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1/5

AMENDED FINAL SITE DEVELOPMENT PLAN FOR
A portion of Section 16, Township 5S, Range 68W - Lots 1 & 2 of Block 1 Hickory Heights
In the City of Littleton, County of Arapahoe, State of Colorado
also known as
OUR LADY OF MOUNT CARMEL CATHOLIC CHURCH
5612 South Hickory Street
Case No. SDP09-0009

PROJECT LOCATION

Our Lady of Mt. Carmel Catholic Church
5612 S. Hickory Street
Littleton, CO 80120
Phone: 303-703-8538
Fax: 303-795-5411

Drinkwine Family Mortuary
999 W. Littleton Blvd.
Littleton, CO 80120
Phone: 303-794-6376
Fax: 303-794-6963

LEGAL DESCRIPTION - Our Lady of Mt. Carmel

A tract of land, approximately 1.016 acres, located in Section 16, Township 5S, Range 68W - Lots 1 & 2 of Block 1 Hickory Heights in the City of Littleton, County of Arapahoe, State of Colorado

LEGAL DESCRIPTION - Drinkwine Mortuary

A tract of land, approximately 1.5 acres, located in Section 16, Township 5S, Range 68W - Lot 3 Ex E. 5 Ft. Block 1 Hickory Heights in the City of Littleton, County of Arapahoe, State of Colorado

ZONING AND LAND USE

Zone District: R3 - Residential Single Family District
Principal Use: Church

PROJECT NARRATIVE

Please accept Our Lady of Mount Carmel's submittal for the proposed expansion and remodeling of our current facility located at 5612 South Hickory Circle, Littleton, Colorado 80120. The church is fortunate to be experiencing increasing growth and therefore, would like to maximize and enhance their existing facilities. The church would like to better utilize its existing building and therefore, will be modifying the exterior expression while at the same time expanding the nave and sanctuary components and adding accessible restrooms to the facility.

The original, approved Phase One Plan included an expanded Nave, accessible restrooms, a new narthex, new offices, and an expanded parking lot that would utilize a parking agreement between Our Lady of Mount Carmel Catholic Church and Drinkwine Mortuary.

Based on the money that the church has been able to raise to date, we would like to suggest the following alternatives to what was originally submitted. In the Amended Phase One Plan, the church's first priority is to modify the existing sanctuary, nave and sacristy. The reasons behind this include:

- The existing roof is in extremely poor condition and needs to be fixed very soon.
- Modifying the nave will gain a few additional seats.
- The church has purchased a new high altar that cannot be installed until the roof height is raised from its existing height. This approach would also improve the exterior aesthetics of the church and would add a very complimentary design element to the community. Finally, as part of this addition, new restrooms would be added which are desperately needed by the users of the church and will be required by code
- This new proposed first phase will include the expansion of the Nave while modifying the exterior, and the addition of new accessible restrooms to meet code. Twelve parking spaces on the church's property will be eliminated in order to maintain the site's current percentage of open space. There will still be the required number of parking stalls on the site. It will also include widening the sidewalk along Hickory St. on the West side of the site. There will be an alternate in Phase 1 that will include a small addition to and remodeling of the Sacristy. With this alternate, the percentage of open space on the site would still be at or above its current percentage.

Phase Two will include redeveloping and adding on to their existing parking facility, which will be needed in order to add the new Narthex and Church Offices. In order to accomplish this we would like to propose not only the redevelopment of our parking lot but also our adjacent neighbor's parking lot at Drinkwine Mortuary, who currently enjoys more parking than is required by Littleton's Parking Zoning Ordinance. Therefore, by merging both parking lots, the intention of the project is to not only enhance and develop a more efficient parking area for both facilities, but also allow the church to add additional turf area to the site in order to meet the green space requirements for the expansion of the project. In addition to the site modifications, the project will include the renovation and addition to religious education classrooms, modifications to the current parish hall and adjacent kitchen, and finally, the addition of an administrative office area for the church. The exterior fenestration of the Parish Hall will be modified to develop a holistic expression for the entire building reflecting a gothic architectural theme for the remodel and expanded church.

SHEET INDEX:

- Sheet 1 of 15 - Cover
- Sheet 2 of 15 - Survey, Existing Site Conditions
- Sheet 3 of 15 - Phase 1 Site Plan
- Sheet 4 of 15 - Phase 1 Grading Plan
- Sheet 5 of 15 - Phase 1 Floor Plans
- Sheet 6 of 15 - Phase 1 Exterior Elevations
- Sheet 7 of 15 - Phase 1 Perspective Renderings
- Sheet 8 of 15 - Masterplan Site Plan
- Sheet 9 of 15 - Landscape Plan
- Sheet 10 of 15 - Landscape Details
- Sheet 11 of 15 - Site Photometric Plan and Luminaire Schedule
- Sheet 12 of 15 - Luminaire Types
- Sheet 13 of 15 - Masterplan Floor Plans
- Sheet 14 of 15 - Masterplan Exterior Elevations
- Sheet 15 of 15 - Masterplan Perspective Renderings

PHASE ONE

ZONING COMPARISON CHART

R-3 LAND USE: - CHURCH -P: Use permitted by right	REQUIRED	EXIST. BLDG. & SITE	NEW ADDITION PHASE 1 & SITE	NEW ADDITION PHASE 1 ALT. & SITE
LOT AREA	Minimum - 6,500 SF	43,757 SF	43,757 SF	43,757 SF
LOT WIDTH - at front setback	Minimum - 65 feet	158.67 feet	158.67 feet	158.67 feet
OPEN SPACE - UNOBSTRUCTED	Minimum - 50% of Property	Total Property =43,757 SF Open Space =14,167 SF =32%	Total Property =43,757 SF Open Space =15,544 SF =35%	Total Property =43,757 SF Open Space =14,991 SF =34%
PARKING STALLS	1 pkg. stall per 40 SF in Nave	1900 SF in Nave = 48 stalls req. 67 Stalls	2100 SF in Nave Property = 54 = 53 stalls req. Shared lots = 99	2100 SF in Nave Property = 54 = 53 stalls req. Shared lots = 99
PARKING LANDSCAPE	Minimum - 5% of int. parking lot	Total int. area = 19,955 SF Landscaped = 0 SF =0%	Total int. area = 17,397 SF Landscaped = 0 SF =0%	Total int. area = 17,397 SF Landscaped = 0 SF =0%
BUILDING HEIGHT	Maximum - 30 Feet	14 Feet	29 Feet	29 Feet
SETBACKS	FRONT / W. Powers Ave.	20 Feet	13.5 Feet	13.5 Feet
	REAR / Parking Lot	20 Feet	130.5 Feet	130.5 Feet
	WEST SIDE / S. Hickory St.	10 Feet (corner lot)	27 Feet	17.5 Feet
	EAST SIDE / S. Hickory Cr.	10 Feet (corner lot)	25 Feet	25 Feet

* NOTE: >32% Open Space Requirement is a requested variance approved by the DRC.

* NOTE: Drinkwine Mortuary requires 29 Parking Spaces.
Our Lady of Mt. Carmel requires 53 Parking Stalls = 82 Stalls
-The Shared Parking Lots have 98 Stalls (including the 5-stall bike rack)

NOTE: All renovations and building additions will not encroach into the current nonconforming setback on the North side of the building.

NOTE: All electrical lines over the parking lot, along South Hickory St., and along West Powers Ave. shall remain overhead in Phase 1 of the project.

NOTE: The sidewalk along Hickory Street shall be widened to 5'-0". Repair or replacement of any broken curb & gutter along South Hickory Street and South Hickory Circle shall be the responsibility of Our Lady of Mt. Carmel Catholic Church.

NOTE: All construction in public row shall conform to City Standards and Specifications.

SUMMARY TABLE

SITE AREA & COVERAGE	SITE PROPERTY	PHASE 1	PHASE 1 ALT.
	BLDG. FOOTPRINT	43,757 SF	43,757 SF
	PKG. / DRIVE AISLE	10,816 SF =25%	11,389 SF =28%
	OPEN SPACE	17,397 SF =40%	17,397 SF =40%
GROSS FLOOR AREA	OPEN SPACE	15,544 SF =35%	14,991 SF =34%
	MAIN LEVEL	10,816 SF	11,389 SF
	LOWER LEVEL	4,292 SF	4,292 SF
	UPPER LEVEL	0 SF	0 SF
	TOTAL GROSS SF	15,108 SF	15,681 SF

STORM UTILITY FOR MT. CARMEL	EXISTING SITE	PROPOSED SITE
IMPERVIOUS SITE AREA	31,831 SF	28,329 SF
PERVIOUS SITE AREA	11,928 SF	15,428 SF

STORM UTILITY FOR DRINKWINE	EXISTING SITE	PROPOSED SITE
IMPERVIOUS SITE AREA	45,438 SF	43,303 SF
PERVIOUS SITE AREA	17,234 SF	18,369 SF

I, Engelbert Jackson, owner or designated agent thereof do hereby agree that the above described property will be developed in accordance with the uses, restrictions and conditions contained within this SDP. 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 ground for the City to apply any or all of any required financial assurance to cause the deficiencies to be into compliance with this SDP or with any subsequent amendments hereto.

Signature of owner, Archdiocese of Denver, a Colorado Corporation Sole,
as Trustee for the benefit of Our Lady of Mount Carmel Catholic Church

Subscribed and sworn before me this 2 day of February, 2012.
Witness my hand and official seal.

My commission expires 2/23/15

Signature of owner or agent of Drinkwine Family Mortuary

Subscribed and sworn before me this 31 day of Jan, 2012.
Witness my hand and official seal.

My commission expires 7/9/2013

MILES A. HANFORD
Notary Public
State of Colorado

MASTERPLAN

*Completion of both Phase One and Phase Two

ZONING COMPARISON CHART

R-3 LAND USE: - CHURCH -P: Use permitted by right	REQUIRED	EXIST. BLDG. & SITE	NEW ADDITION & SITE
LOT AREA	Minimum - 6,500 SF	43,757 SF	43,757 SF
LOT WIDTH - at front setback	Minimum - 65 feet	158.67 feet	158.67 feet
OPEN SPACE - UNOBSTRUCTED	Minimum - 50% of Property	Total Property =43,757 SF Open Space =14,167 SF =32%	Total Property =43,757 SF Open Space =18,028 SF =41%
PARKING STALLS	1 pkg. stall per 40 SF in Nave	1900 SF in Nave = 48 stalls req. 67 Stalls	2100 SF in Nave Property = 54 = 53 stalls req. Combined lot = 100
PARKING LANDSCAPE	Minimum - 5% of int. parking lot	Total int. area = 19,955 SF Landscaped = 0 SF =0%	Combined Lot = 38,347 SF Landscaped = 3,461 SF =9%
BUILDING HEIGHT	Maximum - 30 Feet	14 Feet	29 Feet
SETBACKS	FRONT / W. Powers Ave.	20 Feet	13.5 Feet
	REAR / Parking Lot	20 Feet	130.5 Feet
	WEST SIDE / S. Hickory St.	10 Feet (corner lot)	27 Feet
	EAST SIDE / S. Hickory Cr.	10 Feet (corner lot)	25 Feet

* NOTE: >40% Open Space Requirement is a requested variance approved by the DRC with an interim allowance of 34% until the project is completed.

* NOTE: Drinkwine Mortuary requires 29 Parking Spaces.
Our Lady of Mt. Carmel requires 53 Parking Stalls = 82 Stalls
-The (N) Combined Parking Lot has 100 Stalls (including the 5-stall bike rack)

NOTE: All renovations and building additions will not encroach into the current nonconforming setback on the North side of the building.

NOTE: All electrical lines over the parking lot, along South Hickory St. and along West Powers Ave. shall be placed underground by Our Lady of Mt. Carmel in Phase 2 (Master Plan) of the project.

NOTE: Repair or replacement of any broken curb & gutter along South Hickory Street and South Hickory Circle shall be the responsibility of Our Lady of Mt. Carmel Catholic Church.

NOTE: All construction in public row shall conform to City Standards and Specifications.

SUMMARY TABLE

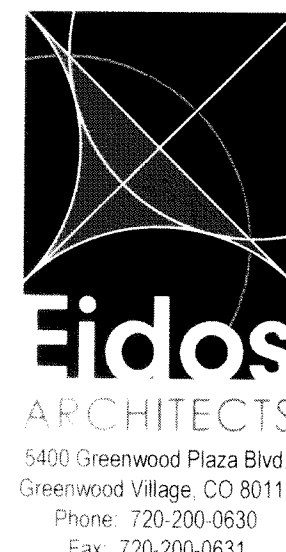
SITE AREA & COVERAGE	SITE PROPERTY	43,757 SF
	BLDG. FOOTPRINT	13,651 SF =31%
	PKG. / DRIVE AISLE	12,078 SF =28%
	OPEN SPACE	18,028 SF =41%
GROSS FLOOR AREA	MAIN LEVEL	13,651 SF
	LOWER LEVEL	6,597 SF
	UPPER LEVEL	1,475 SF
	TOTAL GROSS SF	21,723 SF

STORM UTILITY FOR MT. CARMEL	EXISTING SITE	PROPOSED SITE
IMPERVIOUS SITE AREA	31,831 SF	28,788 SF
PERVIOUS SITE AREA	11,928 SF	13,971 SF

STORM UTILITY FOR DRINKWINE	EXISTING SITE	PROPOSED SITE
IMPERVIOUS SITE AREA	45,438 SF	43,303 SF
PERVIOUS SITE AREA	17,234 SF	18,369 SF

I certify that the real estate records of ARAPAHOE County or cities do not identify any mineral estate owners or lessors for the land which is the subject of this application.

Signature of owner and/or agent
999 W. Littleton Blvd. 5612 S. Hickory St.
Littleton CO 80120, Littleton CO 80120



STATE OF COLORADO } ss.
County of Arapahoe }

I hereby Certify That This Instrument Was
Filed in My Office At 10:34
O'Clock U. M. 3-16 2012

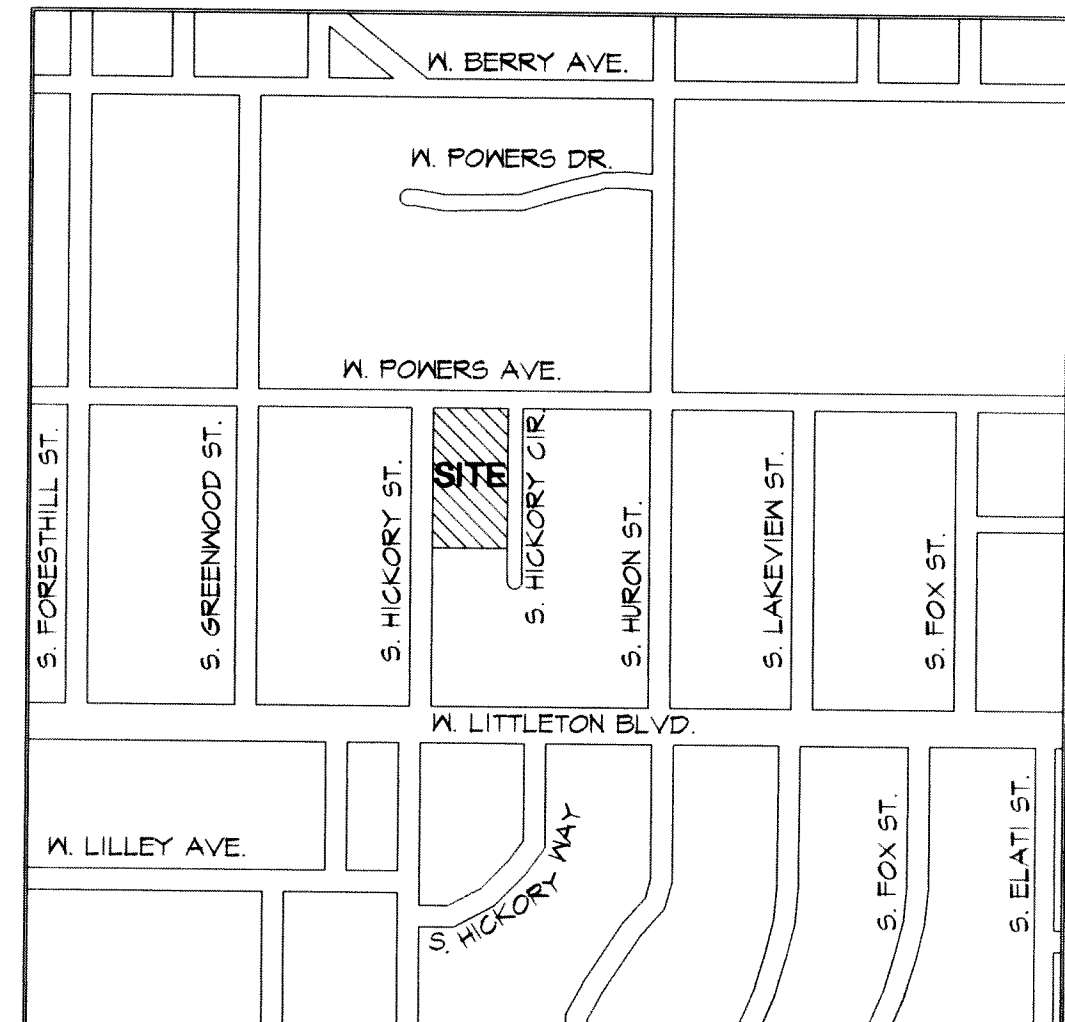
By Nancy Doty County Clerk
Recorded 2012-03-16 Deputy
Book 42 Page 49-63

NOT COMPARED

State of Colorado } s.s.
County of Arapahoe }
An instrument of which this is a pur-
ported duplicate was filed in my office
this 16 day of March 2012
Nancy Doty
County Clerk

NOTE: Prior to requesting a Certificate of Occupancy the curb, gutter, sidewalk, curb cuts, and wheel chair ramps) adjacent to this property will be cleaned for inspection by the city Engineering Division. Any newly damaged areas as well as any areas that were already damaged prior to start of the construction will be replaced prior to approval of the Certificate of Occupancy.

