

PLANNED DEVELOPMENT OVERLAY

LITTLETON MIXED USE - 2679 WEST MAIN STREET

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE # PSP16-0002

ZONING INFORMATION

TYPE	EXISTING 'B2' ZONING REQUIREMENTS	PROPOSED PDO REQUIREMENTS
PRIMARY USES ALLOWED	CITY OF LITTLETON, TITLE 10 ZONING ORDINANCE, 10-3-2, LAND USE TABLE FOR 'B2' (COMMUNITY BUSINESS DISTRICT) ZONE	RETAIL, OFFICE, MULTI-FAMILY RESIDENTIAL
MINIMUM LOT AREA	NO MINIMUM	LOT SIZE - 31,255 S.F. / 0.728 ACRES
MINIMUM UN-OBSTRUCTED / USABLE OPEN SPACE	1. 20 PERCENT OF SITE AREA AS UN-OBSTRUCTED OPEN SPACE 2. 50 PERCENT OF UN-OBSTRUCTED OPEN SPACE SHALL BE EVENLY DISTRIBUTED ALONG ADJACENT PUBLIC RIGHT OF WAY	1. 12 PERCENT / 3,710 S.F. OF SITE AREA PROVIDED AS UN-OBSTRUCTED OPEN SPACE 2. 20 PERCENT / 765 S.F. OF THE 12 PERCENT PROVIDED OF OPEN SPACE IS LOCATED ALONG R.O.W.
MAXIMUM HEIGHT OF STRUCTURES	NO MAXIMUM	PROPOSED BUILDING HEIGHT: 61' - 0" AT STAIR RUN
MAXIMUM FLOOR AREA RATIO (FAR)	2:1 FAR MAXIMUM	1.3 : 1 FAR
BUILDING SETBACKS	NONE	NONE
PARKING REQUIREMENTS	RETAIL STORES: 1 SPACE PER 200 S.F. GFA OFFICE / BANK: 1 SPACE PER 300 S.F. GFA RESIDENTIAL (MULTI-FAMILY): 1.5 SPACE PER UNIT BICYCLE PARKING: PER CITY OF LITTLETON, 10-4-9, SECT. 9 ACCESSIBLE PARKING REQUIRED: 4% OF TOTAL REQ. SPACES COMPACT PARKING ALLOWED: 25% OF REQUIRED SPACES LOADING AREA: 1 SPACE PER 25,000 - 40,000 S.F. OF COMMERCIAL GROSS FLOOR AREA (GFA)	50% PARKING REDUCTION TO THE PARKING REQUIREMENT FOR ALL USES EXCEPT RESIDENTIAL; RETAIL SPACE: 1,675 GSF = 4 SPACES REQUIRED OFFICE/BANK: 29,763 GSF = 50 SPACES REQUIRED MULTIFAMILY RESIDENTIAL: 5 UNITS = 8 SPACES REQUIRED BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE TOTAL PARKING: 61 SPACES REQUIRED / 64 SPACES PROVIDED ACCESSIBLE PARKING: 2 SPACES (REQUIRED/PROVIDED) COMPACT PARKING: 15 SPACES PROVIDED (15 SPACES ALLOWED) LOADING AREA: 1 SPACE PROVIDED (31,438 COMMERCIAL GFA)
PARKING STALL AND LOT DIMENSIONAL REQUIREMENTS	1. PARKING STALL - 9 FEET WIDE BY 20 FEET DEEP 2. PARKING AISLE - 23 FEET WIDE	1. PARKING STALL: REGULAR 9 FT X 18 FT/ COMPACT 8 FT X 18 FT. 2. PARKING AISLE: 24 FEET WIDE
PARKING LOT LANDSCAPING	5 PERCENT MINIMUM	5 PERCENT MINIMUM
MAXIMUM RESIDENTIAL USE AREA	50 PERCENT MAXIMUM OF GROSS FLOOR AREA DEVELOPED AS RESIDENTIAL USES	1. RESIDENTIAL USES: UP TO 24 PERCENT OF GROSS FLOOR AREA 2. COMMERCIAL USES: UP TO 76 PERCENT OF GROSS FLOOR AREA
BUILDING STEPPED HEIGHT ALLOWANCE	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SECTION 5.3.1.s2; NO MORE THAN 25 PERCENT VISIBLE OF FLOORS ABOVE THE SECOND FLOOR FROM PEDESTRIAN VIEWING LEVEL ON THE SIDEWALK ACROSS THE STREET	1. STAIR AND ELEVATOR CORRIDORS AND ASSOCIATED LOBBY AREAS MAY BE LOCATED WITHIN 12' OF THE MAIN STREET RIGHT-OF- WAY, 25 FOOT MAXIMUM WIDTH ALONG R.O.W. 2. EXTERIOR BALCONY CANOPIES THAT FRONT THE MAIN STREET R.O.W. MAY ENCROACH INTO THE 25 PERCENT ALLOWED VISIBLE AREA OF THE FLOOR ABOVE.
DESIGN GUIDELINES	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.

\*TUCK-IN PARKING AT GROUND LEVEL IS NOT CONSIDERED PART OF THE GROSS SQUARE FOOTAGE IN THE FAR RATIO.

OWNERSHIP CERTIFICATION

I, \_\_\_\_\_ OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED AS A FINAL SITE DEVELOPMENT PLAN (SDP) AND A PLANNED DEVELOPMENT OVERLAY (PDO) 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 SDP AND PDO PLAN, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

CITY APPROVALS

PLANNING BOARD APPROVAL  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE CITY OF LITTLETON PLANNING BOARD

PLANNING BOARD CHAIR

ATTEST:  
\_\_\_\_\_

PLANNING BOARD SECRETARY

CITY ATTORNEY APPROVAL  
APPROVED AS TO FORM

\_\_\_\_\_  
CITY ATTORNEY

PDO NOTES

1. ILLUMINATED SIGNS ARE ONLY ALLOWED ON THE FIRST FLOOR ELEVATIONS
2. EXTERIOR WALLS OF COMMON AREA SPACES SHALL BE ALLOWED TO ADVERTISE MULTIPLE BUILDING TENANTS AND OVERALL BUILDING I.D. INFORMATION.
3. PRIOR TO RECORDING THE FINAL SITE PLAN THE PROPERTY OWNER SHALL SIGN THE CITY'S STANDARD AGREEMENT FOR PLACING UTILITIES UNDERGROUND. IT IS ALSO AGREED THAT ALL PROPOSED UTILITIES RELATED TO THIS SITE PLAN SHALL BE INSTALLED UNDERGROUND

