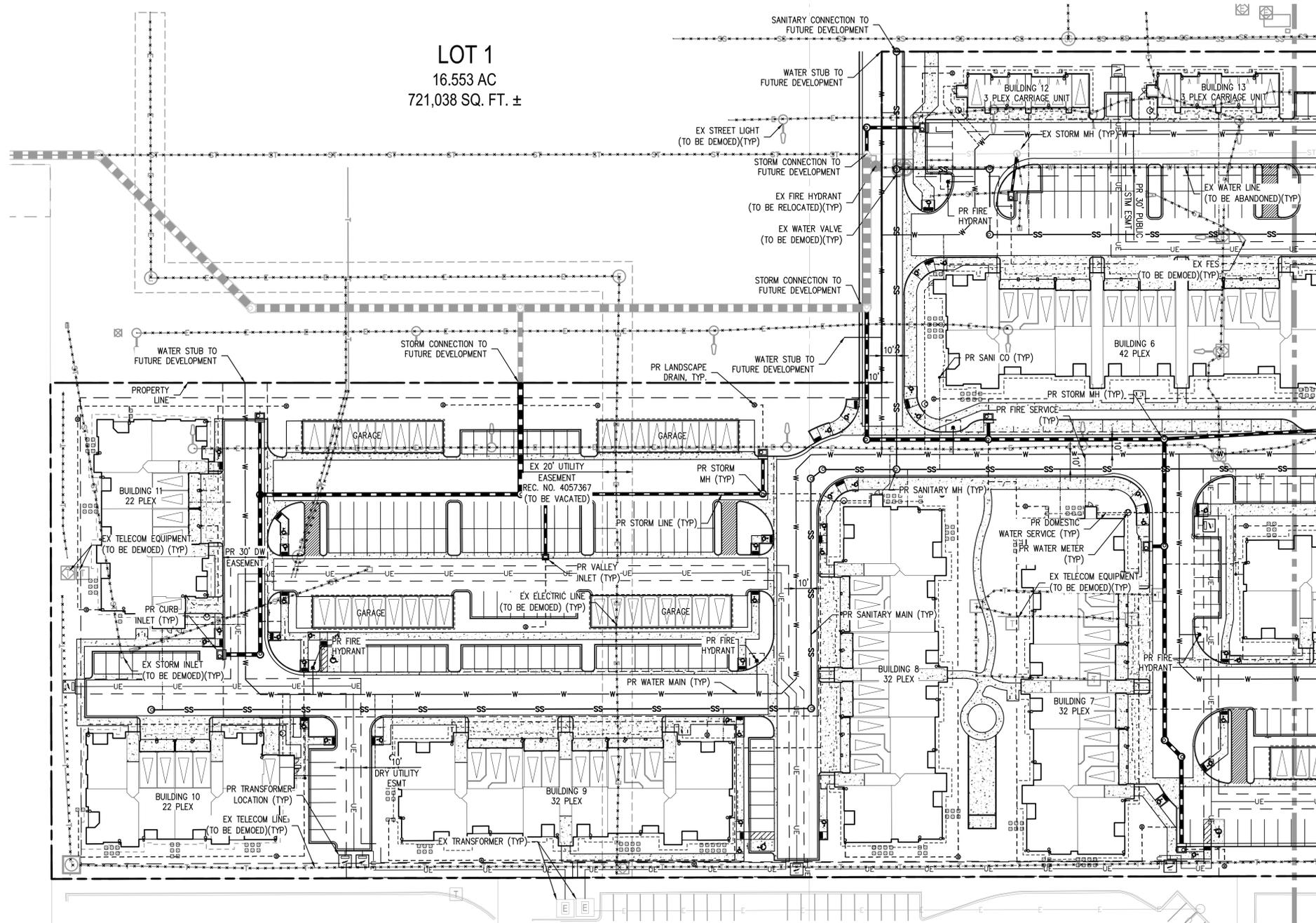
# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005

**LOT 1**  
16.553 AC  
721,038 SQ. FT. ±



**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com



MATCH LINE - SEE SHEET 5

**LEGEND:**

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
BUILDING SETBACK LINE	---	---
DENVER WATER EASEMENT	---	---
DRAINAGE EASEMENT	---	---
FIRE HYDRANT	●	●
STORM MANHOLE	●	⊙
SANITARY MANHOLE	●	⊙
SANITARY SEWER	SS	SS
STORM SEWER	ST	ST
WATER	W	W
GAS	G	G
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT

**LEGEND:**

	EXISTING	PROPOSED
DRY UTILITY EASEMENT	---	---
LINE TO BE DEMOED	---	---
SANITARY SERVICE LINE W/ CO	---	---
DOMESTIC SERVICE LINE W/ METER	---	---
FIRE SERVICE LINE	---	---
STREET LIGHT	⊙	⊙
TELECOM EQUIPMENT	⊠	⊠
TRANSFORMER	⊠	⊠
OVERHEAD TELEPHONE	T	T

**ABBREVIATIONS**

CO	CLEANOUT
DOM	DOMESTIC
E	EAST, EASTING
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
GV	GATE VALVE
MH	MANHOLE
N	NORTH, NORTHING
PR	PROPOSED
ROW	RIGHT-OF-WAY
SAN	SANITARY
SS	SANITARY SEWER
STM	STORM
TBC	TOP/BACK OF CURB
TELE	TELECOMMUNICATIONS
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UTIL	UTILITY
WAT	WATER
XFMR	TRANSFORMER
FES	FLARED END SECTION

**CITY OF LITTLETON STANDARD UTILITY NOTES:**

- ALL UTILITY LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN ARE PROPOSED. ALL FINAL UTILITY LOCATIONS WILL BE DEPICTED ON THE FINAL APPROVED CONSTRUCTION PLANS. ANY ADDITIONAL EASEMENTS GRANTED AFTER FINAL CONSTRUCTION PLAN APPROVAL SHALL REQUIRE THE APPLICANT TO SUBMIT UPDATED CIVIL CONSTRUCTION PLAN SHEETS DEPICTING REVISED EASEMENT LOCATION(S).
- ALL PROPOSED UTILITIES RELATED TO THIS DEVELOPMENT SHALL BE INSTALLED UNDERGROUND UNLESS AN AGREEMENT FOR PLACING UTILITIES UNDERGROUND HAS BEEN ENTERED INTO BETWEEN THE PROPERTY OWNER AND THE CITY, PURSUANT TO SECTION 10-6-2.3.E.D.7 OF THE CITY CODE. NO NEW OVERHEAD UTILITIES OR SERVICES ARE PERMITTED.

EMBREY MINERAL  
MASTER DEVELOPMENT PLAN  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

**OWNER:**  
QWEST CORPORATION  
C/O LUMEN TECHNOLOGIES  
1025 ELDORADO BLVD, BLDG 310  
BROOMFIELD, CO 80021

NOT FOR  
CONSTRUCTION

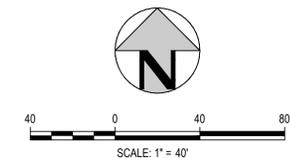
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09/15/23 SUBMITTAL 1  
11/17/23 SUBMITTAL 2  
02/08/24 SUBMITTAL 3  
03/22/24 SUBMITTAL 4

**SHEET TITLE:**

UTILITY PLAN

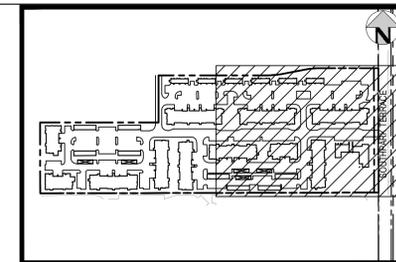
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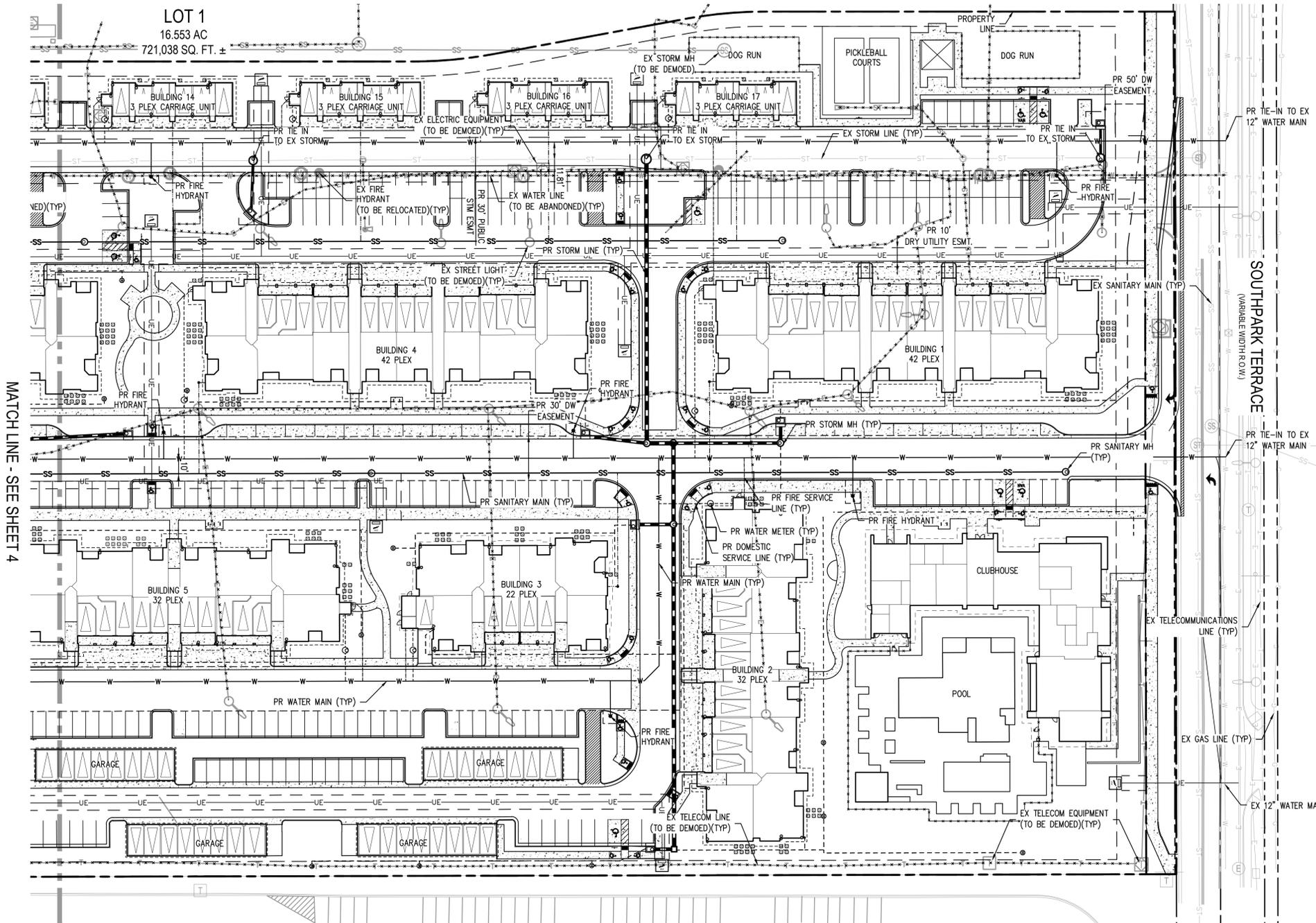
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LOT 1  
 16.553 AC  
 721,038 SQ. FT. ±



MATCH LINE - SEE SHEET 4

**LEGEND:**

EXISTING	PROPOSED
PROPERTY BOUNDARY	---
BUILDING SETBACK LINE	---
DENVER WATER EASEMENT	---
DRAINAGE EASEMENT	---
FIRE HYDRANT	●
STORM MANHOLE	⊙
SANITARY MANHOLE	⊙
SANITARY SEWER	SS
STORM SEWER	ST
WATER	W
GAS	G
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT

**LEGEND:**

EXISTING	PROPOSED
DRY UTILITY EASEMENT	---
LINE TO BE DEMOED	---
SANITARY SERVICE LINE W/ CO	---
DOMESTIC SERVICE LINE W/ METER	---
FIRE SERVICE LINE	---
STREET LIGHT	⊙
TELECOM EQUIPMENT	⊙
TRANSFORMER	⊙
OVERHEAD TELEPHONE	---

**ABBREVIATIONS**

CO	CLEANOUT
DOM	DOMESTIC
E	EAST, EASTING
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
F	FLOW LINE
GV	GATE VALVE
MH	MANHOLE
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PR	PROPOSED
ROW	RIGHT-OF-WAY
SAN	SANITARY
SS	SANITARY SEWER
STM	STORM
TBC	TOP/BACK OF CURB
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TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UTIL	UTILITY
WAT	WATER
XFMR	TRANSFORMER
FES	FLARED END SECTION

**CITY OF LITTLETON STANDARD UTILITY NOTES:**

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**EMBREY MINERAL**  
**MASTER DEVELOPMENT PLAN**  
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER:  
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 C/O LUMEN TECHNOLOGIES  
 1025 ELDORADO BLVD, BLDG 31D  
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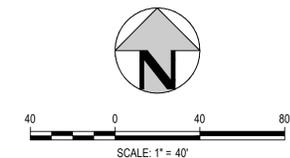
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 03/22/24 SUBMITTAL 4

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UTILITY PLAN

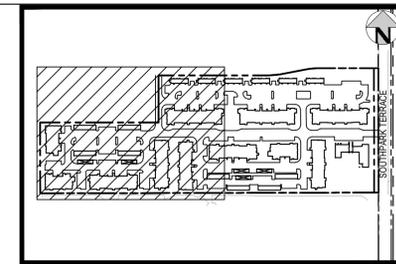
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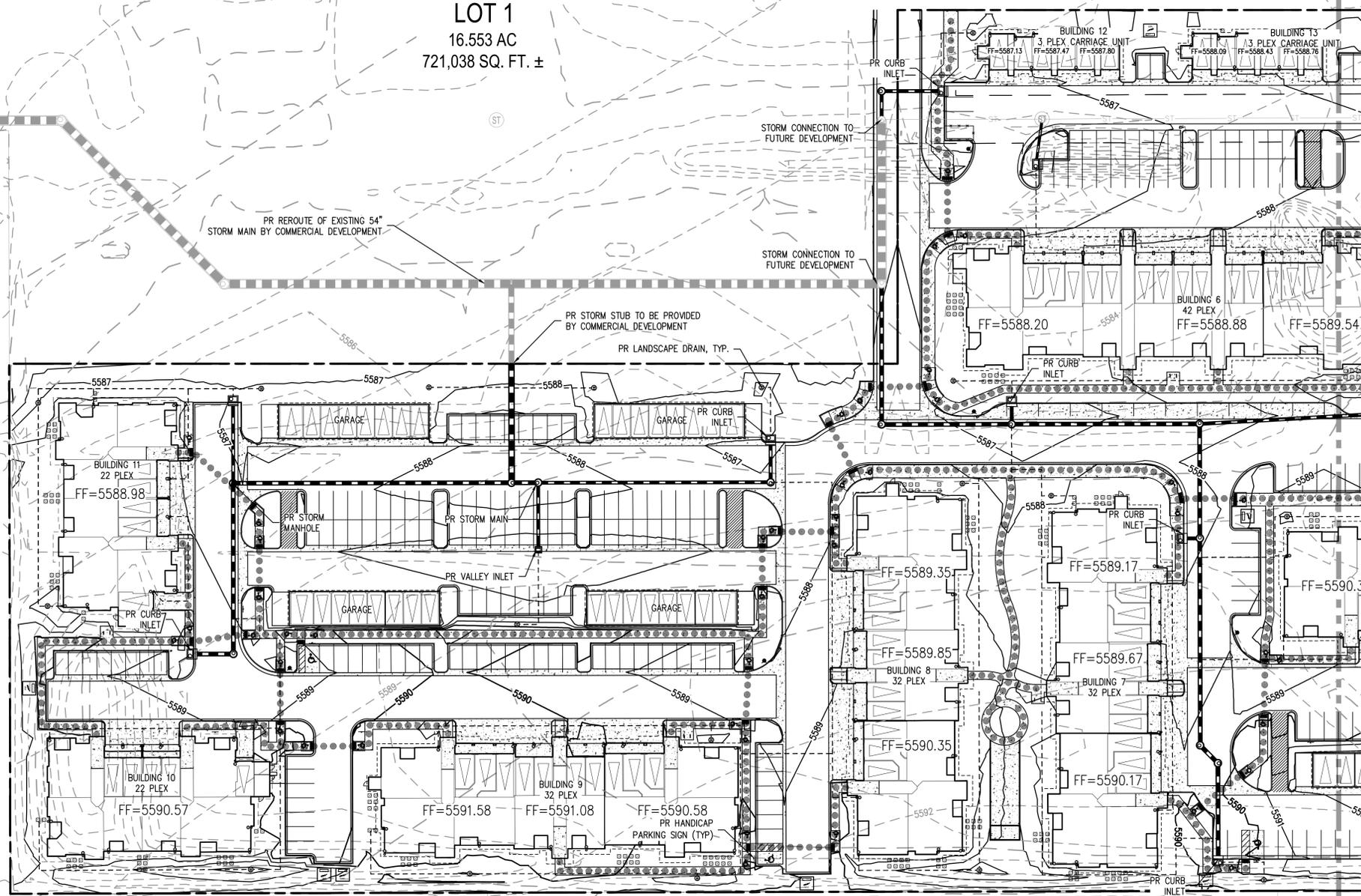
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KEY MAP  
SCALE: 1"=400'

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LOT 1  
16.553 AC  
721,038 SQ. FT. ±



**LEGEND:**

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
UTILITY EASEMENT	---	---
FIRE HYDRANT	•	⊗
STORM MANHOLE	•	⊙
SANITARY MANHOLE	•	⊙
TRANSFORMER	⊞	⊞
STORM SEWER	ST	ST
CONTOURS	5410	5410

MATCH LINE - SEE SHEET 7

EMBREY MINERAL  
MASTER DEVELOPMENT PLAN  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

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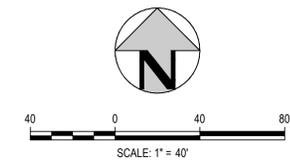
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02/08/24 SUBMITTAL 3  
03/22/24 SUBMITTAL 4

SHEET TITLE:

GRADING PLAN

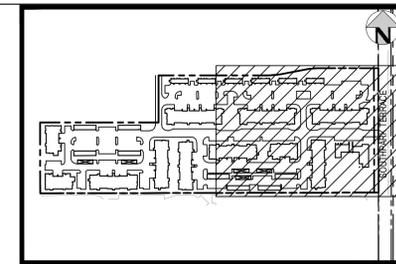
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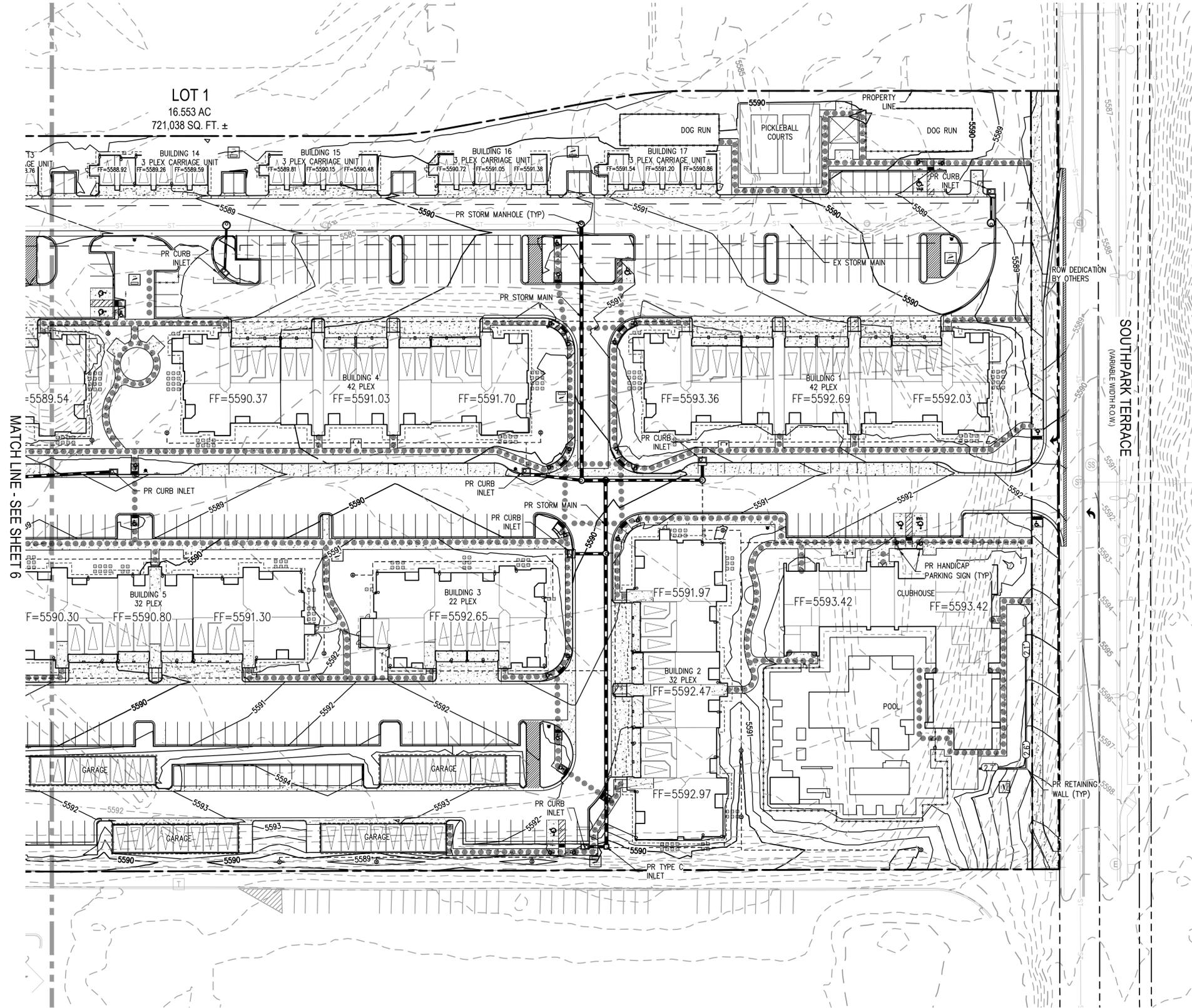