VICINITY MAP



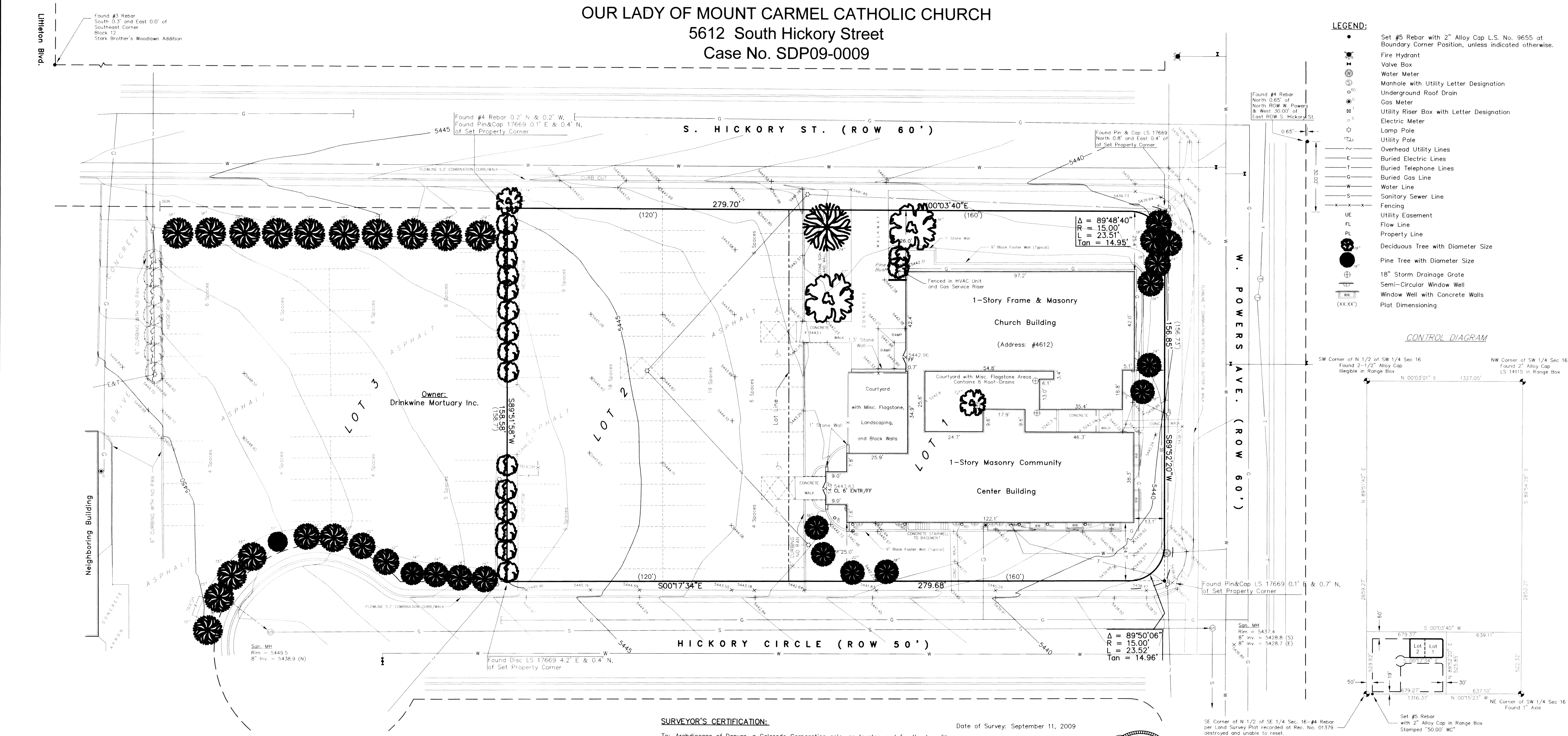
NOT TO SCALE

Approved by the Development Review Committee this 16 day of June, 2011

Signature of Development Department
Signature of Public Service Department
Signature of City Manager's Office
Signature of Business/Industry Affairs Department

CURRENT SUBMITTAL:	DATE:
Conceptual Site Development Plan	05/18/2009
Final Site Development Plan: First Submittal	10/08/2009
Final Site Development Plan: Second Submittal	01/30/2010
Final Site Development Plan: Final Submittal	05/07/2010
Final Site Development Plan: Revisions	01/20/2011
Final Site Development Plan: Revisions	08/01/2011
Amended Final Site Development Plan	12/19/2011

AMENDED FINAL SITE DEVELOPMENT PLAN FOR
A portion of Section 16, Township 5S, Range 68W - Lots 1 & 2 of Block 1 Hickory Heights
In the City of Littleton, County of Arapahoe, State of Colorado
also known as
OUR LADY OF MOUNT CARMEL CATHOLIC CHURCH
5612 South Hickory Street
Case No. SDP09-0009



LEGAL DESCRIPTION:

Lots 1 and 2, Block 1, Hickory Heights, County of Arapahoe, State of Colorado.

NOTES:

- 1.) In preparing this survey, the undersigned surveyor was provided Chicago Title Insurance Company's Commitment No. 1463500, dated July 1, 2009, containing title and easement research information. No independent record search was made.
- 2.) Certification Defined: The use of the word "certify" or "certification" by a registered professional surveyor, in the practice of land surveying, constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- 3.) Notice: According to Colorado law you must commence any legal action based on any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- 4.) The underground utility service lines shown are schematic (approximate locations) taken from maps provided by others using visible appurtenances where available and/or from markings found in the field.

Surface utility appurtenances have been located using the standard of care prevailing among professional land surveyors practicing in the metropolitan Denver area; no other representations are made. Before making any excavation, the utilities should be field located by calling Utility Locates at 1-800-922-1987.

NOTES: (Cont'd)

- 5.) The area of the above described parcel is 44,015 square feet or 1.01 acres, more or less.
 - 6.) The Flood Insurance Rate Maps for Denver County, Colorado, Community Panel Number 0800500455 J, published by the Federal Emergency Management Agency and dated August 16, 1995, indicate that the subject property shown hereon lies in Zone "X" (unshaded), areas determined to be outside the 500-year flood plain.
 - 7.) The Plot of Hickory Heights is recorded at Reception No. R055975 in the Arapahoe County Clerk and Recorder's Office.
 - 8.) Areas of the subject property not designated as either asphalt or concrete are landscaped and have underground sprinkler systems installed, including portions of the adjacent street rights-of-way. There appears to be an underground roof-drainage system with the outlets not visible.
 - 9.) The benchmark for this survey is the top of a 2" Brass Cap in the concrete sidewalk at the southwest corner of the intersection of South Huron Street and East Berry Avenue.
- Elevation = 5406.76 Feet (NGVD 29) Littleton Datum.
- 10.) Bearings are based on the North line of the Southwest Quarter of Section 16 being S 89°54'28" E. and monumented by a 2" Aluminum Cap, LS 14115 to the west and a 1" axle to the east as shown on the Arapahoe County Horizontal Control Network - Phase VII dated April, 2001.

SURVEYOR'S CERTIFICATION:

To: Archdiocese of Denver, a Colorado Corporation sole, as trustee and for the benefit of Our Lady of Mt. Carmel Latin Mass Community Parish and Chicago Title Insurance Company.

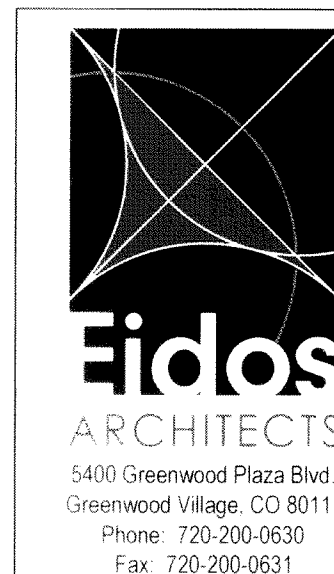
This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes Items 1, 3, 4, 5, 7a, 8, 9, 10, 11b on 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the relative positional accuracy of this survey does not exceed that which is specified therein.

Date of Survey: September 11, 2009

James W. Rogers, L.S. No. 9655
Not Valid Without Signature And Date

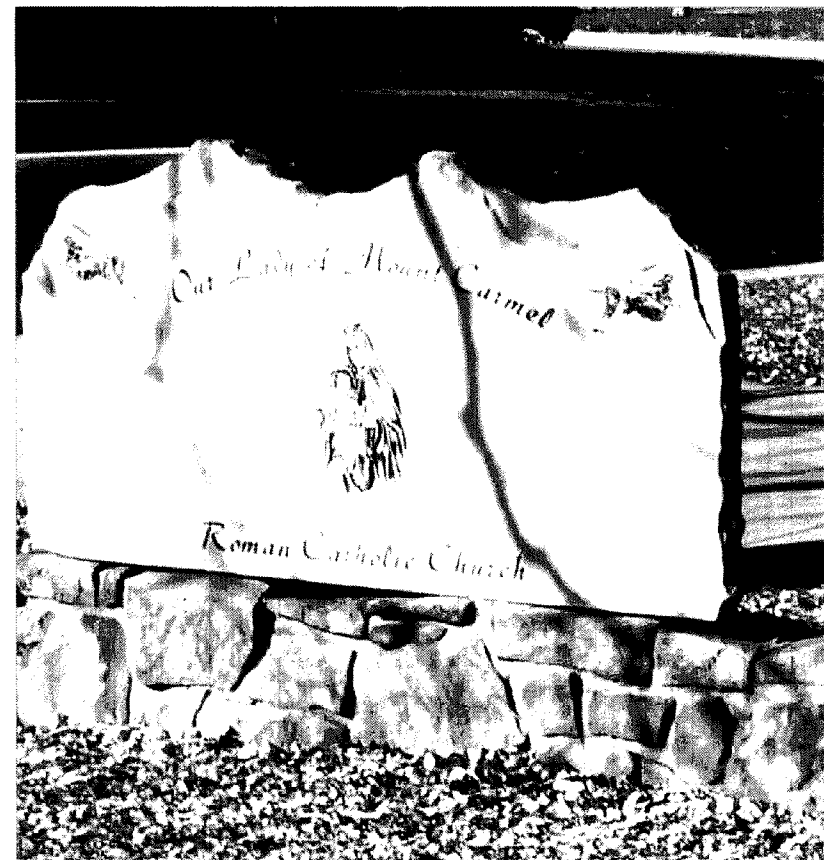
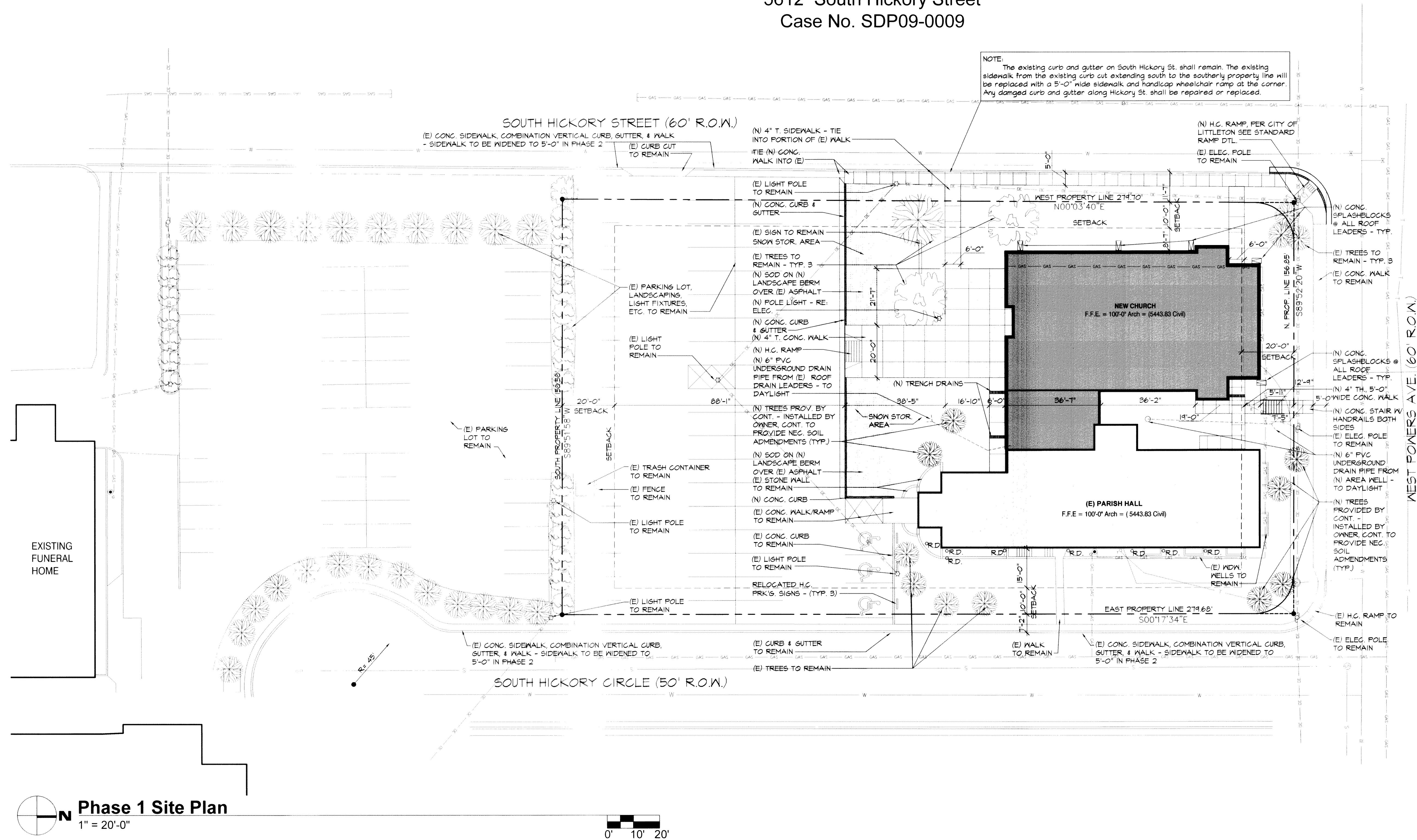
OUR LADY OF MOUNT CARMEL CHURCH - LITTLETON

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Final Site Development Plan: Final Submittal	05/07/2010
Final Site Development Plan: Revisions	01/20/2011
Final Site Development Plan: Revisions	08/01/2011
Amended Final Site Development Plan	12/19/2011

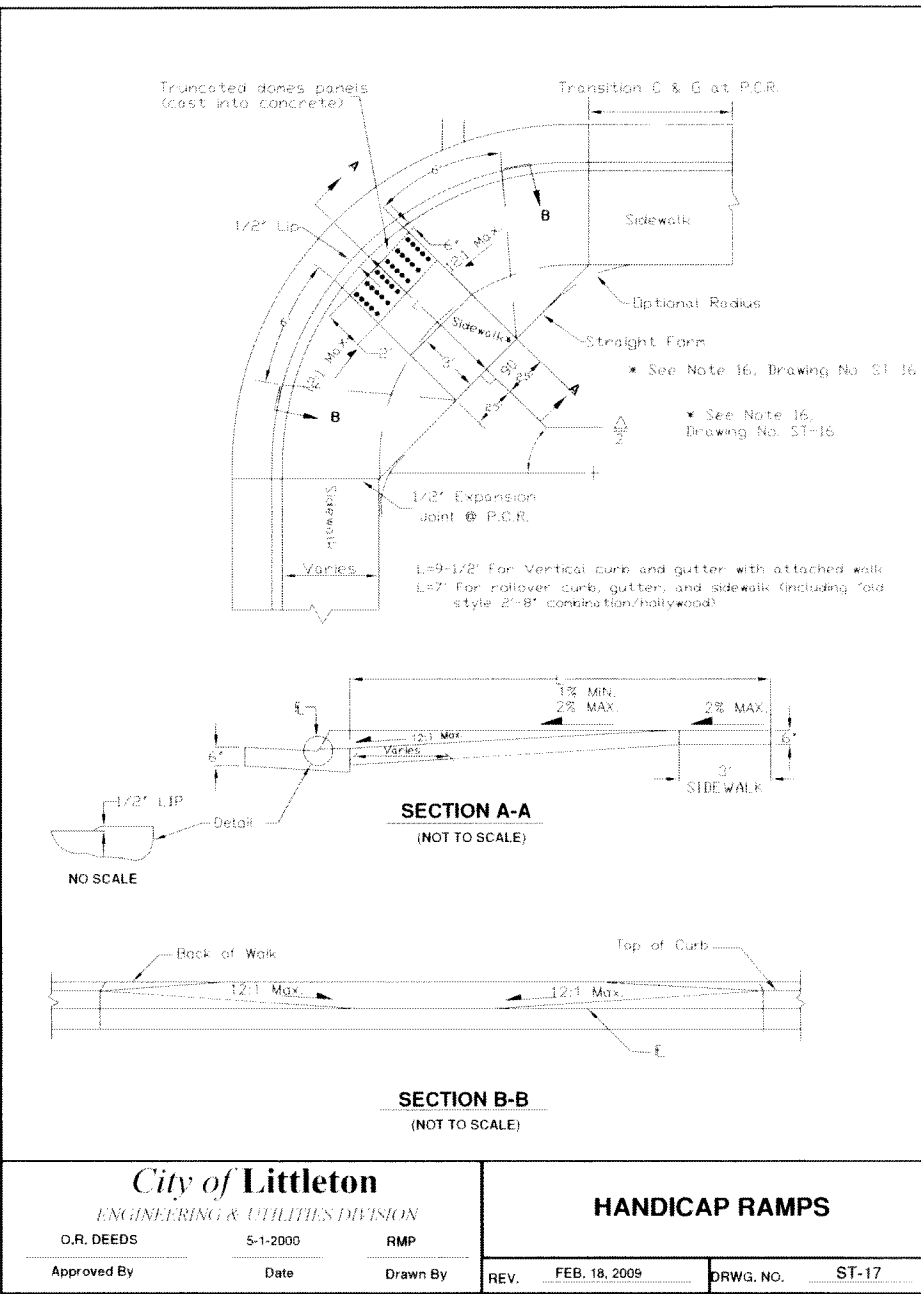
AMENED FINAL SITE DEVELOPMENT PLAN FOR
A portion of Section 16, Township 5S, Range 68W - Lots 1 & 2 of Block 1 Hickory Heights
In the City of Littleton, County of Arapahoe, State of Colorado
also known as
OUR LADY OF MOUNT CARMEL CATHOLIC CHURCH
5612 South Hickory Street
Case No. SDP09-0009



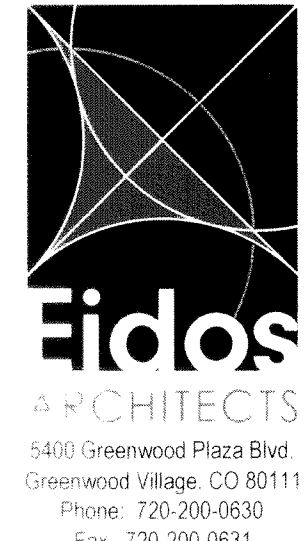
Relocated Existing Sign

NOTE: All renovations and building additions will not encroach into the current nonconforming setback on the North side of the building.

