

PLATTE 56

2ND AMENDMENT TO THE RIVERSIDE PLANNED DEVELOPMENT PLAN

PORTIONS OF TRACT B AND D, BLOCK 1, A PLAT OF RIVER SIDE PLANNED DEVELOPMENT

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE # APD16-0001

OWNER: GREEN LEAF RIVERSIDE II, LLC, 588 SAN RAMON VALLEY BLVD., SUITE 2, DANVILLE, CALIFORNIA 94529, 925-362-0902 voice, CONTACT: MICHAEL O'NEIL, EMAIL: MONEIL@GLRECAP.COM

DEVELOPER / APPLICANT: CENTRAL DEVELOPMENT, 1660 S. ALBION ST., SUITE 200, DENVER, CO 80222, 303-628-0200 voice, CONTACT: JEREMY RECORDS

CIVIL ENGINEER: REDLAND, 1500 W. CANAL CT., LITTLETON, COLORADO 80120, 720.283.6783 voice, CONTACT: MARK CEVAAL, PE #33123, EMAIL: MCEVAAL@REDLAND.COM

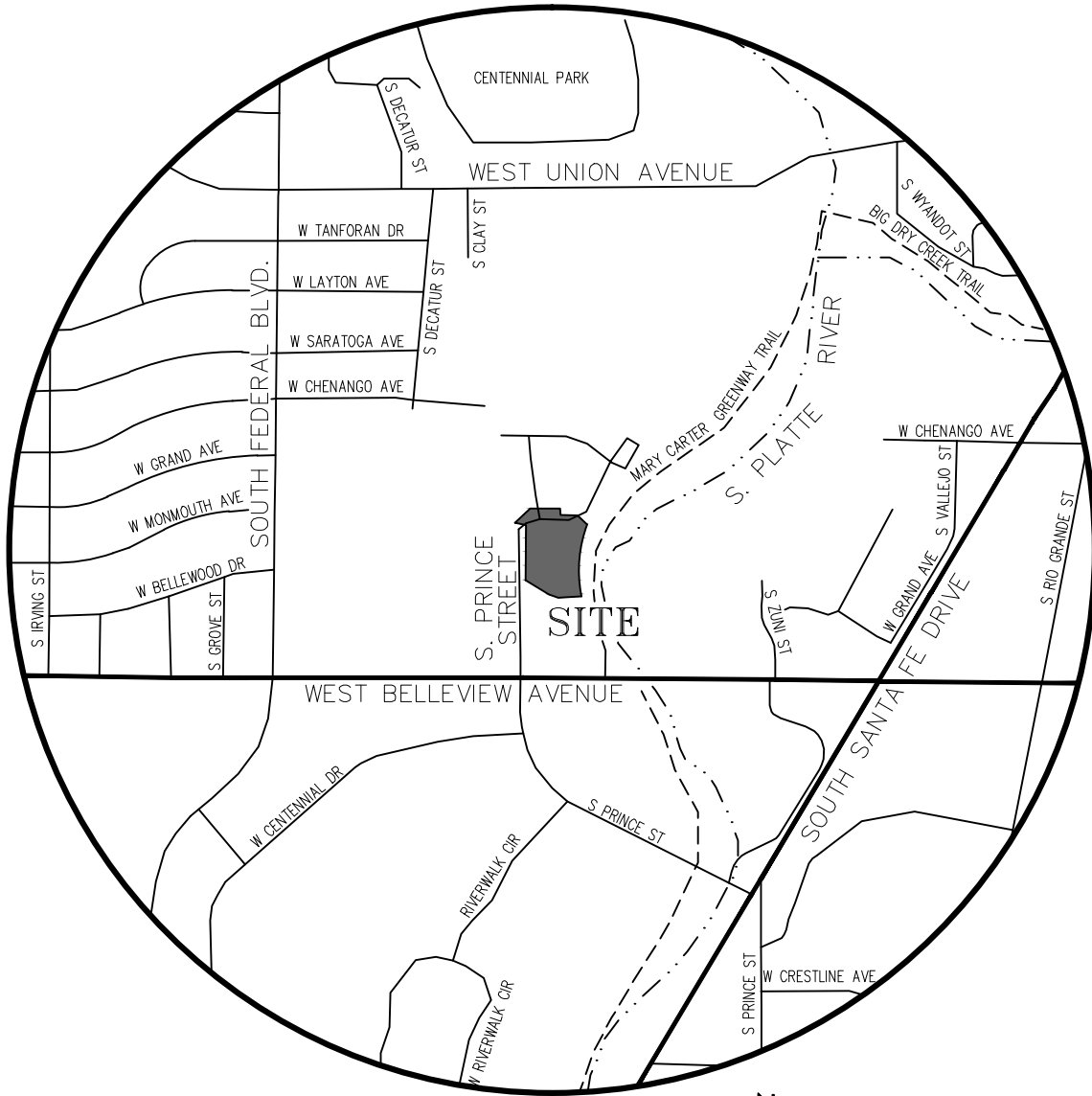
ARCHITECT: WOODLEY ARCHITECTURE GROUP, 731 SOUTHPARK DR., SUITE B, LITTLETON, CO 80120, 303-791-1624 voice, CONTACT: MICHAEL WOODLEY