MINERAL ESTATE CERTIFICATION

I HAVE SEARCHED THE RECORDS OF THE ARAPAHOE COUNTY TAX ASSESSOR AND THE ARAPAHOE COUNTY COUNTY CLERK AND RECORDER FOR THE LAND THAT IS SUBJECT OF THIS APPLICATION AND FOUND THAT NO MINERAL ESTATE OWNER IS IDENTIFIED THEREIN PURSUANT TO C.R.S. 24-65.5-103

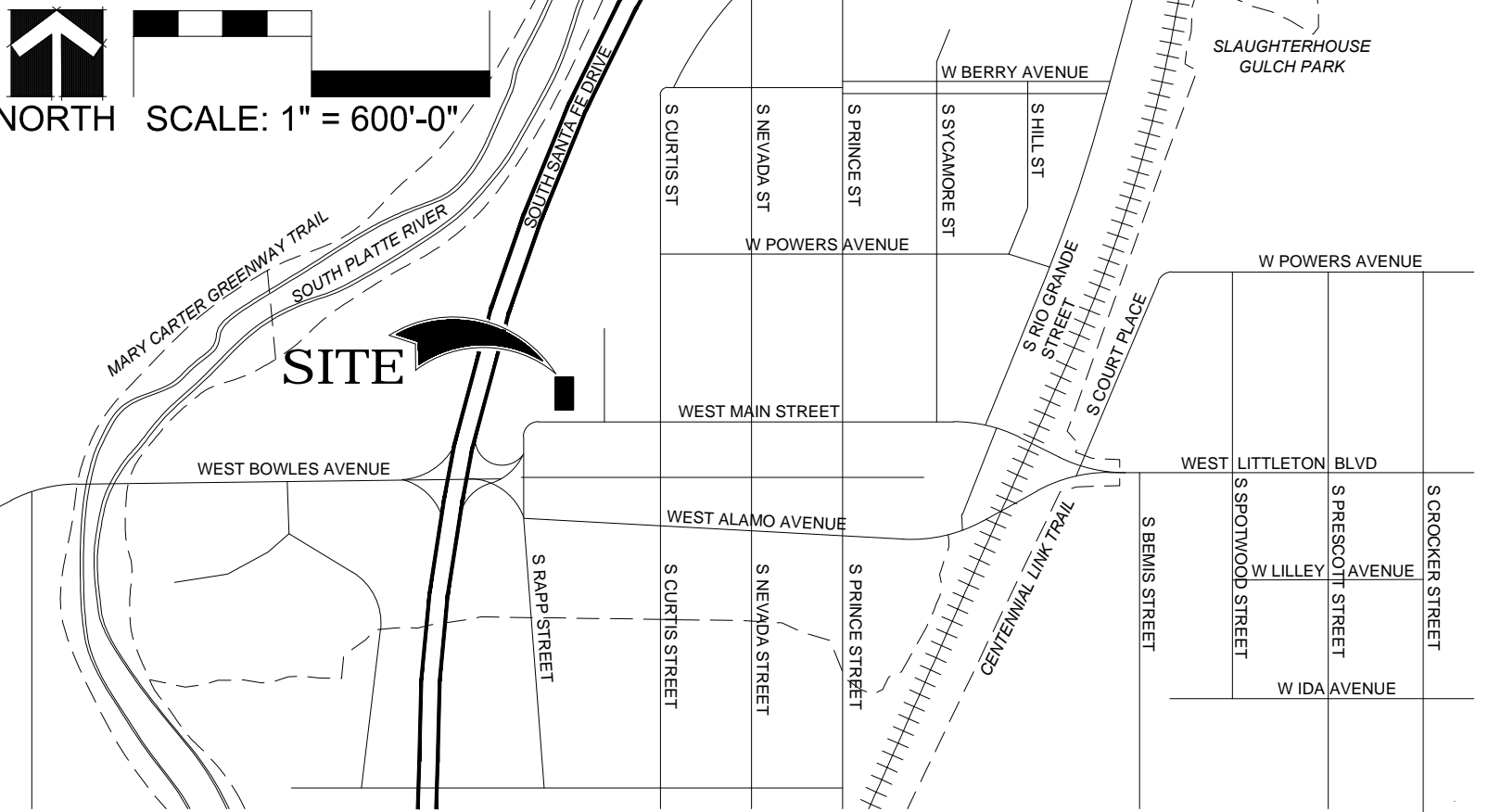
\_\_\_\_\_  
SIGNATURE OF OWNER AND/OR AGENT

\_\_\_\_\_  
ADDRESS

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 27, BLOCK 1, "MAP OF LITTLETON, COLORADO"; THENCE ALONG THE WEST LINE THEREOF, N00°34'38"W. 74.69 FEET; THENCE DEPARTING SAID WEST LINE, S89°36'02"W, 50.07 FEET; THENCE N00°13'04"W, 75.24 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19, BLOCK 1 OF SAID MAP; THENCE ALONG SAID LINE, S89°57'49"E, 41.96 FEET; THENCE DEPARTING SAID LINE AND ALONG THE SOUTHWESTERLY EXTENSION OF THE WEST LINE OF LANDS CONVEYED TO B.A.B LLC IN DOCUMENT RECORDED AS RECEPTION NO. B1142375, N48°17'55"E, 34.50 FEET TO A POINT OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS CONVEYED TO VALLEY FEED AND LAWN CENTER CORP. IN DOCUMENT RECORDED AS RECEPTION NO. B1142374; THENCE ALONG SAID LINE, N89°45'05"E, 142.21 FEET TO THE NORTHEAST CORNER OF SAID LANDS THENCE ALONG THE EAST LINE OF SAID LANDS AND ALONG A LINE BEING THE EAST LINE OF THE WEST 10 FEET OF LOT 24, BLOCK 1 OF SAID MAP, S00°20'24"E, 172.62 FEET TO THE SOUTHEAST CORNER OF SAID WEST 10 FEET OF LOT 24; THENCE ALONG THE SOUTH LINE OF SAID WEST 10 FEET OF LOT 24 AND THE SOUTH LINE OF LOTS 25, 26 AND 27, BLOCK 1 OF SAID MAP, S89°49'22"W, 159.84 FEET TO THE POINT OF BEGINNING.; CONTAINING 31,255 SQUARE FEET OR 0.728 ACRE OF LAND.