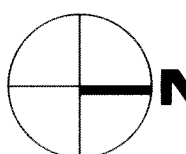
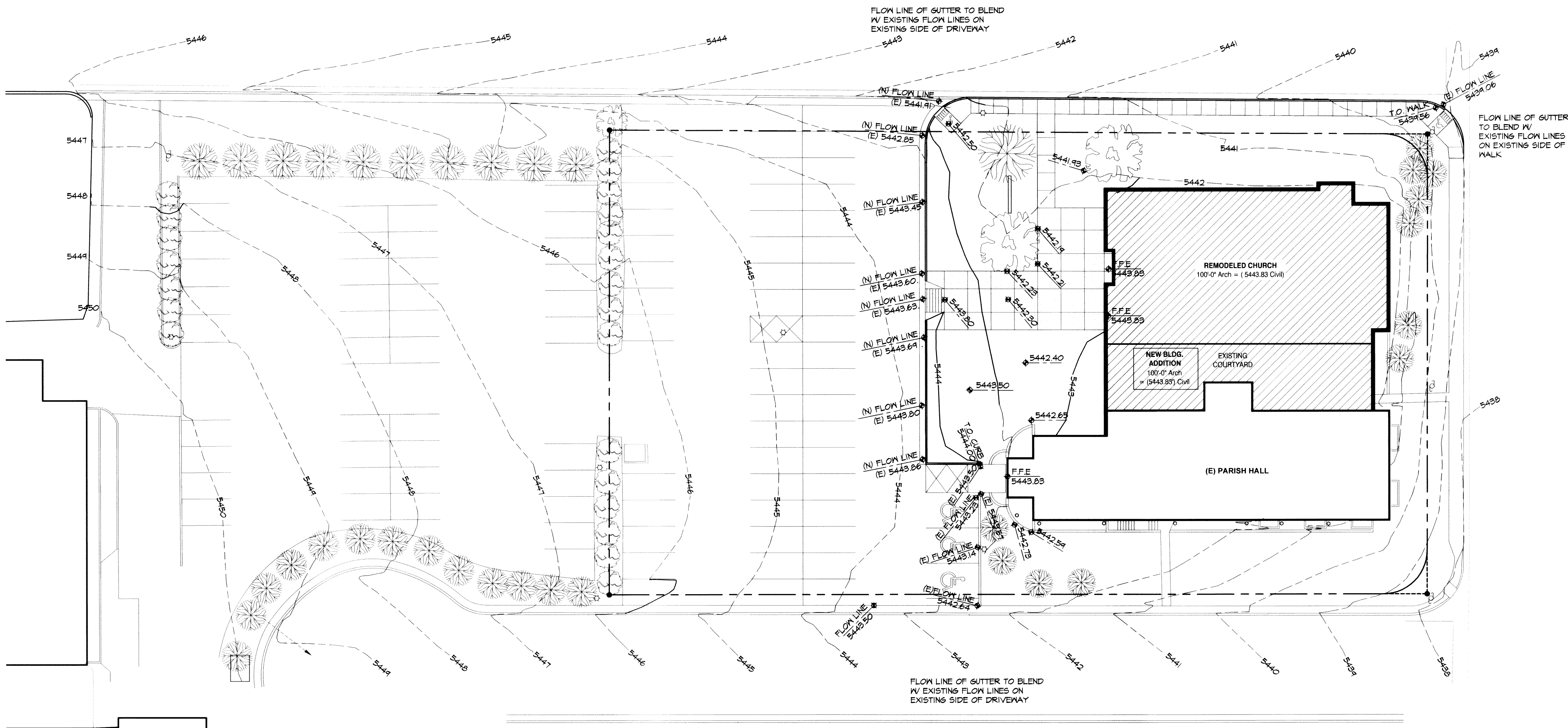
NOTE: Any street cut of the City's asphalt will require an infrared patch repair.



Standard Ramp Detail

 Eidos ARCHITECTS 5400 Greenwood Plaza Blvd. Greenwood Village, CO 80111 Phone: 720-200-0630 Fax: 720-200-0631	CURRENT SUBMITTAL:	DATE:
	Conceptual Site Development Plan	05/18/2009
	Final Site Development Plan: First Submittal	10/08/2009
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Sheet 3 of 15		

AMENDED FINAL SITE DEVELOPMENT PLAN FOR
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Phase 1 Grading Plan

1" = 20'-0"



STANDARD NOTES FOR GRADING AND EROSION CONTROL PLANS

- The property owner is ultimately responsible for the installation and maintenance of all erosion control facilities that are installed on the property, even if specific tasks may be designated to others such as contractors, sub-contractors or site operators. If the City gives direction to a designee, it is the designee's responsibility to notify the owner.
- The City may require that the owner or their designee provide additional erosion control measures should unforeseen water or wind erosion problems occur or should the Erosion and Sediment Control Plan (ESCP) implemented not function as intended.
- All erosion control devices shown on the plan are to be installed properly prior to the start of grading or soil disturbance on the site. The silt fencing, sediment traps, inlet protection and other Best Management Practices (BMP's) shall be inspected, cleaned and maintained by the owner or their designee as needed. A written report shall be prepared at least every two weeks and after all storm (rain or snow) runoff events. The owner or their designee shall submit copies of all inspection reports to the City for review. BMP's removed to accommodate construction phasing, including clearing and grubbing, utilities, roads, vertical construction, final grading, and stabilization shall have redundant BMP's in place to provide adequate erosion control.
- The ESCP measures are to remain in-place and operational until all site paving and permanent landscaping is completed. A sustainable vegetation growth in a density of at least 70% of the pre-existing condition, is to be established on all seeded areas or permanent erosion control measures shall be installed and maintained. Temporary irrigation may be necessary to establish plant growth.
- All areas disturbed by grading or construction traffic shall be seeded, mulched and watered or otherwise vegetated to stabilize the ground surface within 30 days of the completion of grading operations, or as approved by the City if seasonal or weather conditions do not allow. The City shall approve the seed mix and rate of application prior to seeding the area.
- After the site has been stabilized or vegetation established, the owner or their designee shall remove all erosion control measures and clean all storm sewers where sediment has been deposited. It may also be necessary to periodically clean the public storm sewers and down gradient properties during the development of the site.
- The owner or their designee is responsible to clean all public streets and sidewalks where sediment or mud is tracked onto the paved surface. The owner or their designee may be required to clean the public way immediately upon being notified by the City.
- The owner or their designee shall be responsible for the development and implementation of a Storm Water Management Plan (SWMP) of appropriate control measures and maintenance procedures to prevent pollution from all non-storm water discharges on the site. The SWMP shall address, at a minimum:
 - Concrete mixer truck wash water disposal areas
 - Spill protection for petroleum products and other chemicals, including vehicle fueling and potentially hazardous materials
 - Prohibition of chemicals added to storm water
 - Building material waste disposalProvisions to install and maintain redundant BMP's to accommodate removal of BMP's shown on the ESCP for construction phasing, including but not limited to clearing and grubbing, utilities, roads, vertical construction, final grading and stabilization.
- If the owner or their designee fails to implement any of the provisions of the ESCP and ignores the City's verbal or written request for immediate remedy, the City may make arrangements or hire a private contractor to clean the public ways and bill the owner directly for the actual cost of such cleanup plus a \$300 administrative fee.
- The City may issue a "Stop Work" order to stop any permitted site construction work from proceeding until the erosion control measures provided on the ESCP are reinstalled, implemented as intended, or until corrective measures are taken and any necessary cleanup is performed.
- The owner or their designee may not utilize the public street as a staging area for the temporary storage of building materials, excavated materials or construction equipment. Use of offsite private property for staging may be subject to review by the Littleton Zoning Official.
- For all sites equal to or greater than one (1) acre, the State of Colorado requires a CDP's General Permit entitled "Stormwater Discharges Associated with Construction Activity." A copy of that permit shall be submitted to the City of Littleton Engineering & Utilities Division prior to the issuance of any Grading, Foundation or Building Permit by the City.
- An Air Pollutant Emission Notice Construction Permit issued by the Colorado Department of Public Health and Environment (CDPHE), Air Pollution Control Division is required for all sites larger than 25 acres or for those areas which take more than six months to reach completion. A copy of that permit shall be submitted to the City of Littleton Engineering & Utilities Division prior to the issuance of any Grading, Foundation or Building Permit.
- A Construction Dewatering Discharge Permit shall be obtained from CDPHE prior to pumping of any surface or sub-surface water into any City public way or storm drainage system. Adequate sediment control BMP's shall be required at the pump's inlet and outlet.

DESIGNER CERTIFICATION:

"I hereby certify that this Erosion and Sediment Control Plan was prepared by me (or under my direct supervision) in accordance with the provisions of the City of Littleton's Storm Drainage Design and Technical Criteria Manual for the owners thereof."

Registered Professional Engineer: *[Signature]* Date: 2/1/12
State of Colorado No. C-2702

PROPERTY OWNER CERTIFICATION:

"I hereby certify that this Erosion and Sediment Control Plan for OUR LADY OF MOUNT CARMEL is my responsibility to implement and maintain and I accept all of the terms stated above. I understand that the City of Littleton does not and will not assume liability for this Plan."

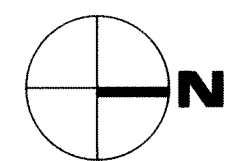
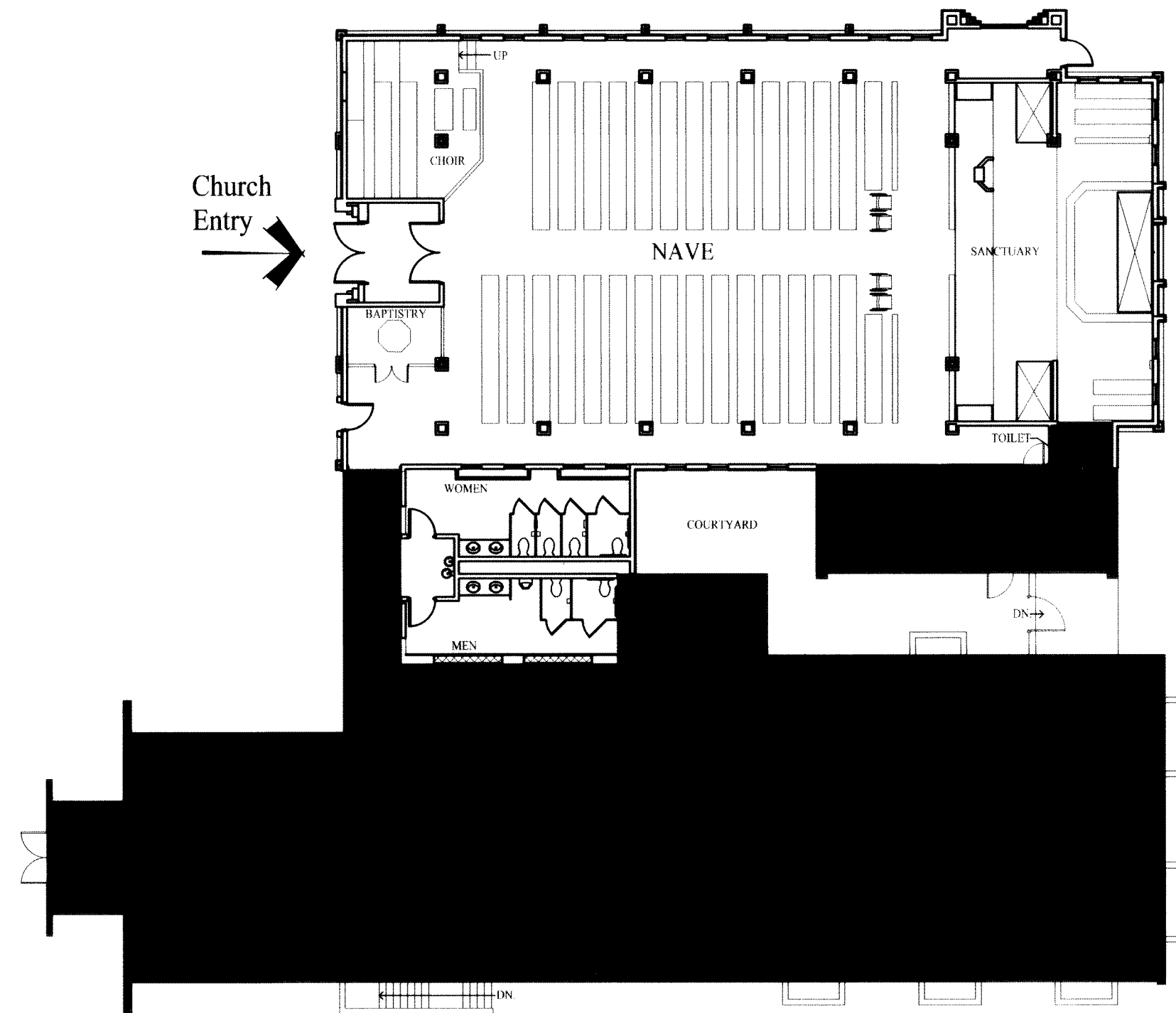
Printed Name: *[Signature]* Date: *[Signature]*
Property Owner: *[Signature]*
Address: 5612 SOUTH HICKORY
LITTLETON, CO 80120
Phone Number: 303-703-8538

Date: _____

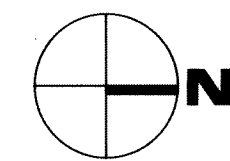
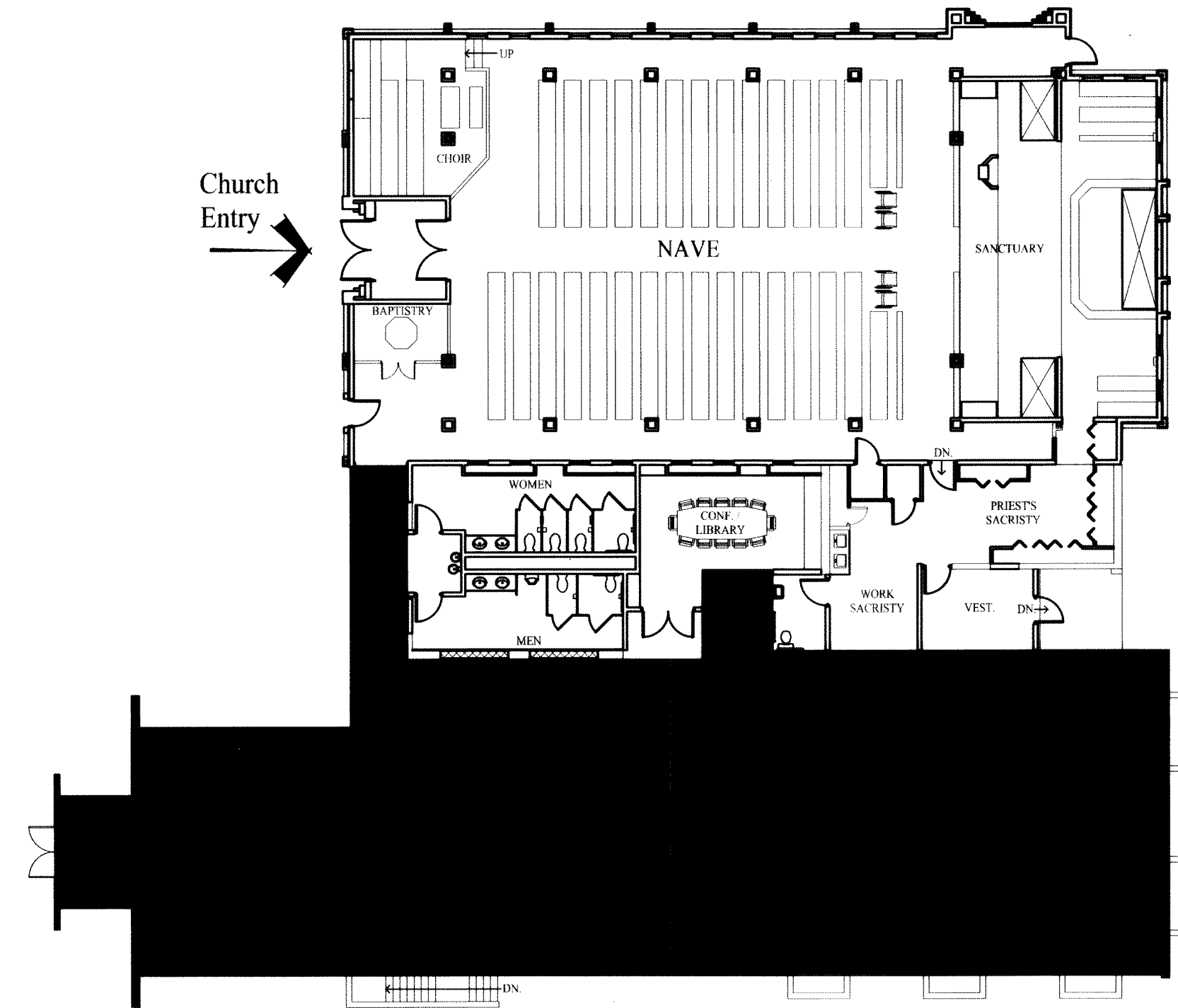
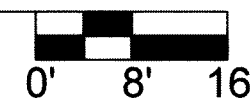


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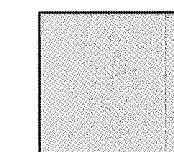
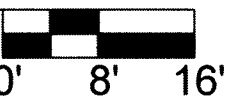
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5612 South Hickory Street
Case No. SDP09-0009



Proposed Main Level Floor Plan - Phase 1
1/16" = 1'-0"



Proposed Main Level Floor Plan - Phase 1 Alternate
1/16" = 1'-0"

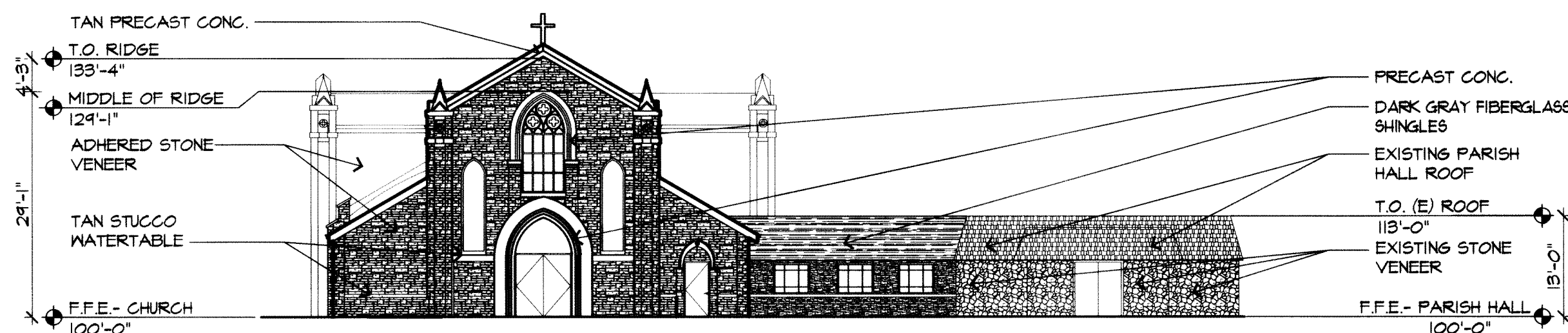


INDICATES EXISTING UNDISTURBED AREAS



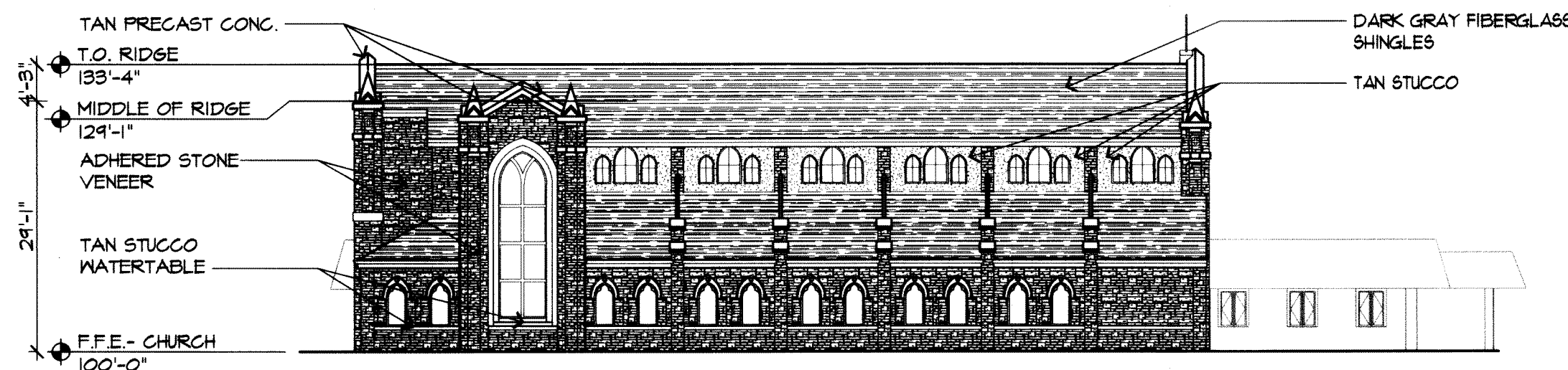
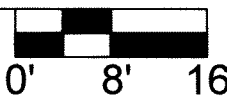
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Final Site Development Plan: Final Submittal	05/07/2010
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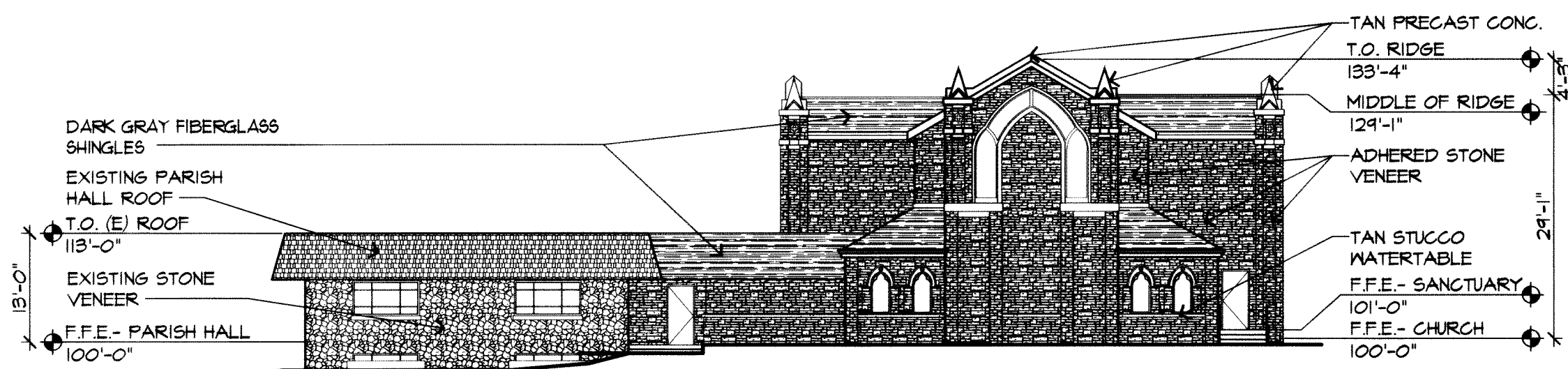
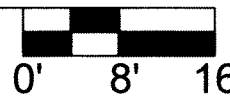
Proposed South Elevation - Phase 1

