PLUM VALLEY SUBDIVISION, LOTS 7-16

GENERAL PLANNED DEVELOPMENT PLAN

A PART OF THE NE 1/4 OF SECTION 4, TOWNSHIP 6S, RANGE 68W, OF THE 6TH P.M. CITY OF LITTLETON, DOUGLAS COUNTY, STATE OF COLORADO

> SHEET 1 OF 5 COVER SHEET CASE NO. PDP 14-0002

SECTION I GENERAL PROVISIONS:

A. INTENT

THE SUBJECT PROPERTY HAS BEEN PLATTED AS PLUM VALLEY SUBDIVISION, LOTS 7-16 AND IS CURRENTLY ZONED PD-X. THE PROPERTY TO THE WEST IS LOT 49 OF THE PLUM VALLEY SUBDIVISION AND IS LOCATED IN THE CITY OF LITTLETON. LOT 49 IS ZONED PD-X. THE PROPERTY TO THE NORTH, EAST AND SOUTH OF THE SITE IS LOCATED IN DOUGLAS COUNTY AND IS ZONED BUSINESS/INDUSTRIAL.

THE PURPOSE OF THIS GENERAL PLANNED DEVELOPMENT PLAN IS TO REZONE THE PROPERTY TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C). THE PROPERTY TO THE SOUTH IS DEVELOPED AS A CAR DEALERSHIP WHICH INCLUDES, BMW, HONDA AND MINI AND IS OWNED BY ONE ENTITY.

PLUM VALLEY SUBDIVISION LOTS 7-16 IS INTENDED TO BE UTILIZED AS A PARKING/VEHICLE STORAGE AREA FOR USE BY RALPH SCHOMP BMW. HONDA. AND MINI WHICH ARE LOCATED IMMEDIATELY SOUTH OF THE SITE. FUTURE DEVELOPMENT COULD INCLUDE THE LAND USES DESCRIBED BELOW UNDER SECTION II - PERMITTED LAND USES. THE LOCATION AND DETAILS FOR FUTURE DEVELOPMENT WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW BY THE CITY OF LITTLETON.

B. DEFINITIONS

- 1. CITY: SHALL MEAN THE CITY OF LITTLETON, COLORADO.
- 2. PROPERTY: SHALL MEAN LOTS 7-16 OF THE PLUM VALLEY SUBDIVISION.
- 3. OWNER: SHALL MEAN ANY PERSON OR ENTITY WHO FROM TIME TO TIME OWNS ANY PORTION OF THE PROPERTY.
- 4. ZONING ORDINANCE: SHALL MEAN TITLE 10 OF THE MUNICIPAL CODE OF THE CITY OF LITTLETON, COLORADO.
- 5. GENERAL PLANNED DEVELOPMENT PLAN (GPDP): PLUM VALLEY SUBDIVISION, LOTS 7-16 GENERAL PLANNED DEVELOPMENT PLAN

SECTION II PERMITTED LAND USES:

- 1. THE SALES, PARKING AND STORAGE OF MOTOR VEHICLES AND RECREATION VEHICLES.
- 2. AUTOMOBILE REPAIR SPECIALTY SHOPS AND AUTOMOBILE GARAGES AND BODY SHOPS.
- 3. OFF-STREET PARKING AND STORAGE FOR EXISTING MOTOR VEHICLE SALES SOUTH OF THE PROPERTY ON HIGHLANDS RANCH FILING 152.
- ANY OTHER USES CONSISTENT WITH THE PURPOSES AND COMPATIBLE WITH THE USES SET FORTH HEREIN.

SECTION III DEVELOPMENT STANDARDS:

A. GENERAL CRITERIA

- SETBACKS:
- a. MINIMUM SETBACK OF 30 FEET SHALL BE REQUIRED IN AREAS ABUTTING BOUNDARIES OF THE PROPERTY, EXCEPT A MINIMUM SETBACK AND LANDSCAPE BUFFER 50 FEET WIDE SHALL BE REQUIRED ALONG THE HIGHLINE CANAL.
- b. NO SETBACKS REQUIRED ADJACENT TO LOT LINES WHICH MERELY SEPARATE USES.
- 2. THE 50' BUILDING SETBACK FROM THE HIGHLINE CANAL SHALL BE ESTABLISHED AS
- 3. NOISE CRITERIA: THIS DEVELOPMENT SHALL COMPLY WITH LITTLETON NOISE ORDINANCE.
- 4. UNLOADING OF MATERIALS, VEHICLES AND EQUIPMENT SHALL BE PROVIDED ON THE SITE AND IS PROHIBITED ON ANY PUBLIC STREETS.
- 5. LIGHTING: ALL EXTERIOR LIGHTING SHALL COMPLY WITH LITTLETON CITY CODE.
- 6. MINIMUM OPEN SPACE: 20% TO COMPLY WITH ZONING ORDINANCE DEFINITION OF UNOBSTRUCTED OPEN SPACE.
- 7. IRRIGATION: ALL LANDSCAPE AREAS DESIGNATED FOR NON-DROUGHT RESISTANT LIVE VEGETATION SHALL HAVE APPROPRIATELY DESIGNED UNDERGROUND SPRINKLER SYSTEM.
- 8. SCREENING: SERVICE AND TRASH AREAS SHALL BE SCREENED UTILIZING LANDSCAPING, WALLS. AND/OR FENCES.

BUILDING. GROUND MOUNTED EQUIPMENT SHALL BE SCREENED WITH SCREEN WALLS

- 9. MECHANICAL EQUIPMENT: ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE ENCLOSED OR SCREENED TO BE AN INTEGRAL PART OF THE DESIGN OF THE
- 10. DENVER WATER BOARD: CARE WILL BE TAKEN TO AVOID PRIVATE USE OF THE HIGHLINE CANAL PROPERTY. LANDSCAPING, FENCING, STRUCTURES AND ANY OTHER INSTALLATION OR USES OF THE CANAL PROPERTY SHALL BE PROHIBITED UNLESS OTHERWISE APPROVED BY DENVER WATER AND THE CITY OF LITTLETON. OTHER USES COULD INCLUDE UTILITY CROSSINGS AND BRIDGE CROSSINGS. NO DEVELOPED DRAINAGE SHALL BE ALLOWED INTO
- THE HIGHLINE CANAL. 11. STORM WATER DISCHARGE: THE PROPERTY SHALL CONVEY STORM WATER DISCHARGE TO THE EXISTING DETENTION/WATER QUALITY FACILITY LOCATED ON LOT 49 OF THE PLUM VALLEY SUBDIVISION. THE FACILITY AND OUTFALL STRUCTURE SHALL BE SIZED ACCORDING TO THE CITY OF LITTLETON STORM DRAINAGE CRITERIA. THE EXISTING DETENTION/WATER QUALITY
- 12. WATER AND SANITARY SEWER ARE PROPOSED TO BE PROVIDED BY THE HIGHLANDS RANCH METROPOLITAN DISTRICT (HRMD). THE PROPERTY IS NOT CURRENTLY LOCATED IN THE HIGHLANDS RANCH METRÒPOLITÍAN DISTRICT; THEREFORE, AN INTERGOVERNMENTAL AGREEMENT WILL NEED TO BE MADE BETWEEN THE CITY OF LITTLETON AND HRMD IN ORDER TO PROVIDE THESE SERVICES.
- 13. ALL DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE GPDP. IN PLACES WHERE THE GPDP IS SILENT ON AN ISSUE, THE CITY OF LITTLETON ZONING ORDINANCE SHALL APPLY.

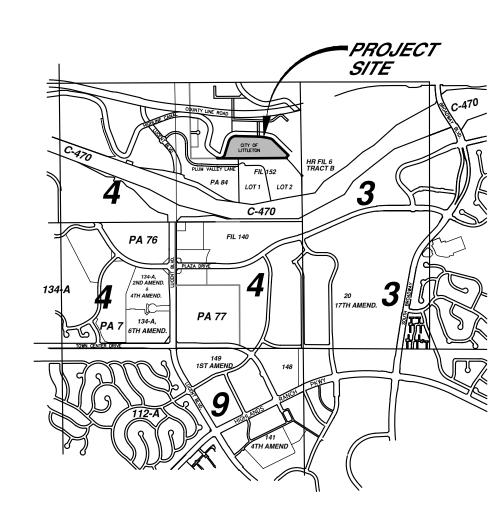
FACILITY IS MAINTAINED BY THE HIGHLANDS RANCH METROPOLITAN DISTRICT.