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**LEGEND:**

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
UTILITY EASEMENT	---	---
FIRE HYDRANT	•	⊗
STORM MANHOLE	•	⊙
SANITARY MANHOLE	•	⊙
TRANSFORMER	⊞	⊞
STORM SEWER	ST	ST
CONTOURS	~5410~	~5410~
APPROXIMATE RETAINING WALL HEIGHT		3.7

**EMBREY MINERAL**  
**MASTER DEVELOPMENT PLAN**  
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

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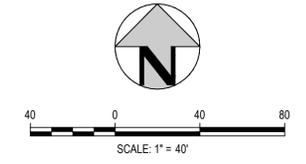
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GRADING PLAN

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 DRAWN BY: MDP





# EMBREY MINERAL MASTER DEVELOPMENT PLAN

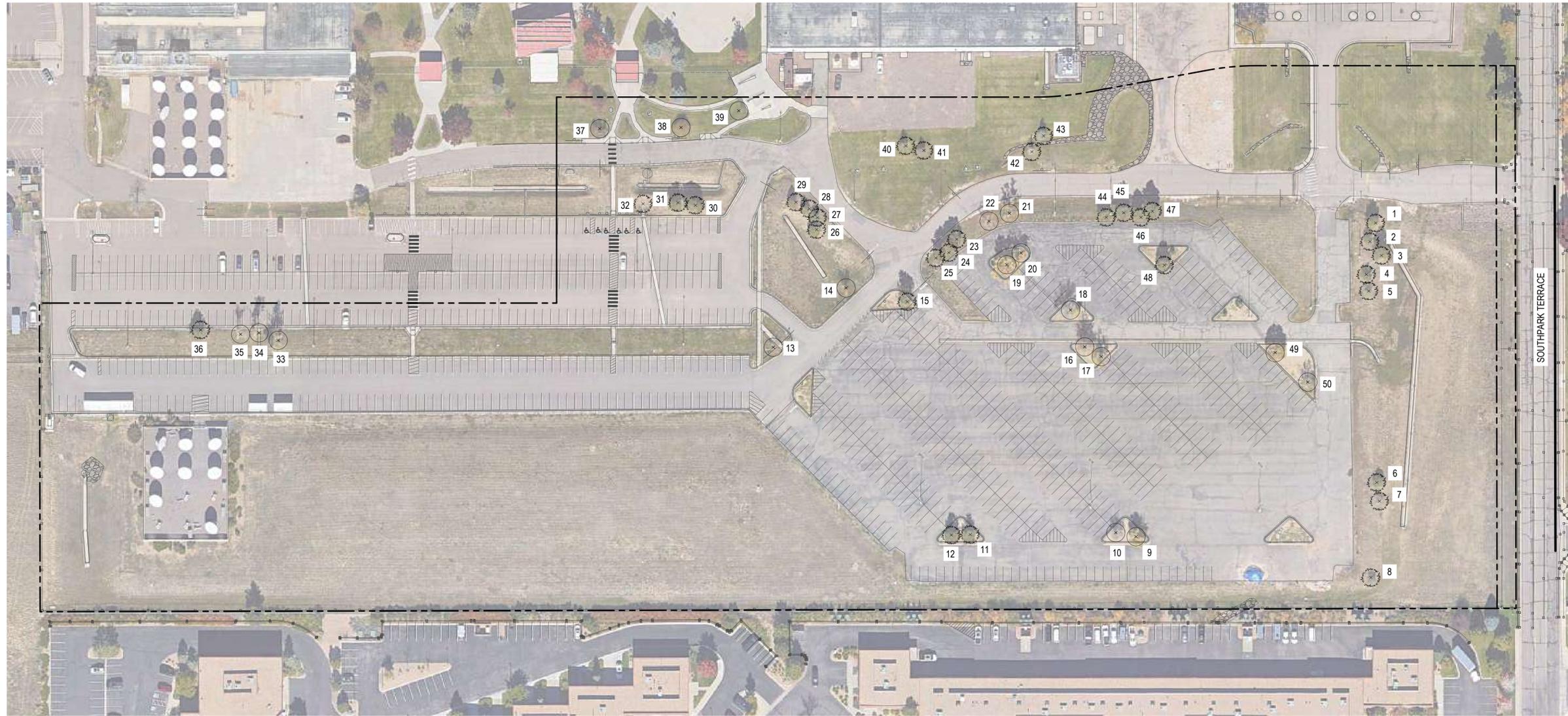
CASE NO. MDP23-0005

**NORRIS DESIGN**

PEOPLE + PLACEMAKING

1101 BANNOCK STREET  
DENVER, CO 80204  
P 303.892.1166

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**EMBREY MINERAL**  
**MASTER DEVELOPMENT PLAN**  
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER:  
 QWEST CORPORATION  
 C/O LUMEN TECHNOLOGIES  
 1025 ELDERADO BLVD, BLDG 31D  
 BROOMFIELD, CO 80221

NOT FOR CONSTRUCTION

DATE:  
 09/15/23 SUBMITTAL 1  
 11/17/23 SUBMITTAL 2  
 02/08/24 SUBMITTAL 3  
 03/22/24 SUBMITTAL 4

SHEET TITLE:  
 TREE INVENTORY PLAN

TREE #	SPECIES	EVERGREEN HEIGHT	DIA. @ BREAST HEIGHT	DIA. @ 12" ABOVE COLLAR	DIA. @ 6" ABOVE COLLAR	HEALTH
1	PINUS PONDEROSA	20'				NOT ACCEPTABLE
2	PINUS PONDEROSA	15'				ACCEPTABLE
3	PINUS PONDEROSA	22'				GOOD
4	PINUS PONDEROSA	12'				NOT ACCEPTABLE
5	PINUS PONDEROSA	9'				NOT ACCEPTABLE
6	PINUS NIGRA	12'				NOT ACCEPTABLE
7	PINUS NIGRA	9'				DEAD
8	PINUS NIGRA	9'				DEAD
9	DECIDUOUS CANOPY TREE		10.5"	11"		ACCEPTABLE
10	DECIDUOUS CANOPY TREE		9.25"	10"		GOOD
11	PINUS NIGRA	18'				ACCEPTABLE
12	PINUS PONDEROSA	26'				GOOD
13	DECIDUOUS CANOPY TREE			6" CLUMP (AVG)		GOOD
14	DECIDUOUS CANOPY TREE		7"	8.25"		NOT ACCEPTABLE
15	PINUS PONDEROSA	25'				NOT ACCEPTABLE
16	DECIDUOUS CANOPY TREE		12"	12.5"		GOOD
17	DECIDUOUS CANOPY TREE		10"	11.5"		GOOD
18	DECIDUOUS CANOPY TREE		13"	15"		GOOD
19	DECIDUOUS CANOPY TREE		13"	15"		NOT ACCEPTABLE
20	DECIDUOUS CANOPY TREE		10"	10"		GOOD
21	DECIDUOUS CANOPY TREE		11.5"	12"		ACCEPTABLE
22	DECIDUOUS CANOPY TREE		8.5"	9"		NOT ACCEPTABLE
23	PINUS PONDEROSA	20'				NOT ACCEPTABLE
24	PINUS PONDEROSA	24'				ACCEPTABLE
25	PINUS PONDEROSA	24'				NOT ACCEPTABLE

26	PINUS PONDEROSA	15'				GOOD
27	PINUS PONDEROSA	12'				GOOD
28	PINUS PONDEROSA	13'				GOOD
29	PINUS PONDEROSA	13'				GOOD
30	PINUS PONDEROSA	20'				ACCEPTABLE
31	PINUS PONDEROSA	18'				ACCEPTABLE
32	PINUS PONDEROSA	22'				NOT ACCEPTABLE
33	DECIDUOUS CANOPY TREE		15"	16"		NOT ACCEPTABLE
34	DECIDUOUS CANOPY TREE		14"	15"		NOT ACCEPTABLE
35	DECIDUOUS CANOPY TREE		13"	12.5"		DEAD
36	PINUS PONDEROSA	25'				NOT ACCEPTABLE
37	ACER G. 'HOT WINGS'		8"	8"		NOT ACCEPTABLE
38	CRATAEGUS CRUS-GALLI INERMIS		6.25"	6.5"		GOOD
39	ORNAMENTAL TREE				4"	NOT ACCEPTABLE
40	PICEA GLAUCA	17'				ACCEPTABLE
41	PICEA GLAUCA	16'				ACCEPTABLE
42	PICEA GLAUCA	16'				DEAD
43	PICEA GLAUCA	21'				NOT ACCEPTABLE
44	PINUS PONDEROSA	23'				ACCEPTABLE
45	PINUS PONDEROSA	27'				GOOD
46	PINUS PONDEROSA	20'				GOOD
47	PINUS PONDEROSA	23'				GOOD
48	PINUS PONDEROSA	20'				GOOD
49	DECIDUOUS CANOPY TREE		10.75"	12.5"		GOOD
50	PINUS PONDEROSA	24'				DEAD

**LEGEND**

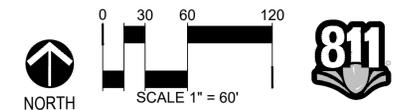
- EVERGREEN TREE TO BE REMOVED = 32 TREES
- DECIDUOUS TREE TO BE REMOVED = 18 TREES

----- PROPERTY LINE

**TREE REMOVAL MITIGATION**

TOTAL DISTURBED AREA (AC)	TOTAL EXISTING TREES TO BE REMOVED
17.7 AC	50

NOTE: TREES >12" DBH. ARE CONSIDERED SPECIMEN TREES AND REQUIRE MITIGATION. A FULL TREE SURVEY WILL BE PROVIDED AS A SEPARATE DOCUMENT.



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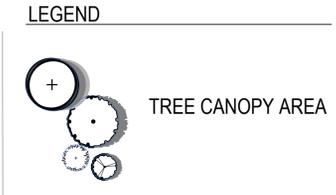
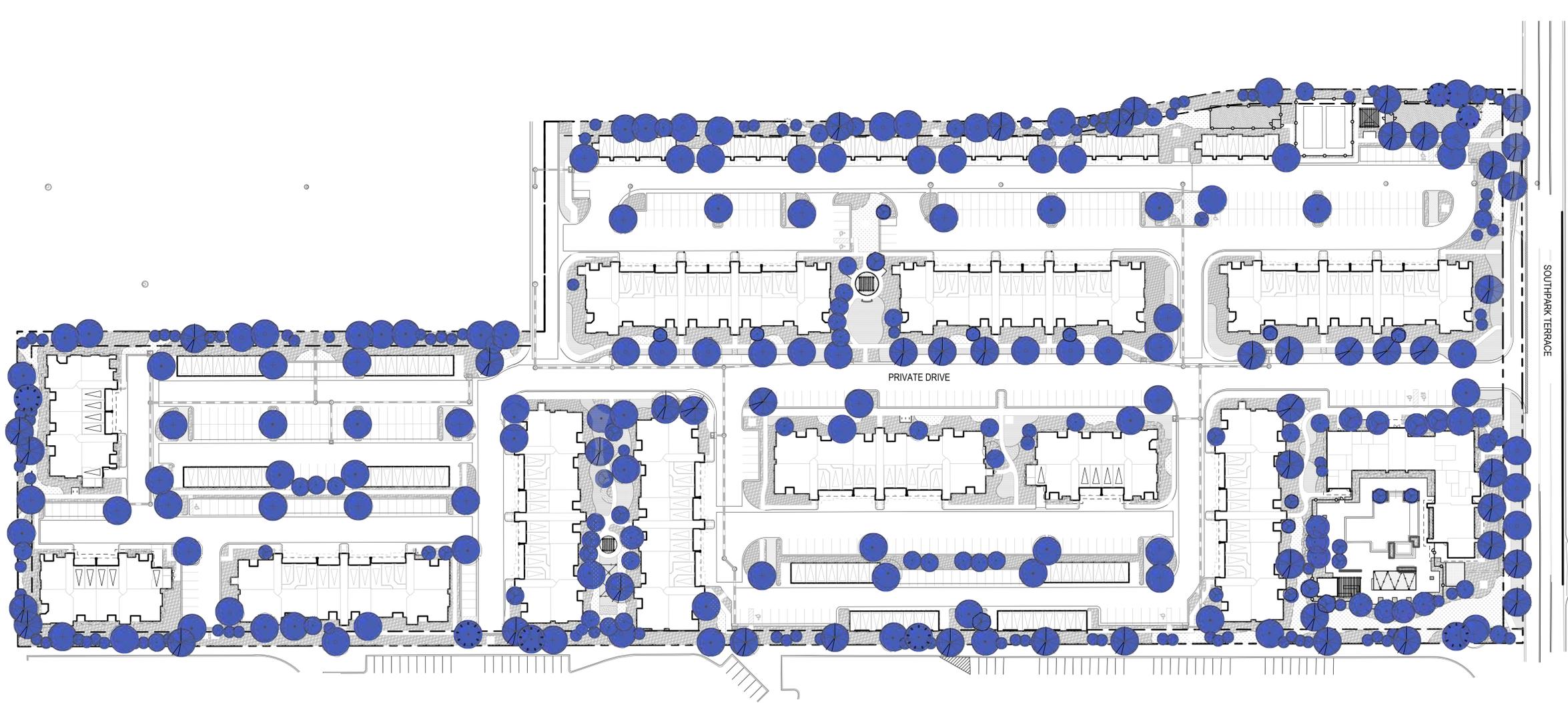
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CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

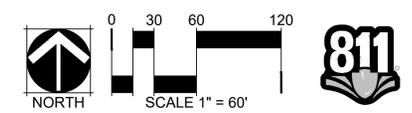
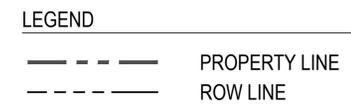
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SHEET TITLE:  
TREE CANOPY  
PLAN

TOTAL TREE CANOPY	
GROSS LOT AREA	758,829 SF
TOTAL REQUIRED TREE CANOPY (20% MIN. MFR)	151,765 SF
TOTAL PROVIDED TREE CANOPY (20%)	152,337 SF



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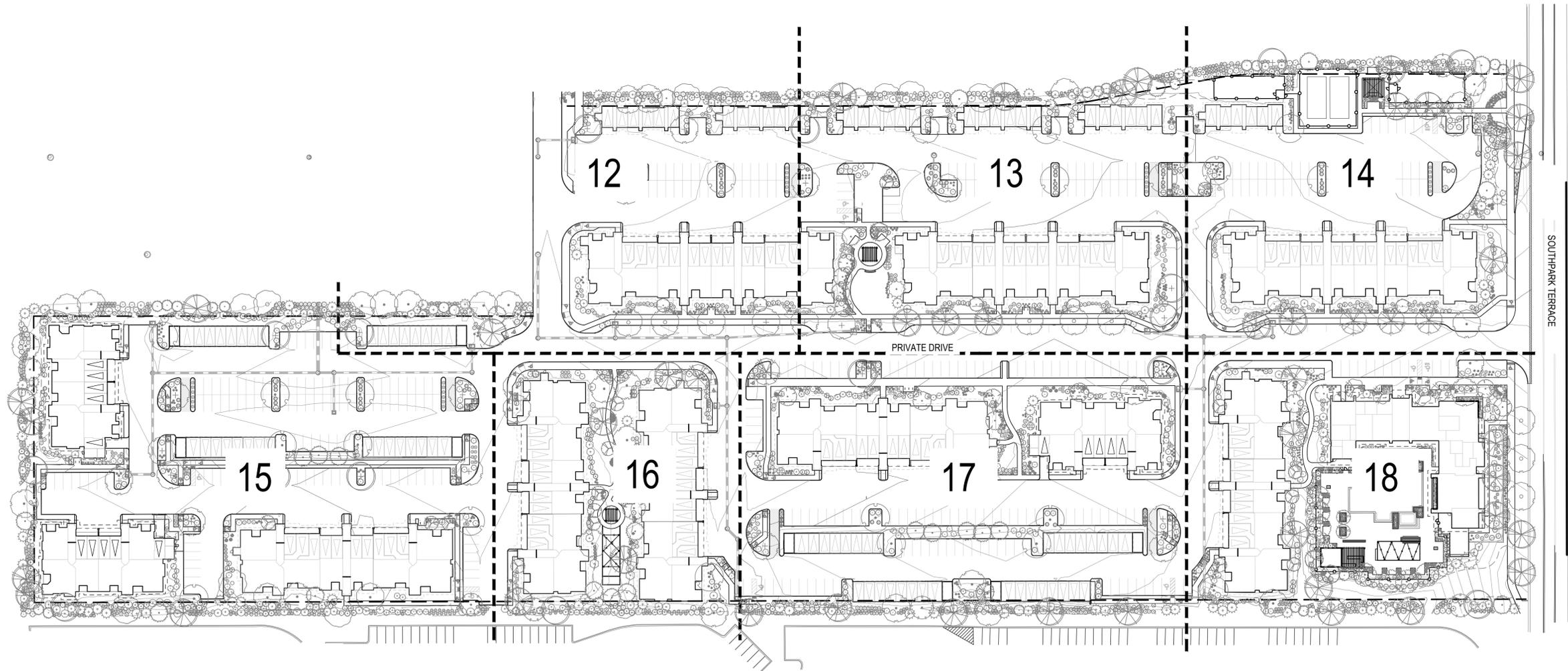
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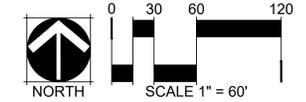
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**SHEET TITLE:**  
LANDSCAPE  
OVERALL PLAN

11 OF 34



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DRAWN BY: CQ

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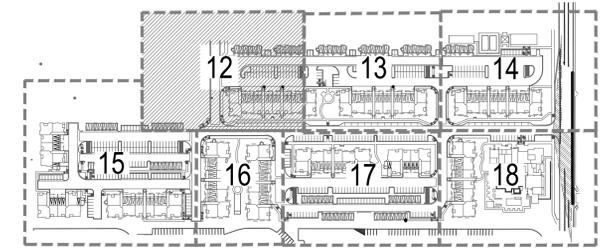
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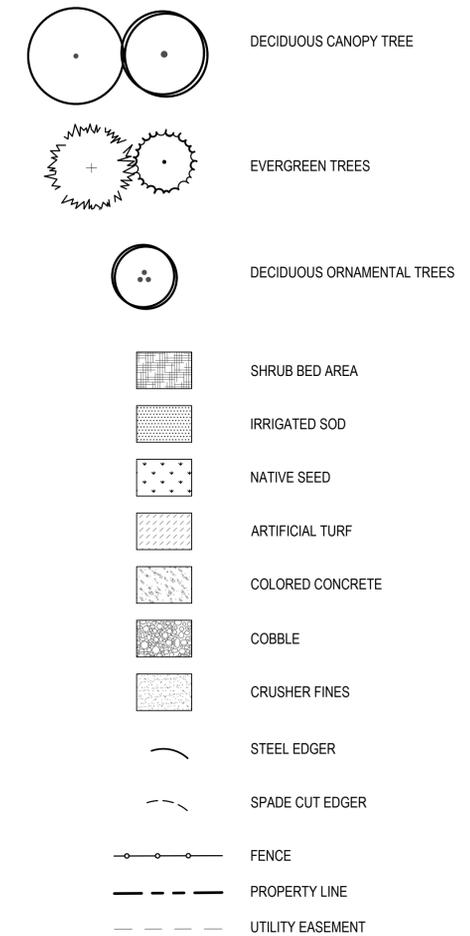
SHEET TITLE:  
LANDSCAPE  
PLAN