1/16" = 1'-0"



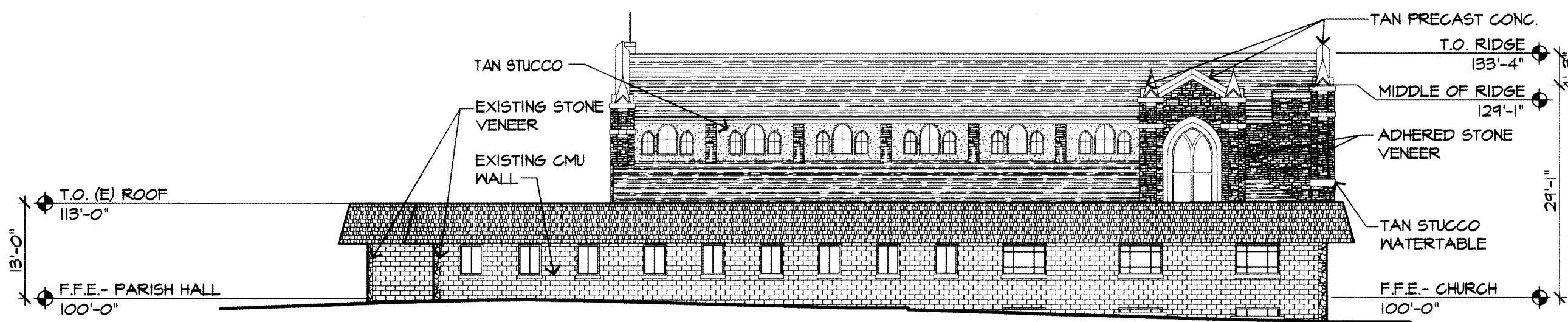
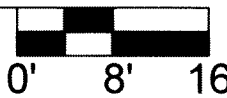
Proposed West Elevation - Phase 1

1/16" = 1'-0"



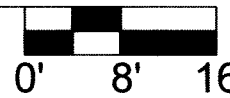
Proposed North Elevation - Phase 1

1/16" = 1'-0"



Proposed East Elevation - Phase 1

1/16" = 1'-0"

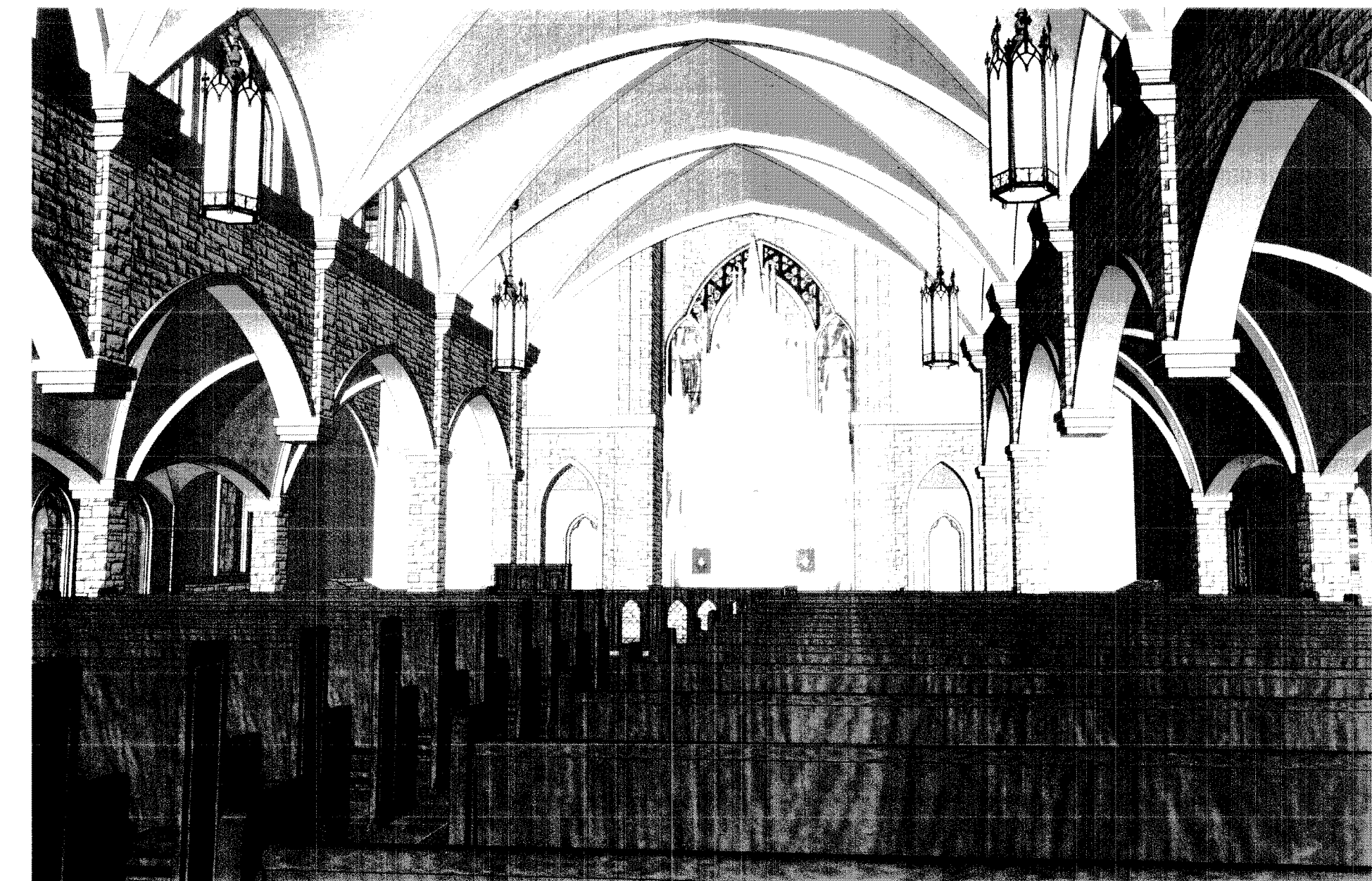


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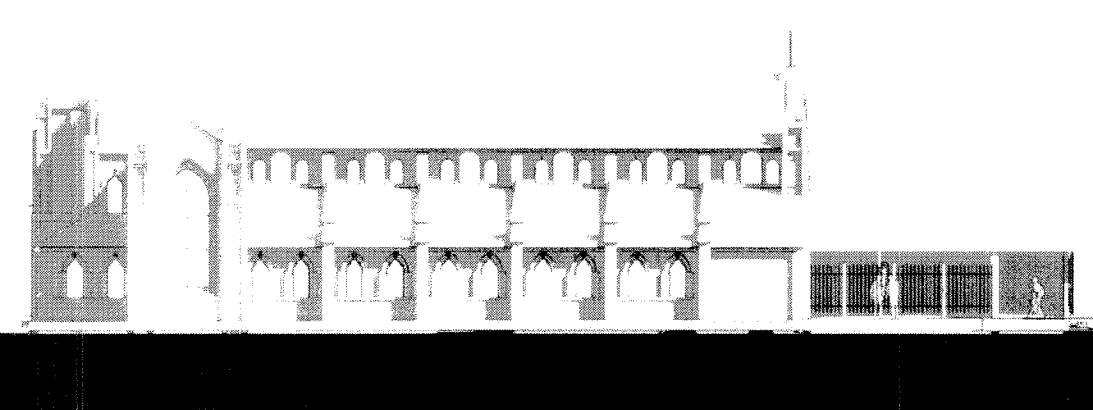
Southwest Perspective



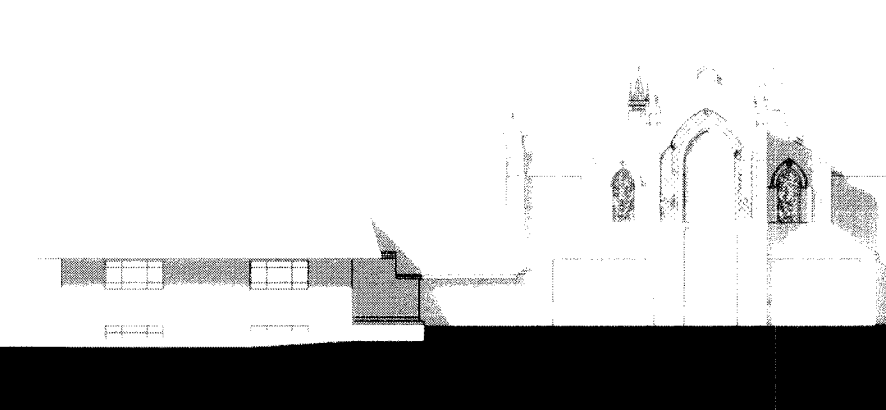
Interior Perspective



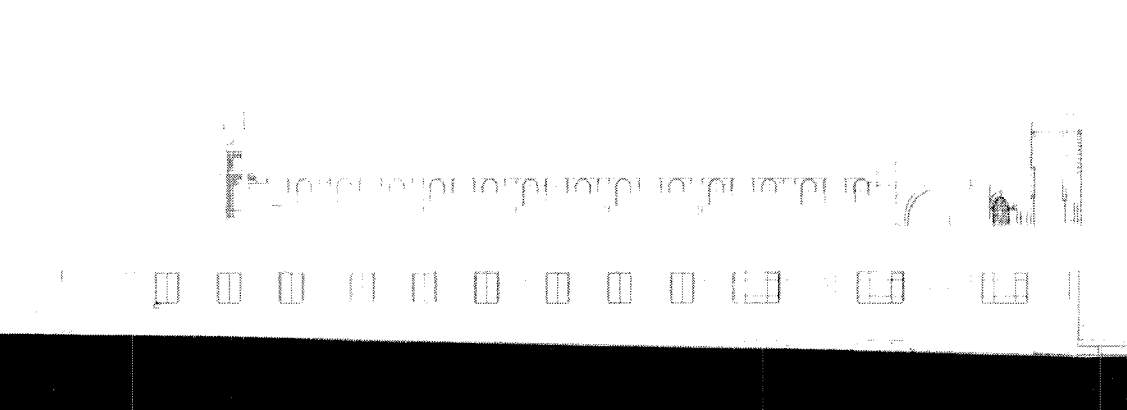
South Elevation



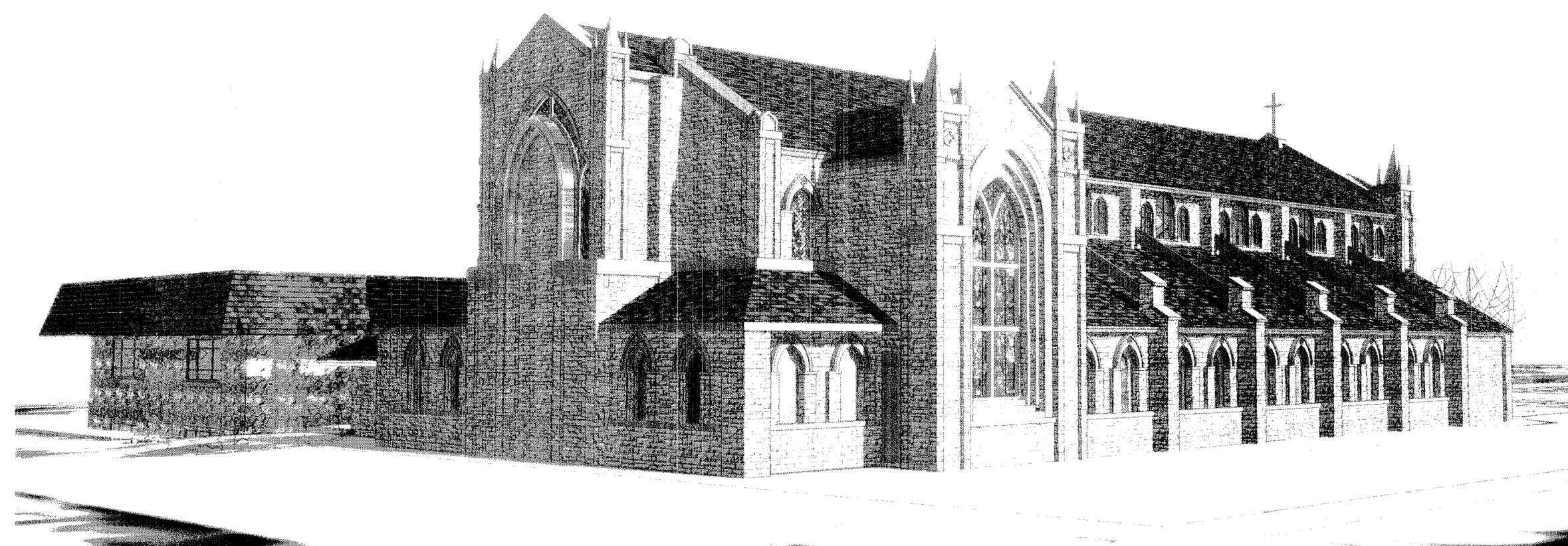
West Elevation



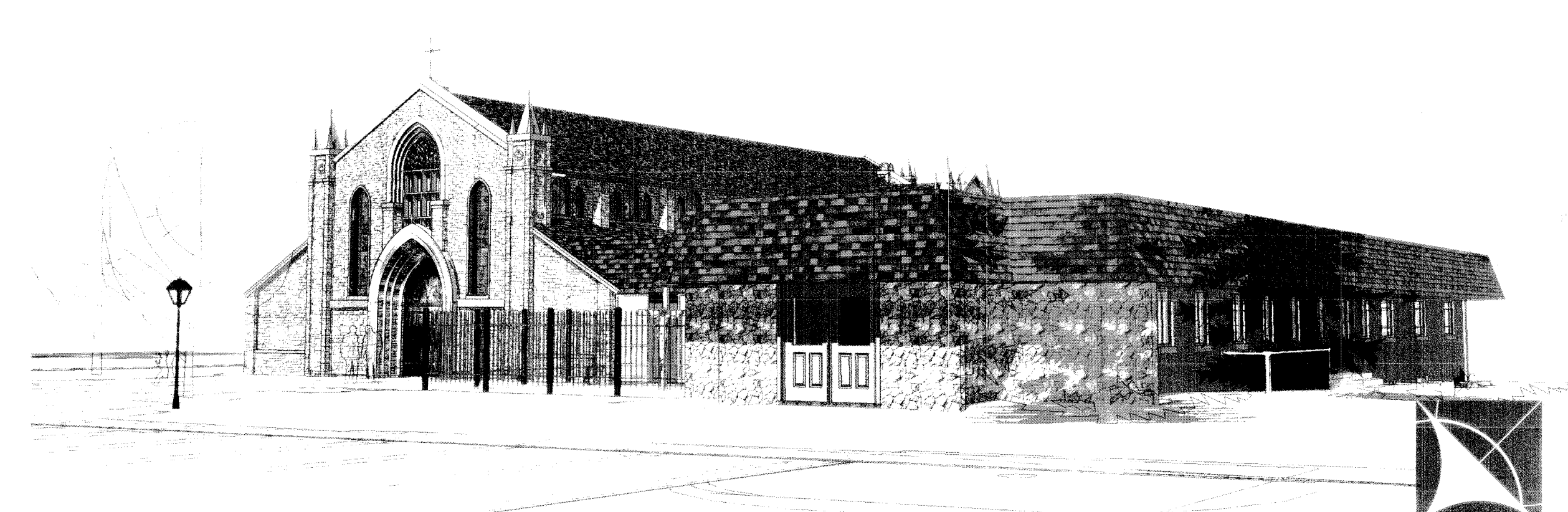
North Elevation



East Elevation

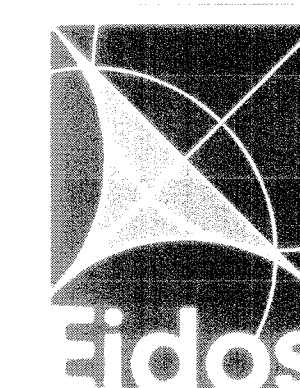


Northwest Perspective



Southeast Perspective

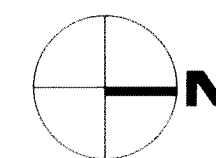
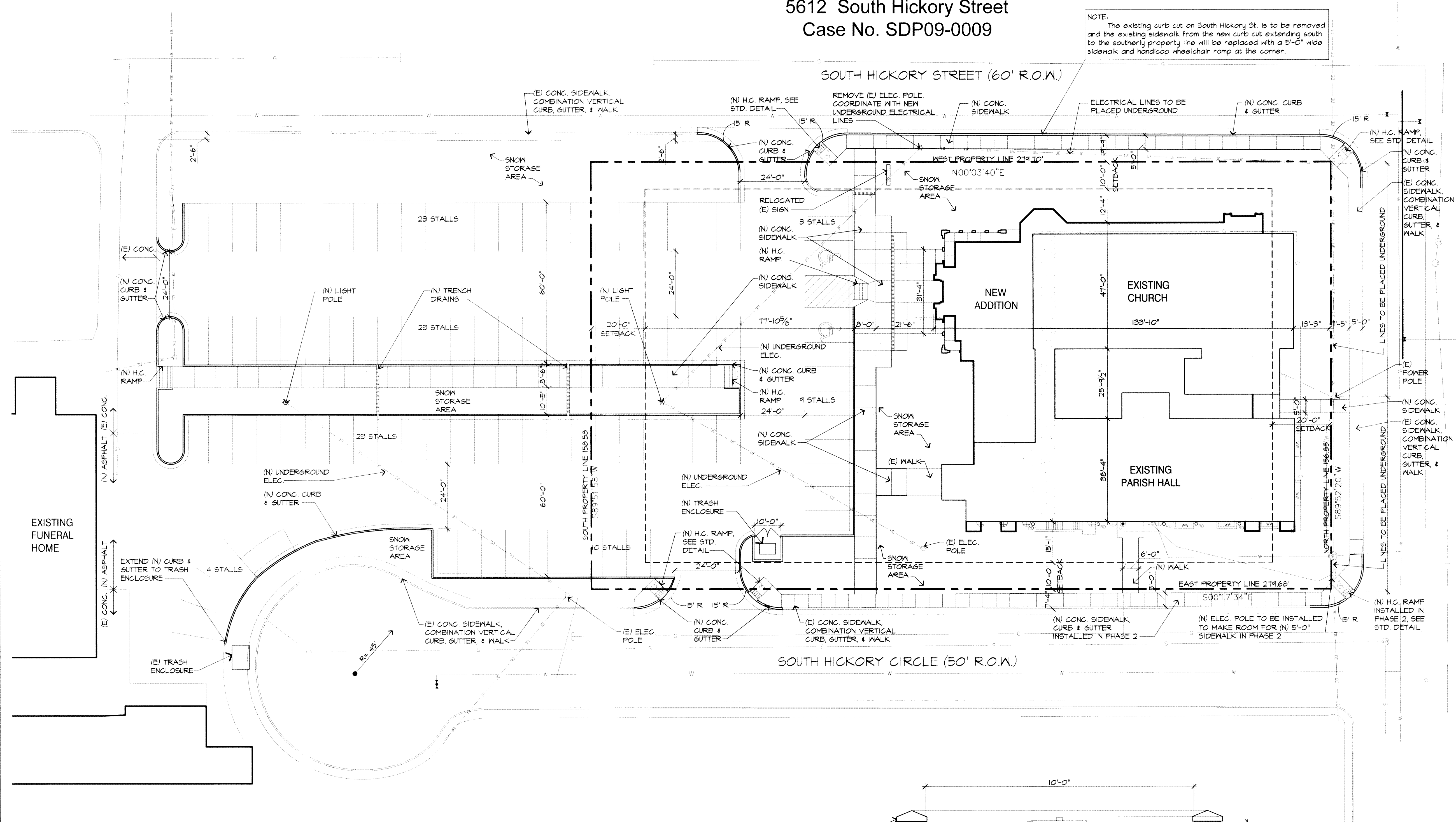
Phase 1 Perspectives



