

project data

ZONING SUMMARY
EXISTING LOT = .28 ACRES
ZONING DISTRICT = CA

CODE SUMMARY
2012 IRC

PROJECT DESCRIPTION:
2 (2) RESIDENCE DUPLEXES PLANNED.

ZONING:

CA

sheet index

- A1.1 COVER SHEET
- A1.2 SITEPLAN
- A1.3 LANDSCAPE PLAN
- A1.4 UTILITY PLAN
- A1.5 ELEVATIONS
- A1.6 LIGHTING PLAN

planned development overlay

REDUCE FRONT SETBACK REQUIREMENT FROM 18.5' TO 9'

legal descriptions

5556 SO. SYCAMORE:
LOT 16 EXCEPT THE EAST 6 FEET FOR ALLEY, BLOCK 26,
STATE ADDITION TO LITTLETON, CITY OF LITTLETON,
COUNTY OF ARAPAHOE, STATE OF COLORADO

5546 SO. SYCAMORE:
LOT 15 EXCEPT THE EAST 6 FEET FOR ALLEY, BLOCK 26,
STATE ADDITION TO LITTLETON, CITY OF LITTLETON,
COUNTY OF ARAPAHOE, STATE OF COLORADO

signature and certification blocks

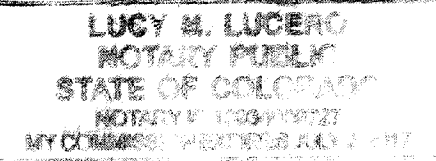
I, Kyle D. Pearson, Owner, or designated agent thereof, do hereby agree that the above described property will be developed as a Site Development Plan (SDP) in accordance with the uses, restrictions and conditions contained in this plan. Further, the City of Littleton is hereby granted permission to enter onto said property for the purposes of conducting inspections to establish compliance of the development of the property with on-site improvements including but not limited to landscaping, drainage facilities, parking areas and trash enclosures. If upon inspection, the City finds deficiencies in the on-site improvements and, after proper notice, the developer shall take appropriate corrective action. Failure to take such corrective action specified by the City shall be grounds for the City to apply any or all or any required financial assurance to cause the deficiencies to be brought into compliance with the Site Development Plan, or with any subsequent amendments hereto.

KDP
Signature of Owner or Agent

Subscribed and sworn to before me 30th day of September, 2016.

Witness my hand and official seal.
My commission expires July 2, 2017.

Notary Public Lucy M. Lucero



owner

VENTURE REAL ESTATE, LLC
DAN PEARSON
BROOK PFIFER
1490 W. CANAL CT., #3000
LITTLETON, CO 80120
303-730-7373

architect

JPB ARCHITECTS
1353 Solitude Ln.
Suite M-120
Evergreen, CO 80439
JUDITH BRUNKO, ARCHITECT
email: judy@jpbarchitects.com

SURVEYOR

COLORADO ILC SERVICES
PO BOX 181551
DENVER, CO

structural consultant

HENDERSON ENGINEERING
13485 N Travois Trl, Parker, CO
80138 (303) 303-841-0983

CIVIL ENGINEER CONSULT.

INNOVATIVE STRUCTURAL
SERVICES
DARREN DOWELL, P.E.
303-359-4678

SITE DEVELOPMENT PLAN
5556 AND 5546 SOUTH SYCAMORE ST.
.28 ACRES
SYCAMORE STREET DUPLEXES

SDP15-0013
(PD016-0001)

POLICE DEPT.
FIRE DEPT.

VICINITY MAP

C:\Users\shonclines\Dropbox\SYCAMORE\PD016 vicinity map.jpg

	CA ZONE REQUIREMENTS	PD016-001	SDP ACTUAL DETAILS
SIZE OF PROPERTY	NA	.28 ACRES	.28 ACRES
MINIMUM LOT SIZE	NA	NA	NA
OPEN SPACE REQUIRED	10%	10% MINIMUM	18.24%
MAXIMUM HEIGHT	3 STORIES OR 40'	3 STORIES	38'4"
BUILDING SETBACKS	18.8' FRONT SETBACK PER SECTION 10-4-1 9A) 2 NO SIDE OR REAR SETBACK	9' FRONT SETBACK NOR REAR OR SIDE SETBACK	9'1" FRONT SETBACK 3'2" SIDE SETBACKS 0' INTERIOR SETBACKS 5'-11-1/2" REAR SETBACKS
PARKING REQUIREMENTS	2 SPACES PER UNIT	2 SPACES PER UNIT	2 SPACES PER UNIT
DENSITY	100 DU'S PER GROSS ACRE	15 DU'S PER ACRE	15 DU'S PER ACRE
NUMBER OF DU'S	UP TO 28	UP TO 4	4

COMMUNITY DEVELOPMENT

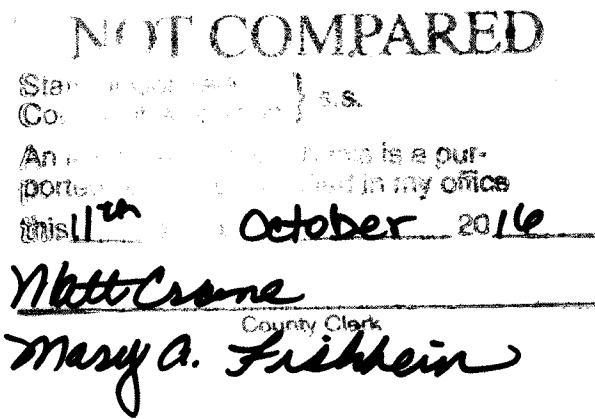
Approved this 7th day of October, 2016,
by the Director of Community Development
Judith Brunko Director of Community Development

PUBLIC WORKS

Approved this 7th day of October, 2016,
by the Director of Public Services
Mark A. Trishkin Director of Public Works

Recording Certification:

This document was filed for records in the office of the County Clerk and Recorder of Arapahoe County at 11:34 AM M, on October 11th A.D. 2016, in Book 493, Page 8-10 Map D-115608
Reception Number D-115608
Matt Crone
County Clerk and Recorder
BY: Matt A. Trishkin
Deputy