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER

2679 MAIN STREET PARTNERS  
1660 17TH STREET, SUITE 300  
DENVER, COLORADO 80022  
T 303-606-7841  
CONTACT: JON BENALLO

PLANNER/  
ARCHITECT:

LAI DESIGN GROUP  
88 INVERNESS CIRCLE EAST  
BUILDING J, SUITE 101  
ENGLEWOOD, COLORADO 80112  
T 303.734.1777  
CONTACT: GREG LEMON  
CONTACT: JOSH ROWLAND

CIVIL ENGINEER/  
SURVEYOR:

CWC CONSULTING GROUP  
210 FRONT STREET  
CASTLE ROCK, COLORADO 80104  
T 303.395.2700  
CONTACT: BRETT WOOLARD

STRUCTURAL:

MARTINO & LUTH, INC.  
820 16TH STREET SUITE 835  
DENVER, COLORADO 80202  
T 303.260.7118  
F 303.260.7119  
CONTACT: RUSSEL MARTINO

ELECTRICAL ENGINEER:

MV CONSULTING, INC  
2828 N SPEER BLVD  
DENVER, COLORADO 80211  
T 303.325.3271  
CONTACT: MARCUS VAHLING

MECHANICAL ENGINEER:

BA CONSULTANTS, INC  
240 SAINT PAUL STREET, SUITE 205  
DENVER, COLORADO 80206  
T 303.322.1212  
F 303.322.1313  
CONTACT: ALEX VALDEZ

SHEET INDEX

1 COVER SHEET	3 LANDSCAPE PLAN	6 BUILDING CROSS-SECTIONS /
2 SITE PLAN	4-5 ELEVATIONS	MATERIAL BOARD

ARCHITECT / PLANNER

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PLANNED DEVELOPMENT OVERLAY  
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COVER SHEET

PROFESSIONAL STAMP

PROJECT #: 15081  
DRAWN BY: JC  
CHECKED BY: JR

ISSUE RECORD

SDP SUBMITTAL \_\_\_\_\_ 03/7/2016  
SDP/PDO SUBMITTAL \_\_\_\_\_ 05/11/2016  
SDP/PDO SUBMITTAL #2 \_\_\_\_\_ 07/15/2016  
PDO SUBMITTAL #3 \_\_\_\_\_ 08/11/2016

SHEET NUMBER

1

1 OF 6

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CASE # PSP16-0002

## SITE PLAN

### SITE DATA

SITE AREA WITHIN PROPERTY LINE	31,255 SF	100%
TOTAL IMPERVIOUS	28,217 SF	90%
TOTAL BUILDING FOOTPRINT (IMPERVIOUS)	4,240 SF = 14%	
FLOOR AREA RATIO (FAR)	1.3 : 1 FAR	
PARKING LOT/LOADING AREA (IMPERVIOUS)	23,977 SF = 77%	
PARKING LOT LANDSCAPE (PERVIOUS)	3,038 SF	10%
	<ul style="list-style-type: none"><li>PLANT MATERIAL - 1,983 S.F.</li><li>COBBLE/OTHER - 1,055 S.F.</li></ul>	
UN-OBSTRUCTED OPEN SPACE	3,710 SF = 12%	
	<ul style="list-style-type: none"><li>PERVIOUS - 2,958 S.F.</li><li>IMPERVIOUS - 752 S.F.</li></ul>	(GRAY HATCH ON PLAN)

### BUILDING DATA

COMMERCIAL GROSS FLOOR AREA	31,438 SF (76%)
<ul style="list-style-type: none"><li>FIRST FLOOR (RETAIL &amp; OFFICE) - 3,696 SF</li><li>SECOND FLOOR (OFFICE) - 14,866 SF</li><li>THIRD FLOOR (OFFICE) - 13,106 SF</li></ul>	
RESIDENTIAL GROSS FLOOR AREA	5 DU / 9,664 SF (24%)
<ul style="list-style-type: none"><li>FOURTH FLOOR (M.F. RESIDENTIAL)</li></ul>	

### PARKING CALCULATIONS

USE	GFA	PARKING RATIO	PARKING REQ.
RETAIL (1ST FLOOR)	1,675 SF	1 SPACE / 400 SF	4 SPACES
OFFICE	29,763 SF	1 SPACE / 600 SF	50 SPACES
	2,021 SF (BANK / OFFICE LOBBY & STAIRS - 1ST FLOOR)		
	14,866 SF (OFFICE - 2ND FLOOR)		
	12,876 SF (OFFICE - 3RD FLOOR)		
M.F. RESIDENTIAL (4TH FLOOR)	5 DU	1.5 SPACE / 1 DU	8 SPACES
BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE			-1 SPACE

	TOTAL PARKING <b>REQUIRED</b>	61 SPACES
	TOTAL PARKING <b>PROVIDED</b>	64 SPACES

NOTES:  
1. DU = DWELLING UNITS  
2. 4 PERCENT OF REQUIRED PARKING SHALL BE PROVIDED AS HANDICAP ACCESSIBLE SPACES.