CURRENT SUBMITTAL:	DATE
Conceptual Site Development Plan	05/18/2009
Final Site Development Plan: First Submittal	10/08/2009
Final Site Development Plan: Second Submittal	01/30/2010
Final Site Development Plan: Final Submittal	05/07/2010
Final Site Development Plan: Revisions	01/20/2011
Final Site Development Plan: Revisions	08/01/2011
Amended Final Site Development Plan	12/19/2011

AMENDED FINAL SITE DEVELOPMENT PLAN FOR
A portion of Section 16, Township 5S, Range 68W - Lots 1 & 2 of Block 1 Hickory Heights
In the City of Littleton, County of Arapahoe, State of Colorado
also known as
OUR LADY OF MOUNT CARMEL CATHOLIC CHURCH
5612 South Hickory Street
Case No. SDP09-0009

NOTE:
The existing curb cut on South Hickory St. is to be removed and the existing sidewalk from the new curb cut extending south to the southerly property line will be replaced with a 5'-0" wide sidewalk and handicap wheelchair ramp at the corner.



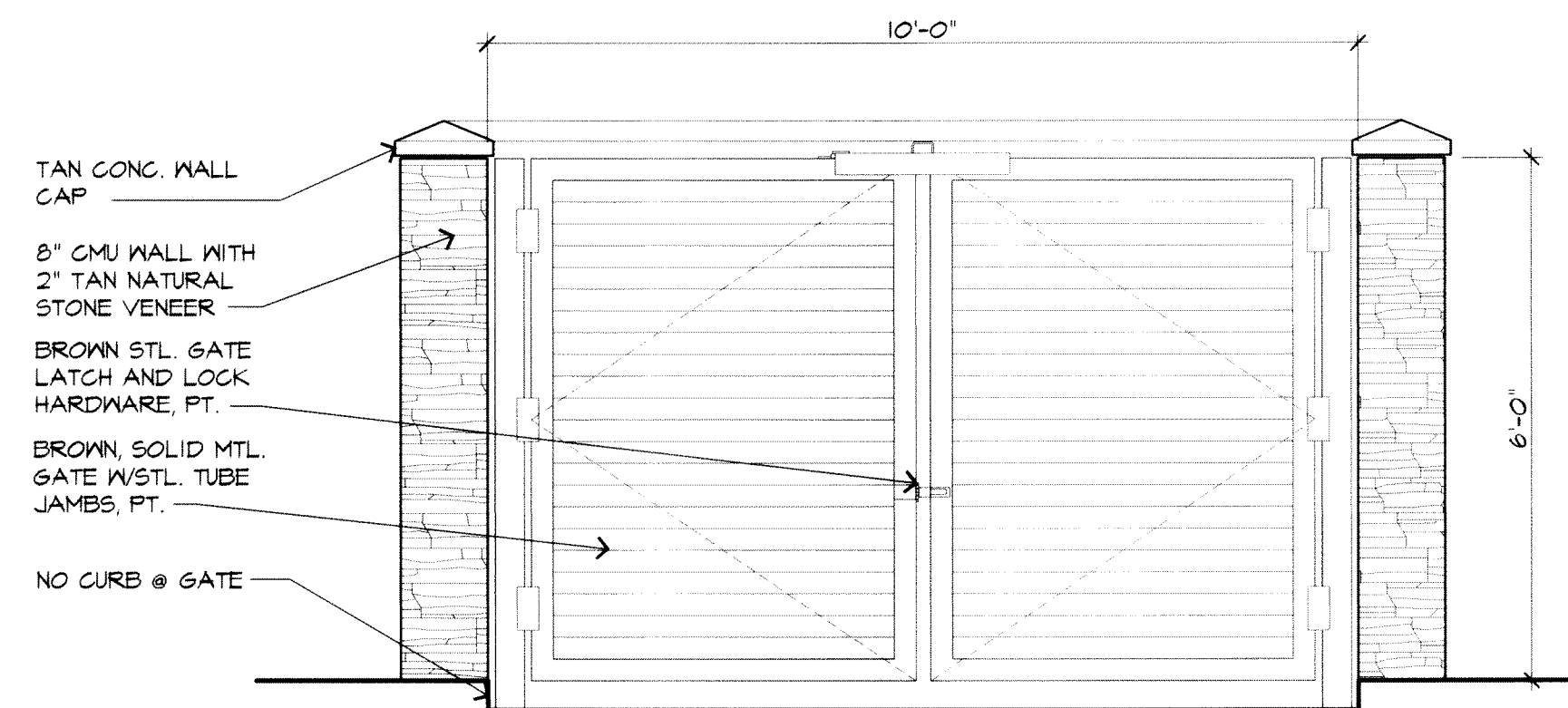
Masterplan Site Plan with New Addition and New Parking

1" = 20'-0"



NOTE:

The Owners for themselves and their heirs, successors and assigns, agrees that they shall place underground or cause to be placed underground, at their sole expense, all utilities required to be placed underground pursuant to the Littleton Municipal Code, at a future date as directed by the City of Littleton in its sole discretion. Such utilities to be placed underground shall specifically include but not be limited to: electricity, telephone, fiber optics, and cable television. It is also agreed that all proposed utilities related to this Site Plan shall be installed underground.



Trash Enclosure Elevation

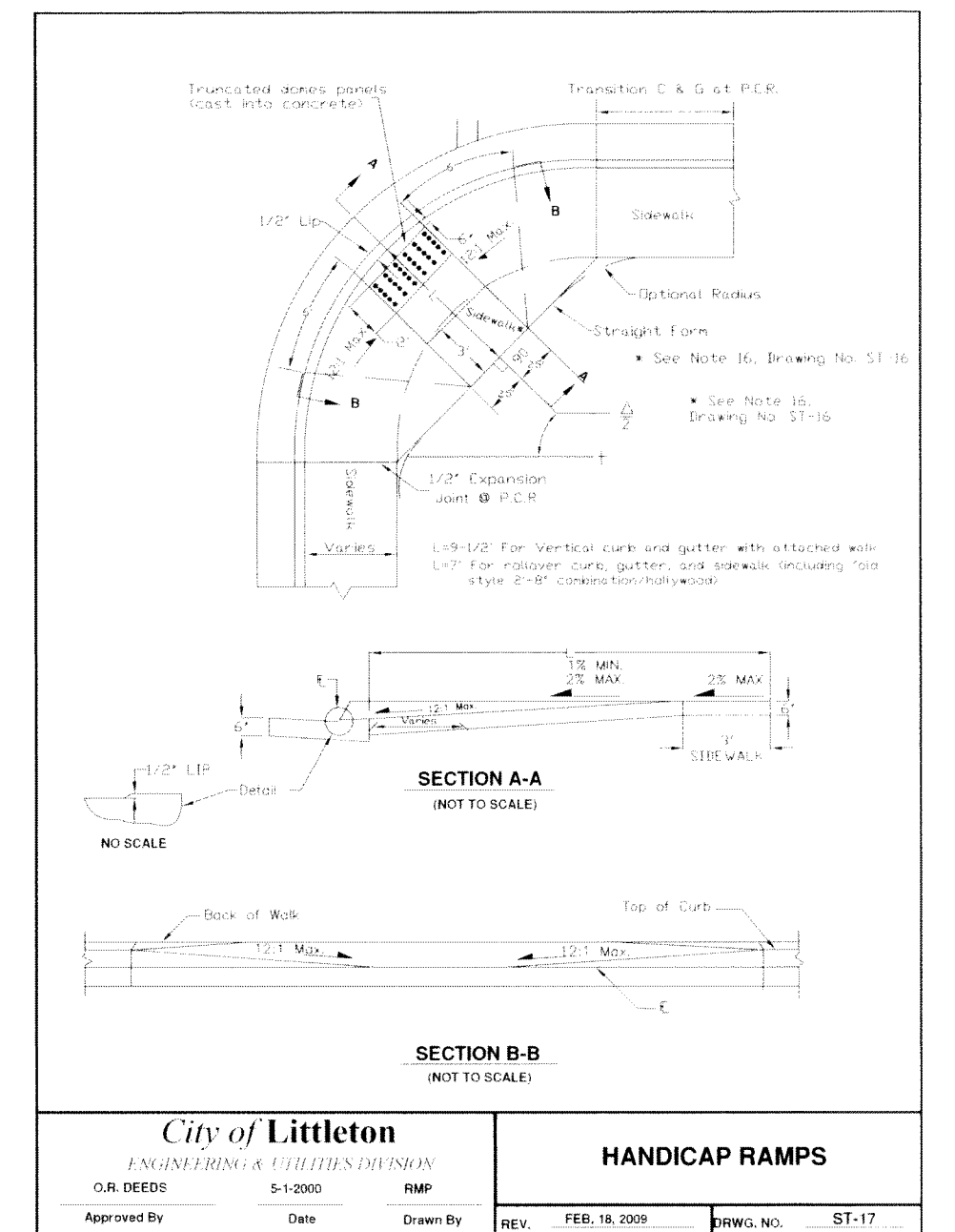
1/2" = 1'-0"



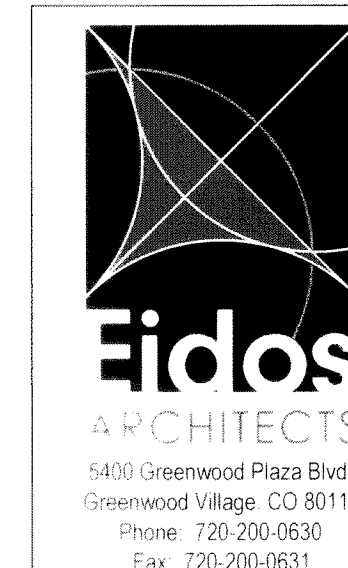
Relocated Existing Sign

NOTE: All renovations and building additions will not encroach into the current nonconforming setback on the North side of the building.

NOTE: Any street cut of the City's asphalt will require an infrared patch repair.



Standard Ramp Detail



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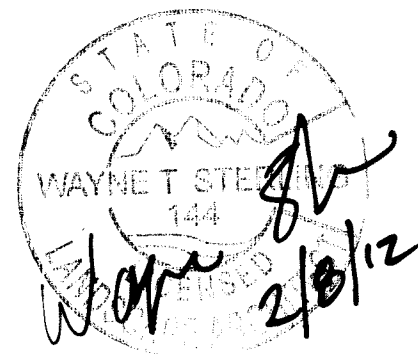
PLANT LIST

QUAN.	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES				
3	HC	HORSECHESNUT <i>Aesculus hippocastanum</i>	2.5" CAL.	FULL CROWN STAKED, B&B, SPECIMEN QUALITY
5	GL	GREENSPIRE LINDEN <i>Tilia cordata "Greenspire"</i>	2.5" CAL.	FULL CROWN STAKED, B&B, SPECIMEN QUALITY
3	RM	RED SUNSET MAPLE <i>Acer rubrum "Red Sunset"</i>	2.5" CAL.	FULL CROWN STAKED, B&B, SPECIMEN QUALITY
3	EO	ENGLISH OAK <i>Quercus robur</i>	2.5" CAL.	FULL CROWN STAKED, B&B, SPECIMEN QUALITY
5	SC	SPRING SNOW CRABAPPLE <i>Malus "Spring Snow"</i>	2.0" CAL.	FULL CROWN STAKED, B&B, SPECIMEN QUALITY
2	TH	THORNLESS COCKSPUR HAWTHORN <i>Crataegus crusgalli inermis</i>	2.0" CAL.	FULL CROWN STAKED, B&B, SPECIMEN QUALITY
SHRUBS				
27	BU	BLUE CHIP JUNIPER <i>Juniperus horizontalis "Blue Chip"</i>	5 GAL. 18"-24" SPREAD	SPACING 4" O.C. FULL FORM
21	ML	MISS KIM LILAC <i>Syringa patula</i>	5 GAL. 18"-24" HT.	SPACING 3" O.C. 5 CANES MIN.
33	FS	FROEBEL SPIREA <i>Spiraea dumalis "Froebel"</i>	5 GAL. 18"-24" HT.	SPACING 3" O.C. 5 CANES MIN.
PERENNIALS, ORNAMENTAL GRASSES				
2	FG	PAMPAS GRASS <i>Eriophorum ravennae</i>	5 GAL. ESTABLISHED	SPACING 60" O.C.
14	FG	FEATHER REED GRASS <i>Calamagrostis acut. "Karl Foerster"</i>	5 GAL. ESTABLISHED	SPACING 36" O.C.
21	S	GREY SANTOLINA <i>Santolina chamaecyparissus</i>	1 GAL. ESTABLISHED	SPACING 24" O.C.
8	CP	CREeping PHLOX <i>Phlox subulata</i>	1 GAL. ESTABLISHED	SPACING 24" O.C.

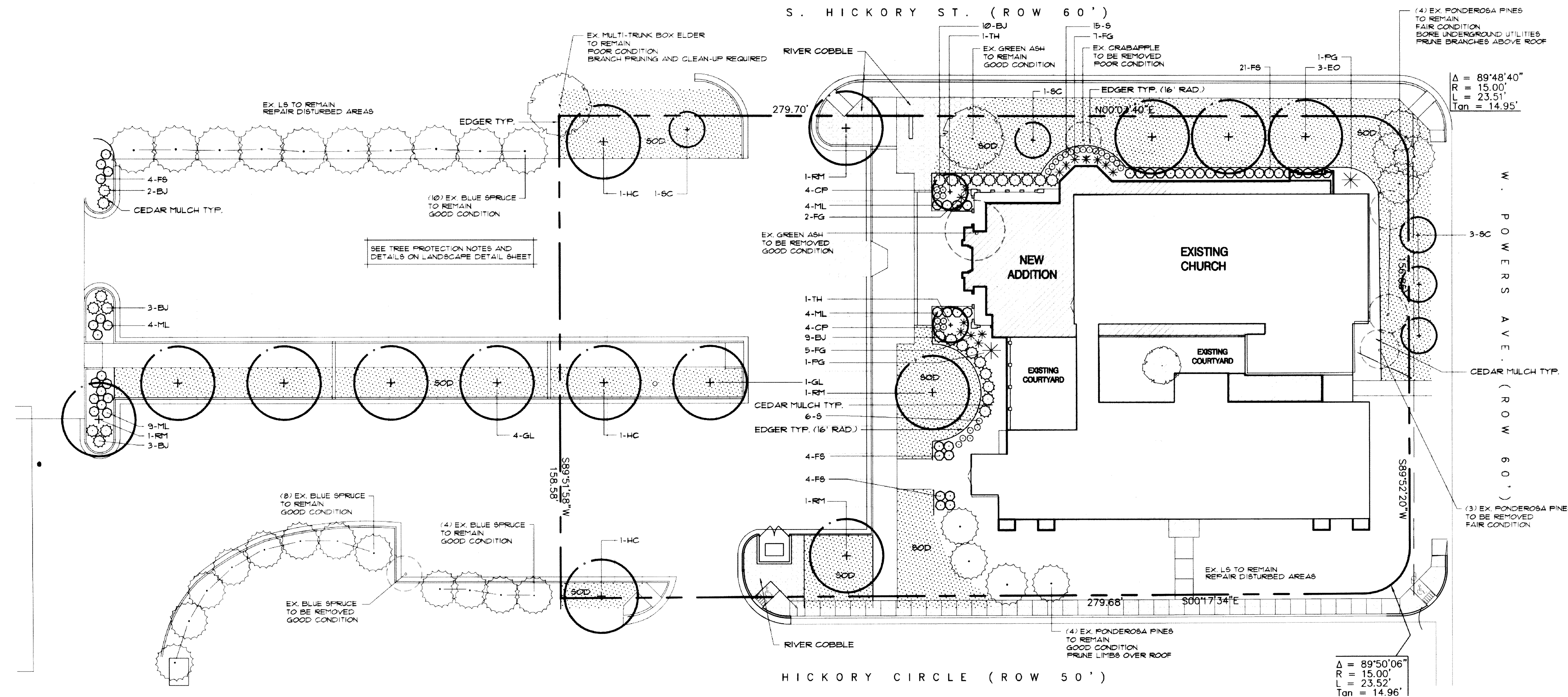
 Sterling Design Associates, LLC

2506 W. Main St., #250, Littleton, CO 80120
303.794.4727 PH
303.734.8975 FX
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
WAYNE T. STERLING
COLORADO REGISTRATION NO. 144
FOR AND ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC © 2009



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

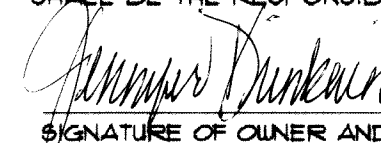
CAUTION - NOTICE TO CONTRACTOR

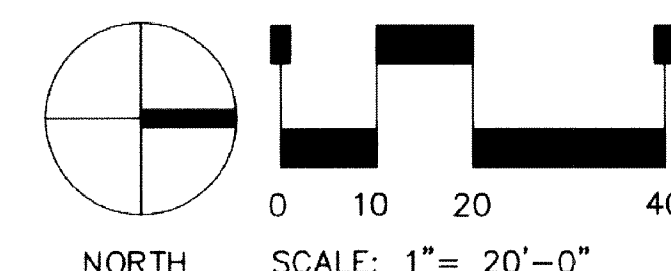
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

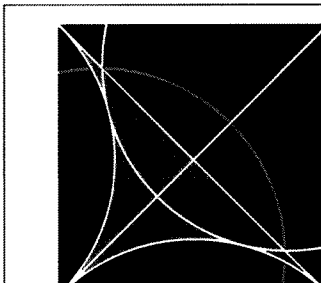
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

INSTALLATION & MAINTENANCE REQUIREMENTS

OWNER OR DESIGNATED AGENT THEREOF SHALL COMPLETE THE LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN. MAINTENANCE OF THE LANDSCAPE IMPROVEMENTS SHALL COMPLY WITH TITLE 10, CHAPTER 5 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 OWNERS/OCCUPANTS.