LANDSCAPE ARCHITECT: STACKLOT, 5639 S. CURTICE ST., LITTLETON, CO 80120, 303-808-4523 voice, CONTACT: JUSTIN HAY

LAND SURVEYOR: AZTEC CONSULTANTS, INC., 300 E. MINERAL AVE., SUITE 1, LITTLETON, COLORADO 80122, 303.713-1898 voice, CONTACT: JIM LYNCH, PLS

INDEX OF SHEETS

- 1 OF 7 COVER SHEET
- 2 OF 7 OVERALL SITE PLAN
- 3 OF 7 SITE PLAN
- 4 OF 7 UTILITY PLAN
- 5 OF 7 ILLUSTRATIVE PLAN
- 6 OF 7 LANDSCAPE PLAN
- 7 OF 7 REZONING MAP



VICINITY MAP  
1" = 1000'

PROJECT PURPOSE

THE PURPOSE OF THE PROJECT IS TO CHANGE THE ZONING OF THE PROPERTY FROM PD-COMMERCIAL TO PD-RESIDENTIAL INCLUDING DEVELOPMENT OF TOWNHOMES.

SITE DEVELOPMENT AND DESIGN STANDARDS (CONT.)

- 15. TOWNHOMES ADJACENT TO THE GREENWAY SHALL INCLUDE GROUND LEVEL PATIOS AND PORCHES THAT FRONT THE GREENWAY. TOWNHOMES ADJACENT TO S. PRINCE STREET SHALL HAVE THE PRIMARY ENTRANCE FACING S. PRINCE STREET.
  - 16. THERE SHALL BE A MINIMUM 2 ACCESS POINTS TO THE GREENWAY THAT ARE ACCESSIBLE TO ALL RESIDENTS OF THE DEVELOPMENT.
  - 17. SCORED CONCRETE DRIVEWAYS: INTERIOR DRIVEWAYS SHALL BE INTEGRATED COLOR CONCRETE WITH SAW-CUT AND/OR TOOL-JOINTED CONTROL JOINTS TO PROVIDE PATTERNS AND INTEREST. A SANDBLAST FINISH, EXPOSED AGGREGATE AND/OR HEAVY BROOM FINISH SHALL BE USED TO VARY THE TEXTURE OF THE DRIVEWAY PATTERNS TO ALLOW INTEREST.
  - 18. LANDSCAPING: ALL PORTIONS OF THE SITE NOT IMPROVED WITH A RESIDENTIAL UNIT OR IMPROVED FOR PARKING, DRIVEWAYS OR WALKWAYS, SHALL BE LANDSCAPED WITH TREES, SHRUBS, PLANTED GROUND COVER OR OTHER SUITABLE MATERIALS AS APPROVED BY THE CITY.
  - 19. PATIO SCREENING: SCREENING SYSTEMS AROUND THE PATIO AREAS SHALL BE A BALANCED COMBINATION OF METAL PICKETS, CONCRETE AND/OR MASONRY TO MATCH THE ADJACENT BUILDING FACADES. PATIO SCREEN WALLS SHALL BE A MAXIMUM OF 42" HEIGHT AND ARE TO PROVIDE FILTERED VIEWS INTO AND OUT OF THE PATIO AREAS DEPENDING ON THEIR LOCATION ON THE SITE.
  - 20. RETAINING WALLS: RETAINING WALLS SHALL BE CONSTRUCTED USING EARTH-TONE COLOR, CONCRETE BLOCK AND HAVE A SIMILAR ARCHITECTURAL CHARACTER TO THE BUILDING ARCHITECTURE. WHERE RETAINING WALL REQUIRES A HANDRAIL, THE HANDRAILS SHALL BE PAINTED METAL TO MATCH ADJACENT BUILDING COLORS.
- D. PARKING REQUIREMENTS: GARAGE PARKING SHALL BE 2 SPACES PER UNIT AND OFF-STREET PARKING SHALL BE 0.28 SPACES PER UNIT.
- E. USES
- 1. ALLOWED USES: MULTI-FAMILY RESIDENTIAL AND SALES OFFICES.
  - 2. ALLOWED ACCESSORY USES & STRUCTURES: USES AND STRUCTURES CUSTOMARILY ASSOCIATED WITH THE ALLOWED USES.
- F. MISCELLANEOUS
- 1. PEDESTRIAN CIRCULATION THROUGH THE SITE WILL BE ALLOWED VIA CROSS ACCESS EASEMENTS. ACCESS TO MARY CARTER GREENWAY SHALL BE PROVIDED SUBJECT TO APPROVAL BY PROPERTY OWNER.
  - 2. PROJECT SIGNAGE WILL CONSIST OF AN ENTRY SIGN AT THE PRINCE STREET ENTRANCE. SIZE AND LOCATION WILL BE SHOWN ON THE SITE DEVELOPMENT PLAN.