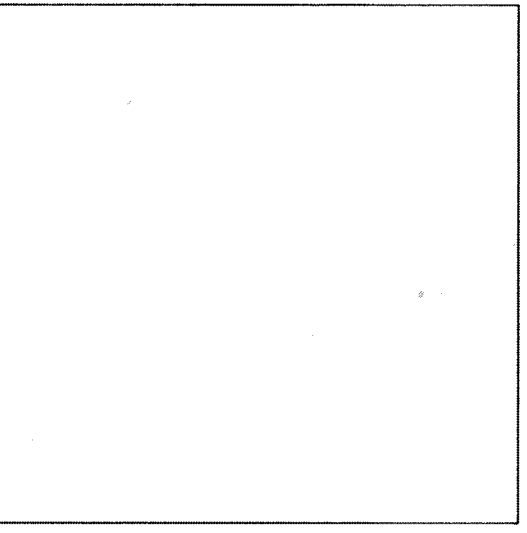
BUILDING/SITE DATA

CA 5546 & 5556 SO. SYCAMORE ST., EACH LOT:
LOT SIZE: 5,950 S.F.
BUILDING FOOTPRINT: 3,330 S.F.
OPEN SPACE REQUIRED: 595 S.F.
OPEN SPACE UNOBTAINED: 2,617 S.F.
DRIVEWAYS & SIDEWALKS: 220 S.F.
PATIO: 173 S.F.
TOTAL IMPERVIOUS AREA: 2,224 S.F. (63%)



ARCHITECTS

Judith Brunko Architect
ph 303.917.3927
fx 303.670.1144
1353 Solitude Ln.
Suite M-120
Evergreen, Co 80439



SYCAMORE DUPLEXES
5546 & 5556 SO. SYCAMORE ST.
LITTLETON, CO

SDP	
REVISIONS	

COVER SHEET

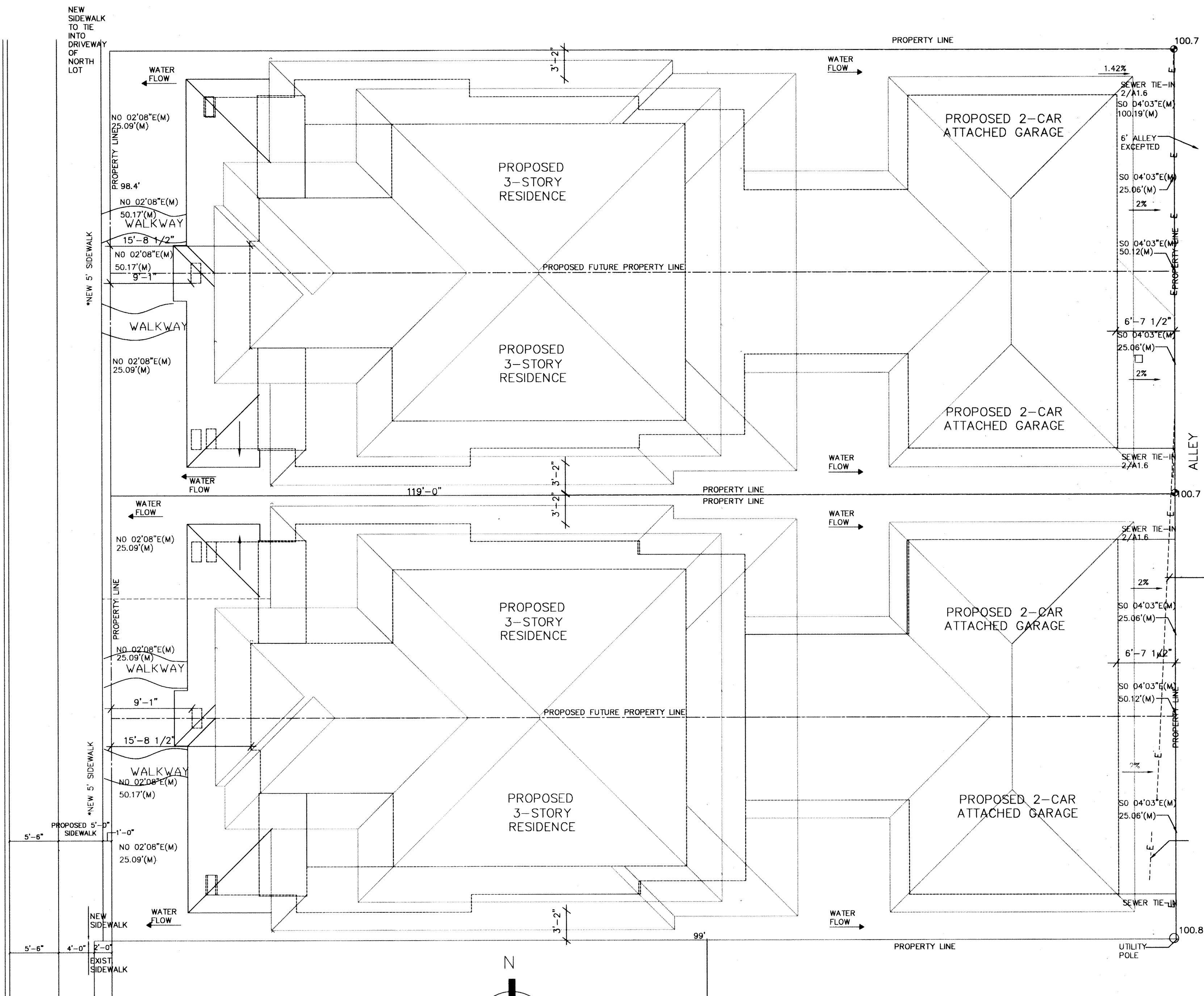
6.21.2016

A1.1

PLANNED DEVELOPMENT OVERLAY
SITE DEVELOPMENT PLAN
SYCAMORE STREET DUPLEXES
5556 AND 5546 SOUTH SYCAMORE ST.
CASE # PD016-0001