 JENNIFER O'CONNELL
SIGNATURE OF OWNER AND DATE

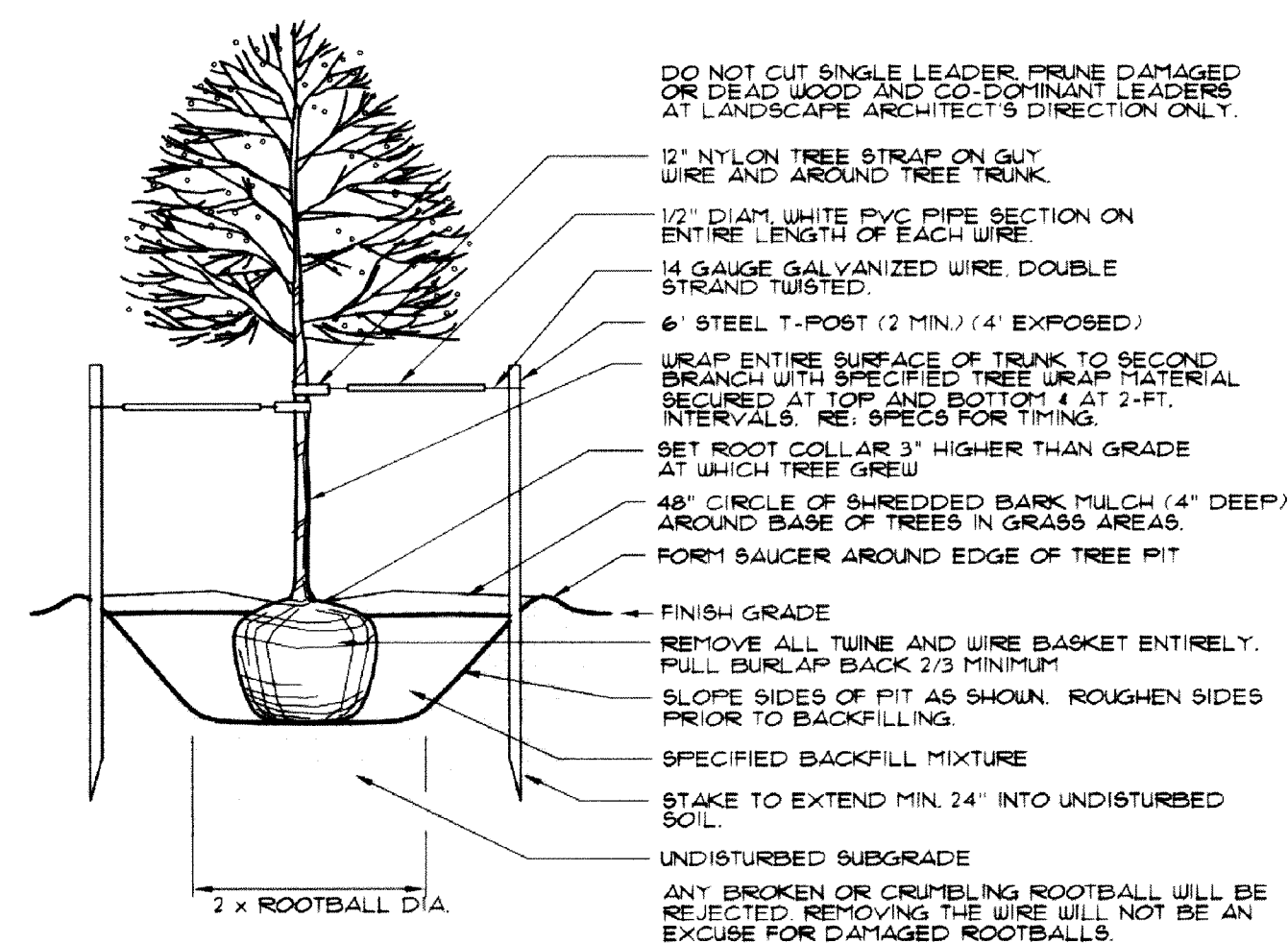


 **Fidos**
ARCHITECTS
5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720-200-0630
Fax: 720-200-0631

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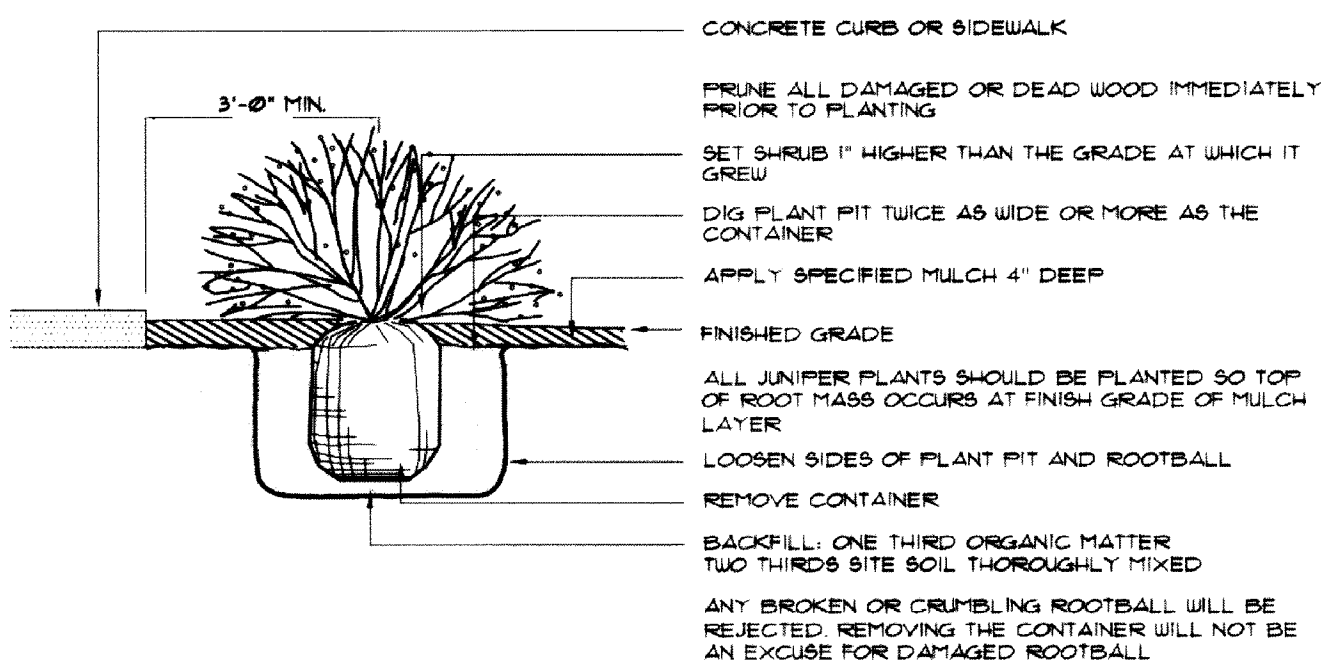
Sheet 9 of 15

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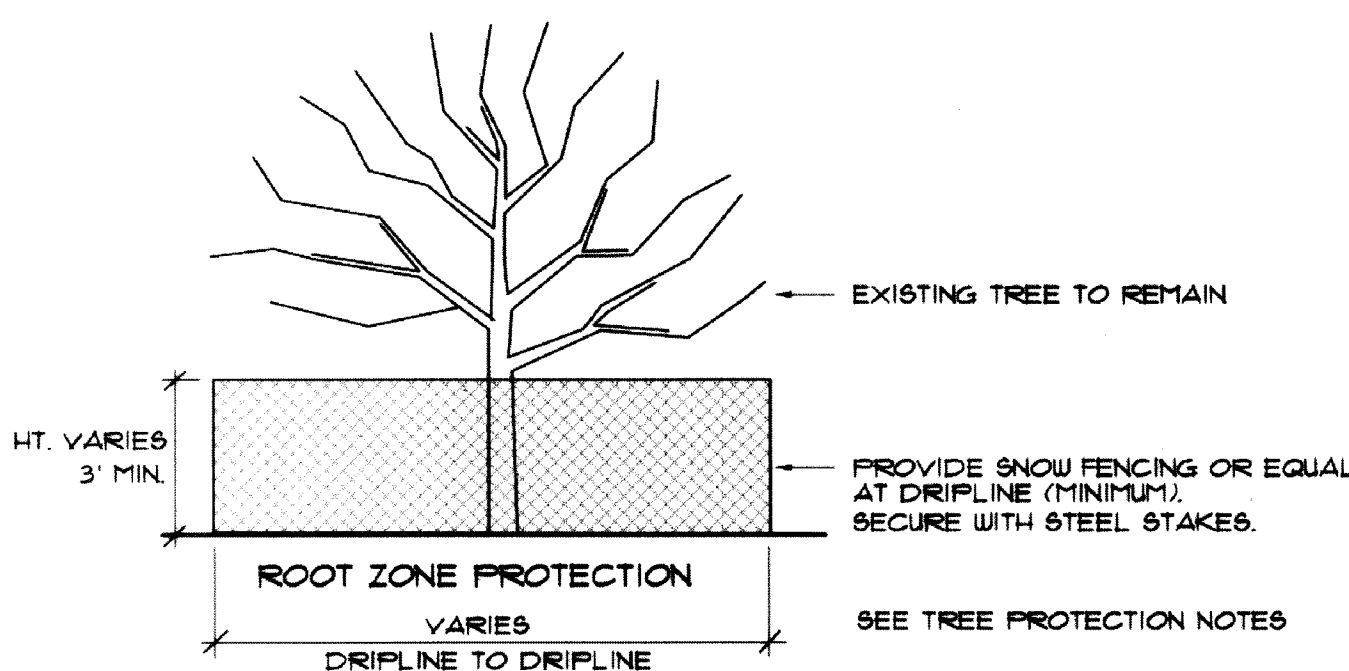
DECIDUOUS TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



EXISTING TREE PROTECTION

NOT TO SCALE

TREE PROTECTION NOTES

1. REMOVAL OF EXISTING TREES WITHIN THE DEVELOPMENT IS SUBJECT TO A CITY TREE REMOVAL PERMIT APPLICATION ADMINISTERED BY THE CITY OF LITTLETON.
2. TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION. DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. CITY OF LITTLETON MAY STOP CONSTRUCTION IF TREE PRESERVATION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.
4. FENCING SHALL BE 3 FEET TALL SNOW FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
5. NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
6. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
7. CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED.
8. THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING.
9. UNAUTHORIZED TREE REMOVAL OR DAMAGE IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTATION OF ALL EXISTING TREES TO REMAIN, PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERT MEASURING MINIMUM 6 FEET IN DIAMETER AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.

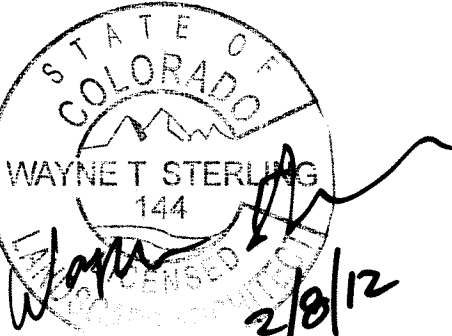
LANDSCAPE NOTES

1. COORDINATION
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
2. COMPLIANCE
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
3. GUARANTEE
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
4. COMPLETION AND MAINTENANCE
A. FINAL ACCEPTANCE: WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
B. MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
5. SITE CONDITIONS
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
6. DAMAGE AND CLEANING
A. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
B. CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
7. RIGHT OF REJECTION
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS, AND OR TAGS FOR ALL MATERIALS.
8. SOIL PREPARATION
SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH THREE CUBIC YARDS PER THOUSAND SQUARE FEET OF ORGANIC COMPOST. COMPOST TO HAVE A C:N RATIO BETWEEN 15:1 AND 30:1, LESS THAN 6 mm/100 cm SALT CONTENT, A pH BETWEEN 6.5 AND 8.5, AND OVER 30% ORGANIC MATTER. APPLY 3 LBS. OF N AND 3 LBS. OF P (DIAMONUM PHOSPHATE) PER THOUSAND SQ. FEET. ROTOTILL AMENDMENTS AND TOPSOIL TO A DEPTH OF SIX INCHES.
9. SOODING
SOD SHALL BE 90% TURF TYPE TALL FESCUE AND 10% BLUEGRASS. INSTALL WITHIN 24 HRS. OF CUTTING. (SUBMIT CERTIFICATION FROM GROWER).
10. PLANTING
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED WITH AGRIFORM TABLETS.
11. EDGING
INSTALL 4" RYERSON ROLL TOP STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPLICES PER MANUFACTURER'S RECOMMENDATIONS.
12. MULCH
INSTALL WESTERN RED CEDAR MULCH A MINIMUM OF 3" DEEP (NO FABRIC) UNLESS OTHERWISE SHOWN. RIVER COBBLE TO BE WASHED, ROUNDED, AND 2"-4" IN SIZE PLACED OVER DEWITT PRO 5 FILTER FABRIC, 3" DEEP. (SUBMIT SAMPLES).
13. MAINTENANCE
THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.
14. IRRIGATION
ALL LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC SYSTEM. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE A DRIP SYSTEM ZONED SEPARATE FROM TURF AREAS.

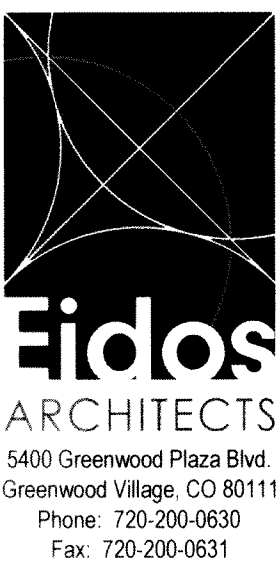


2506 W. Main St., #250, Littleton, CO 80120
303.794.4727 ph
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www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
WAYNE T. STERLING
COLORADO REGISTRATION NO. 144
FOR AND ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC © 2009



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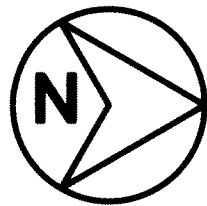
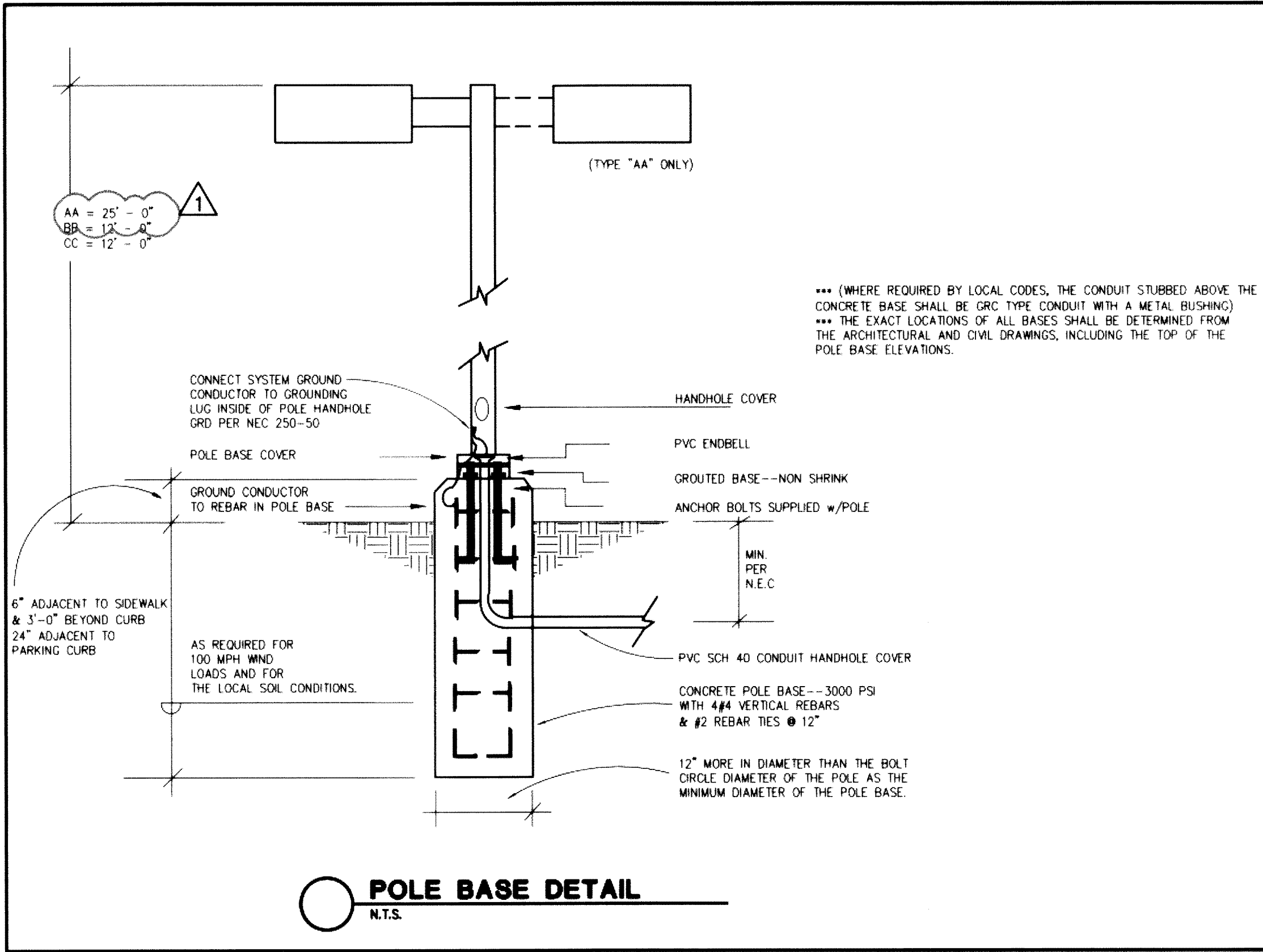
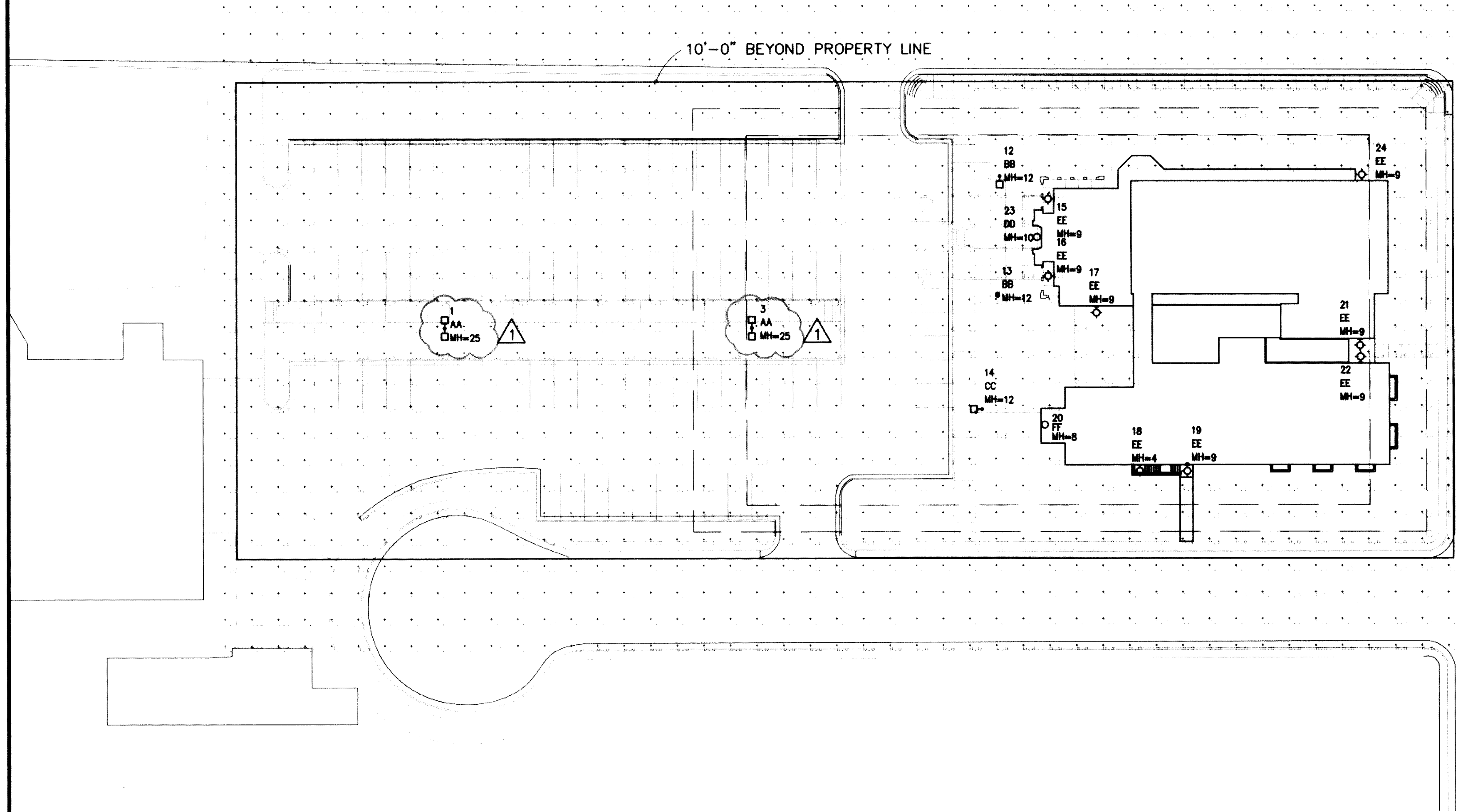
NOTE:
ALL LIGHTING ADDED DURING
PHASE 2 SHALL BE COMPLIANT
WITH LITTLETON LIGHTING CODE
AND SUBJECT TO REVIEW AND
APPROVAL, PRIOR TO
INSTALLATION, BY THE CITY
OF LITTLETON.