MINERAL ESTATE OWNERS:

I HAVE SEARCHED THE RECORDS OF THE ARAPAHOE COUNTY TAX ASSESSOR AND THE ARAPAHOE COUNTY CLERK AND RECORDER FOR THE LAND THAT IS SUBJECT OF THIS APPLICATION AND HAVE 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

OWNER CERTIFICATION:

I, \_\_\_\_\_, 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.

SIGNATURE OF OWNER OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM:

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

CITY COUNCIL APPROVAL:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY LITTLETON CITY COUNCIL.

MAYOR

ATTEST:

CITY CLERK

RECORDING CERTIFICATION:

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER OF COUNTY AT \_\_\_\_\_ M, ON THE DAY OF A.D. 20\_\_\_\_\_, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NUMBER \_\_\_\_\_.

COUNTY CLERK AND RECORDER

BY:

DEPUTY

ZONING COMPARISON CHART		
	EXISTING: RIVERSIDE GPDP AMENDED PD-C ZONE	PROPOSED: RIVERSIDE GPDP 2ND AMENDMENT PD-R ZONE
USES	PER ALLOWED USES IN PD-C ZONE, SECTION 10-2-23 OF THE LITTLETON ZONING CODE	1. MULTI-FAMILY DWELLING UNITS 2. ACCESSORY USES FOR RESIDENTIAL USES PURSUANT TO SECTION 10-3-1 LITTLETON ZONING CODE
BUILDING SETBACKS REQUIRED (PERIMETER)	30' FROM INTERSECTIONS 50' FROM RESIDENTIAL	WEST FROM PRINCE STREET R.O.W.: 7.5 FEET NORTH PROPERTY LINE: 5 FEET EAST PROPERTY LINE FROM RIVER: 8 FEET SOUTH PROPERTY LINE: 10 FEET
BUILDING SETBACKS REQUIRED (INTERNAL LOTS)	N/A	0 FEET - SEE NOTE 1
UNOBSTRUCTED OPEN SPACE MINIMUM	5.71 AC. OF THE ORIGINAL PD-C LOT AREA OF 8.75 AC. (65.3%)	25%
PARKING RATIO	MINIMUM OFF-STREET PARKING SHALL BE PROVIDED IN CONFORMANCE WITH CHAPTER 10 OF THE ZONING ORDINANCE 1981 EDITION.	RESIDENT PARKING: 2 SPACES PER UNIT; VISITOR PARKING: 0.28 SPACES PER UNIT
BUILDING HEIGHT	30' MAX. FOR STRUCTURES WITHIN 150' OF SINGLE FAMILY RESIDENTIAL	4-STORY UNITS: 52' MAX. HEIGHT TO TOP OF ROOF 3-STORY UNITS: 48' MAX HEIGHT TO TOP OF ROOF
NUMBER OF UNITS	N/A	UP TO 56 UNITS
DENSITY	N/A	19 UNITS PER ACRE
MINIMUM LOT SIZE	N/A	NONE

LEGAL DESCRIPTION OF SUBJECT PROPERTY

TRACTS B AND D, BLOCK 1, RIVER SIDE, A PLANNED DEVELOPMENT, AS SET FORTH ON THE PLAT RECORDED JUNE 19, 1986 IN PLAT BOOK 90, PAGE 48, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED APRIL 13, 2004 AT RECEPTION NO. B4065836, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TOGETHER WITH A PORTION OF ADJACENT RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID PORTION OF TRACT D;

THENCE ALONG THE BOUNDARIES OF SAID TRACT B AND D, THE FOLLOWING SIX (6) COURSES;

1. NORTH 47°16'53" EAST, A DISTANCE OF 111.91 FEET;
2. SOUTH 89°53'40" EAST, A DISTANCE OF 163.70 FEET;
3. SOUTH 00°08'47" EAST, A DISTANCE OF 33.98 FEET;
4. SOUTH 88°41'40" EAST, A DISTANCE OF 93.57 FEET;
5. SOUTH 46°09'54" EAST, A DISTANCE OF 70.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 715.68 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°29'50" EAST;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°55'12", AN ARC LENGTH OF 398.71 FEET TO THE NORTHEAST CORNER OF SAID PORTION CONVEYED IN DEED RECORDED APRIL 13, 2004 AT RECEPTION NO. B4065836;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PORTION, THE FOLLOWING THREE (3) COURSES;

1. SOUTH 86°40'10" WEST, A DISTANCE OF 124.20 FEET;
2. NORTH 69°10'52" WEST, A DISTANCE OF 54.20 FEET;
3. NORTH 59°10'55" WEST, A DISTANCE OF 149.71 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT D;

THENCE, ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°26'00" EAST, A DISTANCE OF 299.04 FEET;
2. NORTH 76°23'40" WEST, A DISTANCE OF 60.25 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.099 ACRES, (135,012 SQUARE FEET), MORE OR LESS.