### SITE LEGEND

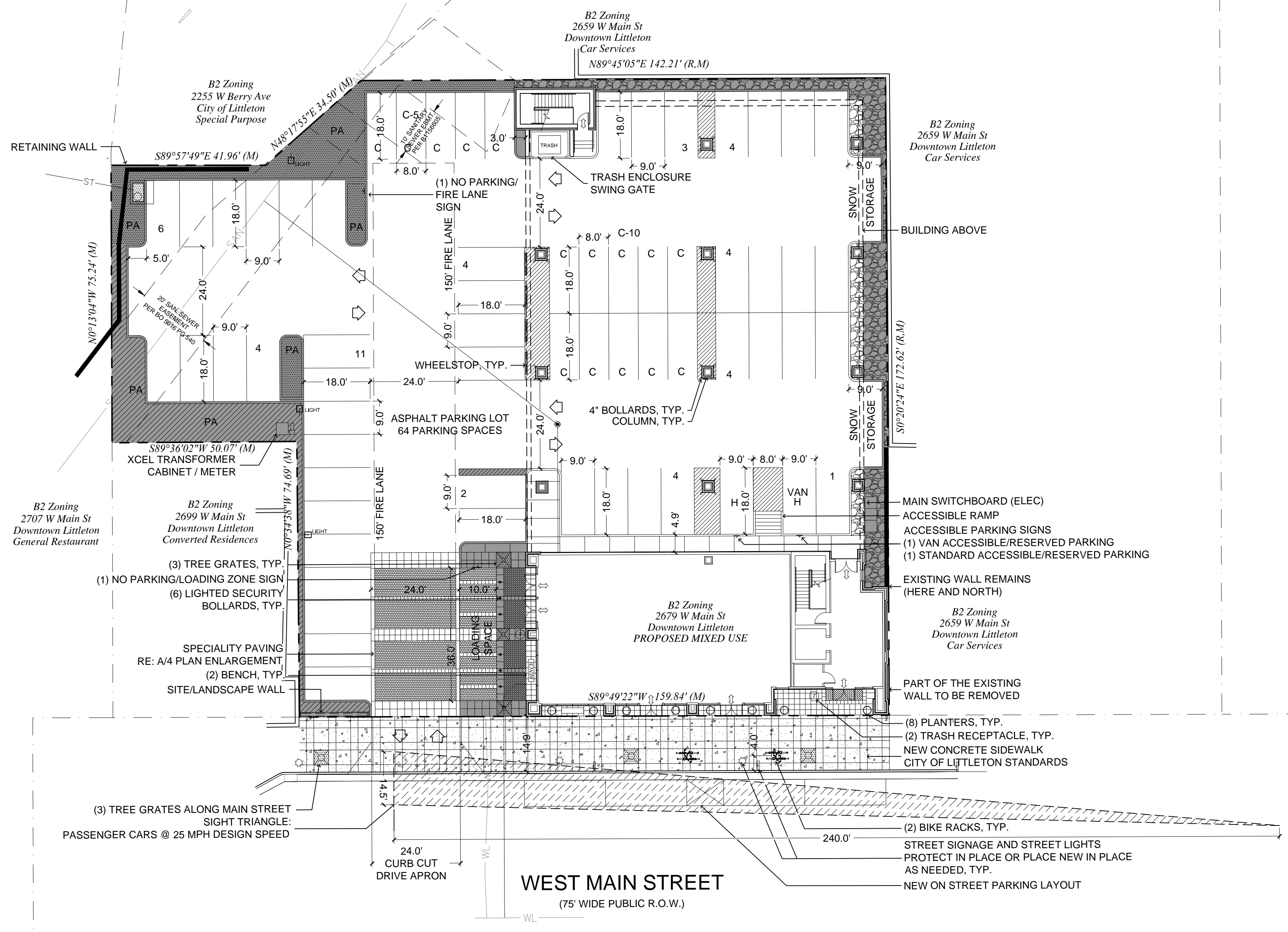
--- LOT LINE/RIGHT OF WAY	PROPOSED BENCH
EXISTING LIGHT POLE	PROPOSED BIKE RACK
EXISTING STREET SIGN	PROPOSED PLANTER
# PROPOSED PARKING COUNT PER ROW	PROPOSED TRASH RECEPTACLE
PROPOSED TRAFFIC FLOW	PROPOSED WHEEL STOP
PROPOSED BUILDING ACCESS	PROPOSED TREE GRATE
PROPOSED 6" VERTICAL CURB AND GUTTER (EXCEPT WHERE NOTED)	PROPOSED LIGHT FIXTURE
PROPOSED SIGN	PLANTING AREA
PROPOSED LIGHTED SECURITY BOLLARD	NEW CONCRETE CITY SIDEWALK
UN-OBSTRUCTED OPEN SPACE AREAS	3" - 6" COBBLE

### SITE NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LITTLETON.
- VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR.
- "NO PARKING FIRE LANE" SIGNS TO BE MOUNTED AT A HEIGHT OF AT LEAST 7' MOUNTED AT 30-40 DEGREE ANGLE.
- ALL PAVEMENT MARKINGS ARE SUBJECT TO MATERIAL CHANGES DUE TO SEASON AND/OR WEATHER. TEMPORARY MATERIALS MAY BE REQUIRED. SPECIFIED FINAL PAVEMENT MARKING MATERIALS SHALL BE INSTALLED WHEN SEASON/WEATHER ALLOW.

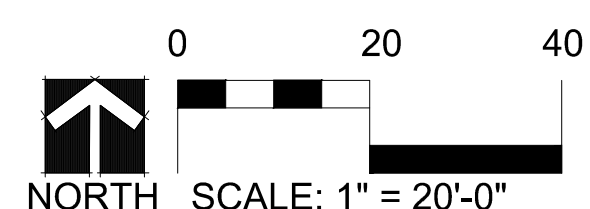
### UTILITY EASEMENT NOTES

- A BLANKET EASEMENT ACROSS ALL PAVED SURFACES WILL BE GRANTED TO THE CITY UNDER A SEPARATE DOCUMENT FOR ACCESS TO SANITARY AND STORM SEWER FACILITIES LOCATED ON THE SITE.
- DRY UTILITIES TO BE RELOCATED BY OTHERS. BLANKET EASEMENTS WILL BE GRANTED TO THE DRY UTILITY PROVIDERS UNDER A SEPARATE DOCUMENT.



### PDO PARKING LOT DIMENSIONAL REQUIREMENTS JUSTIFICATION

THIS PDO PROVIDES REQUIREMENTS FOR PARKING LOT DIMENSIONAL STANDARDS THAT DIFFER FROM THE CITY'S STANDARD REQUIREMENTS. THE JUSTIFICATION FOR DIFFERENT REQUIREMENTS AS A PART OF THIS PDO ARE TO PROVIDE FOR STANDARDS THAT ARE MORE TYPICAL IN DOWNTOWN DISTRICTS AND IN SURROUNDING JURISDICTIONS WHICH ALLOW FOR WIDER DRIVE ISLES, STANDARD 18 FOOT DEEP AND 9 FOOT WIDE PARKING STALLS AND FOR 8 FOOT WIDE COMPACT PARKING STALLS. THE PROPOSED STANDARDS ALSO REQUIRE LESS ASPHALT PARKING SURFACE AREA WHICH INCREASES LANDSCAPE AND OPEN SPACE AREA.



ARCHITECT / PLANNER

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PLANNED DEVELOPMENT OVERLAY  
LITTLETON MIXED USE - 2679 WEST MAIN STREET

SITE PLAN

PROFESSIONAL STAMP

PROJECT #: 15081  
DRAWN BY: JC  
CHECKED BY: JR

ISSUE RECORD

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SHEET NUMBER

2

2 OF 6



# PLANNED DEVELOPMENT OVERLAY

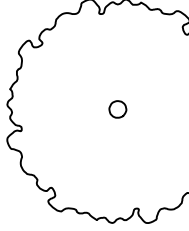
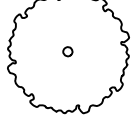



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CASE # PSP16-0002

### LANDSCAPE PLAN

#### PLANT LIST

SYMBOL	LABEL	QTY.	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MATURE SPREAD	MATURE HEIGHT
	SHA	2	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL.	35'	50'
	RLI	4	AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	2" CAL.	25'	40'
	CCP	5	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	15'	35'
	RPR	14	REGAL PRIVET	LIGUSTRUM OBTUSIFOLIUM REGELIANUM	#5	5'	4'
	BJ	13	BUFFALO JUNIPER	JUNIPERUS SABINE 'BUFFALO'	#5	12"	6'
	FRG	103	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#5	2'	4-5'
	HFG	56	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAELN'	#5	2'	2-3'