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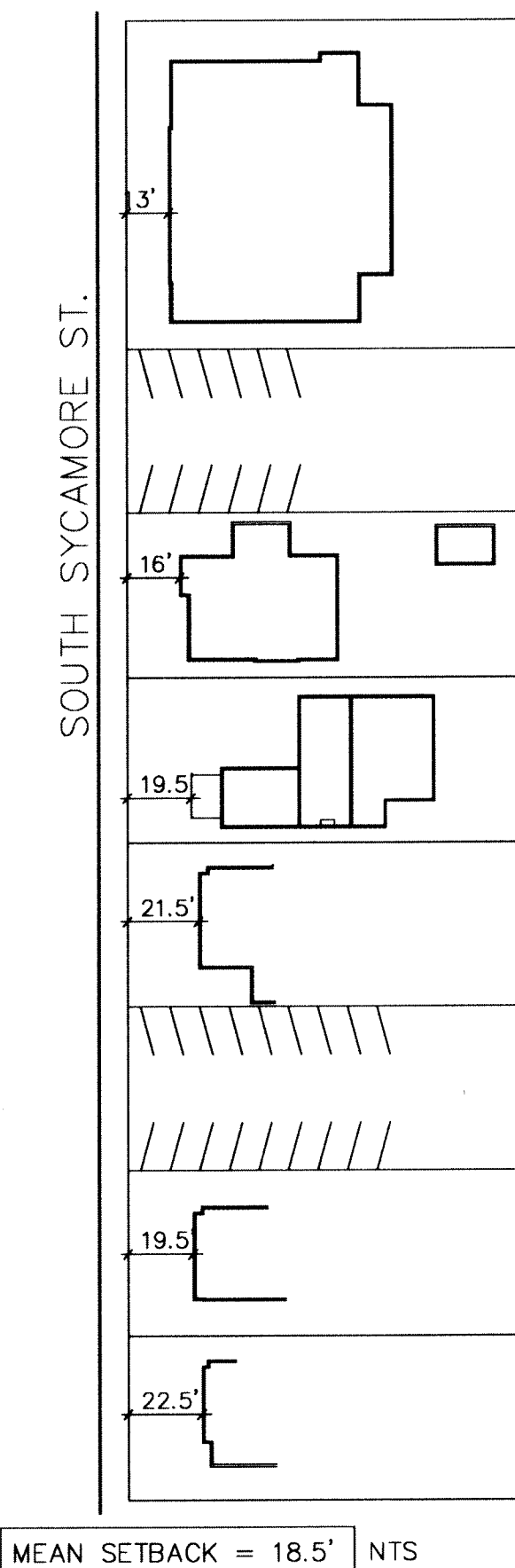
SITE PLAN
CITY OF LITTLETON, STATE OF COLORADO

*NEW SIDEWALK: PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY, THE CURB, GUTTER, SIDEWALK, WHEELCHAIR RAMPS, ADJACENT TO THIS PROPERTY WILL BE CLEANED BY CONTRACTOR FOR INSPECTION BY THE LITTLETON ENGINEERING DIVISION. ANY NEWLY DAMAGED OR DISPLACED CONCRETE AREAS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LITTLETON ENGINEERING INSPECTOR PRIOR TO APPROVAL OF C.O.

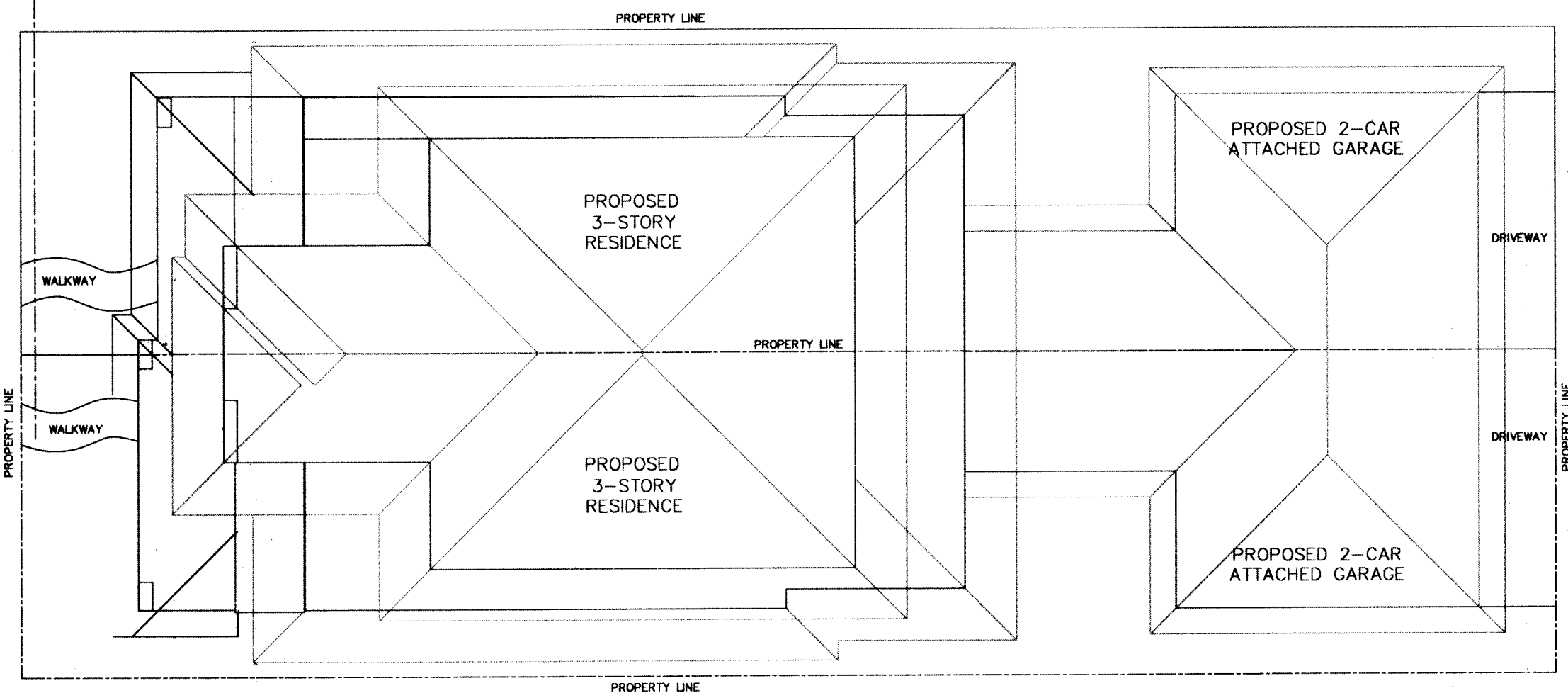
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5556 SO. SYCAMORE ST.
LITTLETON, CO