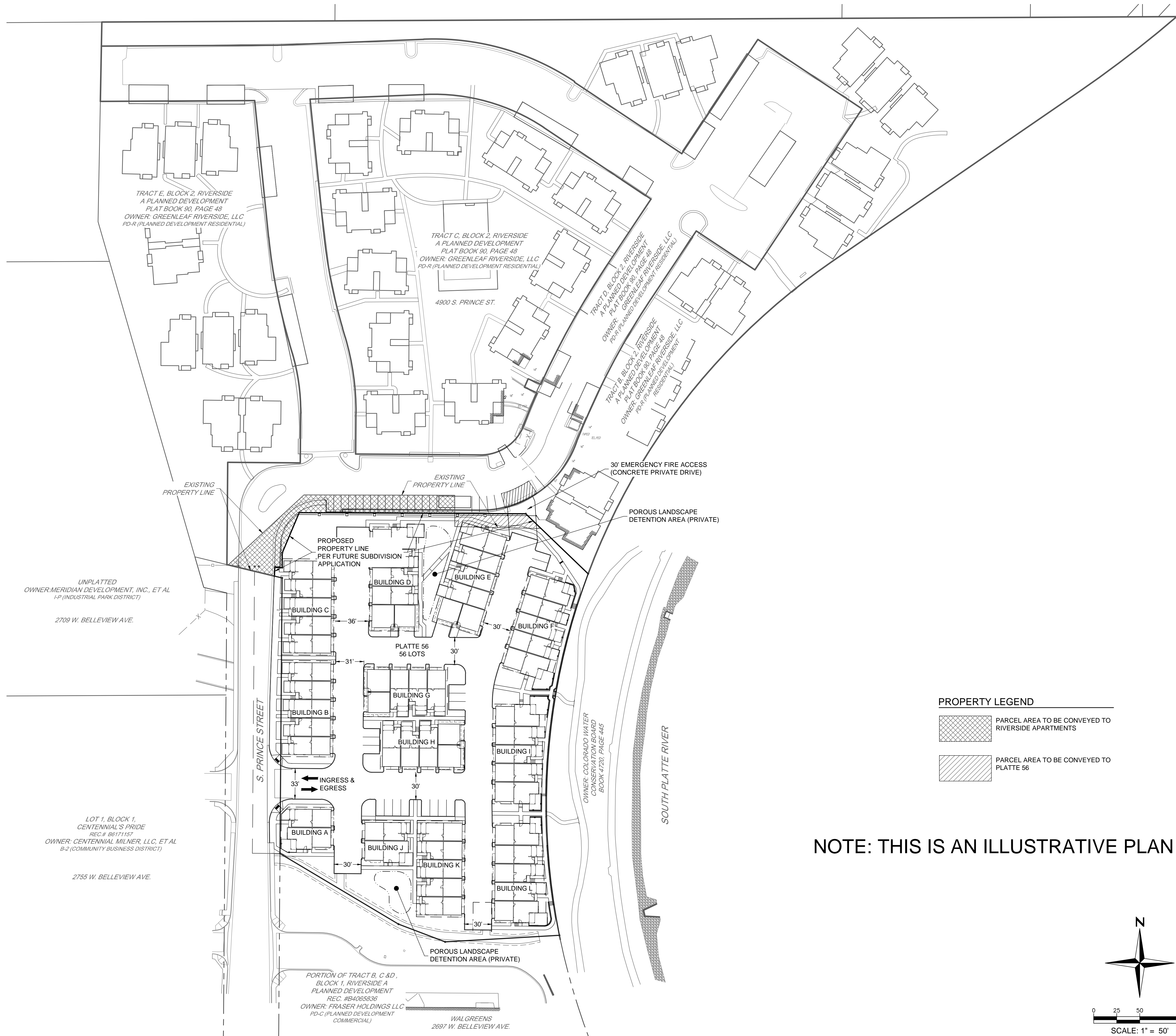
PREPARED BY:  
JAMES E. LYNCH, PLS NO. 37933  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE, SUITE 1,  
LITTLETON, CO 80122  
303-713-1898

NOTE: THIS LEGAL DESCRIPTION USES THE EXISTING NORTH PROPERTY LINE.