14. PEDESTRIAN CONNECTIONS: SINCE THE INTENDED USE FOR THE SITE IS A PARKING/VEHICLE STORAGE AREA, A PEDESTRIAN CONNECTION IS NOT NEEDED. ALSO THERE IS NOT A CONNECTION AVAILABLE TO THE HIGHLINE CANAL TRAIL FROM THIS SITE. THEREFORE, A PEDESTRIAN CONNECTION THROUGH THE SITE IS NOT PROPOSED. HOWEVER, IN THE FUTURE, IF THERE IS A DEVELOPMENT THAT WOULD BENEFIT FROM A PEDESTRIAN CONNECTION, ONE WILL BE DESIGNED AS PART OF THE FUTURE SITE DEVELOPMENT PLAN FOR THAT FUTURE DEVELOPMENT.

SECTION III DEVELOPMENT STANDARDS (CONT.):

- 15. LANDSCAPING SHALL BE INSTALLED AND MAINTAINED SUBJECT TO THE FOLLOWING STANDARDS:
- COVERAGE FOR PARKING/VEHICLE STORAGE: DOES NOT REQUIRE INTERIOR LANDSCAPE AREAS.
- COVERAGE FOR PUBLIC PARKING: AT LEAST FIVE PERCENT (5%) OF THE INTERIOR AREA OF A PARKING LOT SHALL BE LANDSCAPED IF THE LOT CONTAINS 15 OR MORE PUBLIC PARKING SPACES. THIS REQUIREMENT SHALL BE COUNTED TOWARD THE UNOBSTRUCTED OPEN SPACE REQUIREMENTS. AT LEAST SEVENTY FIVE PERCENT (75%) OF THE REQUIRED LANDSCAPED AREA SHALL INCLUDÉ LIVING PLANT MATERIAL. LANDSCAPE PARKING LOT ISLANDS MUST BE DELINEATED BY A CLEAR PHYSICAL BARRIER SUCH AS CONCRETE CURBS OR SET LANDSCAPING TIMBERS TO PROTECT THE PLANT MATERIAL FROM VEHICULAR DAMAGE. ALL ISLANDS SHALL BE IRRIGATED IN CONFORMANCE TO THE CITY OF LITTLETON CRITERIA.
- THE 50 FOOT LANDSCAPE BUFFER AREA ADJACENT TO THE HIGHLINE CANAL SHALL BE PLANTED WITH EVERGREEN TREES IN A MANNER TO PROVIDE SCREENING OF THE PARKING/VEHICULAR STORAGE AREA FROM THE HIGHLINE CANAL.
- REQUIRED LANDSCAPING SHALL BE MAINTAINED IN THE MANNER AND DEGREE NECESSARY TO KEEP PLANTS REASONABLY HEALTHY AND PRESENTABLE, INCLUDING PRUNING, MOWING, WEEDING, FERTILIZING, WATERING, AND REPLACEMENT OF PLANT MATERIALS WHEN NECESSARY.
- 16. ARCHITECTURAL DESIGN: THE ARCHITECTURAL DESIGN FOR FUTURE BUILDINGS WILL COMPLEMENT THE EXISTING ARCHITECTURAL DESIGN OF THE EXISTING BMW, HONDA, AND MINI BUILDINGS THAT ARE A PART OF THE COMPLEX, WHILE ALLOWING THE FUTURE BUILDINGS(S) TO HAVE ITS/THEIR OWN IDENTITY AND CHARACTER.

LEGAL DESCRIPTION:





PROJECT TEAM:

PROPERTY OWNER

ELIZABETH MARIE JONES CHARITABLE TRUST ATTN: ETHAN A. MILLER, TRUSTEE PO BOX 1285 CHARLOTTESVILLE, VA 22902 P: 434-979-2174

APPLICANT/DEVELOPER

MLATL, LLLP ATTN: MARK WALLACE 1190 PLUM VALLEY LANE HIGHLANDS RANCH, CO 80129 P: 303-419-5354

CIVIL ENGINEER

SURVEYOR

THE LUND PARTNERSHIP ATTN: JAMIE OVERGAARD (LICENSE #32256) 12265 WEST BAYAUD AVENUE, SUITE 130 LAKEWOOD, CO 80228 P: 303-989-1461