NEIGHBORING PROPERTY FRONT SETBACKS



OPEN SPACE
NTS

SYCAMORE DUPLEXES
5546 & 5556 SO. SYCAMORE ST.
LITTLETON, CO

SDP

REVISIONS

SITE
PLAN

DATE: 6.22.16

A1.2

LANDSCAPE
GRAVEL @ SIDEWALK EDGE,
SOD PREPARED WITH
TOPSOIL
& FERTILIZER

SWAMP WHITE OAK
(2" CAL. B+B)

2/SS
2/SP

2/SS

NEW 5'
SIDEWALK

LANDSCAPE GRAVEL

4/GL
2/SS

LANDSCAPE
GRAVEL @ SIDEWALK EDGE,
SOD PREPARED WITH
TOPSOIL
& FERTILIZER

LANDSCAPE
GRAVEL @
ROW

HONEYLOCUST
(2" CAL. B&B)

NEW 5'
SIDEWALK

LANDSCAPE
GRAVEL @ SIDEWALK EDGE,
SOD PREPARED WITH
TOPSOIL
& FERTILIZER

2/SS
2/SP

2/SS

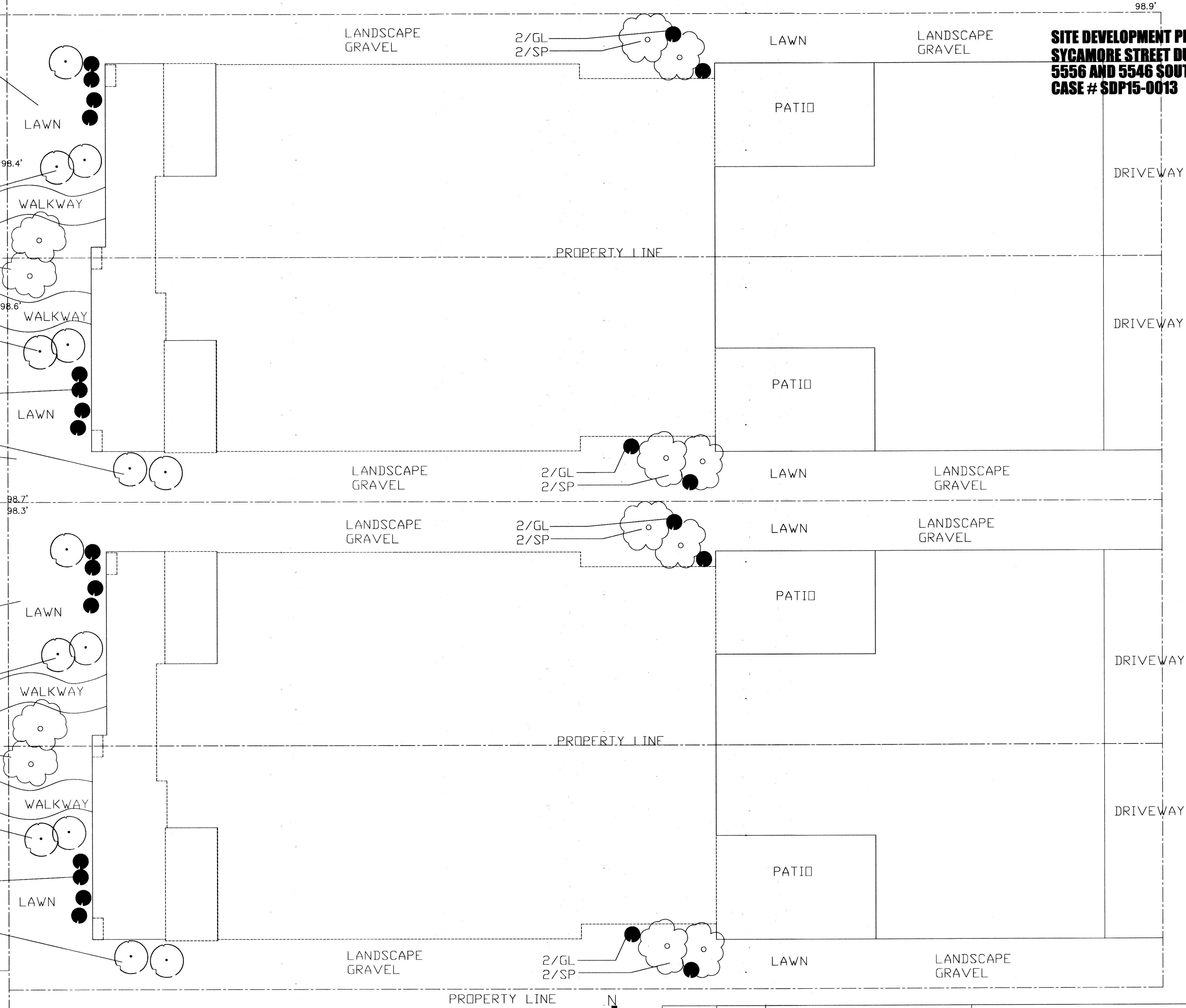
CURB

LANDSCAPE GRAVEL

HACKBERRY
(2" CAL. B&B)