12 OF 34

## KEY MAP

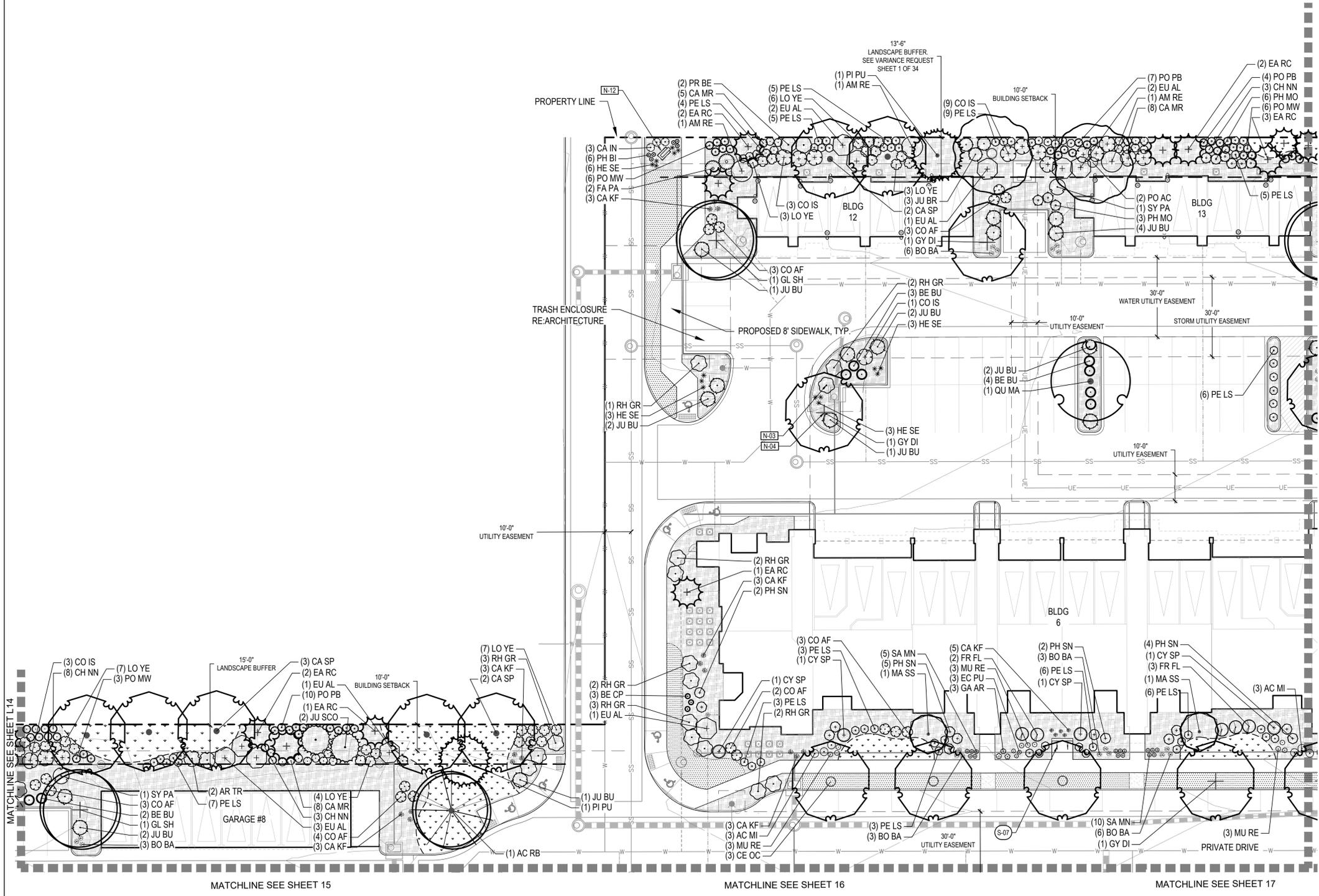
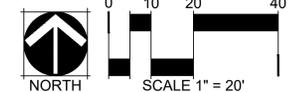


## LEGEND



## KEY NOTES

CODE	DESCRIPTION	DETAIL
N-01	SPADE CUT EDGER	19/6
N-02	STEEL EDGER	19/5
N-03	SHRUB PLANTING, TYP.	19/3
N-04	TREE PLANTING, TYP.	19/1
N-05	PERENNIAL/ORNAMENTAL GRASS PLANTING, TYP.	19/4
N-06	PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.	
N-11	SIGHT TRIANGLES, TYP.	
N-12	MONUMENT SIGNAGE	21/1



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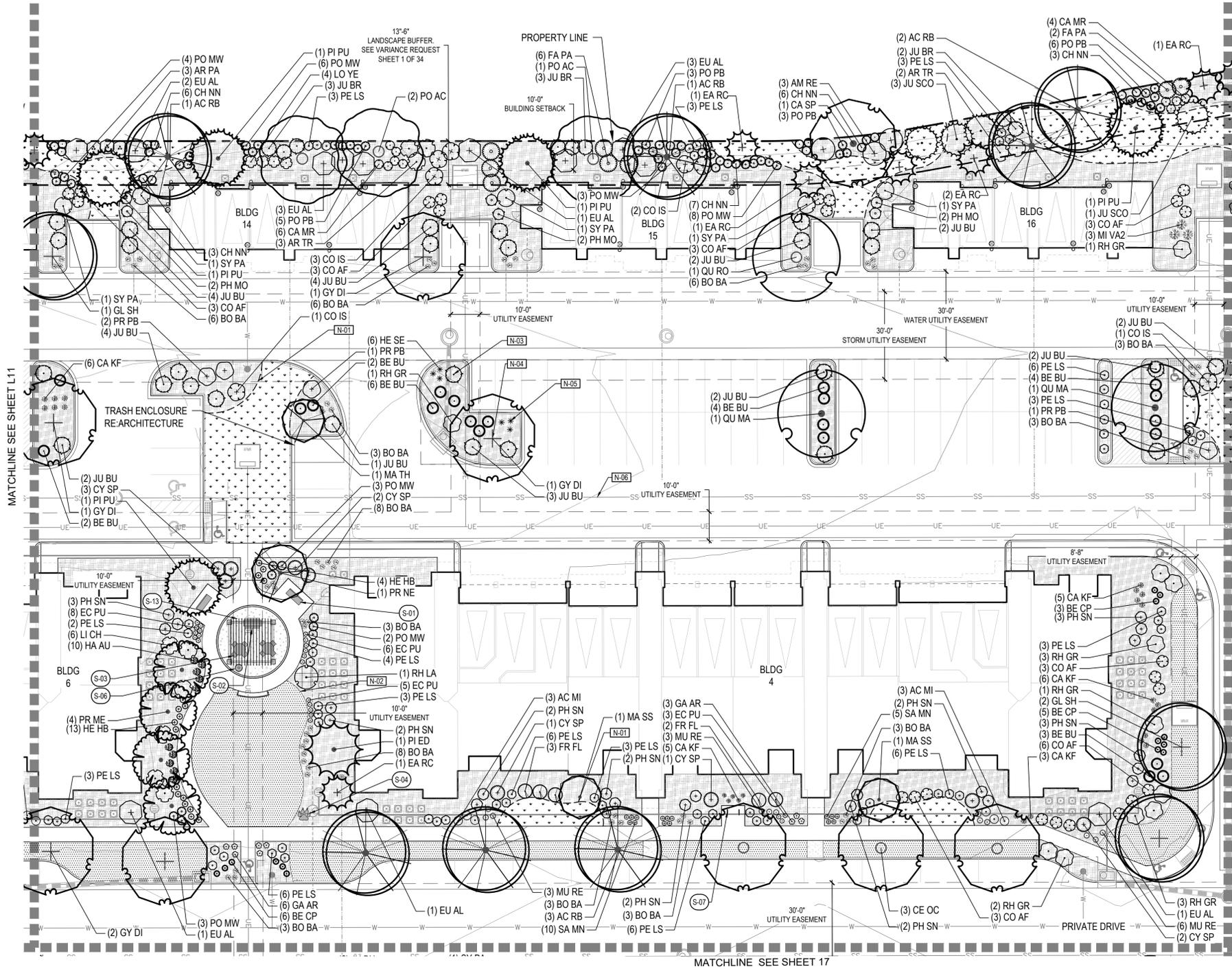
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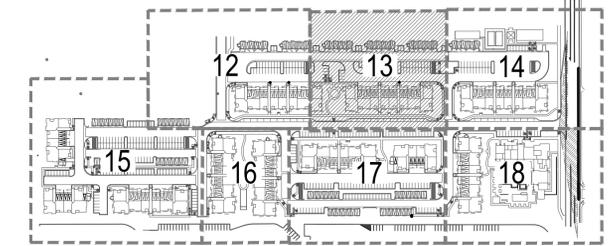
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MATCHLINE SEE SHEET L11

MATCHLINE SEE SHEET 14

## KEY MAP



## LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREES
- SHRUB BED AREA
- IRRIGATED SOD
- NATIVE SEED
- ARTIFICIAL TURF
- COLORED CONCRETE
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- STEEL EDGER
- SPADE CUT EDGER
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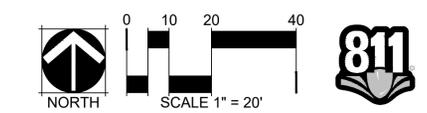
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LANDSCAPE PLAN



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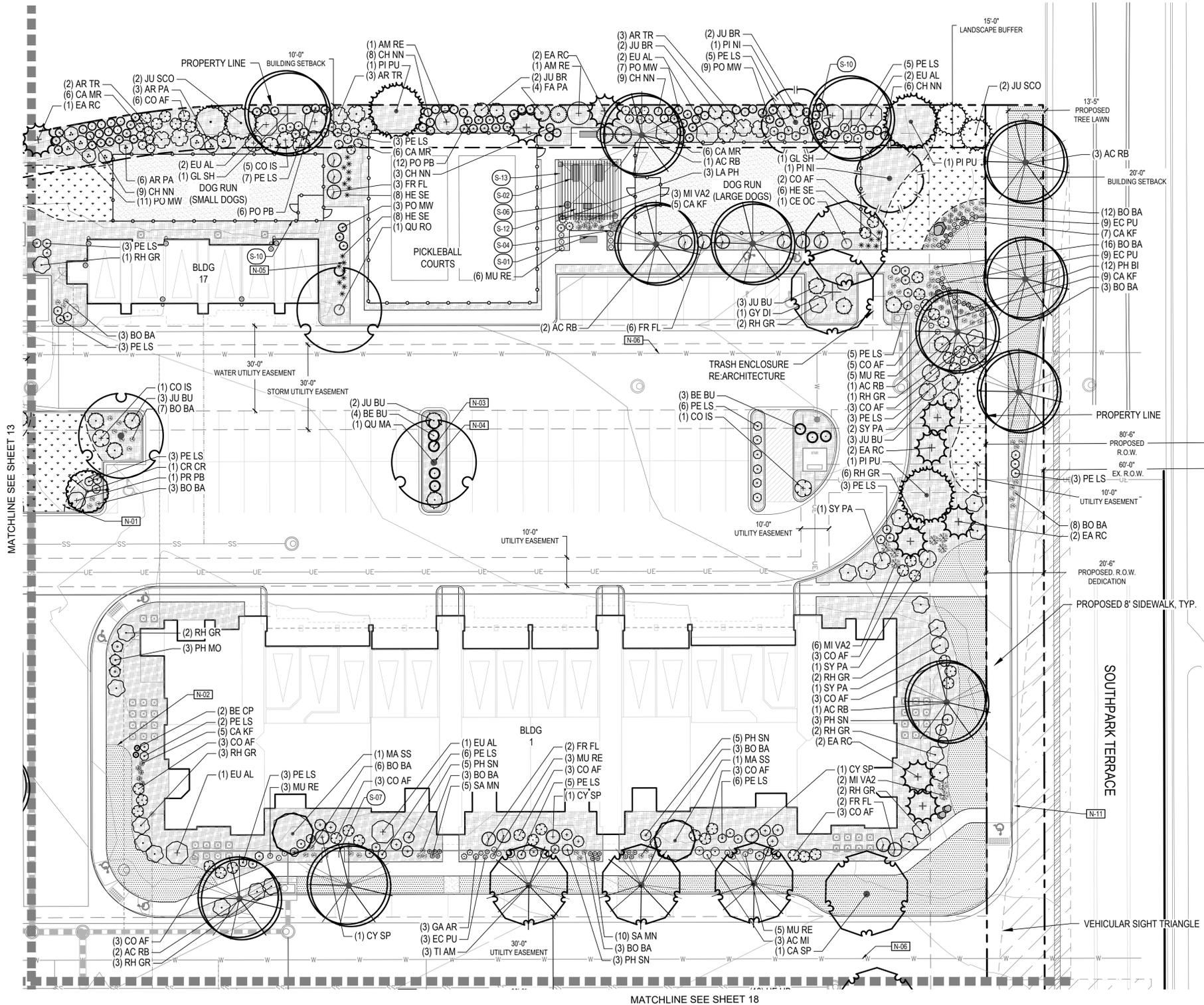
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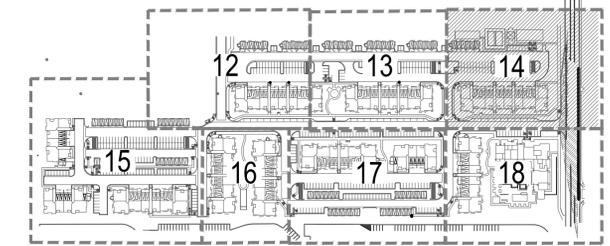
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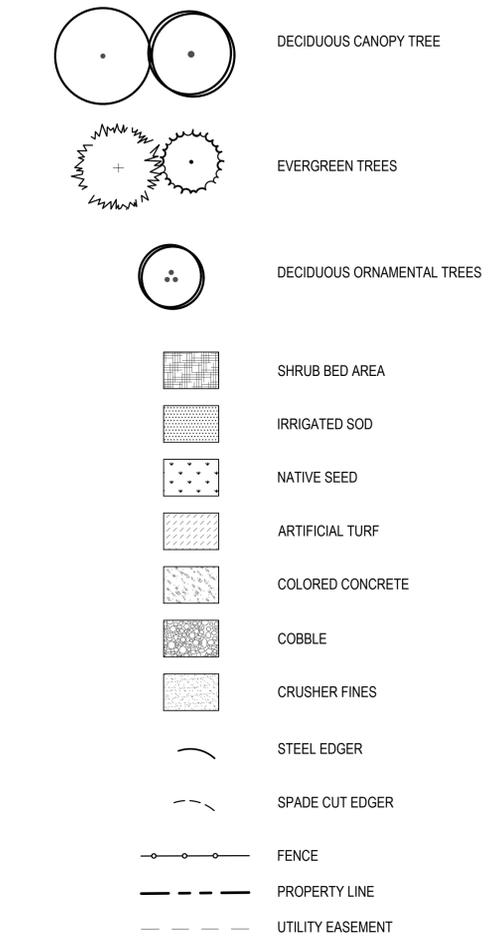
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## KEY MAP



## LEGEND



## KEY NOTES

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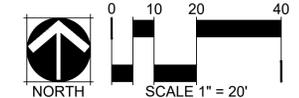
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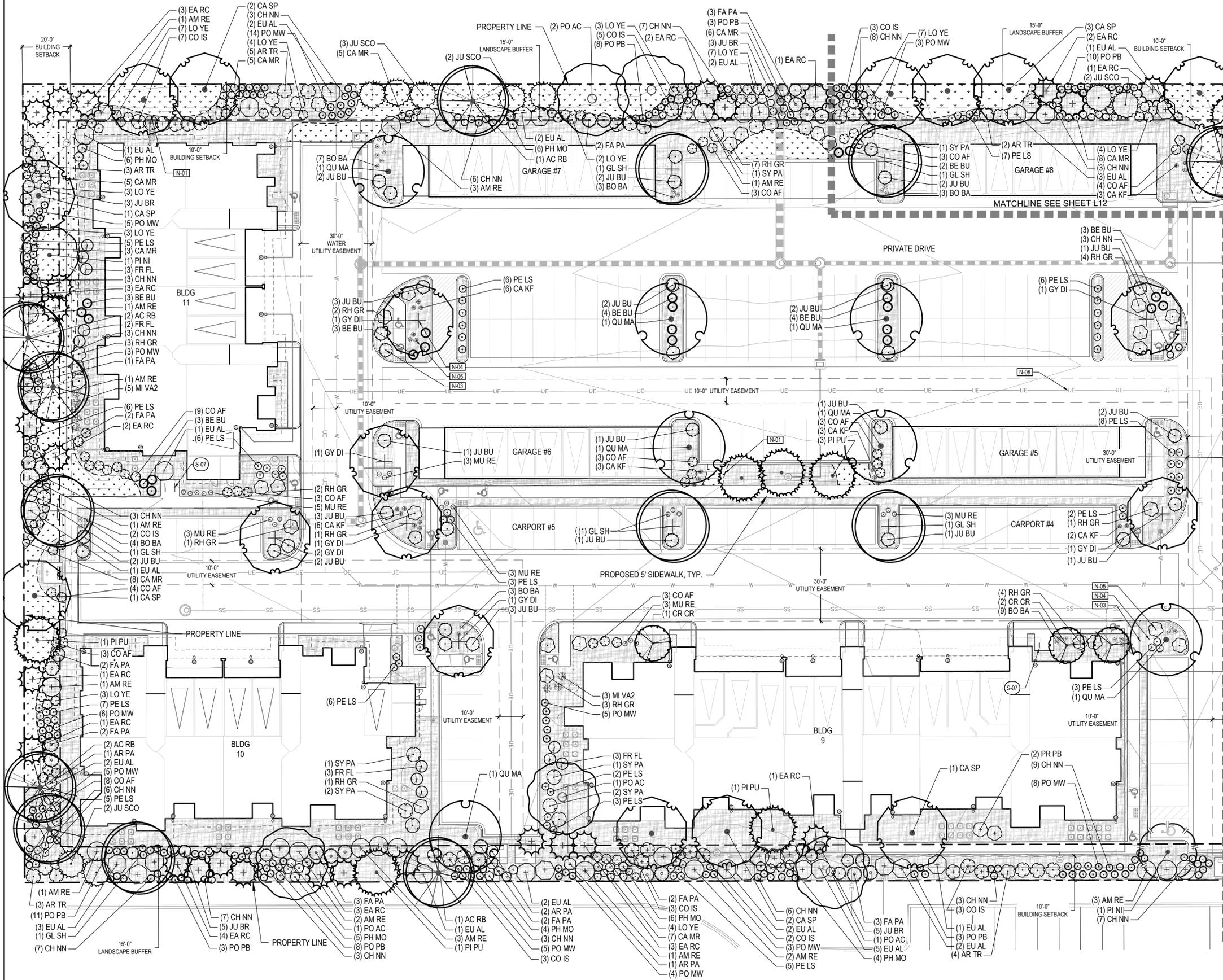
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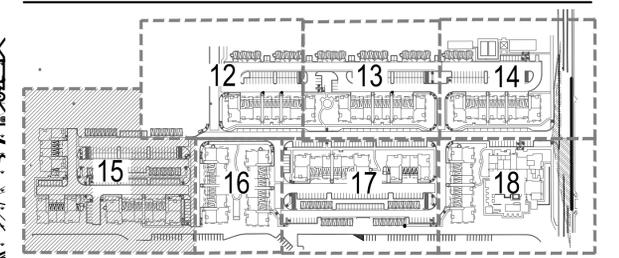
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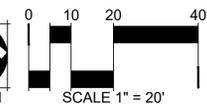