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	LLF	Description	Lumens x QTY	TOTAL LUMENS
2	AA	BACK-BACK	26000	1.000	ETS_250PMH-ED28	20,000 X 4	80,000
2	BB	SINGLE	5900	1.000	SET5_70MH-ED17	5,900 X 2	11,800
1	CC	SINGLE	5900	1.000	SET3_709MH-ED17	5,900 X 1	5,900
1	DD	SINGLE	3600	1.000	CFCB826QHEB-STCB8ACL	3,600 x 1	3,600
8	EE	SINGLE	3600	1.000	EJL-1PL26w	3,600 X 8	28,800
1	FF	SINGLE	3600	1.000	CFCB826QHEB-STCB8CL	3,600 X 1	3,600
							133,700

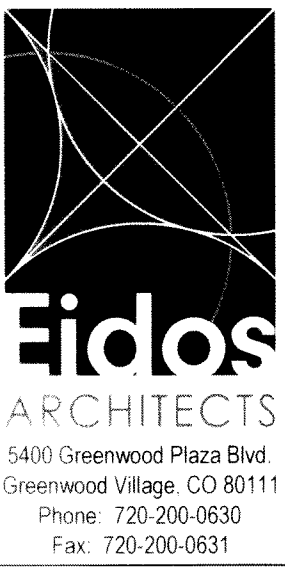
TOTAL CALCULATED LUMENS = 133,700
ALLOWABLE LUMENS PER CODE
100,000 X 1.632 ACRES = 163,200

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL	Illuminance	Fc	0.80	15.7	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
TYPE	NAME	MANUFACTURER CATALOG NUMBER	FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	MTG HEIGHT	MTG DPTH	REMARKS	VOLTS
AA	KIM	2B/ET5/250PMH/XX-P	BY ARCH	2-MS250W/ H75/ED28/PS	500	POLE: "SSS"	RE: 2/ES1.0"		20000 LUMENS	120
BB	KIM	1SA/SET5/100PMH/XX-P/P10/XX-P	BY ARCH	1-MHC100/ U/M/4K/ALTO	100	POLE: "SSS"	RE: 2/ES1.0"	-	5900 LUMENS	120
CC	KIM	1SA/SET3/100PMH/XX-P	BY ARCH	1-MHC100/ U/M/4K/ALTO	100	POLE: "SSS"	RE: 2/ES1.0"	-	5900 LUMENS	120
DD	PRES- COLITE	CFCB8320THEB/STCB8ACL/B6	CLEAR ALZAK	2-CF26DT/E IN/841	52	RECESSED	+10'-0" A.F.G.	-	(2) ● 1800 LUM	120
EE	NULITE	EJL-2PL26TT-XX	BY ARCH	2-CF26DT/E IN/841	52	WALL	+9'-0" A.F.G.	-	(2) ● 1800 LUM	120
FF	PRES- COLITE	CFCB826EB-MW26-XX-STCB8CL	BY ARCH	2-CF26DT/E IN/841	52	SURFACE	+8'-0" A.F.G.	-	(2) ● 1800 LUM	120
-	-	-	-	-	-	-	-	-	-	-

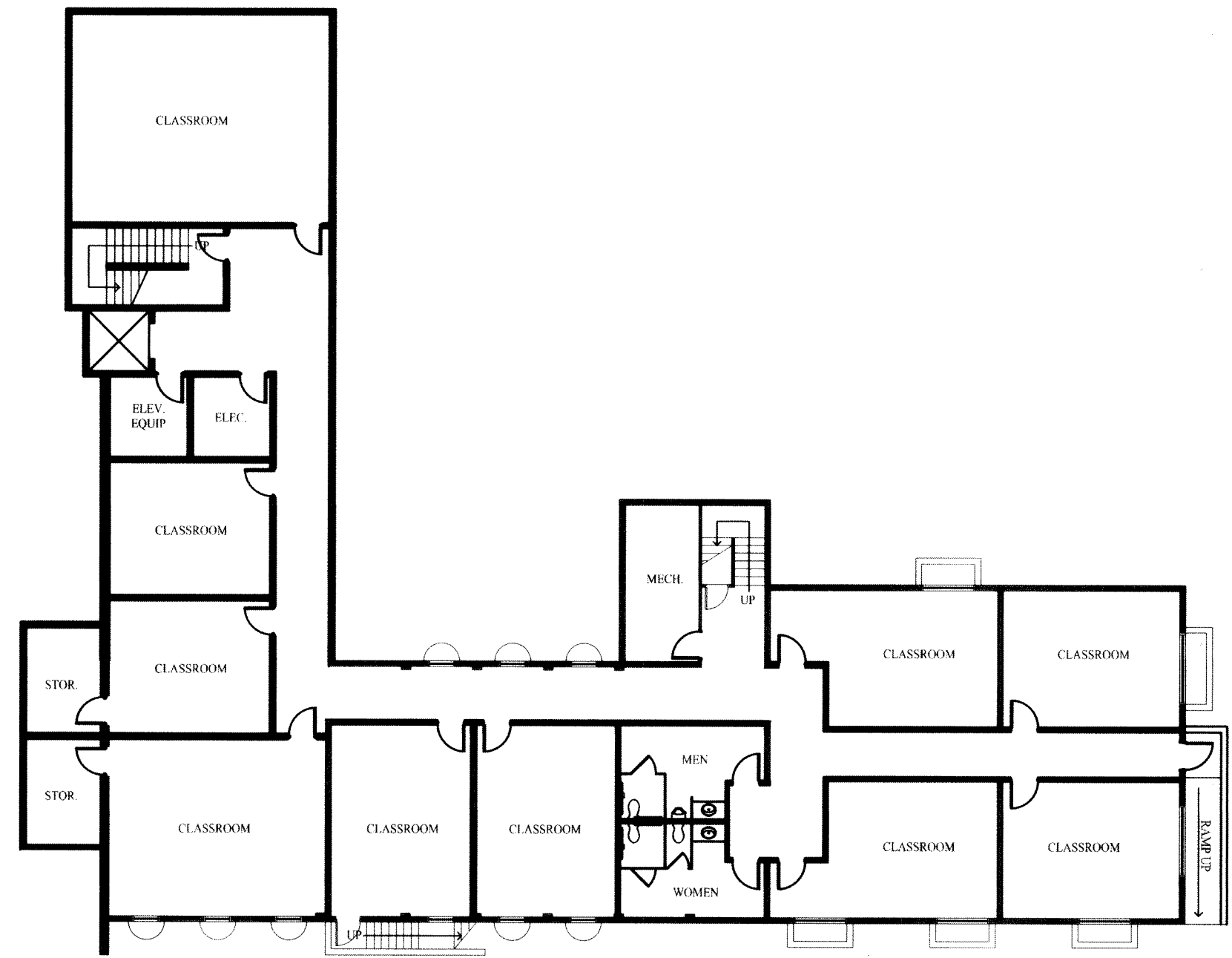


SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"



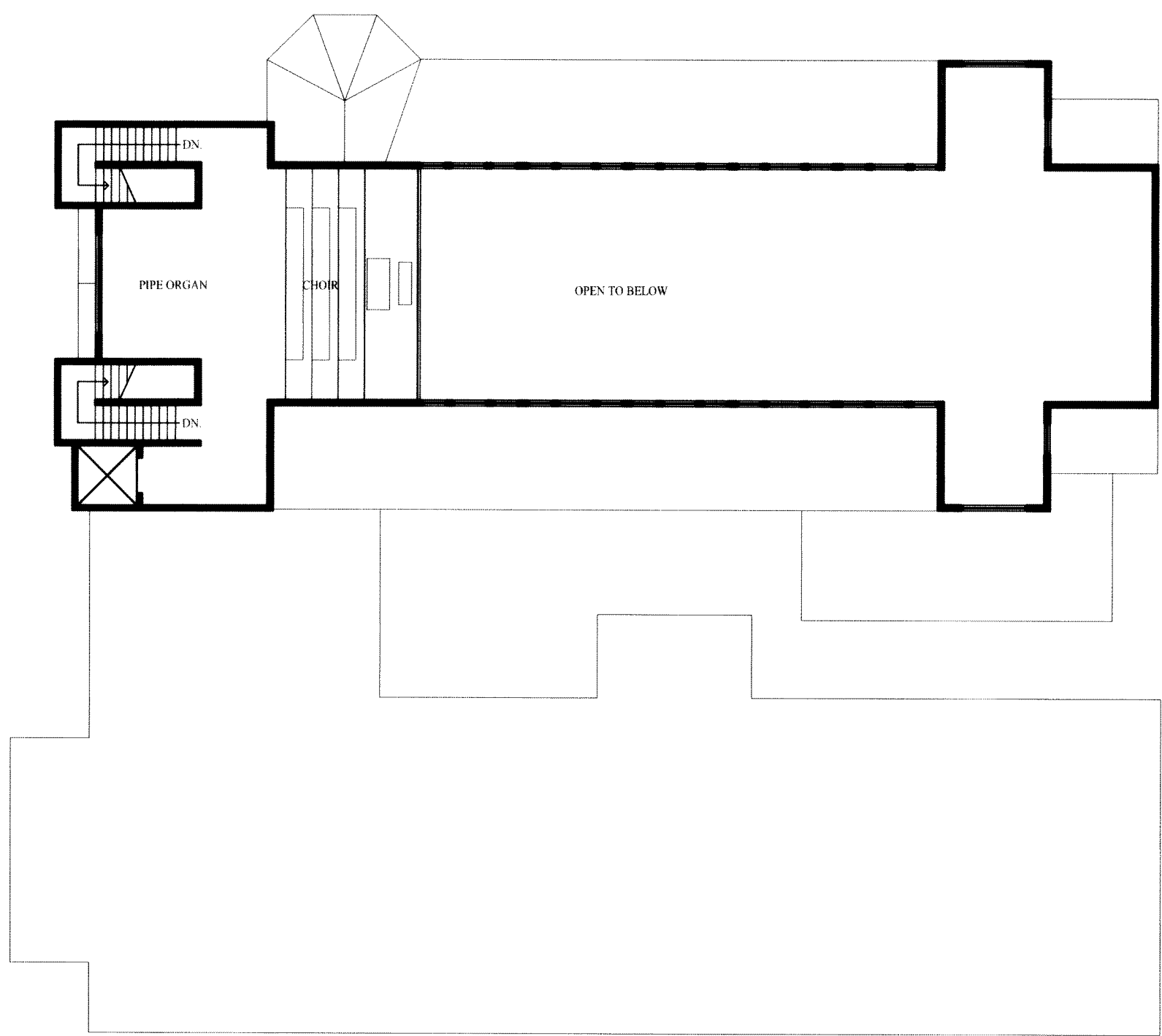
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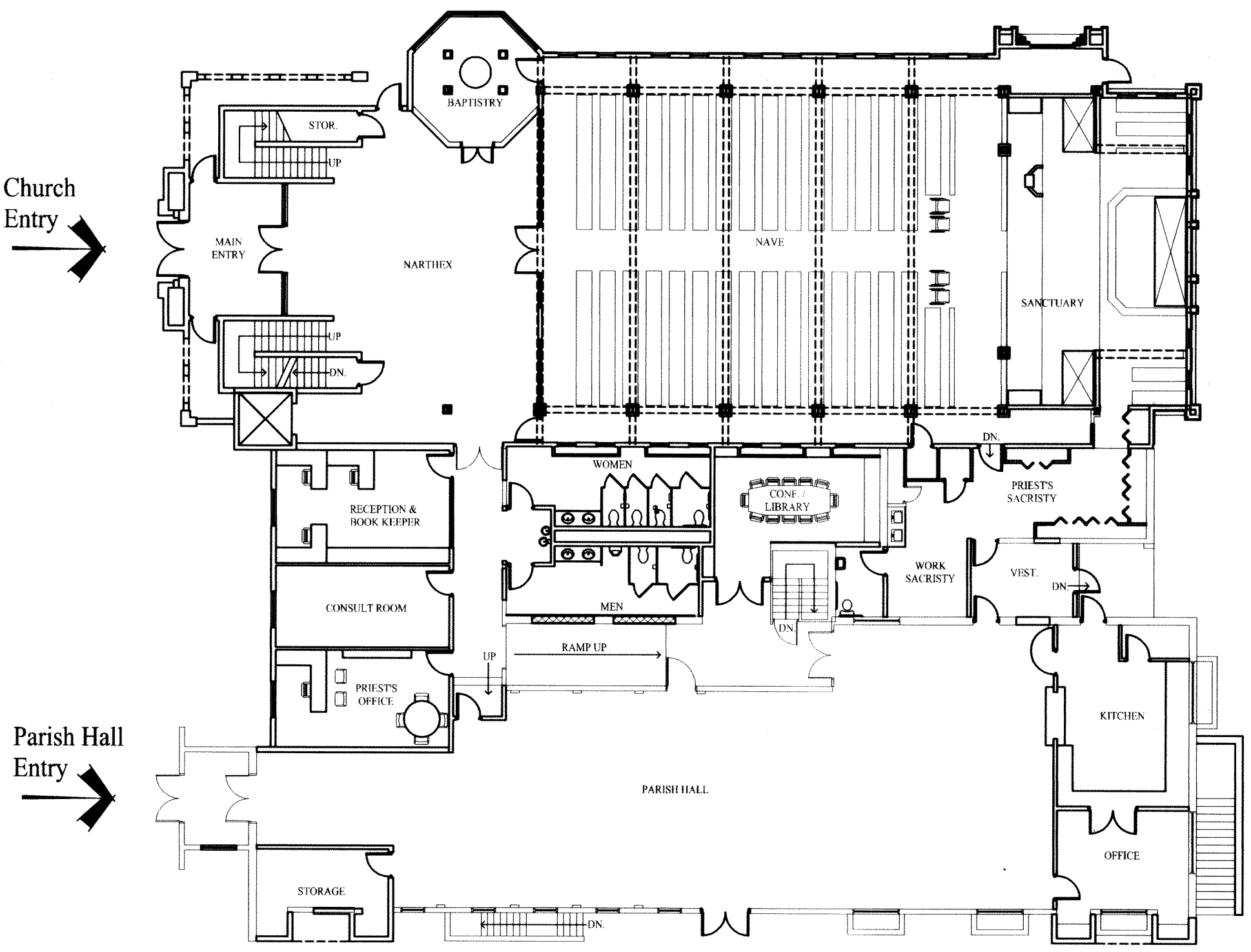
Proposed Lower Level Floor Plan - Masterplan
1/16" = 1'-0"

0' 8' 16'



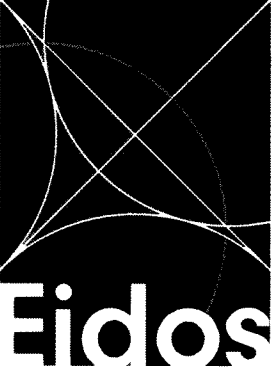
Proposed Upper Level Floor Plan - Masterplan
1/16" = 1'-0"

0' 8' 16'

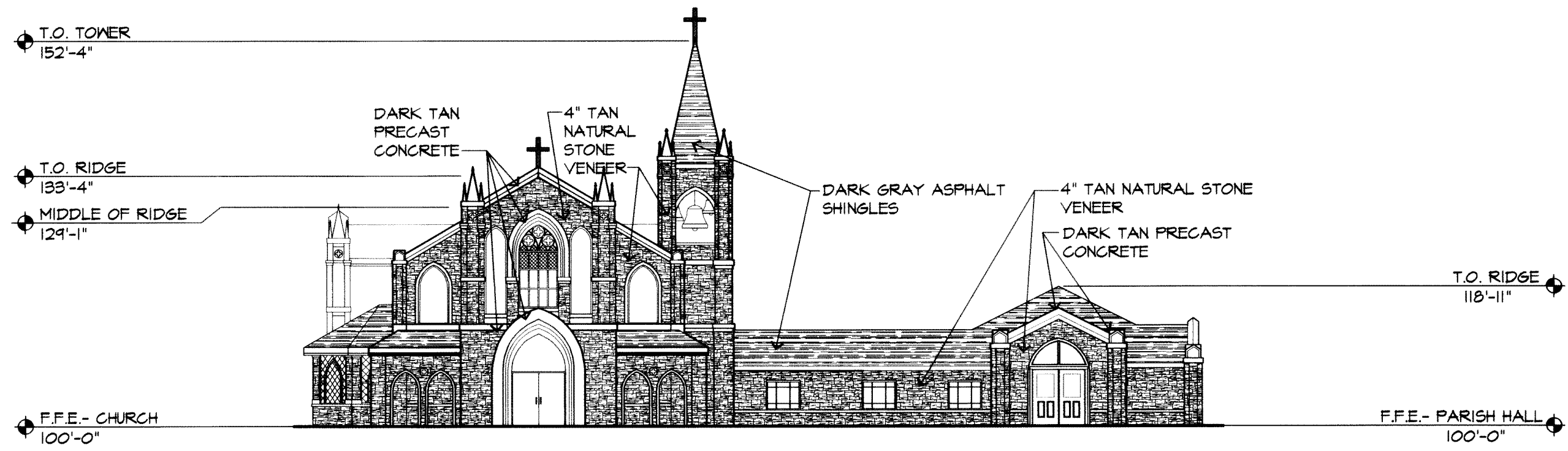


Proposed Main Level Floor Plan - Masterplan
1/16" = 1'-0"