SYMBOLS NOT TO SCALE

#### OWNERSHIP AND CERTIFICATION APPROVAL

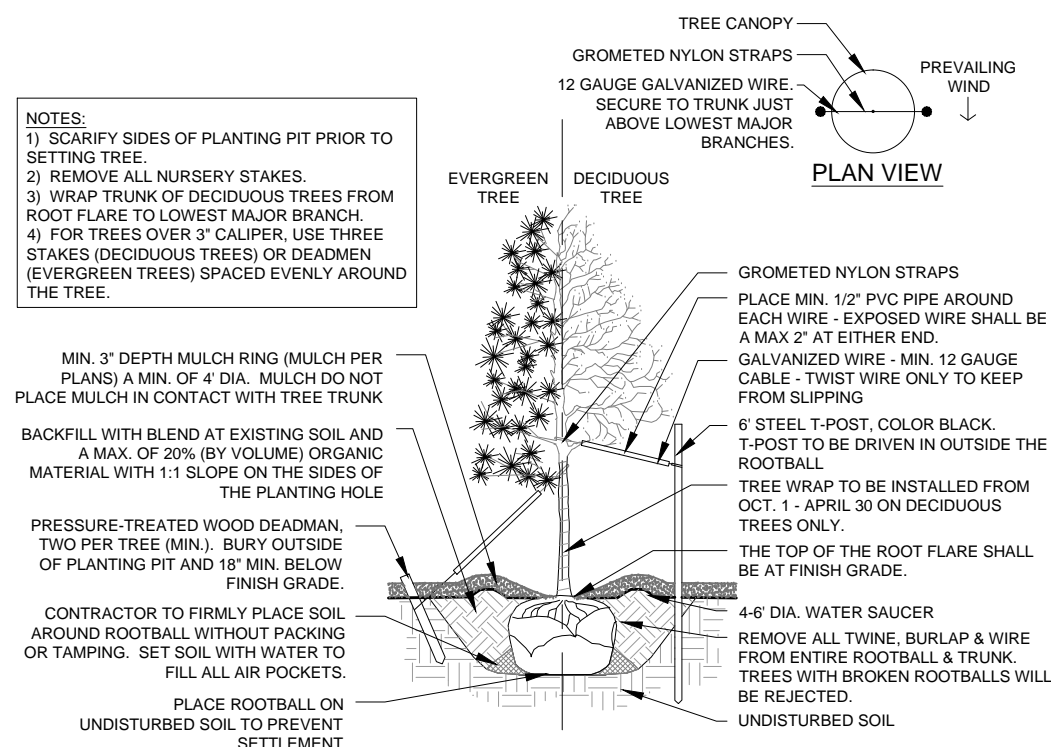
I, OWNER, OR DESIGNATED AGENT THEREOF, SHALL COMPLETE THE LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN. MAINTENANCE OF THE LANDSCAPE IMPROVEMENTS SHALL COMPLY WITH TITLE 10, CHAPTER 5 OF THE LITTLETON CITY CODE. IT IS HEREBY ACKNOWLEDGED THAT MAINTENANCE OF THE LANDSCAPE IMPROVEMENTS IS NOT PERSONAL TO THE DEVELOPER, BUT RUNS WITH THE LAND AND SHALL E THE RESPONSIBILITY OF ALL CURRENT AND FUTURE OWNERS/OCCUPANTS.