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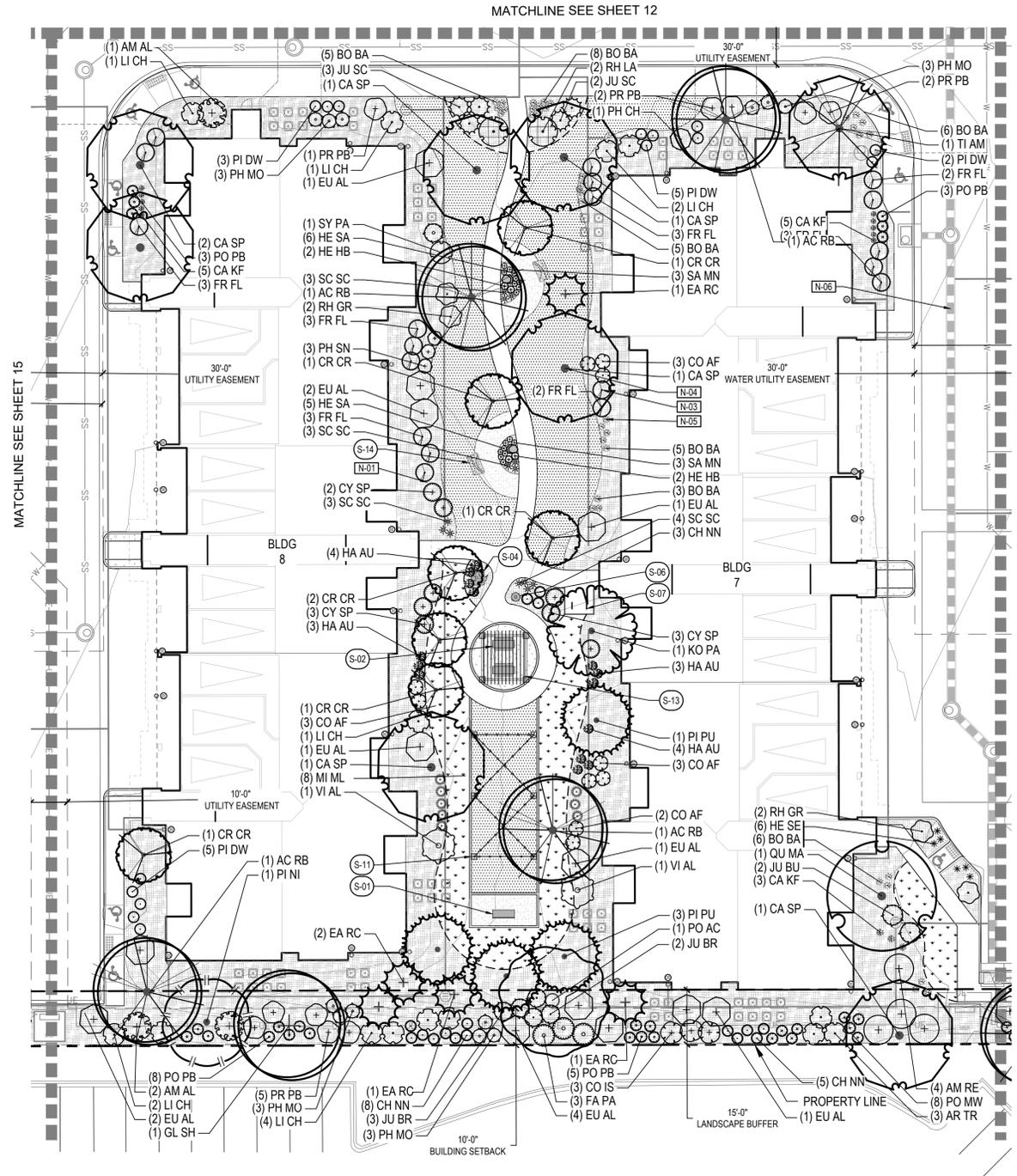
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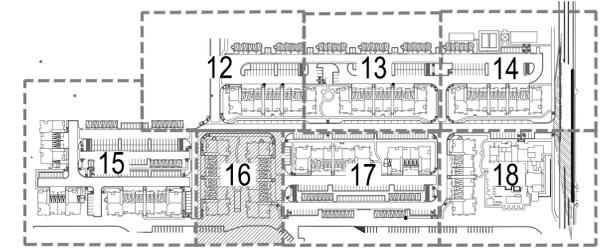
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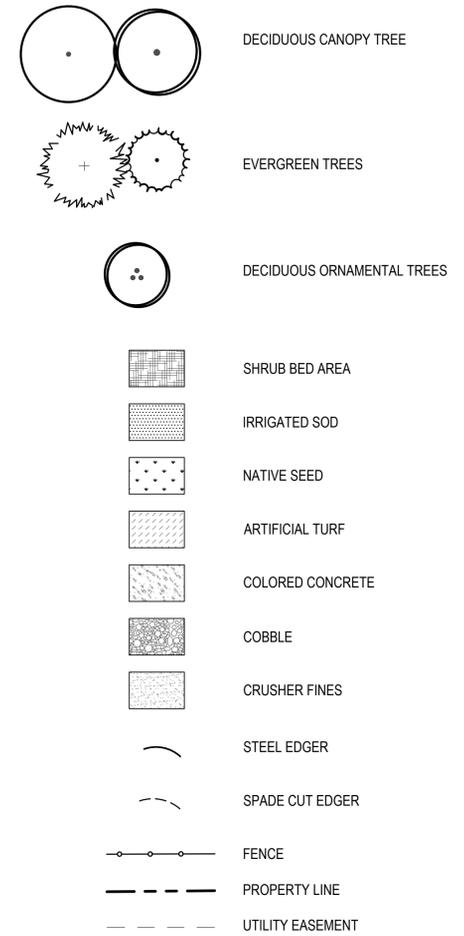
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KEY MAP

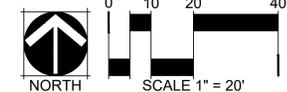


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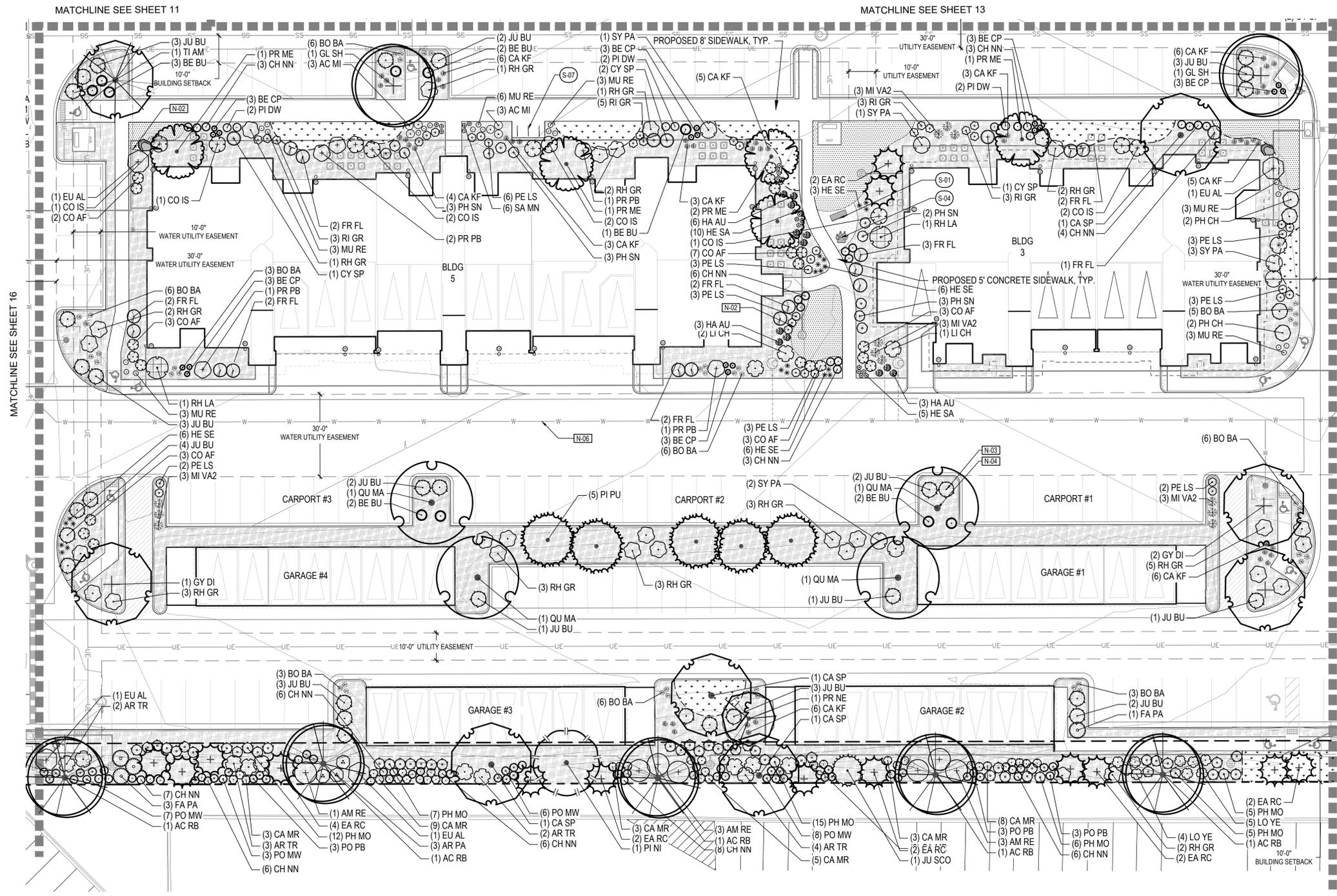
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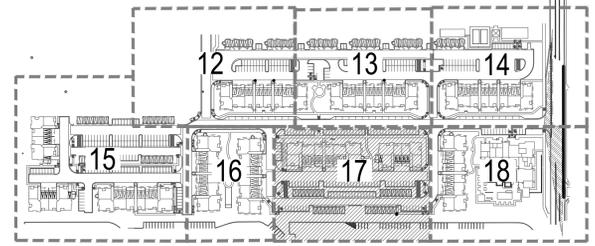
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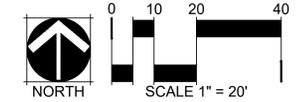
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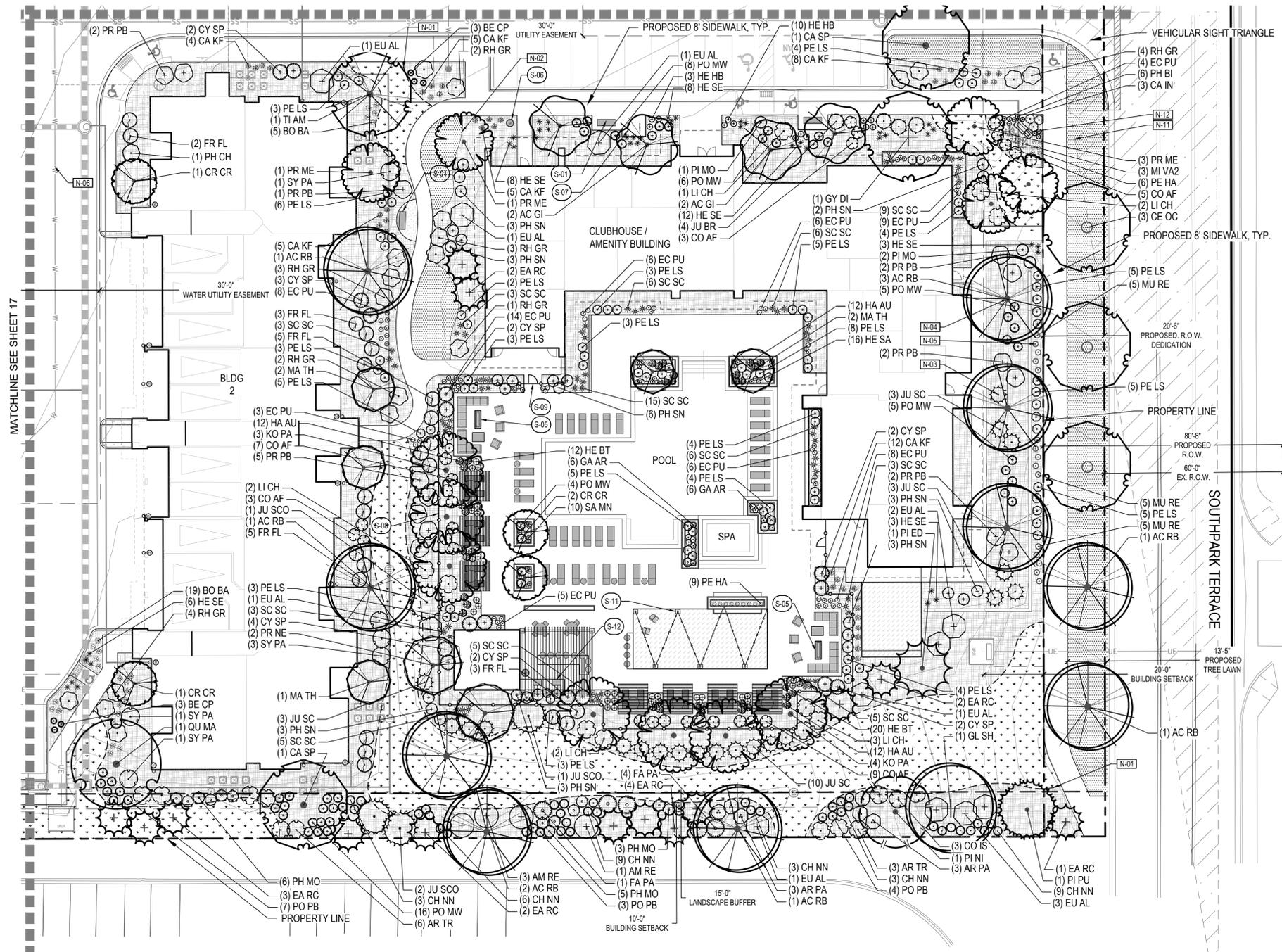
**NORRIS DESIGN**

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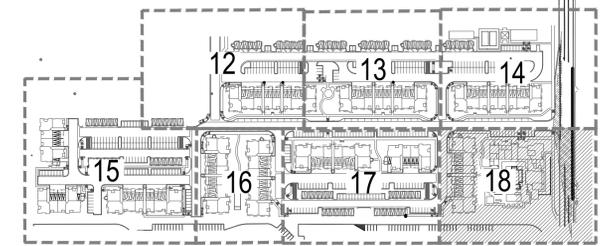
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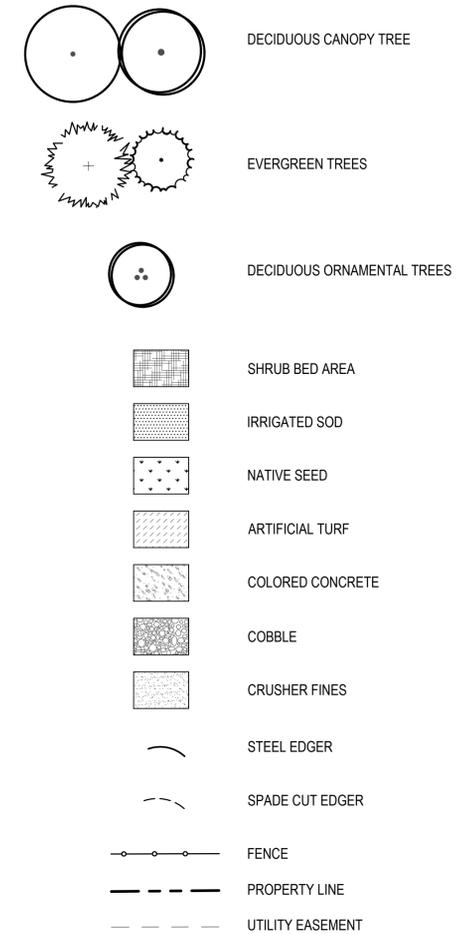
MATCHLINE SEE SHEET 14



KEY MAP



LEGEND



KEY NOTES		
CODE	DESCRIPTION	DETAIL
N-01	SPADE CUT EDGER	19/6
N-02	STEEL EDGER	19/5
N-03	SHRUB PLANTING, TYP.	19/3
N-04	TREE PLANTING, TYP.	19/1
N-05	PERENNIAL/ORNAMENTAL GRASS PLANTING, TYP.	19/4
N-06	PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.	
N-11	SIGHT TRIANGLES, TYP.	
N-12	MONUMENT SIGNAGE	21/1

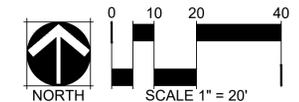
**EMBREY MINERAL**  
**MASTER DEVELOPMENT PLAN**  
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER:  
 QWEST CORPORATION  
 C/O LUMEN TECHNOLOGIES  
 1025 ELDORADO BLVD, BLDG 31D  
 BROOMFIELD, CO 80021

NOT FOR CONSTRUCTION

DATE:  
 09/15/23 SUBMITTAL 1  
 11/17/23 SUBMITTAL 2  
 02/08/24 SUBMITTAL 3  
 03/22/24 SUBMITTAL 4

SHEET TITLE:  
 LANDSCAPE PLAN



# EMBREY MINERAL MASTER DEVELOPMENT PLAN

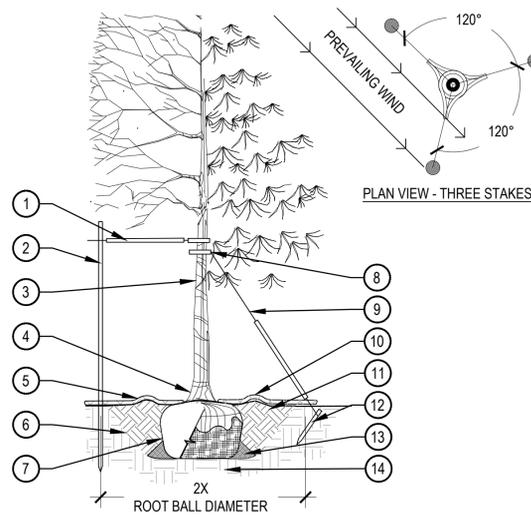
CASE NO. MDP23-0005

**PRUNING NOTES:**

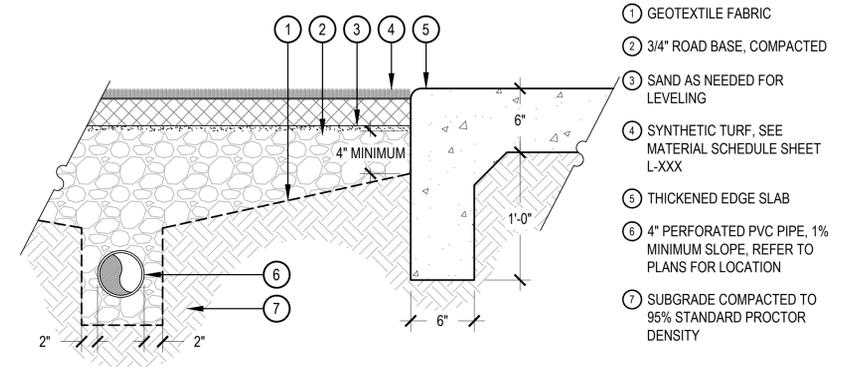
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

**STAKING NOTES:**

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
  - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
  - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT 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 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY. WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

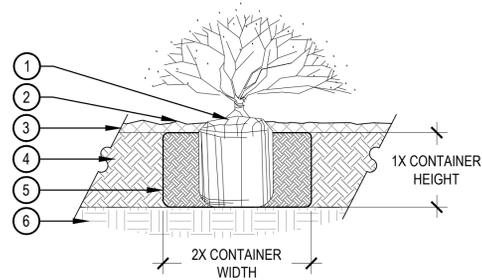


**NOTES:**

- COORDINATE ELEVATION AND DRAINAGE CONNECTION WITH CIVIL.
- REFER TO SYNTHETIC TURF MANUFACTURER AND SPECIFICATIONS FOR ALL INSTALLATIONS AND CONNECTIONS.