4/GL
2/SS

LANDSCAPE
GRAVEL @ SIDEWALK EDGE,
SOD PREPARED WITH
TOPSOIL
& FERTILIZER



SITE DEVELOPMENT PLAN
SYCAMORE STREET DUPLEXES
5556 AND 5546 SOUTH SYCAMORE ST.
CASE # SDP15-0013



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SYCAMORE DUPLEXES
5546 & 5556 SO. SYCAMORE ST.
LITTLETON, CO

SDP

REVISIONS

LANDSCAPE
PLAN

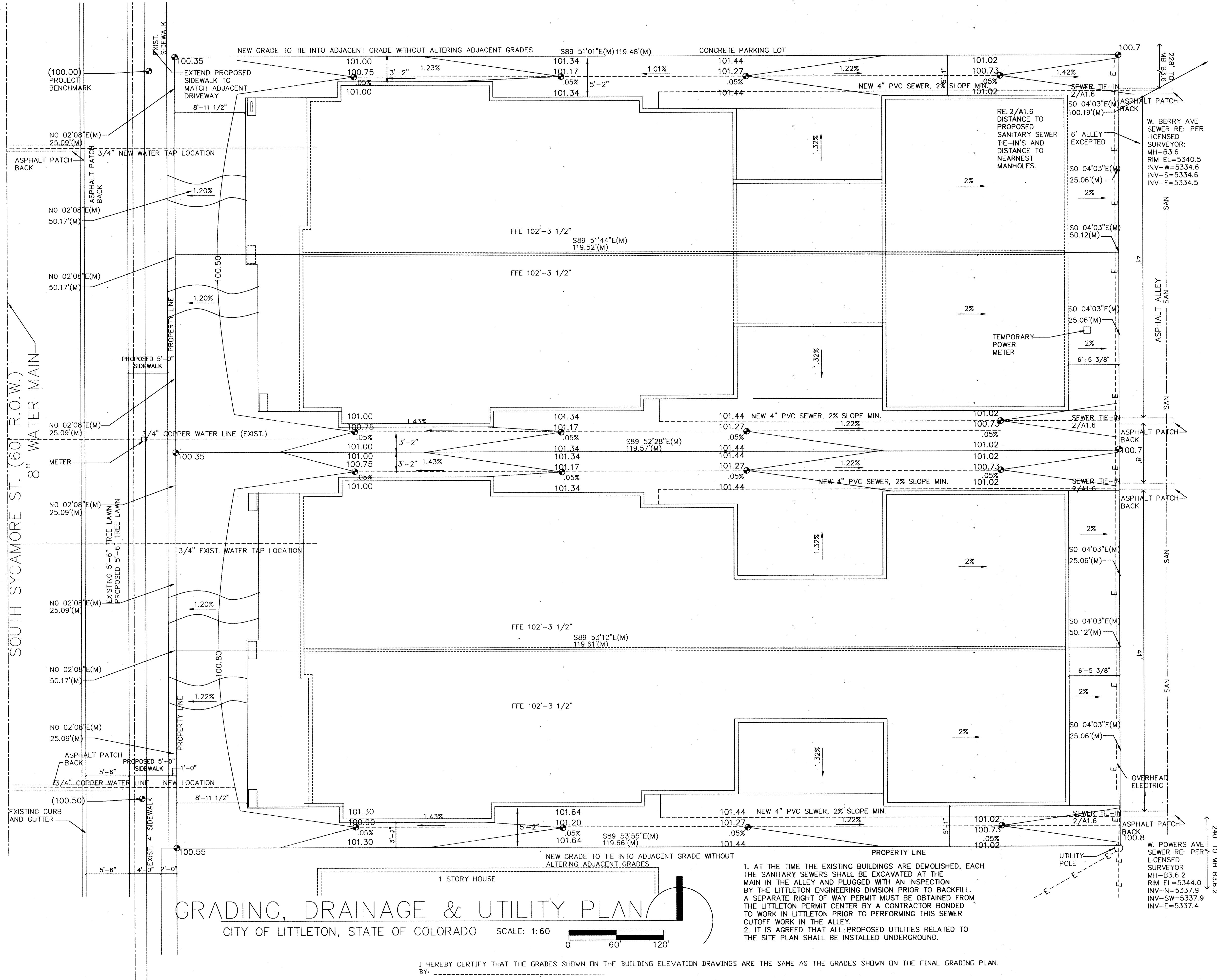
DATE: 6.22.16

A1.3

LANDSCAPE PLAN

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

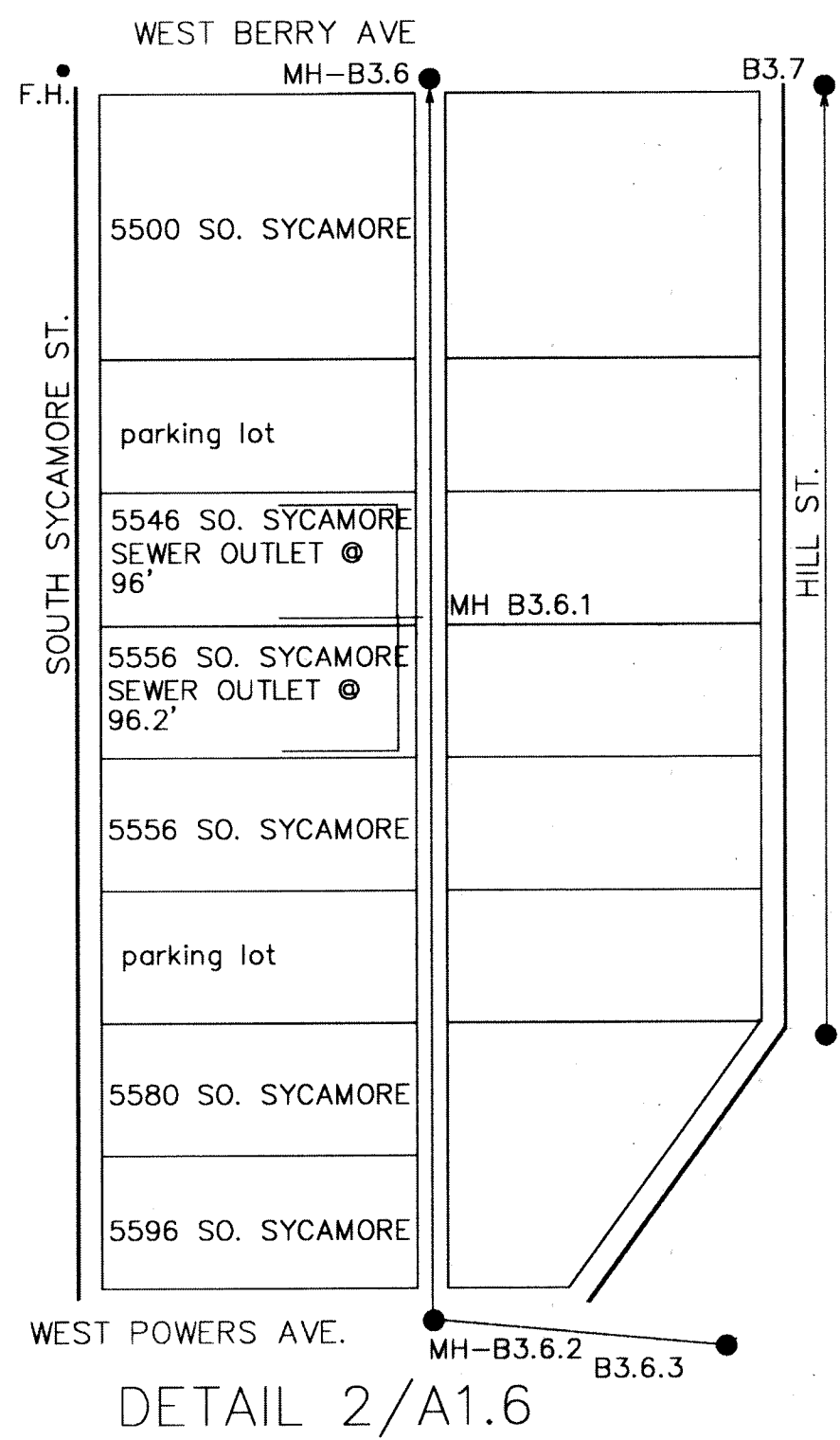
KEY	QTY.	COMMON NAME	BOTANICAL NAME	D.C.	SIZE	W.R
PERENNIALS						
GL	12	GAURA 'WHIRLING BUTTERFLIES'	GAURA LINDIHEIMERI	18"	#1 CONTAINER	L