SIGNATURE \_\_\_\_\_

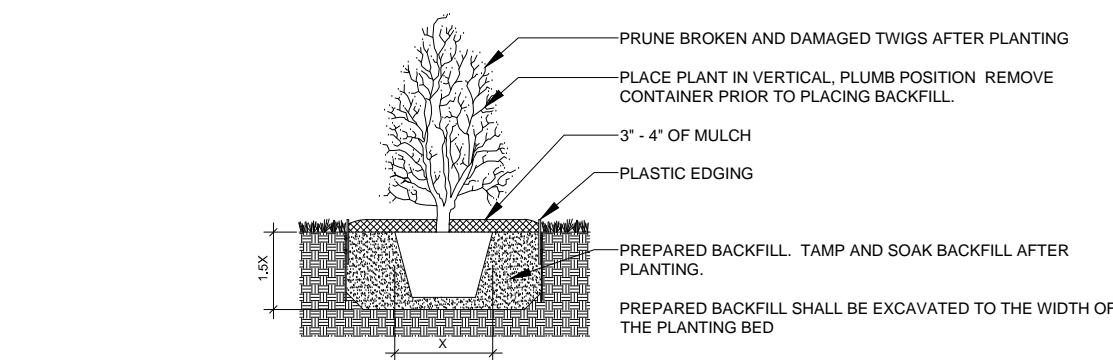
DATE \_\_\_\_\_

#### LANDSCAPE NOTES

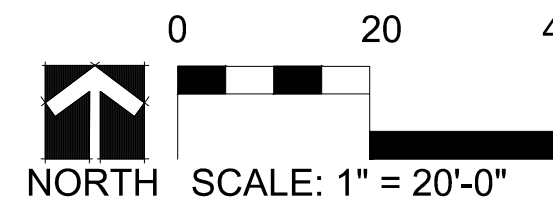
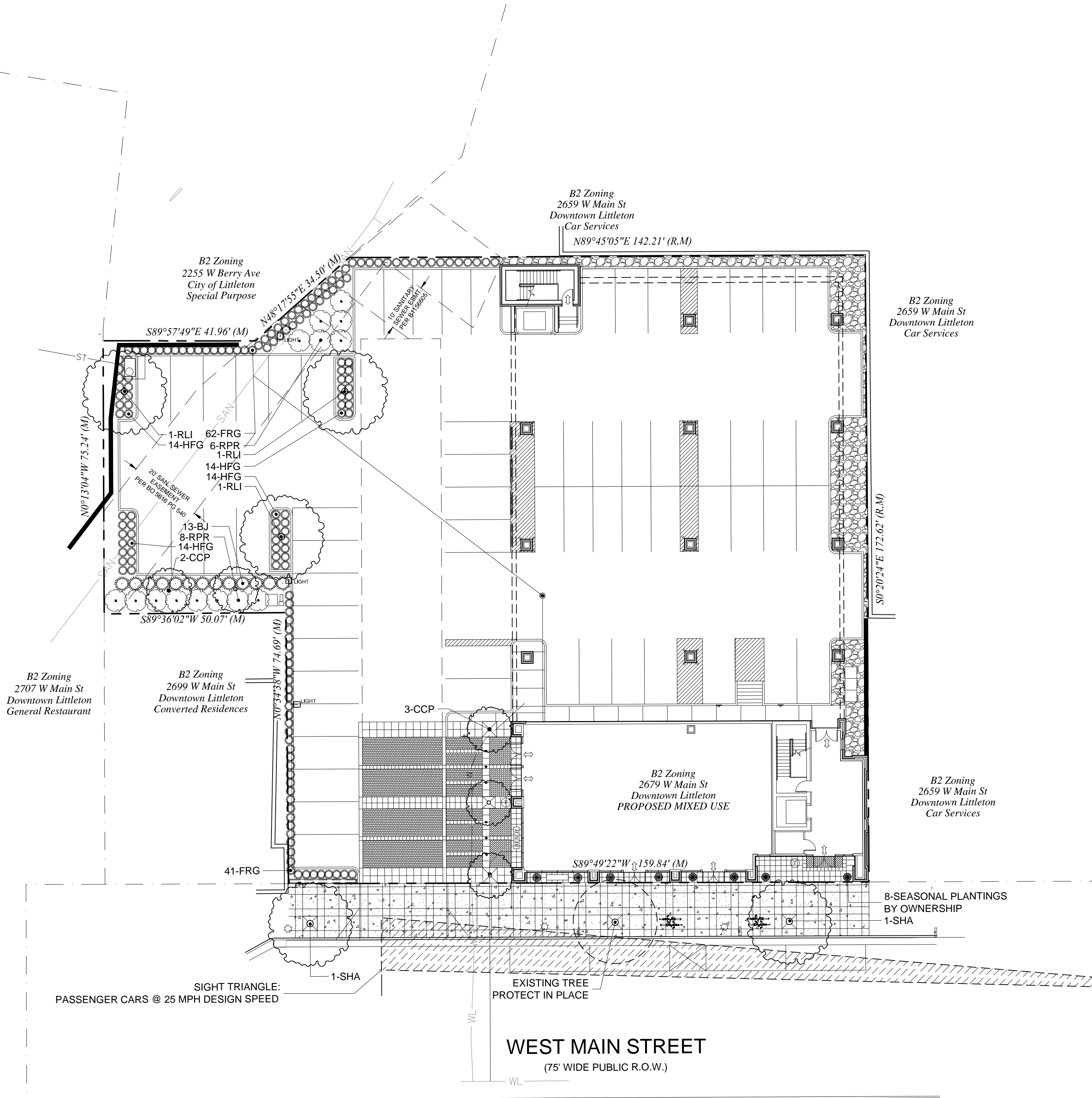
- ALL TREES, SHRUBS, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER. ALL TREE AND SHRUB TAGS SHALL REMAIN ON THE PLANTS UNTIL THE TIME OF FINAL ACCEPTANCE.
- ALL TREES SHALL NOT BE PLANTED CLOSER THAN 10' TO ANY STORM PIPE, WATER LINES, OR SEWER LINE. NO TREES SHALL BE PLANTED IN DRY UTILITY EASEMENTS.
- ALL TREE RINGS IN TURF (36" DIA.) AND SHRUB BED AREAS WITH ORNAMENTAL GRASS OR PERENNIAL PLANTINGS SHALL BE MULCHED WITH DOUBLE-SHREDDED CEDAR MULCH (FRONT-RANGE MATERIALS, LANDSCAPE MULCH #16-643 OR APPROVED EQUAL) TO A DEPTH OF 4-INCHES UNLESS OTHERWISE INDICATED ON THE PLANS. COBBLE MULCH SHALL BE PROVIDED ELSEWHERE, UNLESS NOTED, AND BE MULTI-COLORED WASHED RIVER ROCK/COBBLE, WITH 3"-6" DIAMETER WHERE SHOWN ON PLANS. ALL ROCK AND COBBLE AREAS SHALL BE INSTALLED WITH COMMERCIAL GRADE WEED BARRIER FABRIC PINNED IN PLACE.
- MINOR ADJUSTMENTS IN PLANT PLACEMENT AND SPECIES MAY BE PROPOSED FOR CONSIDERATION AND LITTLETON APPROVAL AT CONSTRUCTION DOCUMENT STAGE TO RESPOND TO FIELD CONDITIONS AND PLANT AVAILABILITY. THERE SHALL BE NO REDUCTION IN PLANT MATERIAL.
- THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE 100%/HEAD-TO-HEAD COVER FOR ALL LANDSCAPED AREAS. ALL PLANTING BEDS WILL HAVE DRIP IRRIGATION AND ALL LAWN AREAS WILL BE SPRAY IRRIGATED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
- ALL SHRUBS AND PERENNIALS SHALL BE MAINTAINED AT A HEIGHT OF 42" OR LESS ABOVE PAVEMENT SURFACE AND ALL TREES SHALL HAVE BRANCHES TRIMMED TO A MIN. OF 8'-0" ABOVE PAVEMENT SURFACE TO PROVIDE ADEQUATE SIGHT DISTANCES AT ALL INTERSECTIONS AND ROADWAY CURVES.