F: 303-989-4094 jovergaard@lundpartnership.net

AZTEC CONSULTING ATTN: DEAN CATES (LICENSE # PLS 22561) 8000 SOUTH LINCOLN STREET, SUITE 201 LITTLETON, CO 80122

P: 303-713-1898 F: 303-713-1897 dcates@aztecconsultants.com

OWNERSHIP CERTIFICATION:

OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED AS A PLANNED DEVELOPMENT 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 OF ANY REQUIRED FINANCIAL ASSURANCE TO CAUSE THE DEFICIENCIES TO BE BROUGHT INTO COMPLIANCE WITH THIS PD PLAN, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

_ ,2014

SIGNATURE OF OWNER OR AGENT
SUBSCRIBED AND SWORN TO BEFORE ME THISDAY OF
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES
NOTARY PUBLIC
CITY ATTORNEY APPROVAL:

CITY COUNCIL APPROVAL:

APPROVED AS TO FORM:

CITY ATTORNEY

CITY CLERK

APPROVED THIS ___ DAY OF _____ __, 2014; BY THE LITTLETON CITY COUNCIL.

COUNCIL	PRESIDENT		
ATTEST:			

RECORDING CERTIFICATION:

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND ____, ON THE ____ DAY OF ____, 2014, RECORDER OF DOUGLAS COUNTY AT ____

COUNTY CLERK AND RECORDER	
BY:	
 PERITY	

IN BOOK ___, PAGE ___, MAP ____, RECEPTION NUMBER

MINERAL ESTATE OWNERS:

I HEREBY CERTIFY THAT NOTICE OF THE INITIAL PUBLIC HEARING ON THIS APPLICATION WAS MAILED TO THE LAST KNOWN ADDRESS OF THE OWNER OR LESSEES OF THE MINERAL ESTATE AS SHOWN IN THE REAL ESTATE RECORDS OF COUNTY OR COUNTIES AS REQUIRED BY C.R.S. § 24–65.5–103.

SI	GNATURE	OF	OWNER	AND/OR	AGENT
_ Al	DDRESS				

SIGNATURE	OF	OWNER	AND/OR	AGENT
ADDRESS				

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LUND

12265 W. Bayaud Avenue, Suite 13

CIVIL ENGINEERING & SURVEYING

Lakewood, Colorado 80228 P:303.989.1461 F: 303.989.409

Date

CALL UTILITY NOTIFICATION CENTER OF COLORADO

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

DATE: AUGUST 18, 2014 JOB NUMBER: 623-0201 SCALE: NO SCALE

A PARCEL OF LAND BEING LOTS 7 THROUGH 16 AND VACATED PLUM DRIVE. PLUM VALLEY, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 1956098341 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 89'42'05" WEST. A DISTANCE OF 326.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 AND THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°42'05 WEST. A DISTANCE OF 989.86 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 4:

THENCE ALONG THE SOUTHERLY LINES OF SAID LOTS 7 AND 8 SOUTH 89'42'24" WEST, A DISTANCE OF 444.87 FEET:

THENCE ALONG THE WESTERLY LINE OF SAID LOT 7 NORTH 0017'36" WEST, A DISTANCE OF 20.07 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 598.69 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 27'38'58" EAST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (9) COURSES:

1) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°47'07". AN ARC LENGTH OF 8.21 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 112.07 FEET;

2) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°03'57", AN ARC LENGTH OF 195.73 FEET:

3) TANGENT TO SAID CURVE NORTH 16°47'53" EAST, A DISTANCE OF 274.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF

4) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°53'12", AN ARC LENGTH OF 219.42 FEET;

5) TANGENT TO SAID CURVE SOUTH 88"8"55" EAST. A DISTANCE OF 438.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,121.28 FEET;

6) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'08", AN ARC LÉNGTH OF 254.45 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 174.70 FEET;

7) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°45'15". AN ARC LENGTH OF 90.72 FEET:

8) TANGENT TO SAID CURVE SOUTH 45°33'32" EAST, A DISTANCE OF 439.03 FEET; 9) SOUTH 44°26'28" WEST, A DISTANCE OF 81.57 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.423 ACRES, (497,598 SQUARE FEET), MORE OR LESS.