SITE DEVELOPMENT AND DESIGN STANDARDS

- A. BUILDING HEIGHT: THE MAXIMUM ALLOWED HEIGHT FOR A 3-STORY STRUCTURE SHALL BE 48' FROM FINISHED GRADE TO TOP OF ROOF RIDGE. THE MAXIMUM ALLOWED HEIGHT FOR A 4-STORY STRUCTURE (INCLUDING A 3-STORY UNIT WITH A 4TH-STORY ROOF DECK) SHALL BE 52' FROM FINISHED GRADE TO TOP OF ROOF RIDGE. ANY VARIATION FROM THIS MAXIMUM REQUIRES REVIEW AND APPROVAL BY THE DEVELOPER.
- B. BUILDING SETBACKS: WEST FROM PRINCE STREET: 7.5 FEET  
NORTH: 5 FEET  
EAST FROM RIVER: 8 FEET  
SOUTH: 10 FEET  
INTERNAL: 0 FEET
- C. ARCHITECTURAL DESIGN
- 1. THE ARCHITECTURE SHALL CONSIST OF DESIGN COMPONENTS TRUE TO THE ARCHITECTURAL "BALL PARK" STYLE. DRAWING INSPIRATION FROM ICONIC BALL PARKS SUCH AS COORS FIELD IN DENVER, COLORADO, THIS STYLE IS A MODERN YET INVITING AESTHETIC.
- 2. ATTENTION TO THE USE OF DURABLE AND SUSTAINABLE BUILDING PRODUCTS AND DETAILING IS A CRITICAL ELEMENT IN CREATING THE QUALITY AND "LONG TERM" VISION OF THE COMMUNITY.
- 3. VARIED MATERIALS SHALL BE USED, INCLUDING BRICK OR BRICK VENEER (ESPECIALLY AT THE PEDESTRIAN LEVEL), CORRUGATED METAL SIDING, AS WELL AS VERTICAL CEMENTITIOUS SIDING AND LAP CEMENTITIOUS SIDING. VARIED USE OF MATERIALS SHALL BE USED TO EMPHASIZE PLANE BREAKS AND PROVIDE MATERIAL MASSING, AND CAN ALSO BE USED TO ENHANCE FLAT PLANES. CONSIDERATION SHALL BE GIVEN TO THE DESIGN OF UPPER LEVELS AND HOW THESE APPEAR FROM STREETS AND ADJACENT UNITS. ADDITIONALLY, SIDE AND REAR ELEVATIONS OF ALL BUILDING SHALL HAVE "FOUR-SIDED" ARCHITECTURE. MASSING SHALL BE VARIED ON SIDE AND REAR ELEVATIONS. CREATING MOVEMENT, PLANE BREAKS, ROOF BREAKS, AND ARCHITECTURAL INTEREST.
- 4. EACH SIDE OF EVERY BUILDING SHALL INCLUDE ALL OF THE FOLLOWING ELEMENTS:
  - a. BRICK OR BRICK VENEER AS A FACADE MATERIAL
  - b. AT LEAST 2 DIFFERENT FACADE MATERIAL TYPES
  - c. MASSING ARTICULATION WITH AT LEAST 2' PLANE BREAKS
- 5. EACH SIDE OF EVERY BUILDING SHALL INCLUDE AT LEAST TWO (2) OF THE FOLLOWING ELEMENTS:
  - a. SINGLE-STORY ROOF OR PARAPET ELEMENTS
  - b. EYEBROW ROOFS OVER SELECT WINDOWS
  - c. BOX BAY WINDOWS
- 6. GARAGE SIDES OF EVERY BUILDING SHALL INCLUDE THE FOLLOWING ELEMENT: FROSTED GLASS GARAGE DOORS
- 7. MULTI-FAMILY ATTACHED HOMES WILL BE COMPOSED OF SIMPLE GEOMETRIC RECTANGULAR SOLIDS AS THE MAJOR MASS; ARTICULATED WITH PORCHES, DORMERS, OFFSETS IN WALL PLANES AND OTHER ARCHITECTURAL EMBELLISHMENTS. ROOFS SHALL BE VARIED WHERE APPROPRIATE TO PROVIDE INTERESTING ROOF FORMS - ROOF BREAKS CAN OCCUR AT LOGICAL POINTS SUCH AS TOWER ELEMENTS, PORCHES, ARCHITECTURAL PROJECTIONS, AND UNIT BREAKS. PARAPET WALLS ARE ALSO PART OF THE BALL PARK VERNACULAR AND SHALL BE USED WHERE APPROPRIATE.