SHRUBS						
SS	7	URAL FALSE SPIREA	SORBUS SORBIFOLIA	4'-0"	#5 CONTAINER	L
SP	6	RUSSIAN SAGE	PEROVSKIA ARTPLICIFOLIA	4'-0"	#5 CONTAINER	L



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SYCAMORE DUPLEXES
5546 & 5556 SO. SYCAMORE ST.
LITTLETON, CO

CONSTRUCTION DRAWINGS	
REVISIONS	

UTILITY PLAN

DATE: 05.25.16

A1.4

LIGHTING FIXTURE SCHEDULE				
ITEM	MANUFACTURER	HOME DEPOT	DESCRIPTION	LAMPS
1.	Westinghouse	HD 6400200	WALL MTD. OIL RUBBED BRONZE	LED
2.	Felt Electric	SKU # 1001504950	CANNED RECESSED	LED
3.	Hampton Bay	SKU # 322921	WALL MTD. OIL RUBBED BRONZE	LED



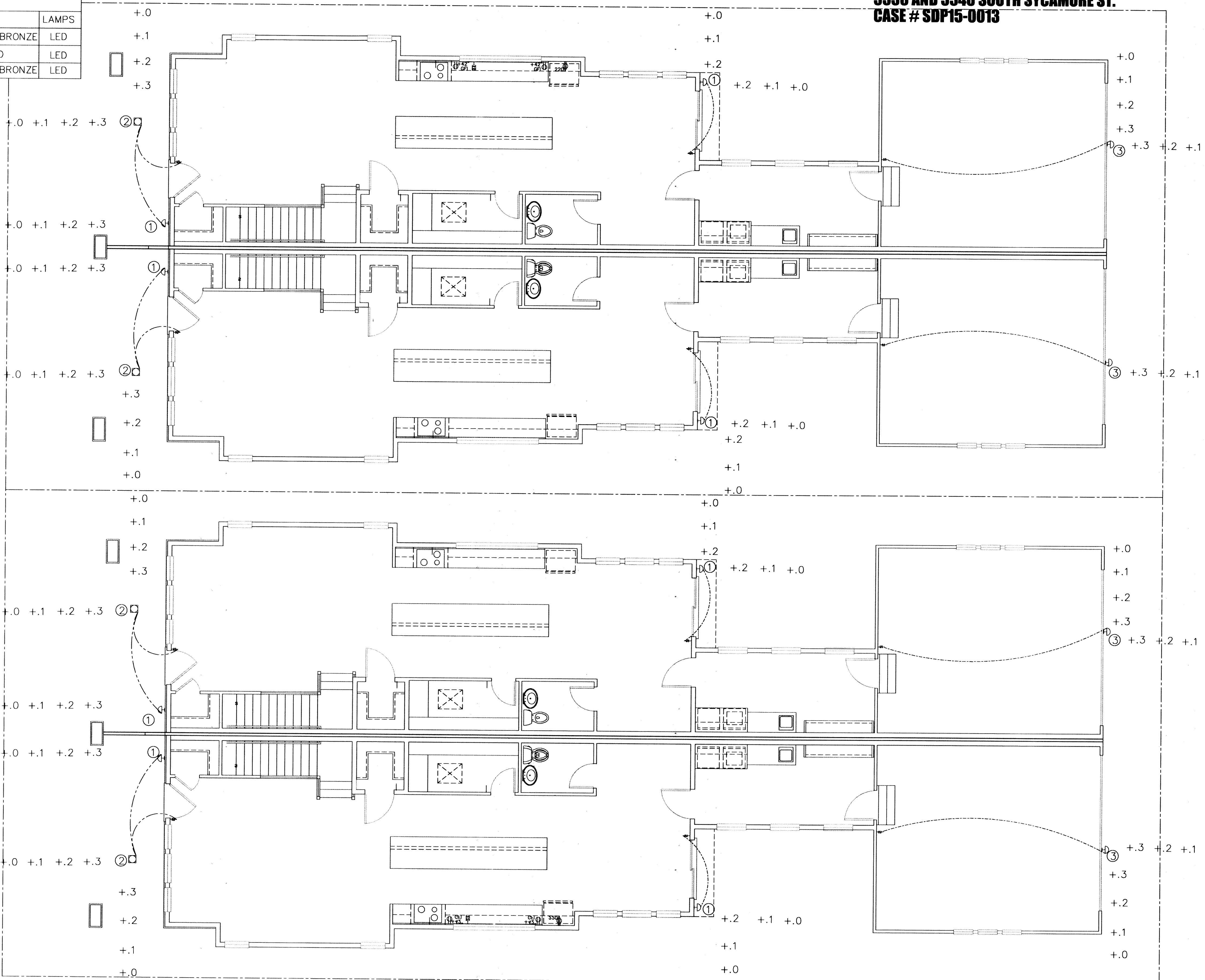
1.