1 OF 5 COVER SHEET

SHEET INDEX:

2 OF 5 GENERAL PLANNED DEVELOPMENT PLAN

3 OF 5 CONCEPTUAL SITE PLAN 4 OF 5 CONCEPTUAL DRAINAGE PLAN 5 OF 5 CONCEPTUAL UTILITY PLAN

THIS GENERAL PLANNED DEVELOPMENT PLAN ILLUSTRATES A PROPOSED CONCEPTUAL DESIGN INTENT AND IS INTENDED TO ALLOW CHANGES IN SUBSEQUENT DEVELOPMENT AND SITE PLANS AS DEFINED HEREIN.

THE IMMEDIATE PLANS FOR THIS SITE IS FOR PARKING/VEHICLE STORAGE. LOCATION OF BUILDINGS, BUILDING TYPES, ETC. SHALL MEET MINIMUM REQUIREMENTS PER THE GPDP AND BE SPECIFICALLY DETERMINED AT THE SITE DEVELOPMENT PLAN.

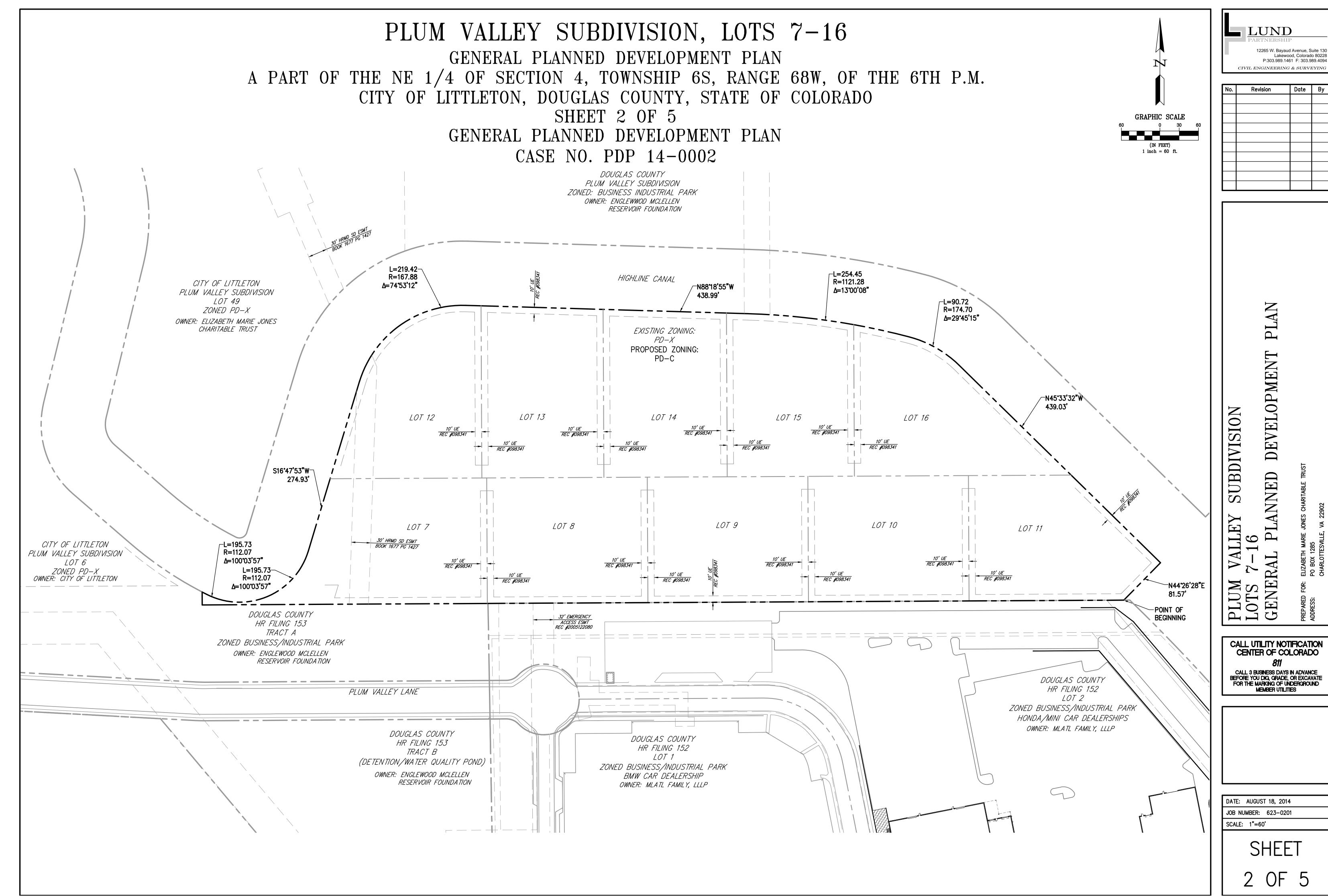
SITE	DATA	CHART:
<u> </u>	ווועם	011/11/11