- 8. EXPOSED FOUNDATION WALLS ABOVE 8" FROM GRADE SHALL BE COVERED WITH SIMILAR MATERIALS AS THE WALL ABOVE.
- 9. ROOF MATERIALS EXPOSED ON ELEVATIONS SHALL BE RICHLY TEXTURED AND MAY INCLUDE ASPHALT DIMENSIONAL COMPOSITION (30 YEAR WARRANTY MIN.) SHINGLES, CONCRETE FLAT OR PROFILED TILE, OR STANDING SEAM METAL. THE COLOR OF THE ROOFING CAN VARY FROM BUILDING TO BUILDING OR BE CONSISTENT THROUGHOUT THE NEIGHBORHOOD. COLOR OF ROOFING TO BE CONSISTENT WITH THE COLOR PALETTE OF THE ARCHITECTURAL STYLE.
- 10. APPROVED MATERIALS INCLUDE:
  - a. CEMENTITIOUS MATERIALS (INCLUDING, BUT NOT LIMITED TO, SIDING, TRIM, FASCIA, SOFFITS)
  - b. FOAM OR PLASTIC ARCHITECTURAL ELEMENTS (INCLUDING, BUT NOT LIMITED TO, VENTS, SHUTTERS, DECORATIVE COLUMNS)
  - c. WOOD MATERIALS (INCLUDING, BUT NOT LIMITED TO, SIDING, TRIM, FASCIA, SOFFITS)
  - d. BRICK (CUT OR FULL THICKNESS)
  - e. EXTERIOR RAILINGS - METAL, VINYL, WOOD/COMPOSITE
  - f. METAL SIDING (CORRUGATED OR STANDING SEAM)
- 11. BRIGHT, HIGHLY SATURATED HUES AND FLUORESCENT COLORS ARE NOT ALLOWED AS MAIN (BODY) COLORS, BUT MAY BE USED IN APPROPRIATE QUANTITIES AS ACCENT COLORS SPECIFIC TO THE ARCHITECTURAL ELEVATION STYLE AND BODY COLOR, FASCIA AND SOFFIT COLORS SHALL BE APPROPRIATE TO THE ARCHITECTURAL STYLE AND COLOR PALETTE. DOWNSPOUTS SHALL BE A SIMILAR COLOR TO THE AREA OF WALL OR TRIM UPON WHICH IT IS ATTACHED.
- 12. PATIOS, DECKS, AND ROOF DECKS SHALL BE INCORPORATED INTO THE UNIT DESIGNS AND BE CONSISTENT IN DESIGN WITH THE OVERALL ARCHITECTURE. AT A MINIMUM, EVERY UNIT SHALL INCLUDE:
  - a. A GROUND-LEVEL COVERED PORCH AND/OR PATIO
  - b. A SECOND- OR THIRD-LEVEL OUTDOOR BALCONY ADDITIONALLY, SELECTED UNITS SHALL INCLUDE:
  - c. THIRD- OR FOURTH-LEVEL ROOFTOP DECKS
- 13. TO ENCOURAGE VARIED AND INTERESTING MASSING, CERTAIN APPURTENANCES (SUCH AS ROOF OVERHANGS, STOOPS, AND BAY WINDOWS) MAY ENCROACH INTO THE SETBACKS UP TO 18". END UNITS SHALL PROVIDE INTEREST BY USE OF GLAZING AND MATERIAL BREAKS AS APPROPRIATE. VARIED MASSING, INCLUDING AREAS OF RELIEF AND SETBACK FROM THE STREET SHALL BE PROVIDED WHERE POSSIBLE TO CREATE VISUALLY PLEASING SIDE ELEVATIONS. SOME UNITS SHALL PROVIDE FRONT DOORS OFF THE SIDE ELEVATIONS, CREATING VARIETY TO BUILDING FORMS AND MASSING.
- 14. SITE LIGHTING SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE AND SHALL BE APPROPRIATE TO THE ARCHITECTURAL STYLE.