**A** DECIDUOUS TREE PLANTING DETAIL  
N.T.S.



**B** SHRUB PLANTING DETAIL  
N.T.S.



ARCHITECT / PLANNER

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LANDSCAPE PLAN

PROFESSIONAL STAMP

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3 OF 6

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## BUILDING ELEVATIONS



*EAST ELEVATION*

ARCHITECT / PLANNER

OWNER/CLIENT

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PROFESSIONAL STAMP

## ISSUE RECORD

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SHEET NUMBER

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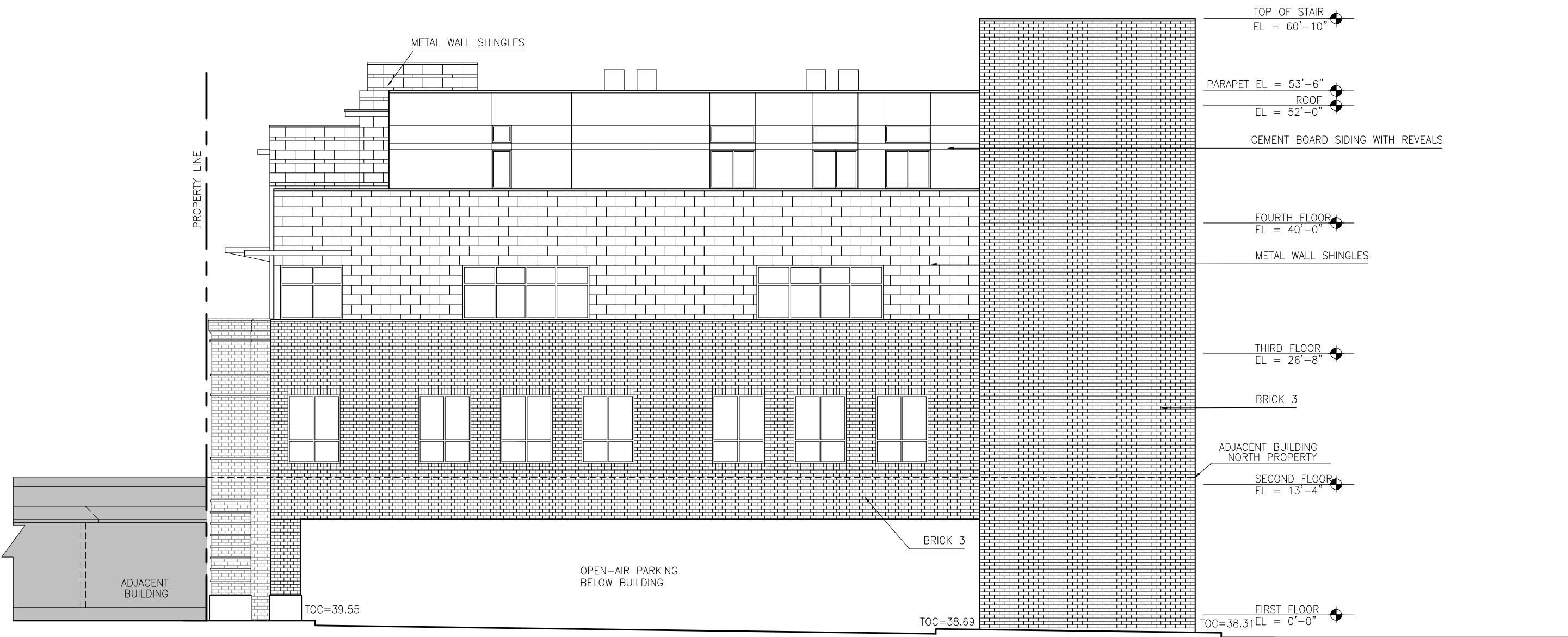
OF 6

PLANNED DEVELOPMENT OVERLAY  
LITTLETON MIXED USE - 2679 WEST MAIN STREET  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO  
CASE # PSP16-0002

BUILDING ELEVATIONS



SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

ARCHITECT / PLANNER  
  
LAI DESIGN GROUP  
88 Inverness Circle East  
Bldg J Suite 101  
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T 303.734.1777 | F 303.734.1778  
  
OWNER/CLIENT  
  
2679 MAIN STREET  
PARTNERS  
ATT. JON BENALLO  
1660 17TH STREET, STE 300  
DENVER, CO 80022  
303-606-7841

PLANNED DEVELOPMENT OVERLAY  
LITTLETON MIXED USE - 2679 WEST MAIN STREET  
  
BUILDING ELEVATIONS

PROFESSIONAL STAMP

PROJECT #: 15081  
DRAWN BY: JC  
CHECKED BY: JR

ISSUE RECORD

SDP SUBMITTAL 03/7/2016  
SDP/PDO SUBMITTAL 05/11/2016  
SDP/PDO SUBMITTAL #2 07/15/2016  
PDO SUBMITTAL #3 08/11/2016

SHEET NUMBER

5

5 OF 6



PLANNED DEVELOPMENT OVERLAY  
LITTLETON MIXED USE - 2679 WEST MAIN STREET

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE # PSP16-0002

BUILDING CROSS SECTIONS AND MATERIAL BOARD

**BRICK 1:**  
CHEROKEE ROMAN SMOOTH  
CLOUD CERAMICS

*Cherokee Virtual Brick Sample*

Textures	Sizes
Antique	Cosmo
Shadower	Ringside
Velvet	Madison
Verde	Norman
Worrier	Roman
Sunco	Drilling

**BRICK 2:**  
CRIMSON IRONSPOT ROMAN SMOOTH  
CLOUD CERAMICS

*Crimson Ironspot Virtual Brick Sample*

Textures	Sizes
Shadower	Cosmo
Smooth	Ringside
Velvet	Madison
Verde	Norman
Worrier	Roman
	Drilling
	4' x 8' x 2 1/4" Paver
	4' x 8' x 2 1/4" Chamfered Paver

ARCHITECTURAL PRECAST  
CONCRETE PANELS  
1814 EGG SHELL 16%  
CHAMFER / SMOOTH FINISH  
HERITAGE CAST STONE

CEMENT BOARD SIDING  
WITH REVEALS  
SHERWIN WILLIAMS  
SOFT FAWN #9097

**BRICK 3:**  
KANSAS GOLD IRONSPOT UTILITY VELOUR  
CLOUD CERAMICS

*Kansas Gold Ironspot Virtual Brick Sample*

Textures	Sizes
Shadower	Cosmo
Smooth	Ringside
Velvet	Madison
Verde	Norman
Worrier	Roman
	Drilling
	4' x 8' x 2 1/4" Paver
	4' x 8' x 2 1/4" Chamfered Paver

PAINTED ALUMINUM WINDOWS,  
DOORS, BALCONY RAILINGS AND  
HARDWARE (STORERONT)  
(MEDIUM BRONZE)