GROSS ACREAGE 11.42 ACRES 7.42 ACRES* PARKING/VEHICLE STORAGE AREA* 4.00 ACRES* LANDSCAPE AREA * MINIMUM OPEN SPACE 5:1 MAXIMUM FLOOR AREA RATIO MAXIMUM BUILDING HEIGHT 60 FEET

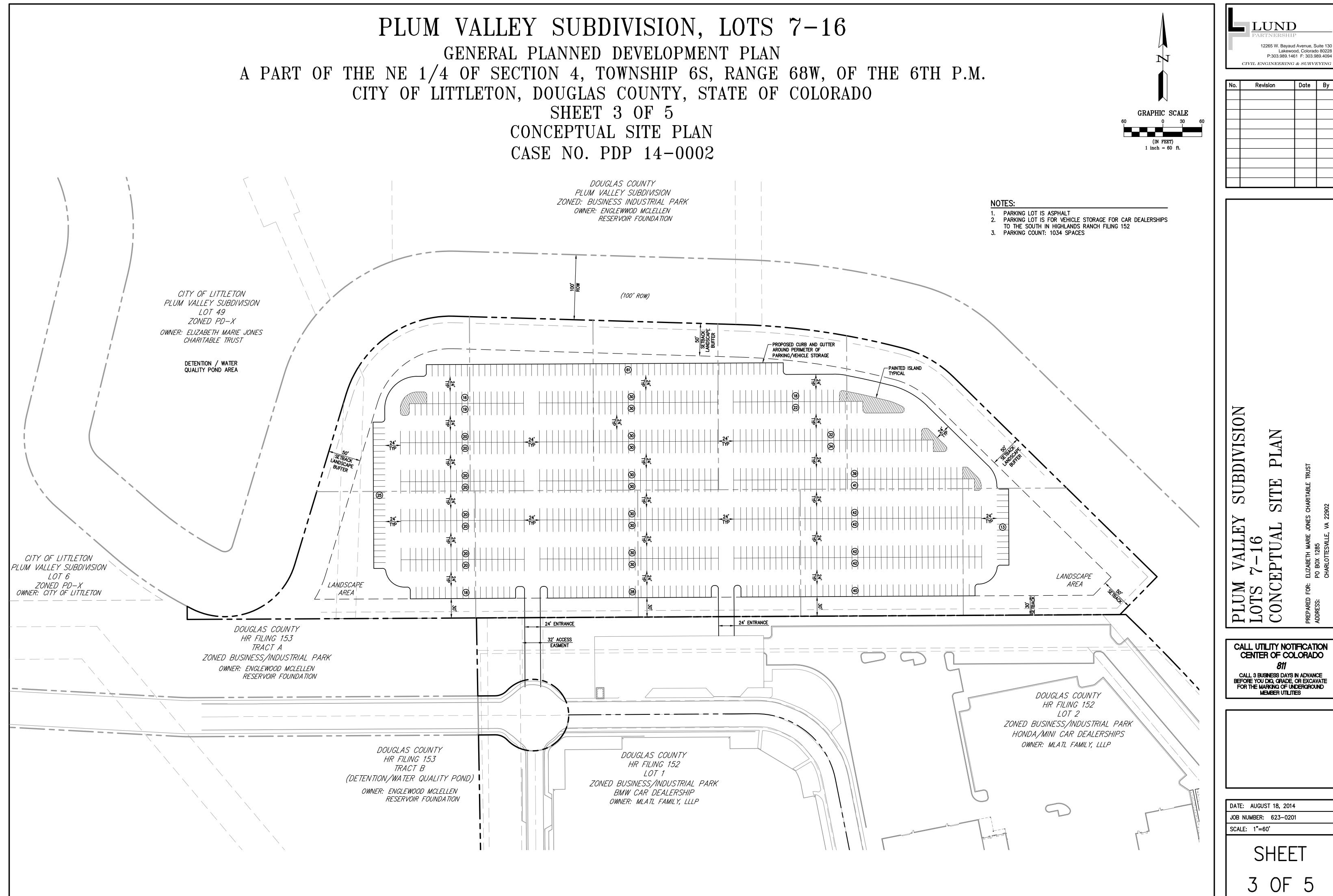
* PER CONCEPTUAL PLAN ON SHEET 3

BASIS OF BEARINGS:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AS BEARING S89'42'05"W BETWEEN THE MONUMENTS SHOWN HEREON.