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**PROPERTY LEGEND**

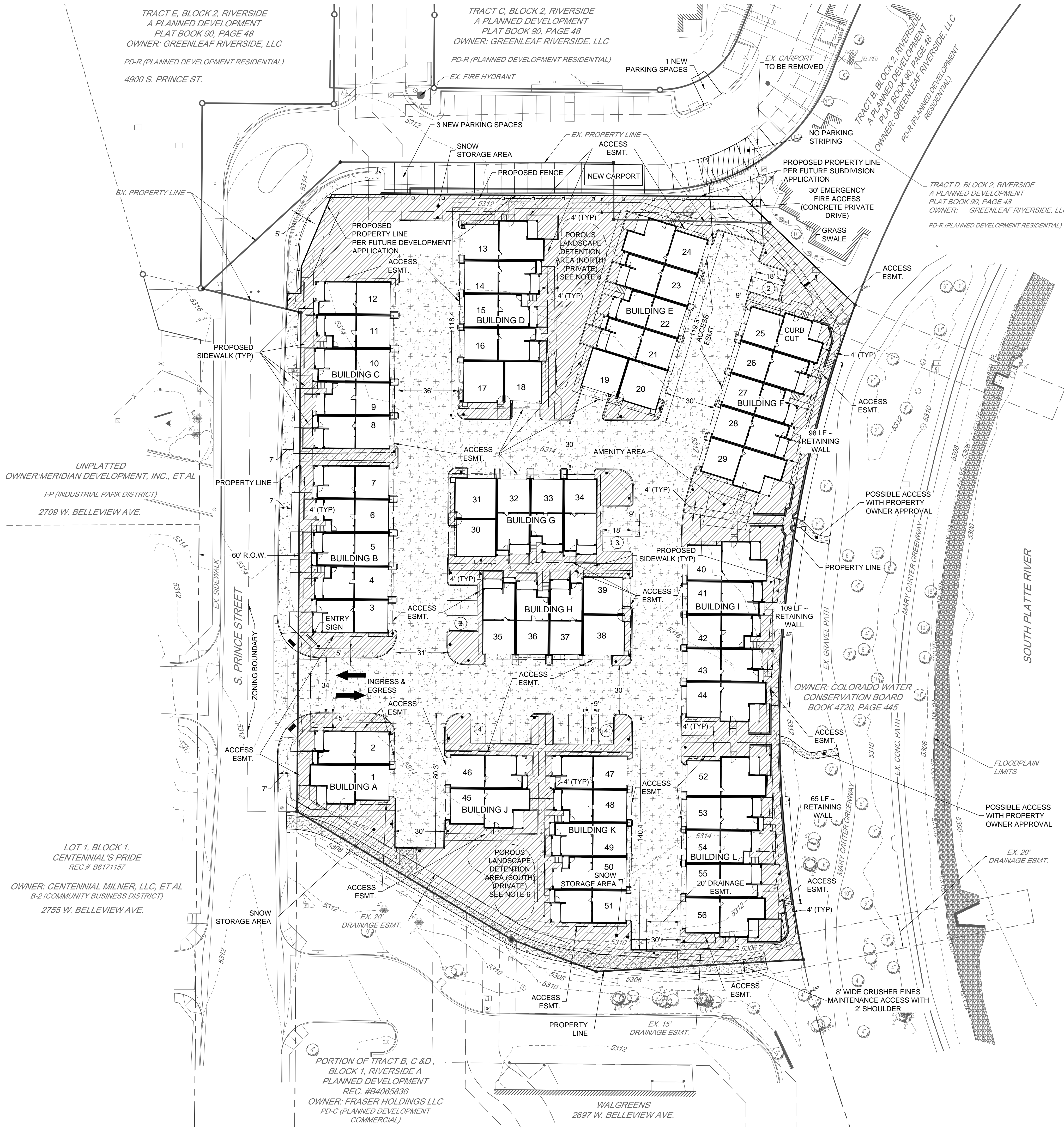
	PARCEL AREA TO BE CONVEYED TO RIVERSIDE APARTMENTS
	PARCEL AREA TO BE CONVEYED TO PLATTE 56

DRAWN	BDW
CHECKED	MDC
APPROVED	MDC
PROJECT NO.	15029
HORIZ. SCALE	1" = 50'
VERT. SCALE	N/A

DATE	NO.	NOTES
03.27.2016	1	1ST CITY SUBMITTAL
08.10.2016	2	2ND CITY SUBMITTAL
08.31.2016	3	3RD CITY SUBMITTAL
10.10.2016	4	4TH CITY SUBMITTAL
10.17.2016	5	5TH CITY SUBMITTAL



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**EXISTING LEGEND**

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- EDGE OF PAVEMENT
- CURB AND GUTTER
- FENCE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING RIPRAP

**PROPOSED LEGEND**

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MAINTENANCE ACCESS
- PROPOSED UNOBSTRUCTED OPEN SPACE

- NOTES:
- INDOOR GARAGE PARKING SPACES ARE 9' X 20' FOR EACH SPACE.
  - SEE UTILITY PLAN FOR UTILITIES AND EASEMENTS.
  - UNOBSTRUCTED OPEN SPACE IS 30%. UNOBSTRUCTED OPEN SPACE IS DEFINED BY THE CITY OF LITTLETON ZONING CODE AS AN AREA UPON WHICH NO STRUCTURE MAY BE ERECTED OR SURFACE AREA UTILIZED FOR STORAGE OR FOR VEHICULAR MOVEMENT OR PARKING.
  - ALL PROPOSED SIDEWALKS ARE 4 FEET WIDE UNLESS DIMENSIONED OTHERWISE.
  - ALL SIDEWALKS ARE ADA COMPLIANT UNLESS IDENTIFIED OTHERWISE AND EXCEPT AT STAIRS.
  - POROUS LANDSCAPED DETENTION AREA (NORTH) - MIN. FLAT SURFACE AREA = 841 SQ FT  
POROUS LANDSCAPED DETENTION AREA (SOUTH) - MIN. FLAT SURFACE AREA = 839 SQ FT

NOTE: THIS IS AN ILLUSTRATIVE PLAN

LEGAL DESCRIPTION OF PROPOSED DEVELOPMENT PARCEL

PORTIONS OF TRACTS B AND D, BLOCK 1, AND TRACT B, BLOCK 2, RIVER SIDE, A PLANNED DEVELOPMENT, AS SET FORTH ON THE PLAT RECORDED JUNE 19, 1986 IN PLAT BOOK 90, PAGE 48, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED APRIL 13, 2004 AT RECEPTION NO. B4065836, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT B, BLOCK 1, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 715.68 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°29'50" EAST;

THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID TRACT B, BLOCK ONE, AND SAID CURVE THROUGH A CENTRAL ANGLE OF 31°55'12", AN ARC LENGTH OF 398.71 FEET;

THENCE SOUTH 86°40'10" WEST, A DISTANCE OF 124.20 FEET;