0' 8' 16'

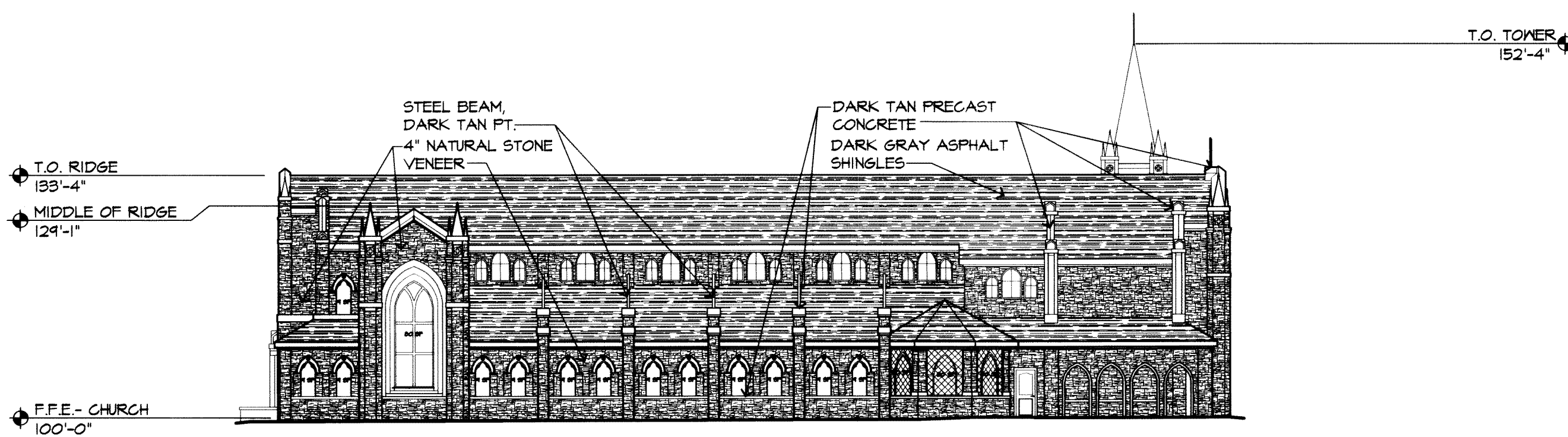
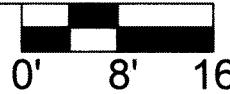
 Fidos ARCHITECTS 5400 Greenwood Plaza Blvd. Greenwood Village, CO 80111 Phone: 720-200-0630 Fax: 720-200-0631	CURRENT SUBMITTAL:	DATE:
	Conceptual Site Development Plan	05/18/2009
	Final Site Development Plan: First Submittal	10/08/2009
	Final Site Development Plan: Second Submittal	01/30/2010
	Final Site Development Plan: Final Submittal	05/07/2010
	Final Site Development Plan: Revisions	01/20/2011
	Final Site Development Plan: Revisions	08/01/2011
Amended Final Site Development Plan		12/19/2011
Sheet 13 of 15		

AMENDED FINAL SITE DEVELOPMENT PLAN FOR
A portion of Section 16, Township 5S, Range 68W - Lots 1 & 2 of Block 1 Hickory Heights
In the City of Littleton, County of Arapahoe, State of Colorado
also known as
OUR LADY OF MOUNT CARMEL CATHOLIC CHURCH
5612 South Hickory Street
Case No. SDP09-0009



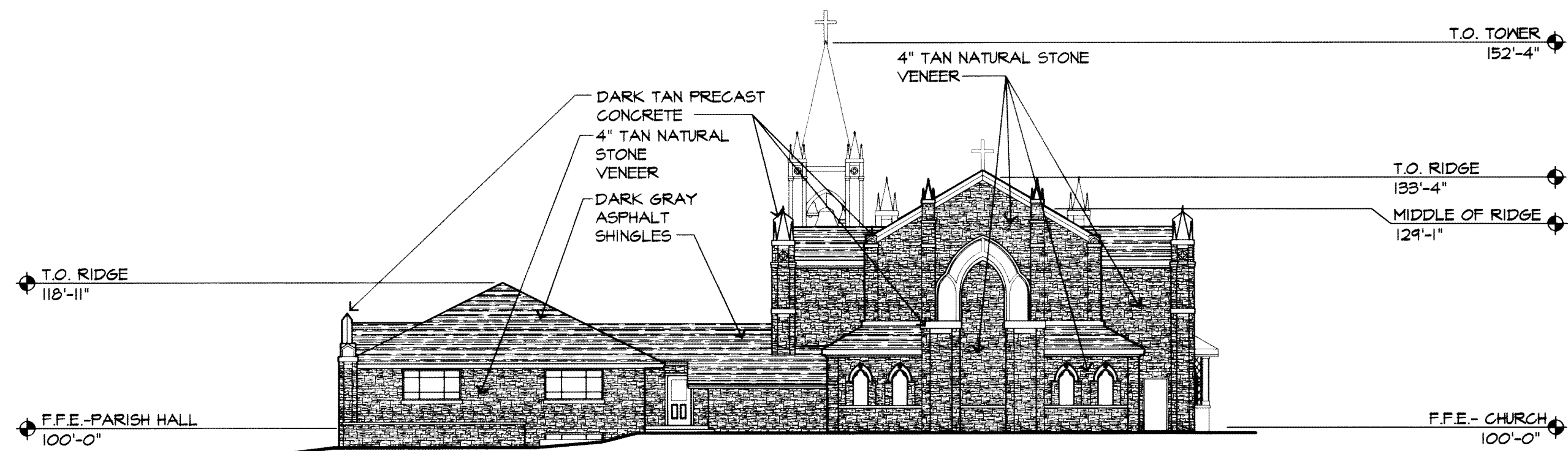
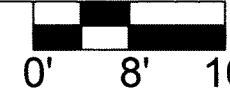
Proposed South Elevation - Masterplan

1/16" = 1'-0"



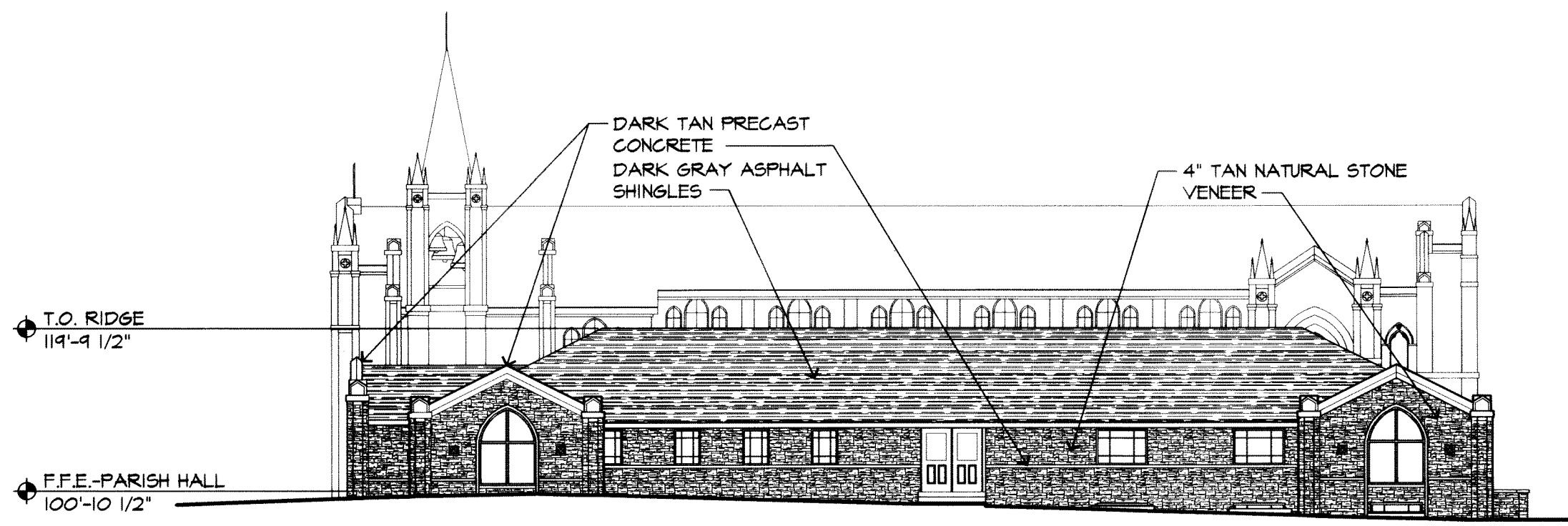
Proposed West Elevation - Masterplan

1/16" = 1'-0"



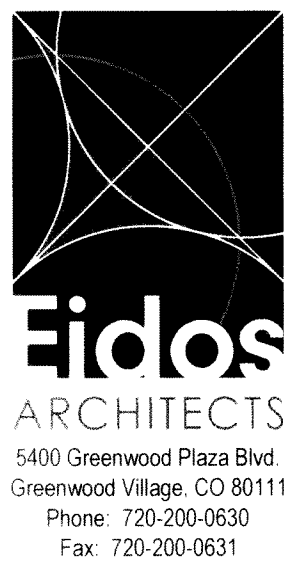
Proposed North Elevation - Masterplan

1/16" = 1'-0"



Proposed East Elevation - Masterplan

1/16" = 1'-0"



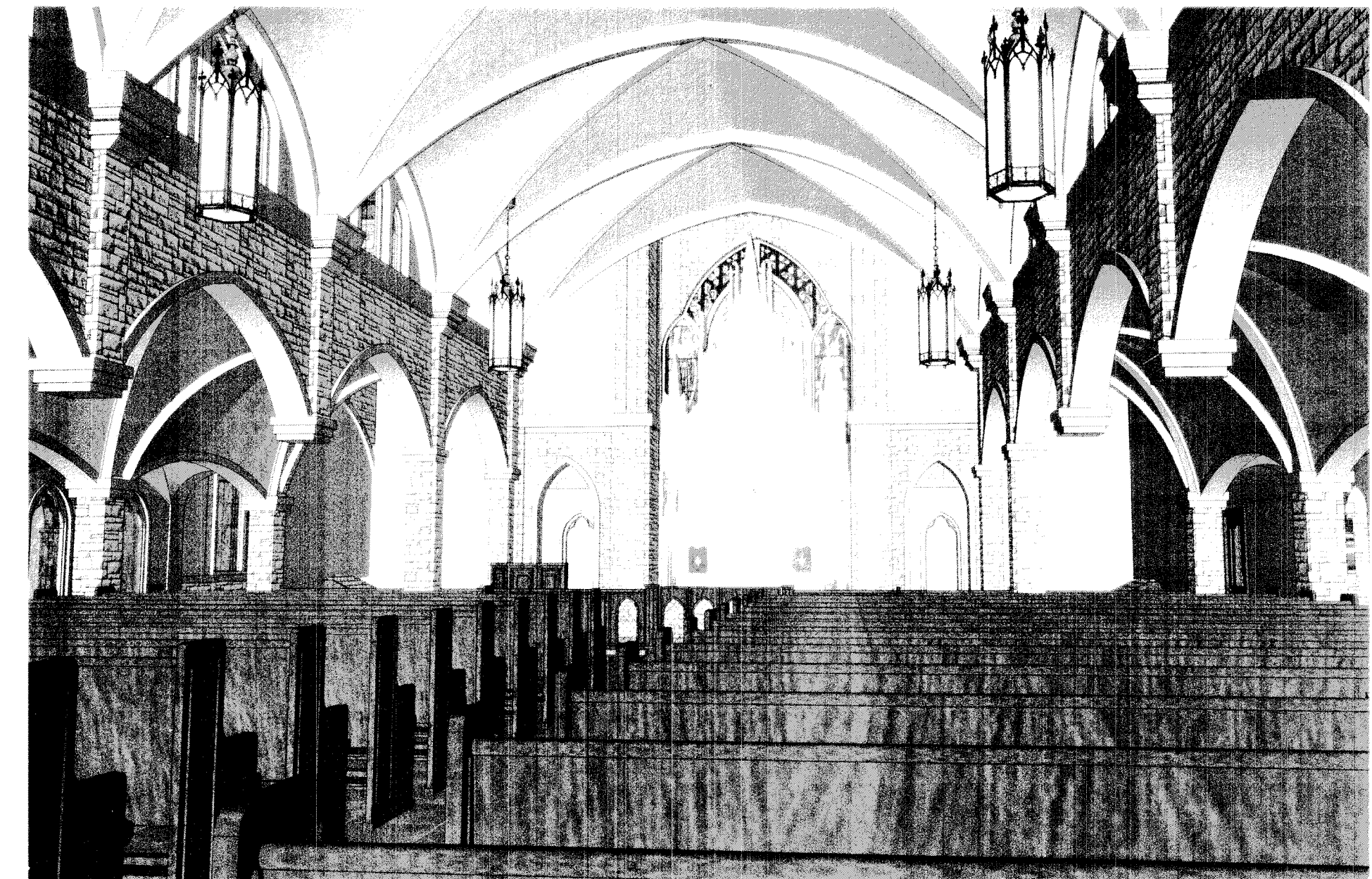
CURRENT SUBMITTAL:	DATE:
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Final Site Development Plan: Final Submittal	05/07/2010
Final Site Development Plan: Revisions	01/20/2011
Final Site Development Plan: Revisions	08/01/2011
Final Site Development Plan: Revisions	09/14/2011
Revised Final Site Development Plan	12/19/2011

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15/15

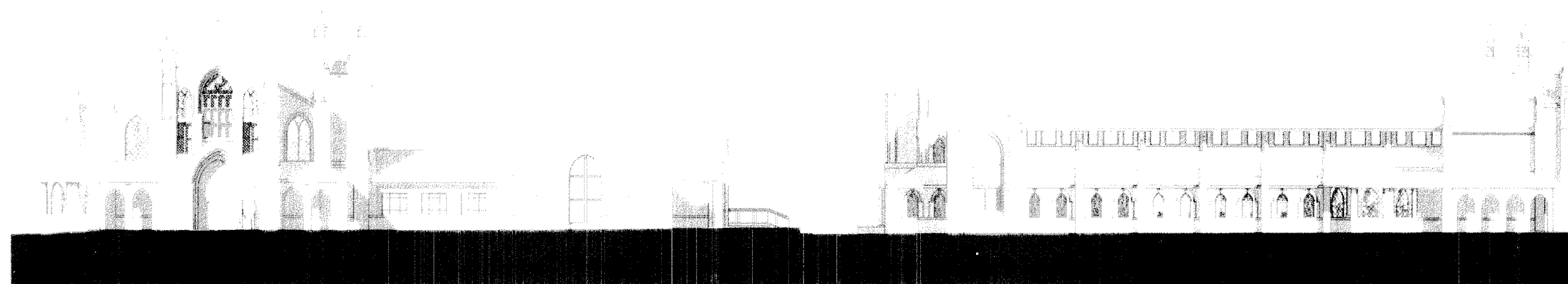
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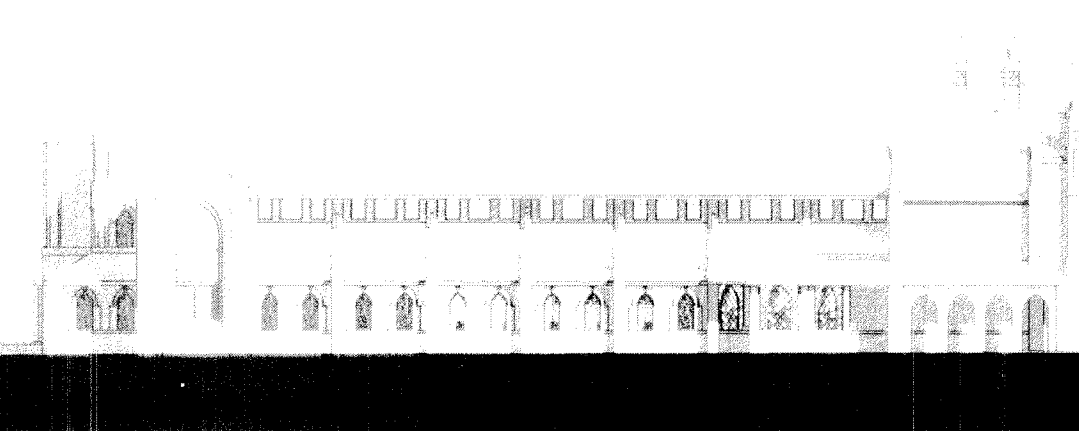
Southwest Perspective



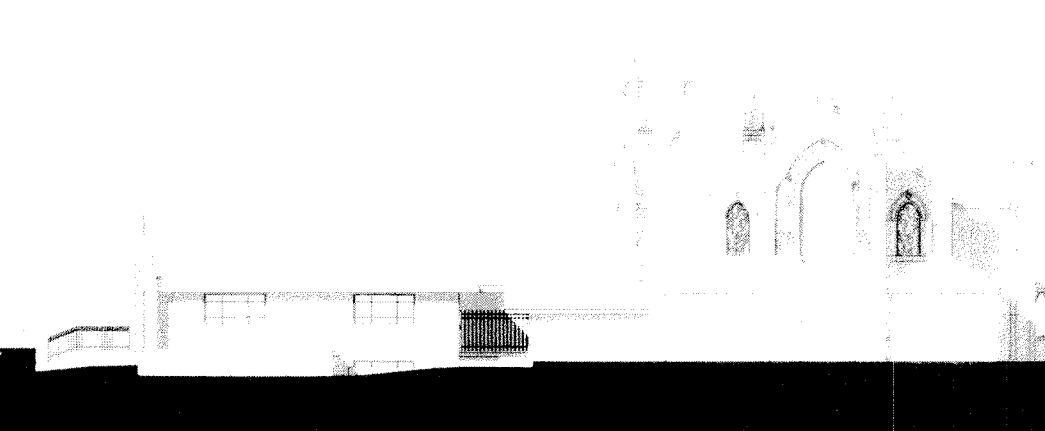
Interior Perspective



South Elevation



West Elevation



North Elevation



East Elevation

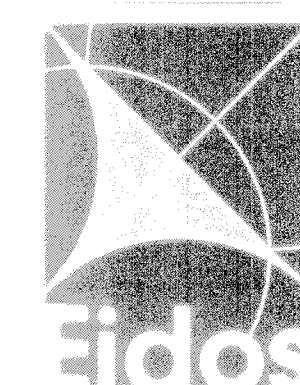


Northwest Perspective



Southeast Perspective

Masterplan Perspectives



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