2.

THE LIGHT OUTPUT FOR EACH INDIVIDUAL FIXTURE SHALL NOT EXCEED 800 LUMENS.

ANY LIGHT FIXTURE WITH GREATER THAN 800 LUMENS SHALL BE FULLY SHIELDED.



SITE LIGHTING PHOTOMETRIC PLAN

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

SITE DEVELOPMENT PLAN
SYCAMORE STREET DUPLEXES
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CASE # SDP15-0013



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SDP	
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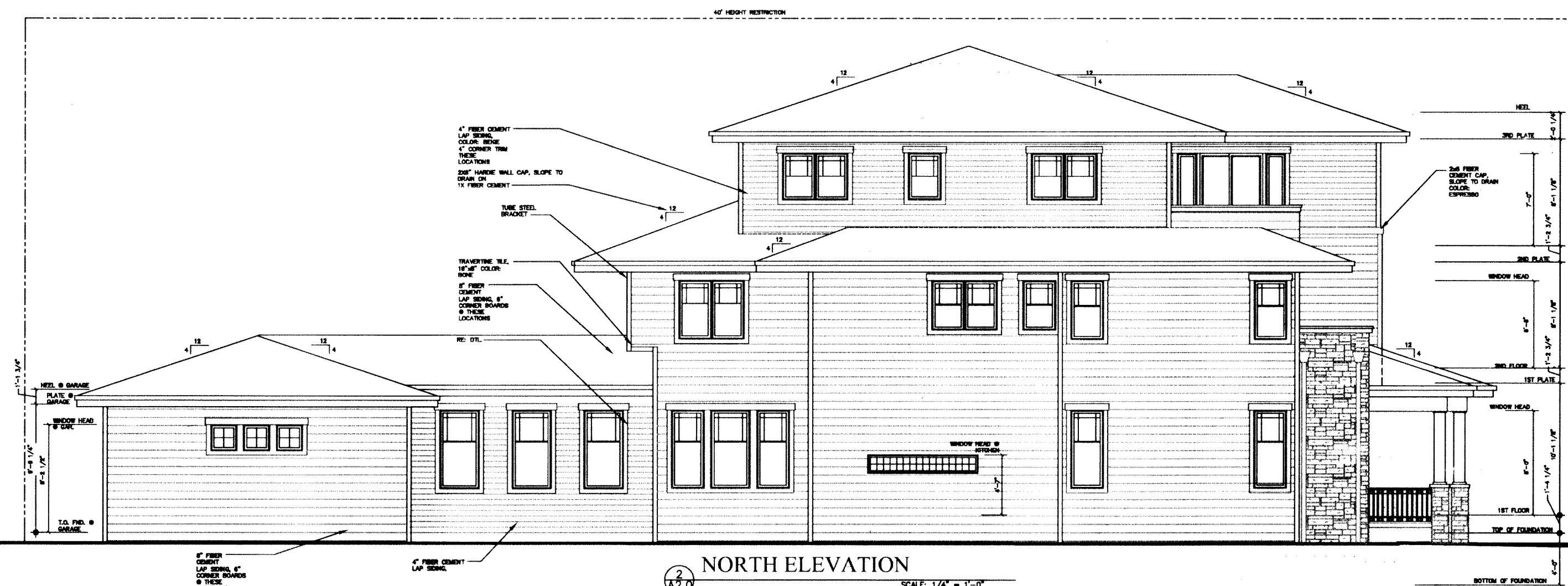
LIGHTING PLAN