THENCE NORTH 69°10'52" WEST, A DISTANCE OF 54.20 FEET;

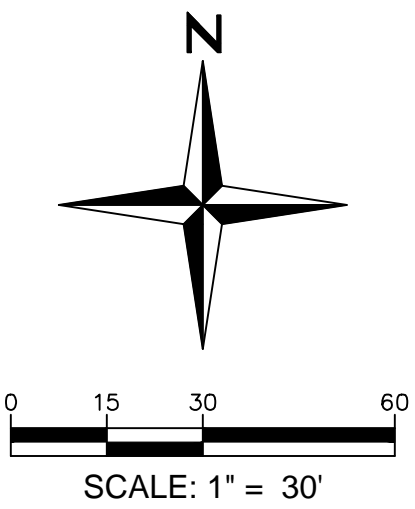
THENCE NORTH 59°10'55" WEST, A DISTANCE OF 149.71 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT D, BLOCK ONE;

THENCE, ALONG TSAID WESTERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

- NORTH 00°26'00" EAST, A DISTANCE OF 299.04 FEET;
  - NORTH 76°23'40" WEST, A DISTANCE OF 8.57 FEET;
- THENCE THE FOLLOWING SIX (6) COURSES;
- NORTH 02°16'57" EAST, A DISTANCE OF 9.31 FEET;
  - SOUTH 89°34'00" EAST, A DISTANCE OF 8.04 FEET;
  - NORTH 00°26'00" EAST, A DISTANCE OF 16.03 FEET;
  - NORTH 22°53'16" EAST, A DISTANCE OF 47.35 FEET;
  - SOUTH 89°41'52" EAST, A DISTANCE OF 245.78 FEET;
  - SOUTH 46°09'54" EAST, A DISTANCE OF 93.92 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.998 ACRES, (130,572 SQUARE FEET), MORE OR LESS.

NOTE: THIS LEGAL DESCRIPTION USES THE PROPOSED NORTH PROPERTY LINE.



DATE	NO.	NOTES
03.27.2016	1	1ST CITY SUBMITTAL
08.10.2016	2	2ND CITY SUBMITTAL
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10.10.2016	4	4TH CITY SUBMITTAL
10.17.2016	5	5TH CITY SUBMITTAL









JH	DRAWN
	CHECKED
	SW
	APPROVED JH
	PROJECT NO.
	16-17
	HORIZ SCALE
	VERT SCALE



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LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- TURF - BLUEGRASS
- NATIVE SEED
- EDGER: REFER TO SPECIFICATIONS
- EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED
- BENCH
- PET STATION
- FREE STANDING BIKE RACK
- POST MOUNTED BBQ

NOTES:

- LANDSCAPE PLANTING PLAN SHALL MEET THE CITY OF LITTLETON'S GENERAL TREE DIVERSITY GUIDELINES.
- PRIOR TO INSTALLATION OF ANY PLANT MATERIAL, INCLUDING SOD, APPLY A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PRODUCT PER 1,000 SQUARE FEET OF PERMEABLE AREA. THE SOIL AMENDMENT PRODUCT APPLIED TO THE PREMISES MUST BE ON THE DENVER WATER APPROVED SOIL AMENDMENT PRODUCT LIST. THIS SOIL AMENDMENT PRODUCT MUST BE INCORPORATED OR ROTOTILLED TO A DEPTH OF 4-6 INCHES. NATIVE GRASS-SEEDED AREAS MAY INCORPORATE AMENDMENT AT A RATE OF 2 CUBIC YARDS PER 1,000 SQUARE FEET.
- A TREE REMOVAL PERMIT WILL BE REQUIRED PRIOR TO START OF ANY TREE REMOVAL.
- THE 2' SHOULDERS ADJACENT TO CRUSHER FINE ACCESS PATHS SHALL NOT BE IRRIGATED UNLESS IT IS DRIP IRRIGATION. BUSHES AND MULCH ARE ACCEPTABLE IN THE SHOULDERS BUT NOT IRRIGATED SOD OR TURF.
- ALL PLANT QUANTITIES AND LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL PLAN QUANTITIES WILL MEET OR EXCEED THOSE SHOWN ON THIS PLAN.
- THIS LANDSCAPE PLAN IS ILLUSTRATIVE, A FINAL LANDSCAPE PLAN WILL BE SUBMITTED WITH A FINAL PD PLAN.

DRAFT - NOT FOR CONSTRUCTION

RIVERSIDE TOWNHOMES  
CONCEPT  
LANDSCAPE PLAN

SHEET

6 OF 7

DRAWN	JH
CHECKED	SW
APPROVED	JH
PROJECT NO.	16-17
HORIZ. SCALE	
VERT. SCALE	

DATE	NO.	NOTES
03/21/2016	1	1ST CITY SUBMITTAL
05/12/2016	2	2ND CITY SUBMITTAL
05/31/2016	3	3RD CITY SUBMITTAL
10/10/2016	4	4TH CITY SUBMITTAL