## 1 TREE PLANTING DETAIL

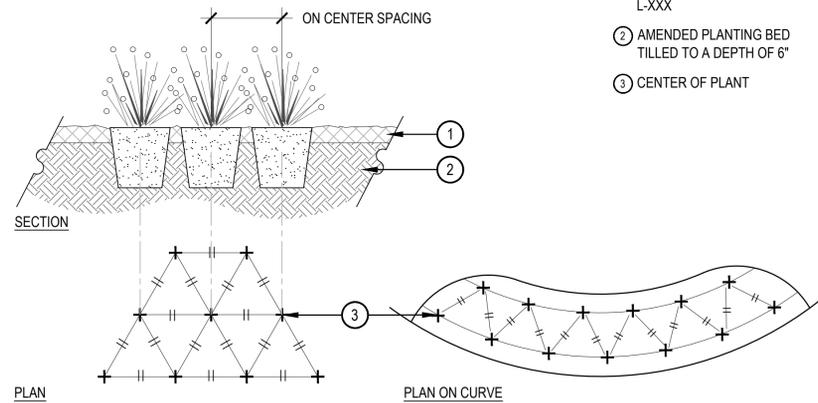
SCALE: 3/16" = 1'-0"



**NOTE:**

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL



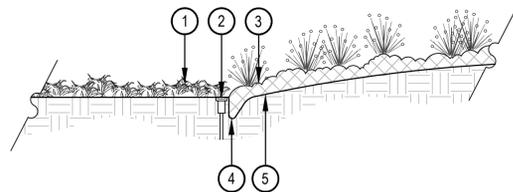
**NOTES:**

- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

## 3 SHRUB PLANTING

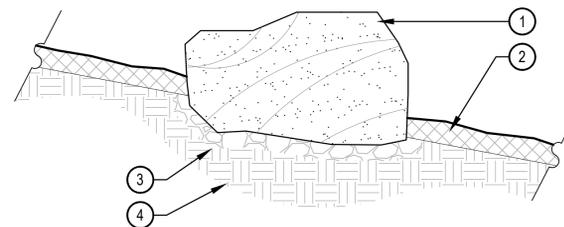
SCALE: 1 1/2" = 1'-0"



- TURFGRASS OR DYLAND SEED
- IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS. OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
- PLANTING BED
- VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE
- SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP

## 4 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



BOULDER SIZES		
QTY.	ITEM	SIZE
0	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
0	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
0	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

**NOTES:**

- THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
- THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
- CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

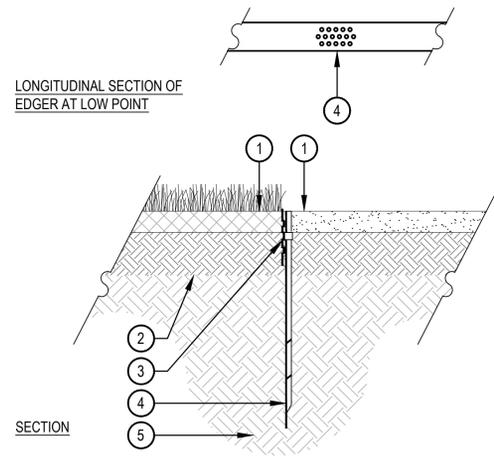
- BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
- 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
- UNDISTURBED GRADE

## 6 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

## 2 SYNTHETIC TURF AT CONCRETE CURB

SCALE: 1 1/2" = 1'-0"



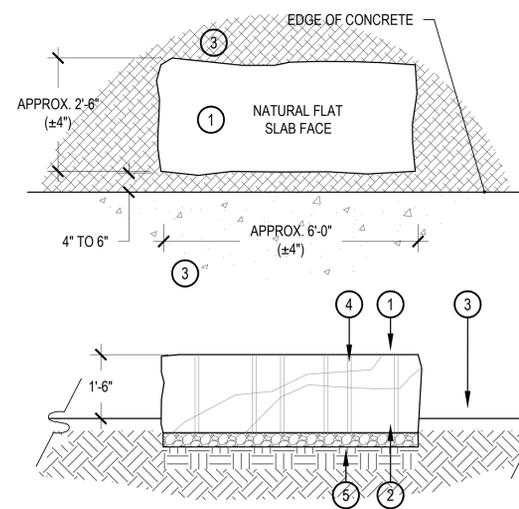
**NOTES:**

- THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
- CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
- ENSURE POSITIVE DRAINAGE.

- FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- AMENDED SOIL PER SPECIFICATIONS
- METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

## 5 METAL EDGER

SCALE: 1" = 1'-0"



- DAKOTA BUFF SANDSTONE SLAB APPROX. 2'-6" WIDE x 6'-0" LONG x 1'-10" THICK. ALL SIDES SHALL HAVE A NATURAL BROKEN FACE. CONTACT LANDSCAPE ARCHITECT TO SELECT STONES. TOP FACE SHALL BE PREDOMINANTLY FLAT AND SET LEVEL FOR SEATING.
- 4" DEPTH COMPACTED ROAD BASE
- LANDSCAPE AREA, SEE PLANS
- STONES TO HAVE VERTICAL QUARRY DRILL MARKINGS ON ALL SIDES
- COMPACTED SUBGRADE

## 7 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"

## 8 SANDSTONE SLAB

SCALE: 1/2" = 1'-0"



# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005

**NORRIS DESIGN**

PEOPLE + PLACEMAKING

1101 BANNOCK STREET  
DENVER, CO 80204  
P 303.892.1166

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- 1 MANUFACTURER: LANDSCAPE FORMS
- 2 MODEL: NEOLIVANO
- 3 MOUNT PER MANUFACTURER'S SPECIFICATIONS
- 4 FINISH: T.B.D.



1 BENCH

SCALE: N.T.S.

- 1 MANUFACTURER: SITE PIECES
- 2 MODEL: MONOLINE LITTER AND RECYCLE BIN
- 3 SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- 4 FINISH: T.B.D.



2 TRASH RECEPTACLE

SCALE: N.T.S.

- 1 MANUFACTURER: LANDSCAPE FORMS
- 2 MODEL: GRETCHEN PICNIC TABLE
- 3 FINISH: T.B.D.
- 4 SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS



3 PICNIC TABLE

SCALE: N.T.S.

- 1 MANUFACTURER: LANDSCAPE FORMS
- 2 MODEL: RIDE
- 3 MOUNT: IN-GROUND
- 4 FINISH: T.B.D.



4 BIKE RACK

SCALE: N.T.S.

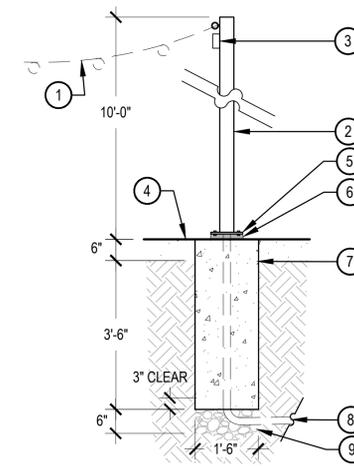
- 1 MANUFACTURER: DOG WASTE DEPOT
- 2 MODEL: PET PICKUP STATION
- 3 FINISH: GREEN



5 PET PICKUP STATION

SCALE: N.T.S.

- 1 FESTOON LIGHTING, RE: ELECTRICAL
- 2 4" POWDERCOATED ROUND 3/16" TUBE STEEL POST, 10'-0" HT. ABOVE GRADE, WELD OPEN TOP SHUT, COLOR: BLACK
- 3 FESTOON LIGHTING JUNCTION BOX, RE: ELECTRIC PLANS
- 4 FINISH GRADE, REFER TO PLANS FOR SURFACE TYPE
- 5 9" DIA., 1/2" THICK BASE PLATE, FULLY WELDED
- 6 1 1/2" NON-SHRINK, NON-METALLIC GROUT
- 7 CAST IN PLACE CONCRETE FOOTING
- 8 CONDUIT SLEEVE, RE: ELECTRICAL
- 9 COMPACTED AGGREGATE BASE WITH 95% PROCTOR DENSITY COMPACTED SUBGRADE
- 10 INCLUDE CANOPIES FOR DARK SKY COMPLIANCE.



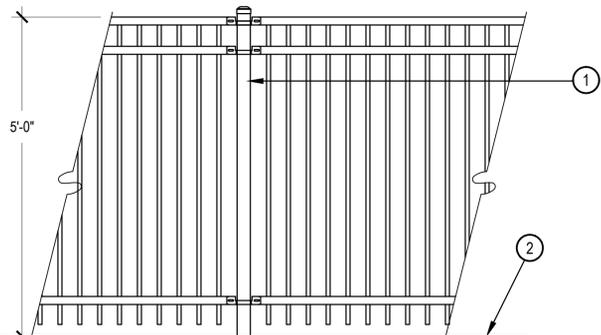
- NOTES:
- CONTRACTOR SHALL COORDINATE WIRING WITHIN TUBE STEEL POSTS FOR BISTRO LIGHTING WITH ELECTRICAL.
  - FINAL ENGINEERING SHALL BE SIGNED AND SEALED BY A LOCALLY LICENSED STRUCTURAL ENGINEER AS REQUIRED FOR PERMITTING.
  - CONTRACTOR SHALL MEET ALL APPLICABLE CODES.
  - ALL METAL HARDWARE SHALL BE GALVANIZED.

6 FESTOON LIGHT POLE

SCALE: 1/2" = 1'-0"

- 1 FENCE POST - SET IN CONCRETE FOOTER, REFER TO FENCE SPECIFICATIONS FOR FOOTER INFORMATION
- 2 FINISH GRADE

- NOTES:
- FENCE SHALL BE BY AMERISTAR FENCE OR APPROVED EQUAL
  - FENCE STYLE SHALL BE: MONTAGE PLUS (POOL, PET, PLAY FENCING) MAGESTIC - 3 RAIL, NO FLUSH BOTTOM
  - COLOR: BLACK
  - ALL FENCING AROUND POOL AREA SHALL MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS.

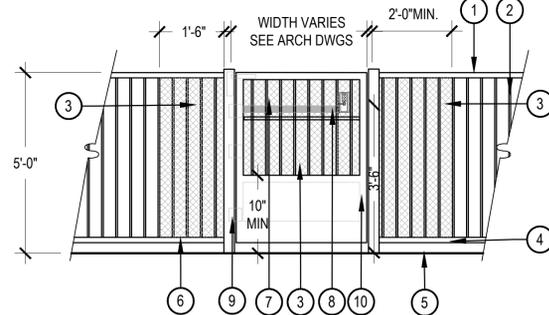


7 POOL FENCE

SCALE: 3/4" = 1'-0"

- 1 TOP RAIL
- 2 SQ. PICKET
- 3 NO. 16 EXPANDED METAL 1/2" MAXIMUM OPENING FULLY OVER GATE AND FENCE PANEL FOR FIRST 2 PAST GATE. PAINT TO MATCH GATE AND FENCE
- 4 BOTTOM RAIL
- 5 FINISHED GRADE
- 6 5' TALL POOL PERIMETER FENCE, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 7 EMERGENCY EGRESS PUSH BAR LOCATED ON INSIDE OF GATE
- 8 DIGITAL KEY PAD LOCK ON EXTERIOR SIDE AND PASSAGE LEVER ON OPPOSITE SIDE
- 9 SELF CLOSING GATE HINGES
- 10 GATE TO HAVE MINIMUM 10" SMOOTH SURFACE FROM FLOOR, PUSH SIDE; REF. ANSI 2003, 404.2.9

- NOTES:
- ALL FENCING AROUND POOL AREA SHALL MEET CURRENT STATE, DBCA AND IBC POOL ENCLOSURE CODE REQUIREMENTS, INCLUDING NO OPENINGS LARGER THAN 4" IN WIDTH.



8 POOL FENCE & GATE

SCALE: 1/2" = 1'-0"

- 1 1"x1" MINIMUM TOP METAL RAIL
- 2 3/4" MINIMUM SQUARE METAL PICKET, 4" ON CENTER
- 3 ACCENT RAILS, PICKETS TO RUN THROUGH CENTER OF RAIL
- 4 PUPPY PANEL
- 5 2" MINIMUM SQUARE METAL POST
- 6 CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE

- NOTES:
- REFER TO AMENITY SCHEDULE, SHEET 9, FOR MORE INFORMATION ON FENCE STYLE AND MANUFACTURER.
  - NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE. THIS DETAIL HAS NOT BEEN ENGINEERED.
  - ALL MATERIALS FOR FENCING SHALL BE BLACK ALUMINUM TO MATCH FENCING OF NEIGHBORING PROPERTY.
  - ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISH GRADE.

9 DOG FENCE

SCALE: 1/2" = 1'-0"

EMBREY MINERAL MASTER DEVELOPMENT PLAN CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER:  
QWEST CORPORATION  
C/O LUMEN TECHNOLOGIES  
1025 ELDORADO BLVD, BLDG 31D  
BROOMFIELD, CO 80021

NOT FOR CONSTRUCTION

DATE:  
09/15/23 SUBMITTAL 1  
11/17/23 SUBMITTAL 2  
02/08/24 SUBMITTAL 3  
03/22/24 SUBMITTAL 4

SHEET TITLE:  
SITE DETAILS

20 OF 34



DL CQ  
CHECKED BY:  
DRAWN BY:

# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005

**NORRIS DESIGN**

PEOPLE + PLACEMAKING

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EMBREY MINERAL  
MASTER DEVELOPMENT PLAN  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

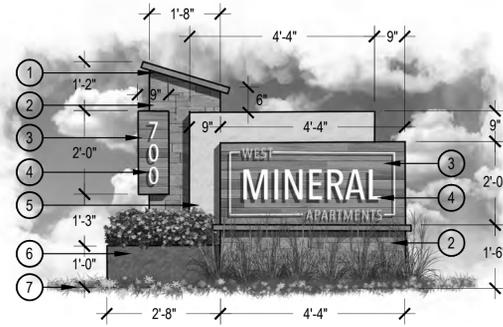
OWNER:  
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BROOMFIELD, CO 80221

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CONSTRUCTION

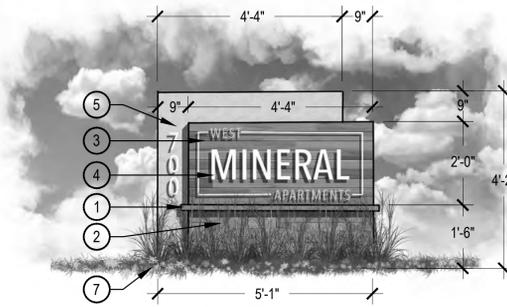
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03/22/24 SUBMITTAL 4

SHEET TITLE:  
SITE  
DETAILS

21 OF 34



PRIMARY MONUMENT - ELEVATION  
(SINGLE-SIDED)



SECONDARY MONUMENT - ELEVATION  
(SINGLE-SIDED)

- ① PRECAST CONCRETE CAP, 4" THICK, COLOR TO MATCH ARCHITECTURE (3" OVERHANG)
- ② STONE MASONRY VENEER TO MATCH ARCHITECTURE
- ③ WOOD BACKING TO MATCH ARCHITECTURE
- ④ LASER CUT PIN MOUNTED TEXT, FASTENED TO WOOD BACKING TO MATCH ARCHITECTURE
- ⑤ TAN STUCCO TO MATCH ARCHITECTURE
- ⑥ GRAY STUCCO TO MATCH ARCHITECTURE
- ⑦ FINISH GRADE, REFERENCE STRUCTURAL FOR FOOTING

NOTES:

1. STRUCTURAL PLANS AND FOOTINGS SHALL BE PROVIDED BY CONTRACTOR. DESIGN SHOWN IS NOT INTENDED TO BE AN ENGINEERED DRAWING.
2. DETAIL IS INTENDED TO PROVIDE DESIGN INTENT ONLY, AND INFORMATION FOR CONTRACTOR AND SIGN MANUFACTURER IN PREPARATION OF SHOP DRAWINGS, WHICH SHALL BE REVIEWED AND APPROVED PRIOR TO FABRICATION.
3. MAXIMUM SIGN DIMENSIONS FOR RESIDENTIAL COMPLEX SHALL NOT EXCEED 32 SF, MAXIMUM OF 12'-0" IN HEIGHT.

## 1 ENTRANCE MONUMENT SIGN

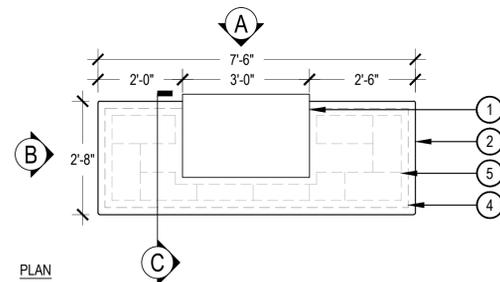
SCALE: 1/2" = 1'-0"



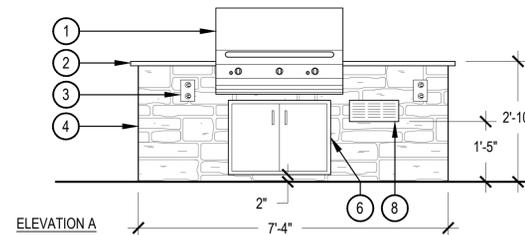
- ① MANUFACTURER: POLIGON (OR APPROVED EQUAL)
- ② MODEL: T.B.D
- ③ FINISH: T.B.D.
- ④ SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

## 2 SHADE STRUCTURE

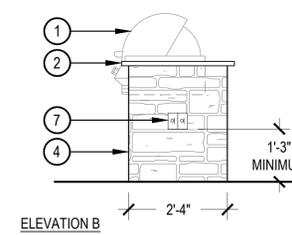
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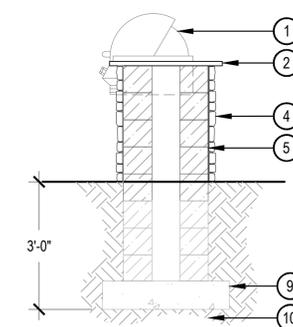
PLAN



ELEVATION A



ELEVATION B



SECTION C

- ① BUILT IN GRILL
- ② GRANITE COUNTERTOP, 2" OVERHANG TYPICAL
- ③ GFCI ELECTRICAL OUTLET WITH ALL WEATHER COVER, REFERENCE ELECTRICAL
- ④ SPLIT FACED CMU BLOCK (SAME AS SEAT WALL DETAIL), WRAP ALL FRONT AND SIDES
- ⑤ 8"X8"X16" CMU CORE, STRUCTURAL DESIGN BY OTHERS
- ⑥ STAINLESS STEEL ACCESS DOOR
- ⑦ AUTOMATIC TIMER AND SHUTOFF, ADA COMPLIANT, MOUNT MINIMUM 15" ABOVE GRADE
- ⑧ VENT PANEL, PLACE HORIZONTAL TO FINISH GRADE
- ⑨ FOOTING, REFER TO STRUCTURAL
- ⑩ SUBGRADE COMPACTED TO 95% STANDARD PROXY DENSITY

NOTES:

1. THIS DETAIL SHOWS DESIGN INTENT ONLY, CONTRACTOR TO REFERENCE STRUCTURAL PLANS FOR STRUCTURAL REQUIREMENTS, FABRICATION AND DETAILS.
2. CONTRACTOR SHALL MEET ALL APPLICABLE IBC, CITY, STATE, AND ADA CODES.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
4. CONTRACTOR TO COORDINATE GAS AND ELECTRIC.
5. PROVIDE KEYS SHUT-OFF, WIND SHUT-OFF, EMERGENCY SHUT-OFF AND ELECTRONIC 30 MINUTE TIMER FOR GRILLS.
6. ALL GRILL CONTROLS SHALL COMPLY WITH ADA REGULATIONS FOR TORQUE, TWISTING, AND GRASPING. GRILL CONTROLS WITH TIMER ARE TO BE LOCATED AT AN ACCESSIBLE HEIGHT (15"-48" AFF).
7. COUNTER HEIGHT MUST NOT EXCEED 34" ABOVE FINISH PAVING TO MEET ACCESSIBILITY REQUIREMENTS.
8. PROVIDE VENTILATION TO THE ENCLOSURE AS REQUIRED BY MANUFACTURER. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. CONTRACTOR SHALL COORDINATE REQUIRED CUTOUPS FOR GRILL AND ACCESS DOORS PER GRILL MANUFACTURER'S SPECIFICATIONS.