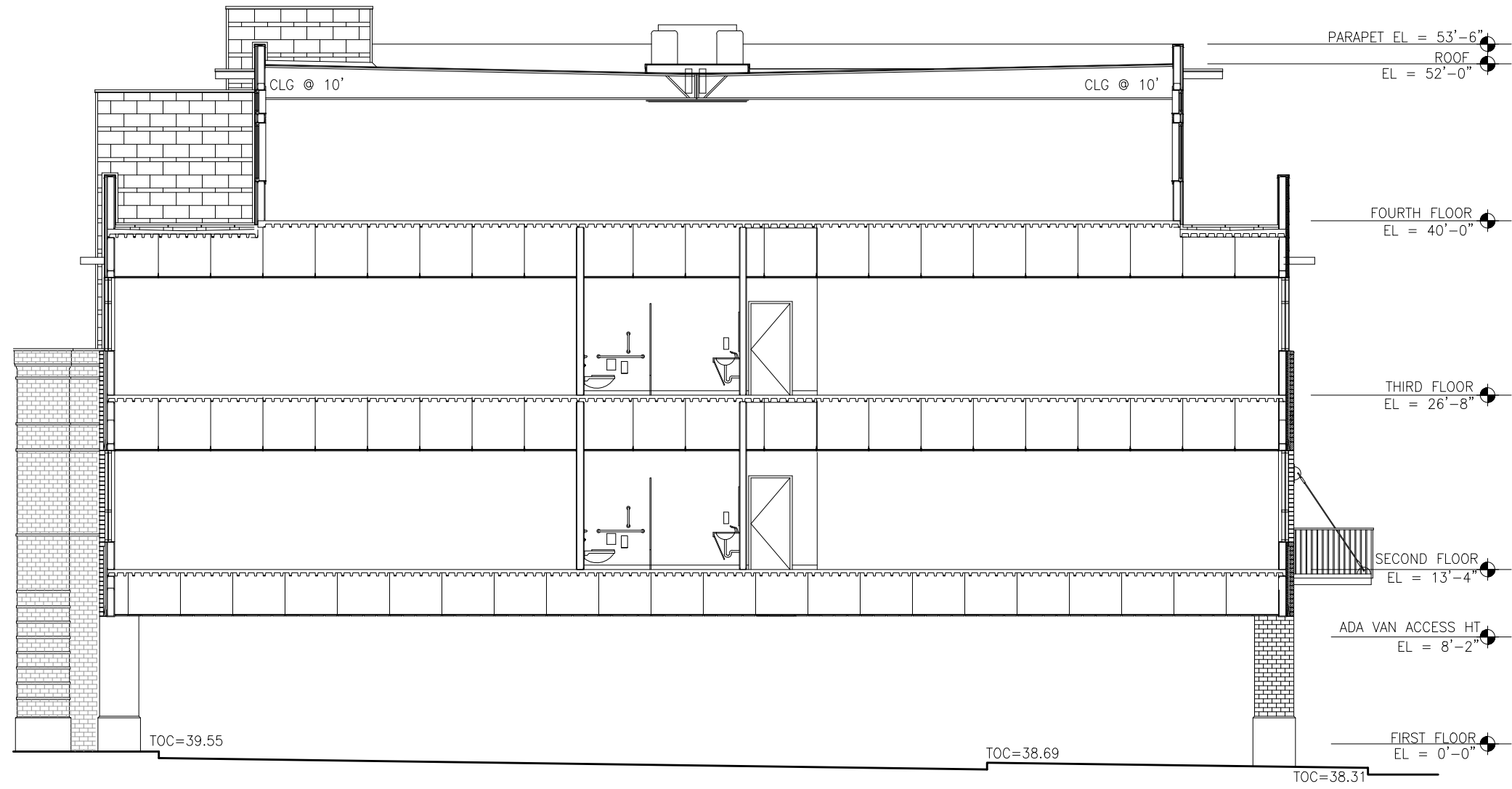
CEDAR CANOPY  
(CLEAR SEALED)

SHEET METAL SUN VISORS, EYE BROWS  
AND METAL WALL SHINGLES  
(DIRTY PENNY)

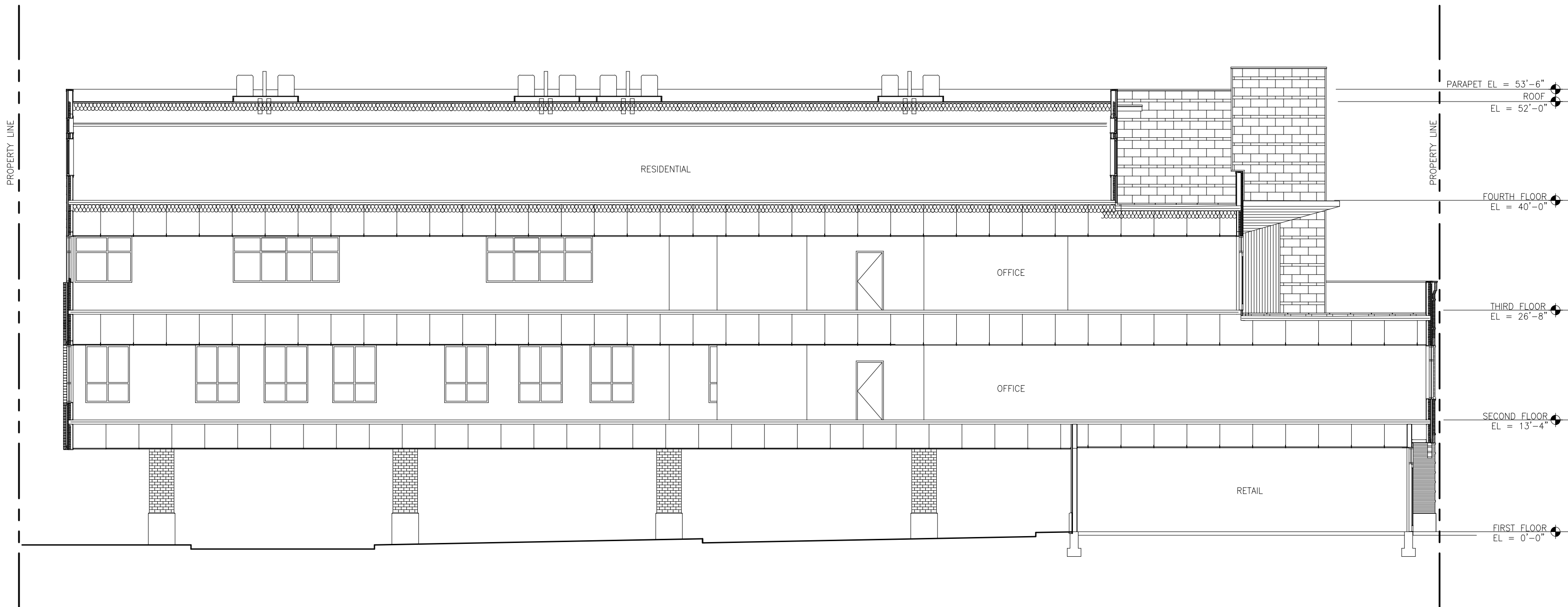
Project 15081  
May 11, 2016  
SDP/PDO Submittal #2

LITTLETON MIXED USE  
LITTLETON, COLORADO  
2679 Main Street Partners

**LAI Design Group**  
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CROSS SECTION - FACING SOUTH  
SCALE: 3/32" = 1'-0"



CROSS SECTION - LONGITUDINAL FACING EAST  
SCALE: 3/32" = 1'-0"

ARCHITECT / PLANNER

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PLANNED DEVELOPMENT OVERLAY  
LITTLETON MIXED USE - 2679 WEST MAIN STREET

BUILDING CROSS SECTIONS / MATERIAL BOARD

PROFESSIONAL STAMP

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ISSUE RECORD

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6 OF 6