DATE: 3.01.16

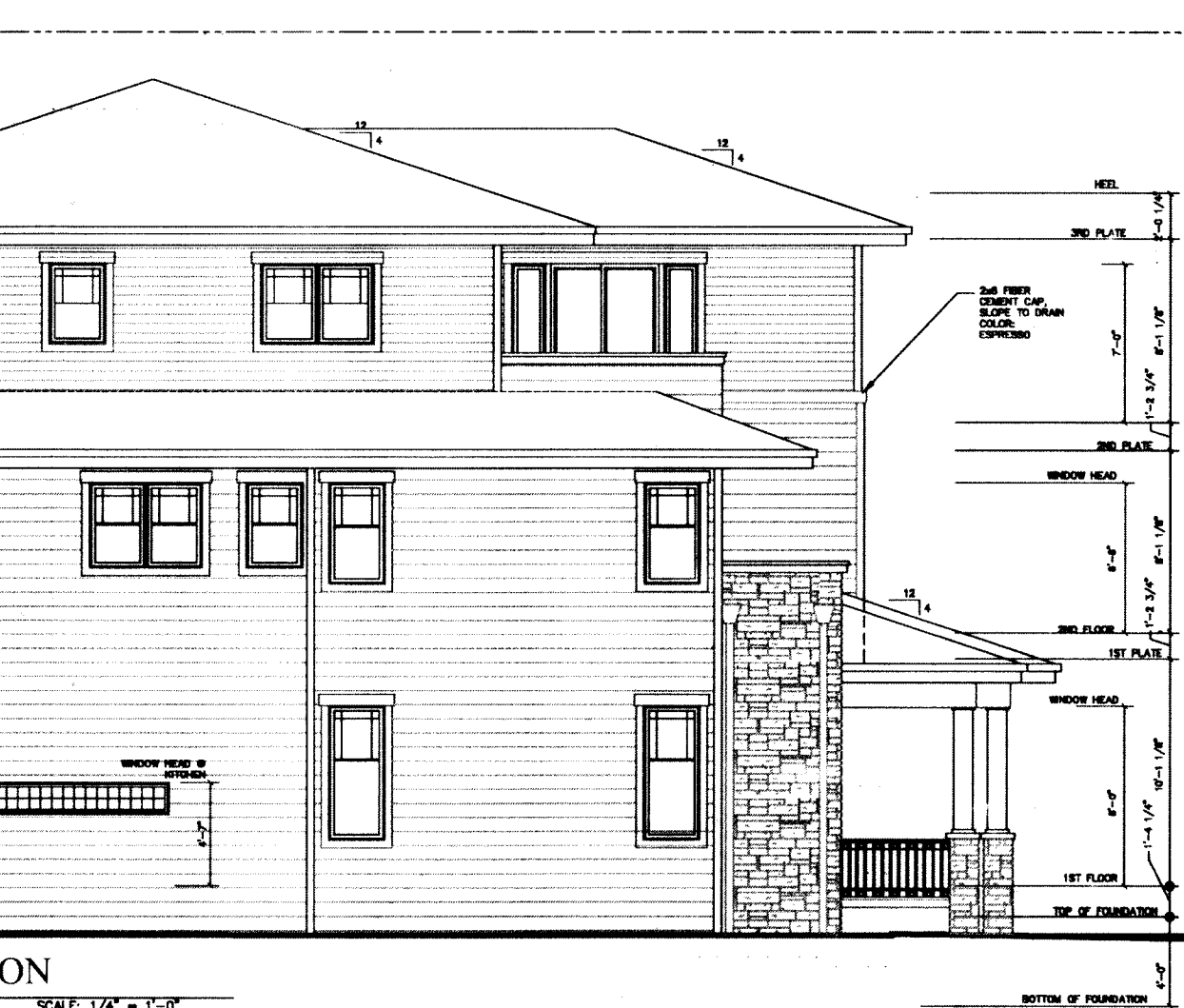
A1.05

5546 SO. SYCAMORE ST.

5556 SO. SYCAMORE ST.



② NORTH ELEVATION



① WEST ELEVATION



② EAST ELEVATION



① SOUTH ELEVATION



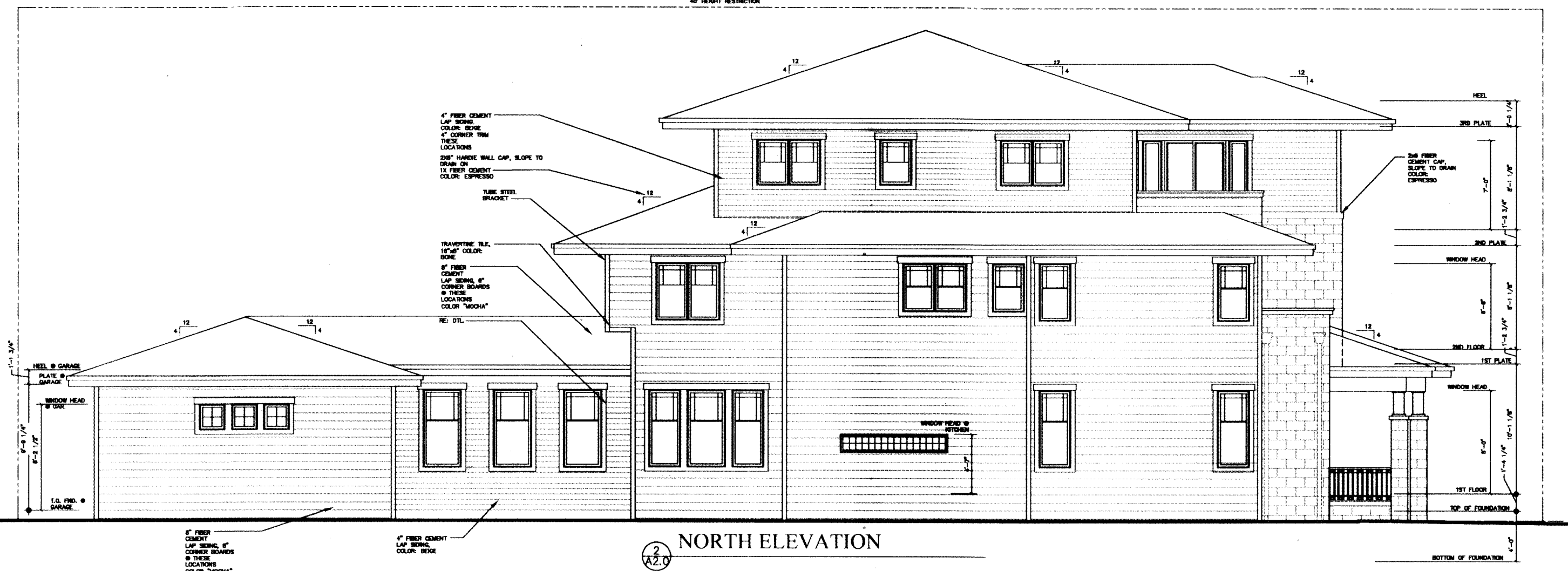
② WEST ELEVATION



① SOUTH ELEVATION



② EAST ELEVATION



② NORTH ELEVATION

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5546 & 5556 SO. SYCAMORE ST.
LITTLETON, CO

PDO

REVISIONS

ELEVATIONS

DATE: 3.01.16

A1.6