## 3 OUTDOOR KITCHEN - GRILL



SCALE: 1/2" = 1'-0"

CHECKED BY: DL  
DRAWN BY: CQ

# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005

**ELEVATION GENERAL NOTES**

A. 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.

B. APPROVED ALTERNATIVES FOR ALL MATERIALS AND COLORS ARE ALSO ACCEPTABLE.

\*\*\* ALL MECHANICAL CONDENSER EQUIPMENT IS LOCATED AT GRADE AND NOT ON ROOF. NO SCREENING PROVIDED \*\*\*

**MATERIAL LEGEND**

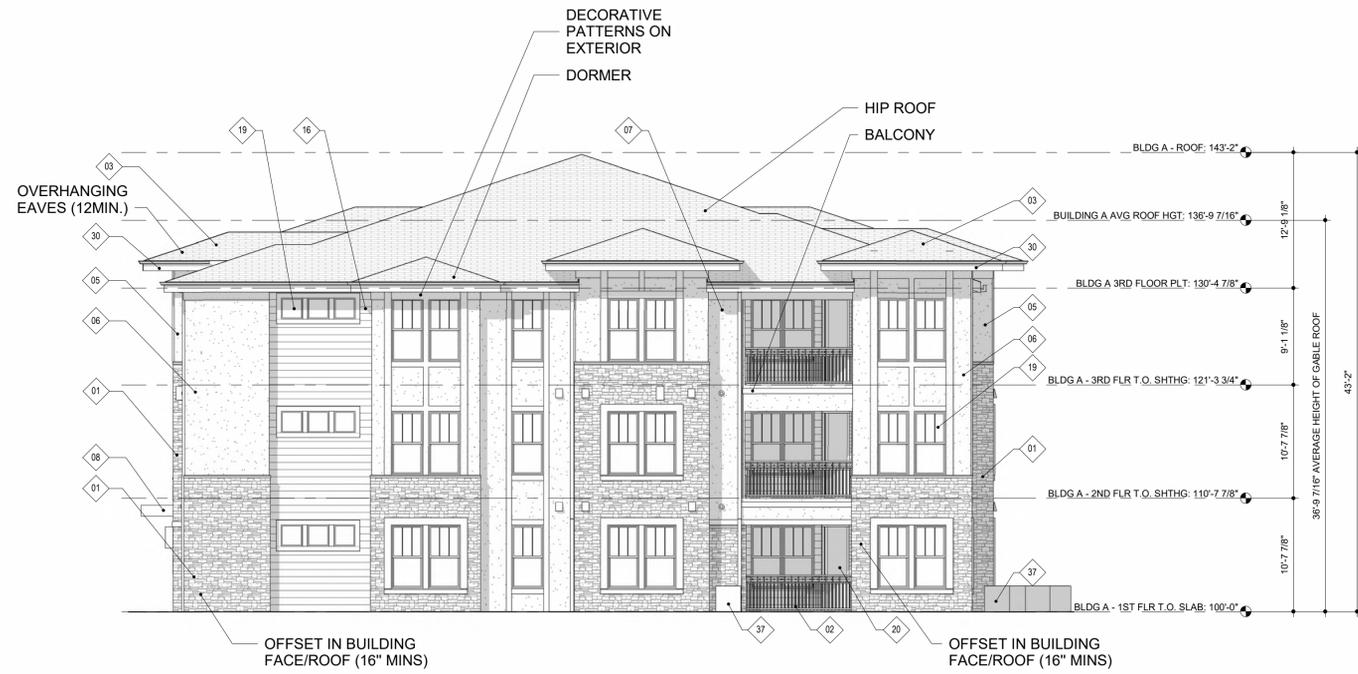
	8" CEMENTITIOUS SIDING
	STUCCO
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

**KEYNOTES**

NO.	NOTE
01	MANUFACTURED STONE VENEER
02	METAL RAILING
03	ASPHALT ROOFING - SHINGLES
05	HARD COAT STUCCO, PAINTED - COLOR 1
06	HARD COAT STUCCO, PAINTED - COLOR 2
07	HARD COAT STUCCO, PAINTED - COLOR 3
08	METAL CANOPY - PAINTED
09	OVERHEAD GARAGE DOOR
15	CEMENTITIOUS SIDING - COLOR 1
16	CEMENTITIOUS SIDING - ACCENT
17	STOREFRONT GLAZING SYSTEM
19	VINYL WINDOW
20	HM ENTRY DOOR
30	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
36	ELECTRIC METERS, RE: ELECTRICAL
37	CONDENSOR UNIT PLACE HOLDER, RE: MECHANICAL

**LITTLETON CITY CODE - 10-4-3.2.E.G.5.a COMPLIANCE TABLE**

BLDG TYPE	# OF BLDGS	HEIGHT (IN STORIES)	SCALE (# OF UNITS)	% OF BLDG TYPE ON SITE
42 PLEX	3	3 STORIES	42	12%
32 PLEX	5	3 STORIES	32	20%
22 PLEX	3	3 STORIES	22	12%
3 PLEX (CARRIAGE)	6	2 STORIES	3	24%
CLUBHOUSE	1	1 STORY	0	1%
DETACHED GARAGE	8	1 STORY	0	31%
TOTAL	26			100%



**1 RIGHT ELEVATION - BUILDING TYPE A**  
1/8" = 1'-0"



**2 REAR ELEVATION - BUILDING TYPE A**  
1/8" = 1'-0"

EMBREY MINERAL MASTER DEVELOPMENT PLAN  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

**OWNER:**  
QUEST CORPORATION  
C/O LUMEN TECHNOLOGIES  
1025 ELDORADO BLVD, BLDG 31D  
BROOMFIELD, CO 80221

**NOT FOR CONSTRUCTION**

**DATE:**  
09/15/23 SUBMITTAL 1  
11/17/23 SUBMITTAL 2  
02/08/24 SUBMITTAL 3  
03/22/24 SUBMITTAL 4

**SHEET TITLE:**  
BUILDING A - ELEVATIONS



CHECKED BY: XX  
DRAWN BY: XX



# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005

### ELEVATION GENERAL NOTES

- A. 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.
- B. APPROVED ALTERNATIVES FOR ALL MATERIALS AND COLORS ARE ALSO ACCEPTABLE.

\*\*\* ALL MECHANICAL CONDENSER EQUIPMENT IS LOCATED AT GRADE AND NOT ON ROOF. NO SCREENING PROVIDED \*\*\*

### MATERIAL LEGEND

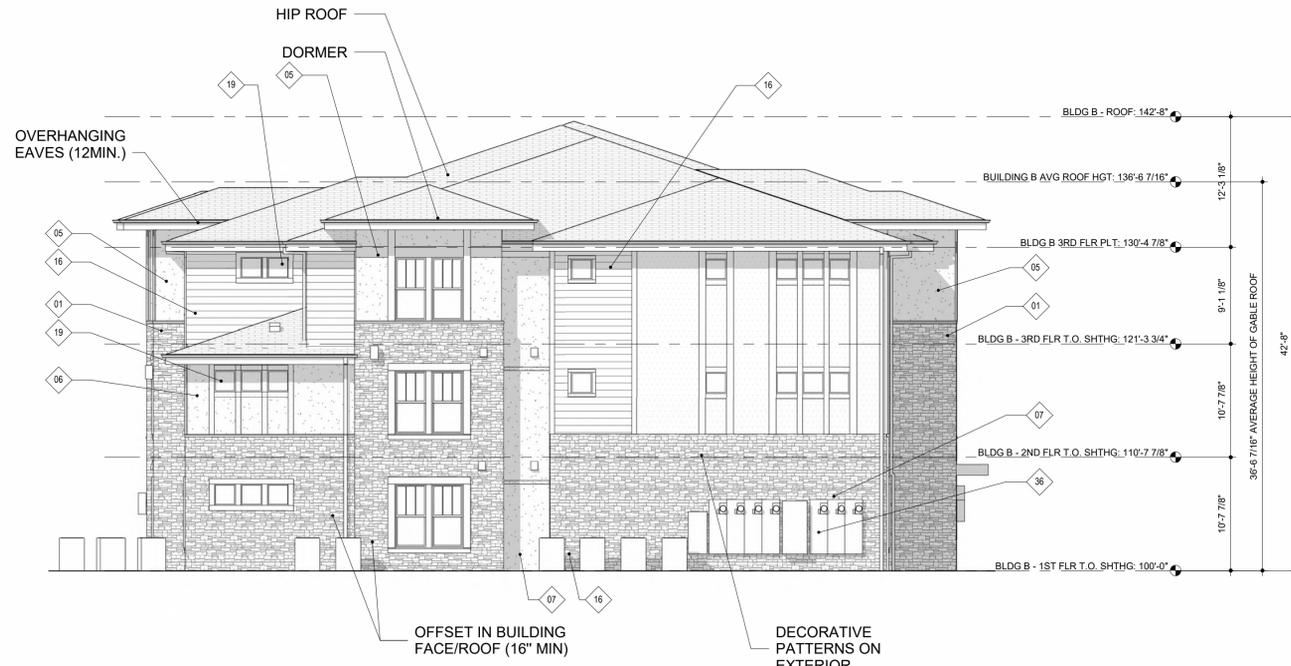
	8" CEMENTITIOUS SIDING
	STUCCO
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

### KEYNOTES

NO.	NOTE
01	MANUFACTURED STONE VENEER
02	METAL RAILING
03	ASPHALT ROOFING - SHINGLES
05	HARD COAT STUCCO, PAINTED - COLOR 1
06	HARD COAT STUCCO, PAINTED - COLOR 2
07	HARD COAT STUCCO, PAINTED - COLOR 3
08	METAL CANOPY - PAINTED
09	OVERHEAD GARAGE DOOR
15	CEMENTITIOUS SIDING - COLOR 1
16	CEMENTITIOUS SIDING - ACCENT
17	STOREFRONT GLAZING SYSTEM
19	VINYL WINDOW
20	HM ENTRY DOOR
30	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
36	ELECTRIC METERS, RE: ELECTRICAL
37	CONDENSOR UNIT PLACE HOLDER, RE: MECHANICAL

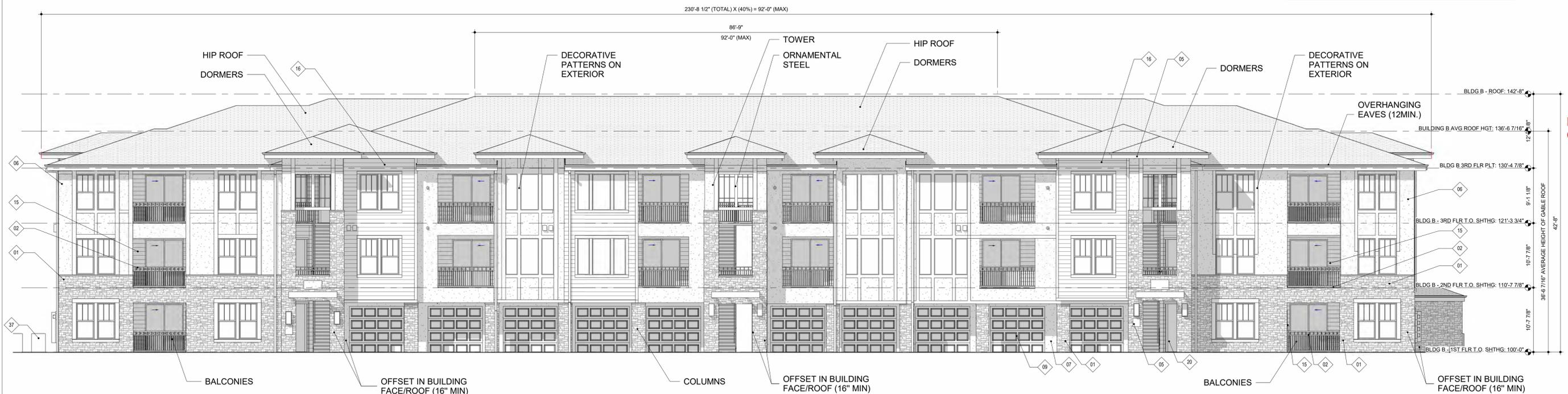
### LITTLETON CITY CODE - 10-4-3.2.E.G.5.a COMPLIANCE TABLE

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22 PLEX	3	3 STORIES	22	12%
3 PLEX (CARRIAGE)	6	2 STORIES	3	24%
CLUBHOUSE	1	1 STORY	0	1%
DETACHED GARAGE	8	1 STORY	0	31%
TOTAL	26			100%



**1 LEFT ELEVATION - BUILDING TYPE B**

1/8" = 1'-0"



**2 FRONT ELEVATION - BUILDING TYPE B**

1/8" = 1'-0"

NOT FOR CONSTRUCTION

### DATE:

- 09/15/23 SUBMITTAL 1
- 11/17/23 SUBMITTAL 2
- 02/08/24 SUBMITTAL 3
- 03/22/24 SUBMITTAL 4

SHEET TITLE:  
BUILDING B -  
ELEVATIONS

EMBREY MINERAL  
MASTER DEVELOPMENT PLAN  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

### OWNER:

QWEST CORPORATION  
C/O LUMEN TECHNOLOGIES  
1025 ELDORADO BLVD, BLDG 31D  
BROOMFIELD, CO 80221

CHECKED BY:  
DRAWN BY:

# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005

**ELEVATION GENERAL NOTES**

A. 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.

B. APPROVED ALTERNATIVES FOR ALL MATERIALS AND COLORS ARE ALSO ACCEPTABLE.

\*\*\* ALL MECHANICAL CONDENSER EQUIPMENT IS LOCATED AT GRADE AND NOT ON ROOF. NO SCREENING PROVIDED.\*\*\*

**MATERIAL LEGEND**

	8" CEMENTITIOUS SIDING
	STUCCO
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

**KEYNOTES**

NO.	NOTE
01	MANUFACTURED STONE VENEER
02	METAL RAILING
03	ASPHALT ROOFING - SHINGLES
05	HARD COAT STUCCO, PAINTED - COLOR 1
06	HARD COAT STUCCO, PAINTED - COLOR 2
07	HARD COAT STUCCO, PAINTED - COLOR 3
08	METAL CANOPY - PAINTED
09	OVERHEAD GARAGE DOOR
15	CEMENTITIOUS SIDING - COLOR 1
16	CEMENTITIOUS SIDING - ACCENT
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20	HM ENTRY DOOR
30	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
36	ELECTRIC METERS, RE: ELECTRICAL
37	CONDENSOR UNIT PLACE HOLDER, RE: MECHANICAL

**LITTLETON CITY CODE - 10-4-3.2.E.G.5.a COMPLIANCE TABLE**

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3 PLEX (CARRIAGE)	6	2 STORIES	3	24%
CLUBHOUSE	1	1 STORY	0	1%
DETACHED GARAGE	8	1 STORY	0	31%
TOTAL	26			100%



**1 RIGHT ELEVATION - BUILDING TYPE B**  
1/8" = 1'-0"



**2 REAR ELEVATION - BUILDING TYPE B**  
1/8" = 1'-0"

**EMBREY MINERAL**  
**MASTER DEVELOPMENT PLAN**  
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

**OWNER:**  
 QWEST CORPORATION  
 C/O LUMEN TECHNOLOGIES  
 1025 ELDORADO BLVD, BLDG 31D  
 BROOMFIELD, CO 80221

**NOT FOR CONSTRUCTION**

**DATE:**  
 09/15/23 SUBMITTAL 1  
 11/17/23 SUBMITTAL 2  
 02/08/24 SUBMITTAL 3  
 03/22/24 SUBMITTAL 4

**SHEET TITLE:**  
 BUILDING B - ELEVATIONS

CHECKED BY: XX  
 DRAWN BY: XX



# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005

### ELEVATION GENERAL NOTES

- A. 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.
- B. APPROVED ALTERNATIVES FOR ALL MATERIALS AND COLORS ARE ALSO ACCEPTABLE.

\*\*\* ALL MECHANICAL CONDENSER EQUIPMENT IS LOCATED AT GRADE AND NOT ON ROOF. NO SCREENING PROVIDED.\*\*\*

### MATERIAL LEGEND

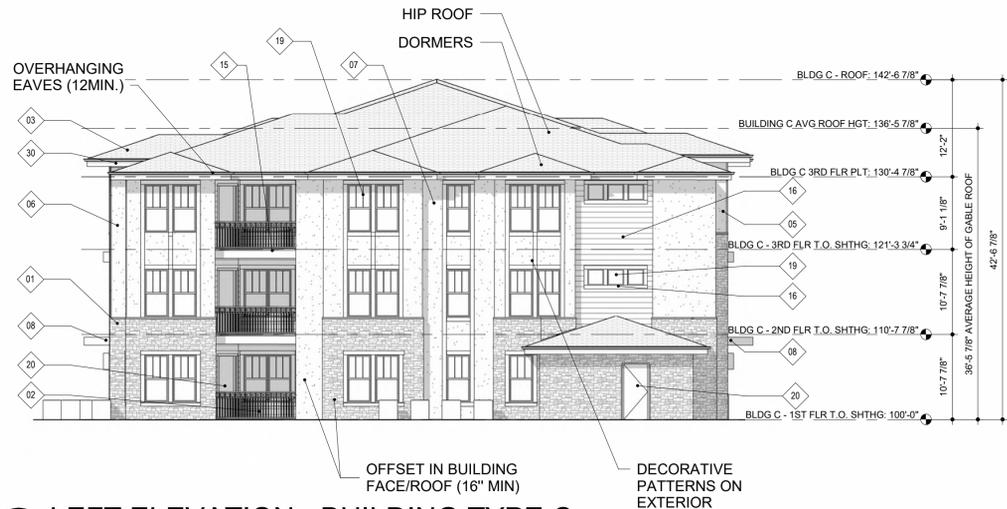
	8" CEMENTITIOUS SIDING
	STUCCO
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

### KEYNOTES

NO.	NOTE
01	MANUFACTURED STONE VENEER
02	METAL RAILING
03	ASPHALT ROOFING - SHINGLES
05	HARD COAT STUCCO, PAINTED - COLOR 1
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08	METAL CANOPY - PAINTED
09	OVERHEAD GARAGE DOOR
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16	CEMENTITIOUS SIDING - ACCENT
17	STOREFRONT GLAZING SYSTEM
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20	HM ENTRY DOOR
30	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
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37	CONDENSOR UNIT PLACE HOLDER, RE: MECHANICAL

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CLUBHOUSE	1	1 STORY	0	1%
DETACHED GARAGE	8	1 STORY	0	31%
TOTAL	26			100%



**2 LEFT ELEVATION - BUILDING TYPE C**  
3/32" = 1'-0"



**1 FRONT ELEVATION - BUILDING TYPE C**  
3/32" = 1'-0"

EMBREY MINERAL MASTER DEVELOPMENT PLAN  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER:  
QWEST CORPORATION  
C/O LUMEN TECHNOLOGIES  
1025 ELDORADO BLVD, BLDG 31D  
BROOMFIELD, CO 80221

NOT FOR CONSTRUCTION

DATE:  
09/15/23 SUBMITTAL 1  
11/17/23 SUBMITTAL 2  
02/08/24 SUBMITTAL 3  
03/22/24 SUBMITTAL 4

SHEET TITLE:  
BUILDING C - ELEVATIONS



CHECKED BY: XX  
DRAWN BY: XX

# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005

**ELEVATION GENERAL NOTES**

A. 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.

B. APPROVED ALTERNATIVES FOR ALL MATERIALS AND COLORS ARE ALSO ACCEPTABLE.

\*\*\* ALL MECHANICAL CONDENSER EQUIPMENT IS LOCATED AT GRADE AND NOT ON ROOF. NO SCREENING PROVIDED \*\*\*

**MATERIAL LEGEND**

	8" CEMENTITIOUS SIDING
	STUCCO
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

**KEYNOTES**

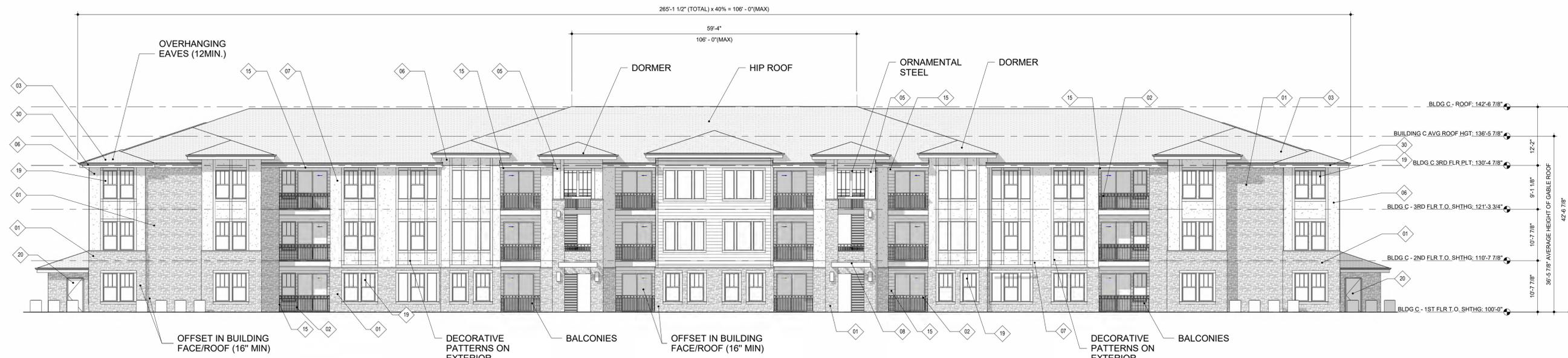
NO.	NOTE
01	MANUFACTURED STONE VENEER
02	METAL RAILING
03	ASPHALT ROOFING - SHINGLES
05	HARD COAT STUCCO, PAINTED - COLOR 1
06	HARD COAT STUCCO, PAINTED - COLOR 2
07	HARD COAT STUCCO, PAINTED - COLOR 3
08	METAL CANOPY - PAINTED
09	OVERHEAD GARAGE DOOR
15	CEMENTITIOUS SIDING - COLOR 1
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17	STOREFRONT GLAZING SYSTEM
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20	HM ENTRY DOOR
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36	ELECTRIC METERS, RE: ELECTRICAL
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**LITTLETON CITY CODE - 10-4-3.2.E.G.5.a COMPLIANCE TABLE**