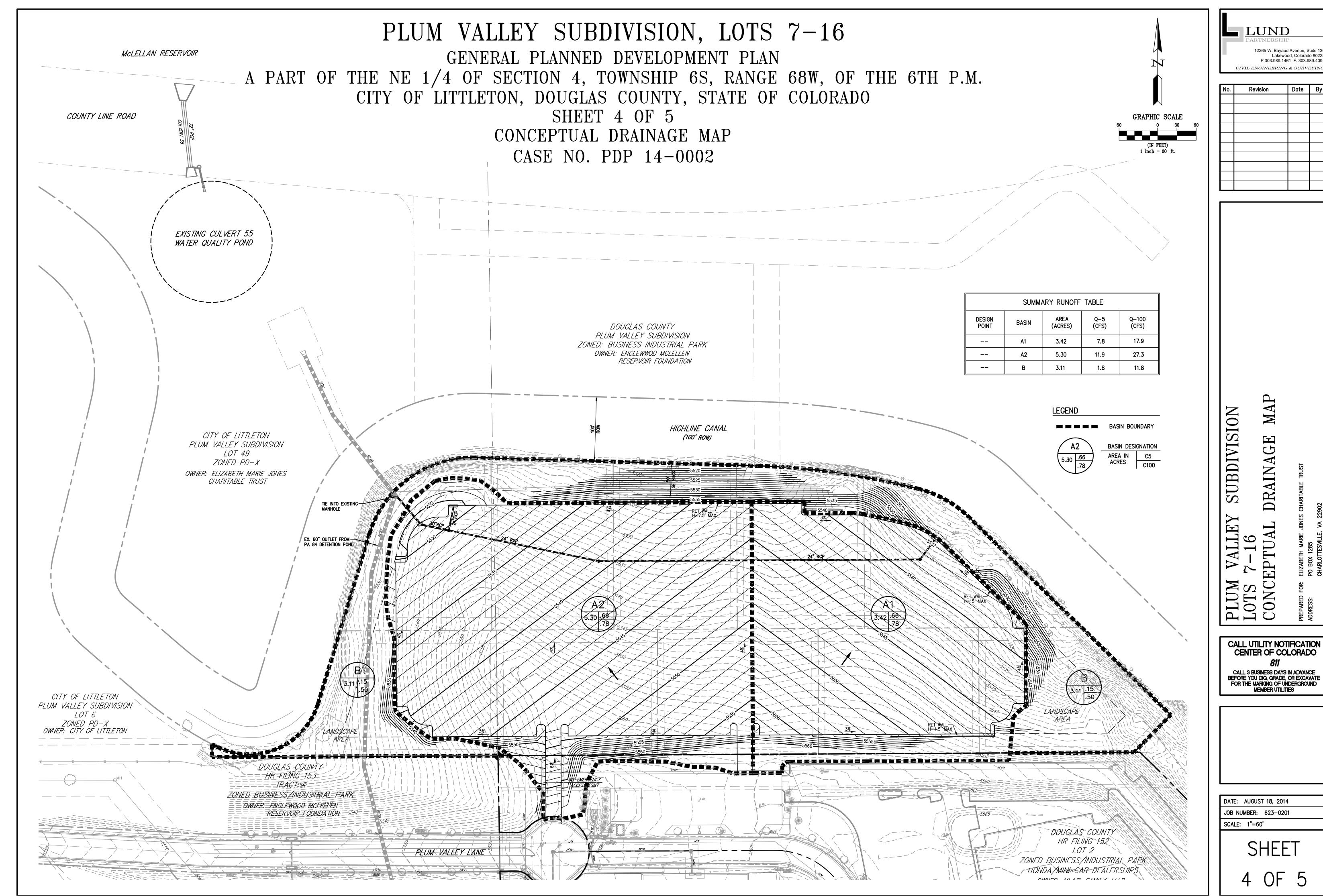
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No.	Revision	Date	Ву
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