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CLUBHOUSE	1	1 STORY	0	1%
DETACHED GARAGE	8	1 STORY	0	31%
TOTAL	26			100%



**2 RIGHT ELEVATION - BUILDING TYPE C**  
3/32" = 1'-0"



**1 REAR ELEVATION - BUILDING TYPE C**  
3/32" = 1'-0"

**EMBREY MINERAL**  
**MASTER DEVELOPMENT PLAN**  
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

**OWNER:**  
 QUEST CORPORATION  
 C/O LUMEN TECHNOLOGIES  
 1025 ELDORADO BLVD, BLDG 31D  
 BROOMFIELD, CO 80221

**NOT FOR CONSTRUCTION**

**DATE:**  
 09/15/23 SUBMITTAL 1  
 11/17/23 SUBMITTAL 2  
 02/08/24 SUBMITTAL 3  
 03/22/24 SUBMITTAL 4

**SHEET TITLE:**  
 BUILDING C - ELEVATIONS



CHECKED BY: XX  
 DRAWN BY: XX

# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005

### ELEVATION GENERAL NOTES

- A. 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.
- B. APPROVED ALTERNATIVES FOR ALL MATERIALS AND COLORS ARE ALSO ACCEPTABLE.
- \*\*\* ALL MECHANICAL CONDENSER EQUIPMENT IS LOCATED AT GRADE AND NOT ON ROOF. NO SCREENING PROVIDED.\*\*\*

### MATERIAL LEGEND

	8" CEMENTITIOUS SIDING
	STUCCO
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

### KEYNOTES

NO.	NOTE
01	MANUFACTURED STONE VENEER
03	ASPHALT ROOFING - SHINGLES
04	CEMENTITIOUS TRIM
05	HARD COAT STUCCO, PAINTED - COLOR 1
06	HARD COAT STUCCO, PAINTED - COLOR 2
09	OVERHEAD GARAGE DOOR
16	CEMENTITIOUS SIDING - ACCENT
17	STOREFRONT GLAZING SYSTEM
19	VINYL WINDOW
20	H/I ENTRY DOOR

### LITTLETON CITY CODE - 10-4-3.2.E.G.5.a COMPLIANCE TABLE

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CLUBHOUSE	1	1 STORY	0	1%
DETACHED GARAGE	8	1 STORY	0	31%
TOTAL	26			100%

EMBREY MINERAL MASTER DEVELOPMENT PLAN  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

### OWNER:

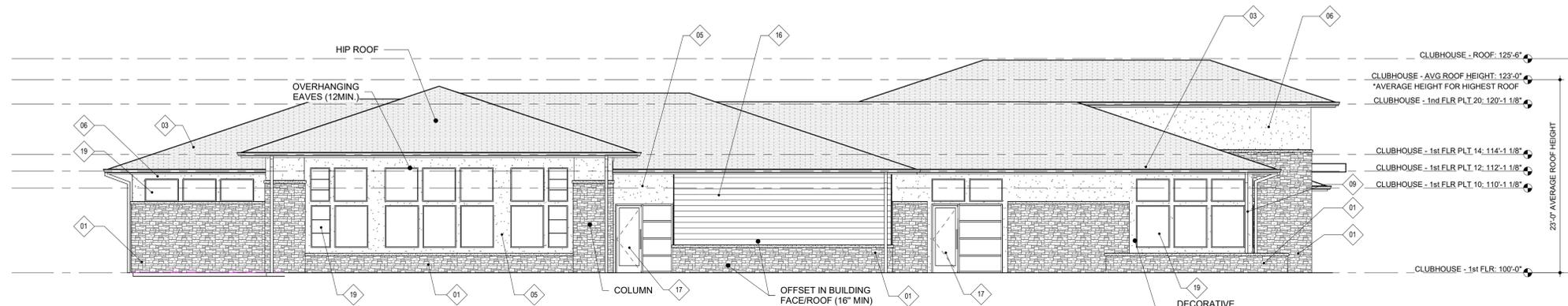
QWEST CORPORATION  
C/O LUMEN TECHNOLOGIES  
1025 ELDORADO BLVD, BLDG 31D  
BROOMFIELD, CO 80021

NOT FOR CONSTRUCTION

### DATE:

09/15/23 SUBMITTAL 1  
11/17/23 SUBMITTAL 2  
02/08/24 SUBMITTAL 3  
03/22/24 SUBMITTAL 4

SHEET TITLE:  
CLUBHOUSE  
ELEVATIONS



2 LEFT ELEVATION - CLUBHOUSE

1/8" = 1'-0"



1 FRONT ELEVATION - CLUBHOUSE

1/8" = 1'-0"

# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005

### ELEVATION GENERAL NOTES

- A. 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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### MATERIAL LEGEND

	8" CEMENTITIOUS SIDING
	STUCCO
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

### KEYNOTES

NO.	NOTE
01	MANUFACTURED STONE VENEER
03	ASPHALT ROOFING - SHINGLES
04	CEMENTITIOUS TRIM
05	HARD COAT STUCCO, PAINTED - COLOR 1
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09	OVERHEAD GARAGE DOOR
16	CEMENTITIOUS SIDING - ACCENT
17	STOREFRONT GLAZING SYSTEM
19	VINYL WINDOW
20	H/M ENTRY DOOR

### LITTLETON CITY CODE - 10-4-3.2.E.G.5.a COMPLIANCE TABLE

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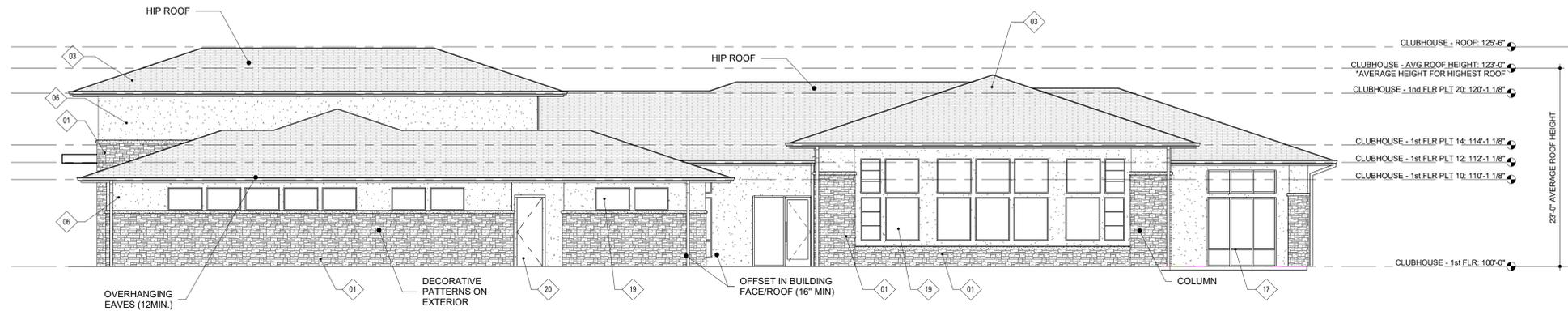
EMBREY MINERAL MASTER DEVELOPMENT PLAN  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER:  
QWEST CORPORATION  
C/O LUMEN TECHNOLOGIES  
1025 ELDORADO BLVD, BLDG 31D  
BROOMFIELD, CO 80221

NOT FOR CONSTRUCTION

DATE:  
09/15/23 SUBMITTAL 1  
11/17/23 SUBMITTAL 2  
02/08/24 SUBMITTAL 3  
03/22/24 SUBMITTAL 4

SHEET TITLE:  
CLUBHOUSE ELEVATIONS



**2 RIGHT ELEVATION - CLUBHOUSE**  
1/8" = 1'-0"



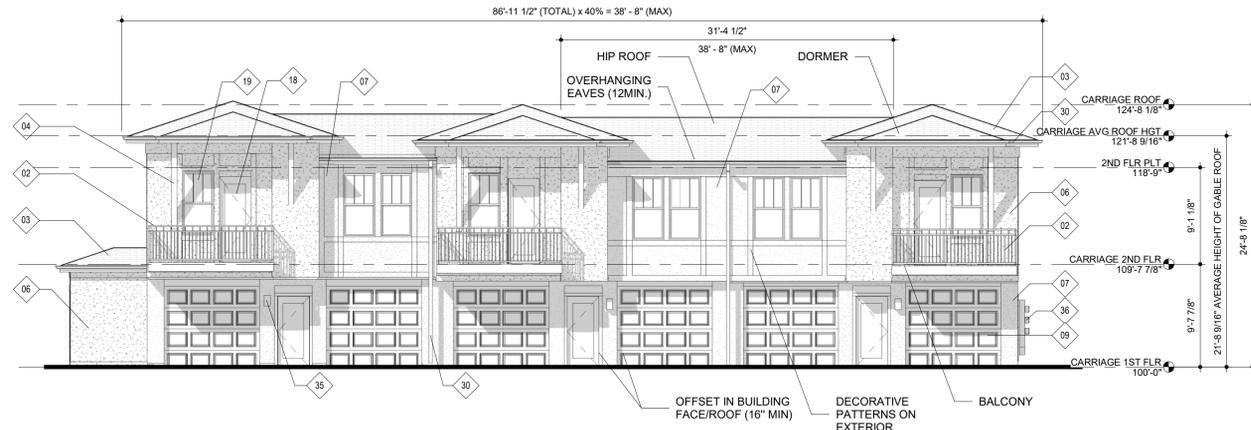
**1 BACK ELEVATION - CLUBHOUSE**  
1/8" = 1'-0"

# EMBREY MINERAL MASTER DEVELOPMENT PLAN

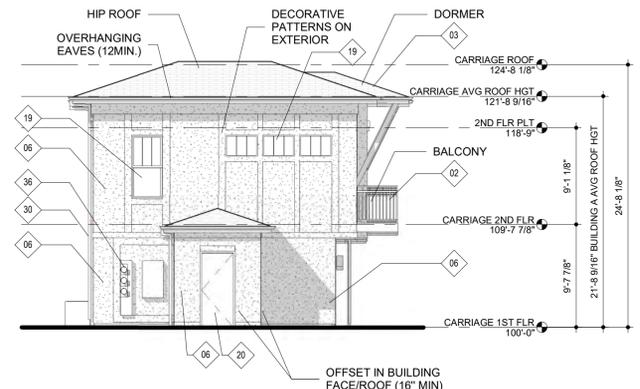
CASE NO. MDP23-0005

### ELEVATION GENERAL NOTES

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- \*\*\* ALL MECHANICAL CONDENSER EQUIPMENT IS LOCATED AT GRADE AND NOT ON ROOF. NO SCREENING PROVIDED.\*\*\*



1 FRONT ELEVATION - CARRIAGE  
1/8" = 1'-0"



2 LEFT ELEVATION - CARRIAGE  
1/8" = 1'-0"

### MATERIAL LEGEND

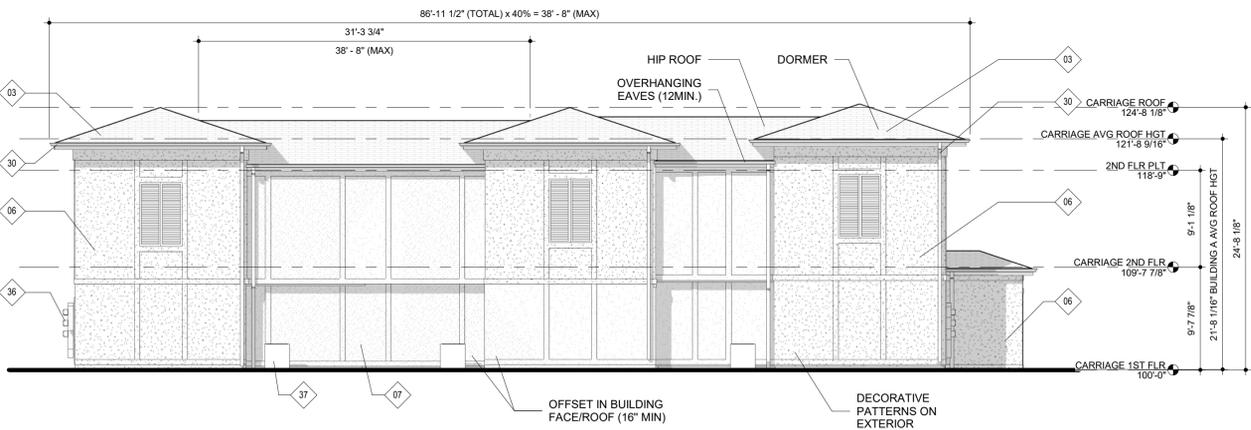
	8" CEMENTITIOUS SIDING
	STUCCO
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

### KEYNOTES

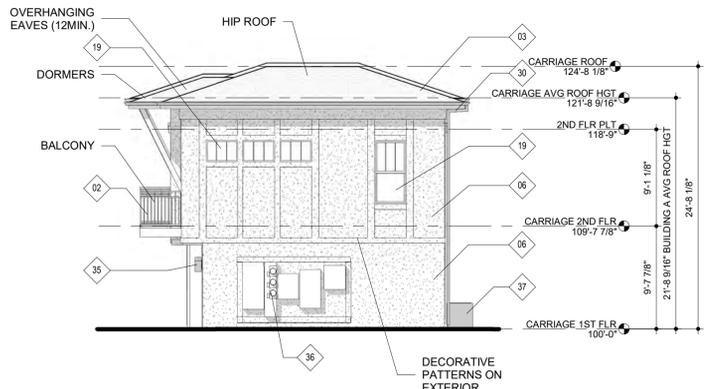
KEY #	NOTE
02	METAL RAILING
03	ASPHALT ROOFING - SHINGLES
04	CEMENTITIOUS TRIM
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20	HM ENTRY DOOR
30	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
35	LIGHT FIXTURE PER OWNER & ELECTRICAL
36	ELECTRIC METERS, RE: ELECTRICAL
37	CONDENSOR UNIT PLACE HOLDER, RE: MECHANICAL

### LITTLETON CITY CODE - 10-4-3.2.E.G.5.a COMPLIANCE TABLE

BLDG TYPE	# OF BLDGS	HEIGHT (IN STORIES)	SCALE (# OF UNITS)	% OF BLDG TYPE ON SITE
42 PLEX	3	3 STORIES	42	12%
32 PLEX	5	3 STORIES	32	20%
22 PLEX	3	3 STORIES	22	12%
3 PLEX (CARRIAGE)	6	2 STORIES	3	24%
CLUBHOUSE	1	1 STORY	0	1%
DETACHED GARAGE	8	1 STORY	0	31%
TOTAL	26			100%



3 REAR ELEVATION - CARRIAGE  
1/8" = 1'-0"



4 RIGHT ELEVATION - CARRIAGE  
1/8" = 1'-0"

EMBREY MINERAL MASTER DEVELOPMENT PLAN  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER:  
QWEST CORPORATION  
C/O LUMEN TECHNOLOGIES  
1025 ELDORADO BLVD, BLDG 31D  
BROOMFIELD, CO 80221

NOT FOR CONSTRUCTION

DATE:  
09/15/23 SUBMITTAL 1  
11/17/23 SUBMITTAL 2  
02/08/24 SUBMITTAL 3  
03/22/24 SUBMITTAL 4

SHEET TITLE:  
CARRIAGE - ELEVATIONS



CHECKED BY: XX  
DRAWN BY: XX

# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005

**ELEVATION GENERAL NOTES**

- A. 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.
  - B. APPROVED ALTERNATIVES FOR ALL MATERIALS AND COLORS ARE ALSO ACCEPTABLE.
- \*\*\* ALL MECHANICAL CONDENSER EQUIPMENT IS LOCATED AT GRADE AND NOT ON ROOF. NO SCREENING PROVIDED.\*\*\*

**MATERIAL LEGEND**

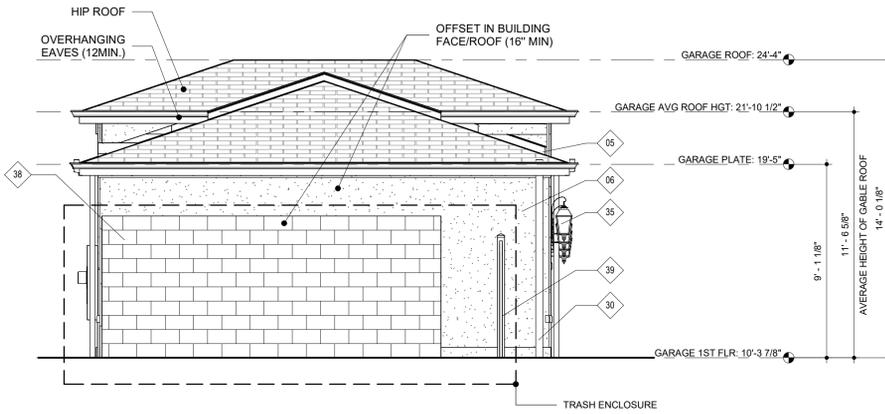
	8" CEMENTITIOUS SIDING
	STUCCO
	MANUFACTURED STONE VENEER
	ASPHALT ROOF SHINGLES

**KEYNOTES**

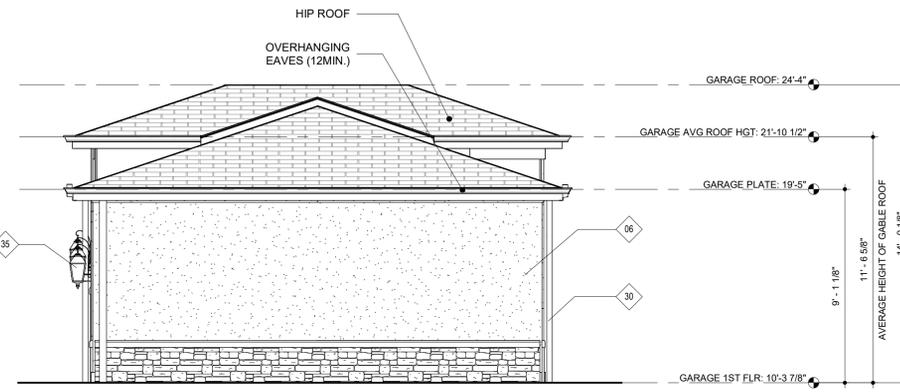
05	HARD COAT STUCCO, PAINTED - COLOR 1
06	HARD COAT STUCCO, PAINTED - COLOR 2
09	OVERHEAD GARAGE DOOR
30	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
34	STUCCO TRIM, PAINTED TO MATCH FIELD
35	LIGHT FIXTURE PER OWNER & ELECTRICAL
36	ELECTRIC METERS, RE. ELECTRICAL
38	ARCHITECTURAL CONCRETE MASONRY UNIT
39	METAL OPAQUE GATE AND BOLLARDS

**LITTLETON CITY CODE - 10-4-3.2.E.G.5.a COMPLIANCE TABLE**

BLDG TYPE	# OF BLDGS	HEIGHT (IN STORIES)	SCALE (# OF UNITS)	% OF BLDG TYPE ON SITE
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DETACHED GARAGE	8	1 STORY	0	31%
<b>TOTAL</b>	<b>26</b>			<b>100%</b>



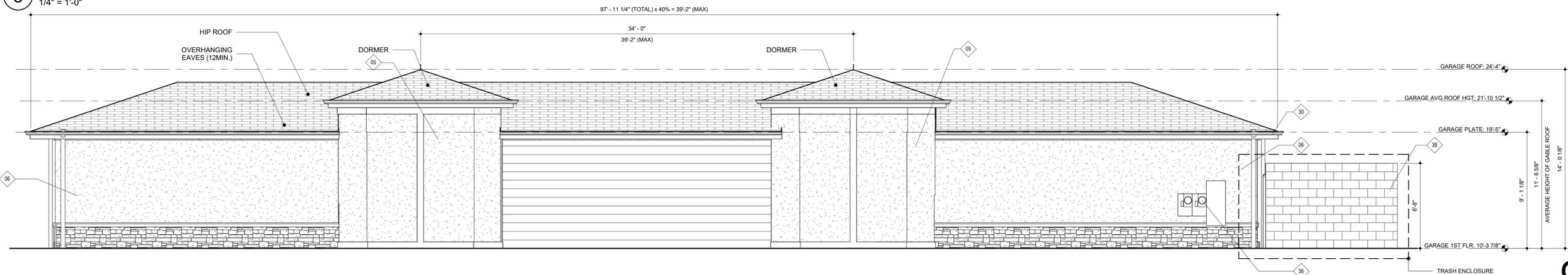
**1 LEFT ELEVATION - GARAGE**  
 1/4" = 1'-0"



**2 RIGHT ELEVATION - GARAGE**  
 1/4" = 1'-0"



**3 FRONT ELEVATION - GARAGE**  
 1/4" = 1'-0"



**4 REAR ELEVATION - GARAGE**  
 1/4" = 1'-0"

**EMBREY MINERAL**  
**MASTER DEVELOPMENT PLAN**  
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

**OWNER:**  
 QWEST CORPORATION  
 C/O LUMEN TECHNOLOGIES  
 1025 ELDERADO BLVD, BLDG 31D  
 BROOMFIELD, CO 80221

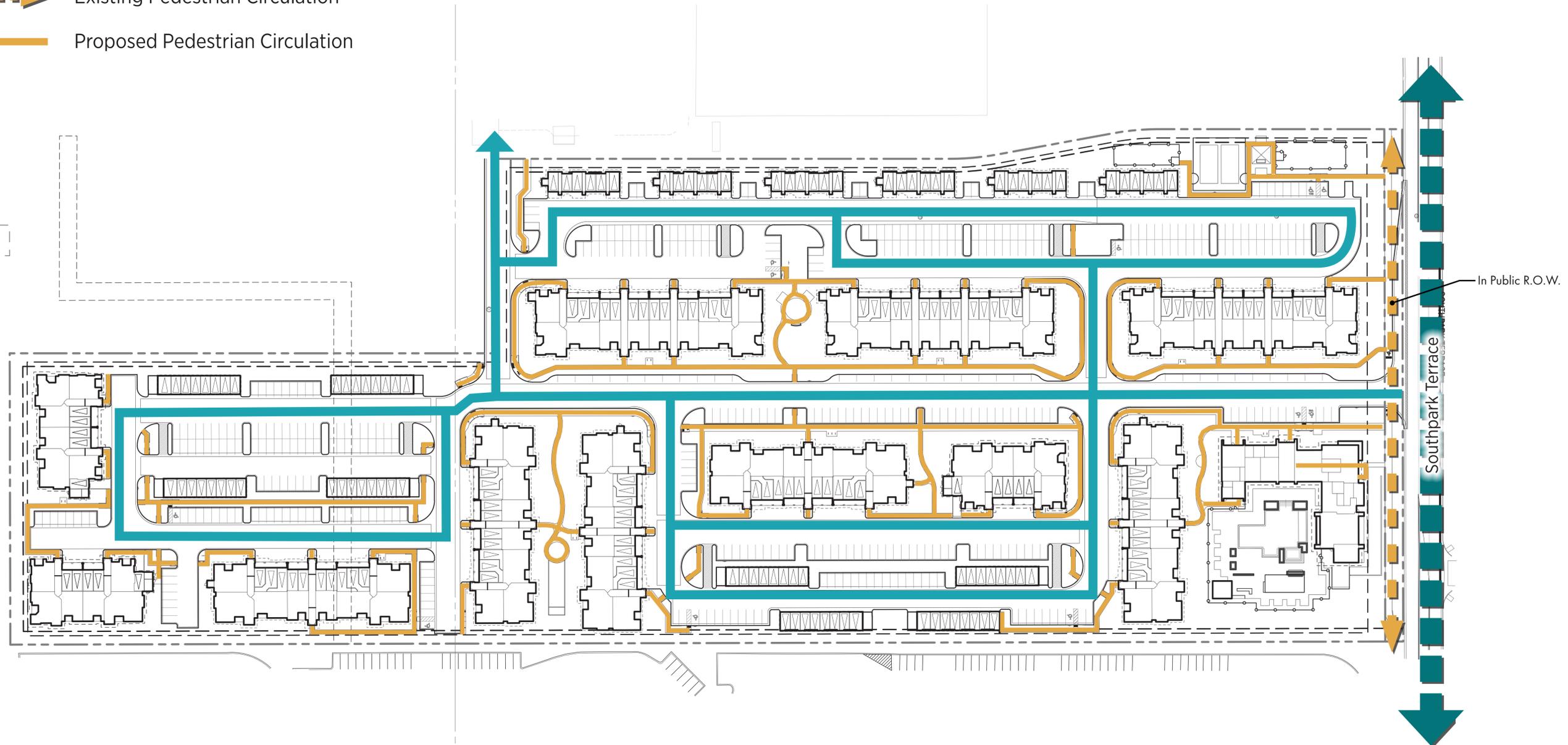
**NOT FOR CONSTRUCTION**

**DATE:**  
 09/15/23 SUBMITTAL 1  
 11/17/23 SUBMITTAL 2  
 02/08/24 SUBMITTAL 3  
 03/22/24 SUBMITTAL 4

**SHEET TITLE:**  
 GARAGE - ELEVATIONS

CHECKED BY: XX  
 DRAWN BY: XX

-  Existing Road
-  Proposed Vehicular Circulation
-  Existing Pedestrian Circulation
-  Proposed Pedestrian Circulation



**EMBREY MINERAL**  
**MASTER DEVELOPMENT PLAN**  
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

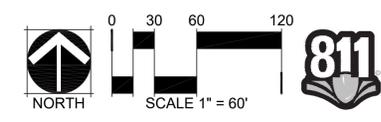
**OWNER:**  
 QWEST CORPORATION  
 C/O LUMEN TECHNOLOGIES  
 1025 ELDORADO BLVD, BLDG 310  
 BROOMFIELD, CO 80221

NOT FOR CONSTRUCTION

**DATE:**  
 09/15/23 SUBMITTAL 1  
 11/17/23 SUBMITTAL 2  
 02/08/24 SUBMITTAL 3  
 03/22/24 SUBMITTAL 4

**SHEET TITLE:**  
 CIRCULATION  
 PLAN

CHECKED BY: XX  
 DRAWN BY: XX



# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005

NOT FOR  
 CONSTRUCTION

DATE:  
 09/15/23 SUBMITTAL 1  
 11/17/23 SUBMITTAL 2  
 02/08/24 SUBMITTAL 3  
 03/22/24 SUBMITTAL 4

SHEET TITLE:

Label	X	Y	Z	MR	Orientation	Flt	X	Y	Z	
3	A	142.83	604.03	16	16	182.12	0	-142.83	604.03	0
4	A	143.56	446.54	16	16	183.97	0	-143.56	446.54	0
5	A	144.29	289.05	16	16	185.82	0	-144.29	289.05	0
6	A	145.02	131.56	16	16	187.67	0	-145.02	131.56	0
7	A	145.75	-25.93	16	16	189.52	0	-145.75	-25.93	0
8	A	146.48	-163.44	16	16	191.37	0	-146.48	-163.44	0
9	A	147.21	-305.95	16	16	193.22	0	-147.21	-305.95	0
10	A	147.94	-448.46	16	16	195.07	0	-147.94	-448.46	0
11	A	148.67	-590.97	16	16	196.92	0	-148.67	-590.97	0
12	A	149.40	-733.48	16	16	198.77	0	-149.40	-733.48	0
13	A	150.13	-875.99	16	16	200.62	0	-150.13	-875.99	0
14	A	150.86	-1018.50	16	16	202.47	0	-150.86	-1018.50	0
15	A	151.59	-1161.01	16	16	204.32	0	-151.59	-1161.01	0
16	A	152.32	-1303.52	16	16	206.17	0	-152.32	-1303.52	0
17	A	153.05	-1446.03	16	16	208.02	0	-153.05	-1446.03	0
18	A	153.78	-1588.54	16	16	209.87	0	-153.78	-1588.54	0
19	A	154.51	-1731.05	16	16	211.72	0	-154.51	-1731.05	0
20	A	155.24	-1873.56	16	16	213.57	0	-155.24	-1873.56	0
21	A	155.97	-2016.07	16	16	215.42	0	-155.97	-2016.07	0
22	A	156.70	-2158.58	16	16	217.27	0	-156.70	-2158.58	0
23	A	157.43	-2301.09	16	16	219.12	0	-157.43	-2301.09	0
24	A	158.16	-2443.60	16	16	220.97	0	-158.16	-2443.60	0
25	A	158.89	-2586.11	16	16	222.82	0	-158.89	-2586.11	0
26	A	159.62	-2728.62	16	16	224.67	0	-159.62	-2728.62	0
27	A	160.35	-2871.13	16	16	226.52	0	-160.35	-2871.13	0
28	A	161.08	-3013.64	16	16	228.37	0	-161.08	-3013.64	0
29	A	161.81	-3156.15	16	16	230.22	0	-161.81	-3156.15	0
30	A	162.54	-3298.66	16	16	232.07	0	-162.54	-3298.66	0
31	A	163.27	-3441.17	16	16	233.92	0	-163.27	-3441.17	0
32	A	164.00	-3583.68	16	16	235.77	0	-164.00	-3583.68	0
33	A	164.73	-3726.19	16	16	237.62	0	-164.73	-3726.19	0
34	A	165.46	-3868.70	16	16	239.47	0	-165.46	-3868.70	0
35	A	166.19	-4011.21	16	16	241.32	0	-166.19	-4011.21	0
36	A	166.92	-4153.72	16	16	243.17	0	-166.92	-4153.72	0
37	A	167.65	-4296.23	16	16	245.02	0	-167.65	-4296.23	0
38	A	168.38	-4438.74	16	16	246.87	0	-168.38	-4438.74	0
39	A	169.11	-4581.25	16	16	248.72	0	-169.11	-4581.25	0
40	A	169.84	-4723.76	16	16	250.57	0	-169.84	-4723.76	0
41	A	170.57	-4866.27	16	16	252.42	0	-170.57	-4866.27	0
42	A	171.30	-5008.78	16	16	254.27	0	-171.30	-5008.78	0
43	A	172.03	-5151.29	16	16	256.12	0	-172.03	-5151.29	0
44	A	172.76	-5293.80	16	16	257.97	0	-172.76	-5293.80	0
45	A	173.49	-5436.31	16	16	259.82	0	-173.49	-5436.31	0
46	A	174.22	-5578.82	16	16	261.67	0	-174.22	-5578.82	0
47	A	174.95	-5721.33	16	16	263.52	0	-174.95	-5721.33	0
48	A	175.68	-5863.84	16	16	265.37	0	-175.68	-5863.84	0
49	A	176.41	-6006.35	16	16	267.22	0	-176.41	-6006.35	0
50	A	177.14	-6148.86	16	16	269.07	0	-177.14	-6148.86	0
51	A	177.87	-6291.37	16	16	270.92	0	-177.87	-6291.37	0
52	A	178.60	-6433.88	16	16	272.77	0	-178.60	-6433.88	0
53	A	179.33	-6576.39	16	16	274.62	0	-179.33	-6576.39	0
54	A	180.06	-6718.90	16	16	276.47	0	-180.06	-6718.90	0
55	A	180.79	-6861.41	16	16	278.32	0	-180.79	-6861.41	0
56	A	181.52	-7003.92	16	16	280.17	0	-181.52	-7003.92	0
57	A	182.25	-7146.43	16	16	282.02	0	-182.25	-7146.43	0
58	A	182.98	-7288.94	16	16	283.87	0	-182.98	-7288.94	0
59	A	183.71	-7431.45	16	16	285.72	0	-183.71	-7431.45	0
60	A	184.44	-7573.96	16	16	287.57	0	-184.44	-7573.96	0
61	A	185.17	-7716.47	16	16	289.42	0	-185.17	-7716.47	0
62	A	185.90	-7858.98	16	16	291.27	0	-185.90	-7858.98	0
63	A	186.63	-8001.49	16	16	293.12	0	-186.63	-8001.49	0
64	A	187.36	-8144.00	16	16	294.97	0	-187.36	-8144.00	0
65	A	188.09	-8286.51	16	16	296.82	0	-188.09	-8286.51	0
66	A	188.82	-8429.02	16	16	298.67	0	-188.82	-8429.02	0
67	A	189.55	-8571.53	16	16	300.52	0	-189.55	-8571.53	0
68	A	190.28	-8714.04	16	16	302.37	0	-190.28	-8714.04	0
69	A	191.01	-8856.55	16	16	304.22	0	-191.01	-8856.55	0
70	A	191.74	-8999.06	16	16	306.07	0	-191.74	-8999.06	0
71	A	192.47	-9141.57	16	16	307.92	0	-192.47	-9141.57	0
72	A	193.20	-9284.08	16	16	309.77	0	-193.20	-9284.08	0
73	A	193.93	-9426.59	16	16	311.62	0	-193.93	-9426.59	0
74	A	194.66	-9569.10	16	16	313.47	0	-194.66	-9569.10	0
75	A	195.39	-9711.61	16	16	315.32	0	-195.39	-9711.61	0
76	A	196.12	-9854.12	16	16	317.17	0	-196.12	-9854.12	0

77	B	354.14	-248.27	20	20	352.14	0	354.14	-248.27	0
78	B	425.36	-232.01	20	20	423.36	0	425.36	-232.01	0
79	B	496.58	-215.75	20	20	494.58	0	496.58	-215.75	0
80	B	567.80	-199.49	20	20	565.80	0	567.80	-199.49	0
81	B	639.02	-183.23	20	20	637.02	0	639.02	-183.23	0
82	B	710.24	-166.97	20	20	708.24	0	710.24	-166.97	0
83	B	781.46	-150.71	20	20	779.46	0	781.46	-150.71	0
84	B	852.68	-134.45	20	20	850.68	0	852.68	-134.45	0
85	B	923.90	-118.19	20	20	921.90	0	923.90	-118.19	0
86	B	995.12	-101.93	20	20	993.12	0	995.12	-101.93	0
87	B	1066.34	-85.67	20	20	1064.34	0	1066.34	-85.67	0
88	B	1137.56	-69.41	20	20	1135.56	0	1137.56	-69.41	0
89	B	1208.78	-53.15	20	20	1206.78	0	1208.78	-53.15	0
90	B	1280.00	-36.89	20	20	1278.00	0	1280.00	-36.89	0
91	B	1351.22	-20.63	20	20	1349.22	0	1351.22	-20.63	0
92	B	1422.44	-4.37	20	20	1420.44	0	1422.44	-4.37	0
93	B	1493.66	11.89	20	20	1491.66	0	1493.66	11.89	0
94	B	1564.88	28.15	20	20	1562.88	0	1564.88	28.15	0
95	B	1636.10	44.41	20	20	1634.10	0	1636.10	44.41	0
96	B	1707.32	60.67	20	20	1705.32	0	1707.32	60.67	0
97	B	1778.54	76.93	20	20	1776.54	0	1778.54	76.93	0
98	B	1849.76	93.19	20	20	1847.76	0	1849.76	93.19	0
99	B	1920.98	109.45	20	20	1918.98	0	1920.98	109.45	0
100	B	1992.20	125.71	20	20	1990.20	0	1992.20	125.71	0
101	B	2063.42	141.97	20	20	2061.42	0	2063.42	141.97	0
102	B	2134.64	158.23	20	20	2132.64	0	2134.64	158.23	0
103	B	2205.86	174.49	20	20	2203.86	0	2205.86	174.49	0
104	B	2277.08	190.75	20	20	2275.08	0	2277.08	190.75	0
105	B	2348.30	207.01	20	20	2346.30	0	2348.30	207.01	0
106	B	2419.52	223.27	20	20	2417.52	0	2419.52	223.27	0
107	B	2490.74	239.53	20	20	2488.74	0	2490.74	239.53	0
108	B	2561.96	255.79	20	20	2559.96	0	2561.96	255.79	0
109	B	2633.18	272.05	20	20	2631.18	0	2633.18	272.05	0
110	B	2704.40	288.31	20	20	2702.40	0	2704.40	288.31	0
111	B	2775.62	304.57	20	20	2773.62	0	2775.62	304.57	0
112	B	2846.84	320.83	20	20	2844.84	0	2846.84	320.83	0
113	B	2918.06	337.09	20	20	2916.06	0	2918.06	337.09	0
114	B	2989.28	353.35	20	20	2987.28	0	2989.28	353.35	0
115	B	3060.50	369.61	20	20	3058.50	0	3060.50	369.61	0
116	B	3131.72	385.87	20	20	3129.72	0	3131.72	385.87	0
117	B	3202.94	402.13	20	20	3200.94	0	3202.94	402.13	0
118	B	3274.16	418.39	20	20	3272.16	0	3274.1		

# EMBREY MINERAL MASTER DEVELOPMENT PLAN

CASE NO. MDP23-0005



Standard Product Specifications

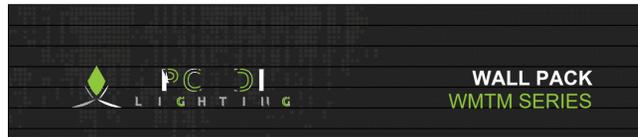
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Polycarbonate Options  
**LED:**  
Integrated LED Array

**Listing:**  
Wet List to Meet UL 1588 Standard  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



MODEL	FINISH	WATTAGE	KELVIN	TYPE	LENS (Type III & IV)	Options
Model DPT022	DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	LED175 - 25W LED 2500 Lms LED200 - 40W LED 5000 Lms LED100 - 100W LED 10000 Lms	30K 35 - 39K 40 - 49K 50 - 50K	III - Type III IV - Type IV V - Type V	CP - Clear Polycarbonate CP - Clear Polycarbonate CP - Clear Polycarbonate WP - White Polycarbonate	DIM - 0-10V Dimmable EM4 - 500 Lms EM12 - 1200 Lms Emergency

Divine Lighting Fabrication & Powder Coating, LLC. <http://www.divinelighting.net> PH: 936-494-3900  
Corroze, TX [customerservice@divinelighting.net](mailto:customerservice@divinelighting.net) FX: 936-494-3910  
As list performance and lumen output becomes more efficient, specifications are subject to change without notice REV 11/23 1130 ACE



Features & Benefits

Sealed Die-Cast Aluminum on Front and Back Housing  
Polycarbonate Optical Lens with UV Stabilizers  
Built-In Photocell Included  
UL listed for Wet Location  
5-year limited warranty



DIMENSIONS:  
20" Dia x 14" H

Power	Light Output	Power Input	Efficacy	CRI
17W - 25W	1,650 lm - 2,600 lm	120-277V	Up to 118 lm/W	70 CRI

Certifications	Photocell	Finish	Color Temperature
UL/DLC	Button	Dark Bronze	4000K, 5000K

Performance Data

5000K		
LED Watts	Lumens	LPW
17W	1,700 lm	100 lm/W
25W	2,600 lm	104 lm/W

Ordering Information Example: WMTM-17W-50K

Model	Wattage	Voltage	CCT	Finish	Lens
WMTM Wall Pack	17W	Blank 120-277V	30K 3000K	Blank Dark Bronze	Blank Frosted Lens
WMTM Series	25W		40K 4000K		C Clear Lens
			50K 5000K		

Note:  
1. 17W - Frosted Lens; 17W & 25W = Clear Lens  
2. 17W & 25W Photocell = 120-277V

LENS OPTIONS



JOB NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_



CDL2-45CW  
CDL2-45NW

LED CANOPY SERIES 2

This fixture has the advantages of thin, beautiful appearance, good heat dissipation, professional light distribution design, convenient installation and labor-saving.

ELECTRICAL SPECIFICATIONS:

- Voltage: 100-277VAC 50/60Hz
- Wattage: 45W
- Other wattages available: 60W (not DLC) and 80W
- Color Temperature: 4000K and 5000K
- Lumens: 4998LM
- LED: LUMILEDS
- Efficacy: 150LM/W
- Operating Temperature: -40°F ~ 104°F
- Dimmable: 0-10V dimmable
- CRI: >80
- IP Rating: IP65
- Life span: 50,000 hrs.
- Photoelectric motion sensor compatible
- Beam Angle: 150°

HOUSING SPECIFICATIONS:

- Housing: ADC12 aluminum heat sink, outdoor powder coating
- Lens: High light transmittance PC, anti-UV and fire resistant

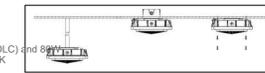
WARRANTY: 7 years



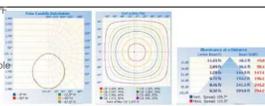
2465 E 28th St, Vernon, CA 90058 • Phone: 323.826.9490 • Fax: 323.826.9493

MODEL	WATTAGE	VOLTAGE	LM	TEMP
CDL2-45CW	45W	120-277V	4998LM	5000K
CDL2-45NW	45W	120-277V	4998LM	4000K

MOUNTING OPTIONS:



PHOTOMETRICS:



CERTIFICATIONS:

