PLANNED DEVELOPMENT OVERLAY LITTLETON MIXED USE - 2679 WEST MAIN STREET

CASE # PSP16-0002

ZONUNIO INICODIA ATIONI

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	 20 PERCENT OF SITE AREA AS UN-OBSTRUCTED OPEN SPACE 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	 PARKING STALL - 9 FEET WIDE BY 20 FEET DEEP PARKING AISLE - 23 FEET WIDE 	 PARKING STALL: REGULAR 9 FT X 18 FT/ COMPACT 8 FT X 18 FT. 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	 RESIDENTIAL USES: UP TO 24 PERCENT OF GROSS FLOOR AREA 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

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

1060 17th Street, Suite 300

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE

COUNTY CLERK AND RECORDER OF COUNTY AT MIN, ON THE DAY

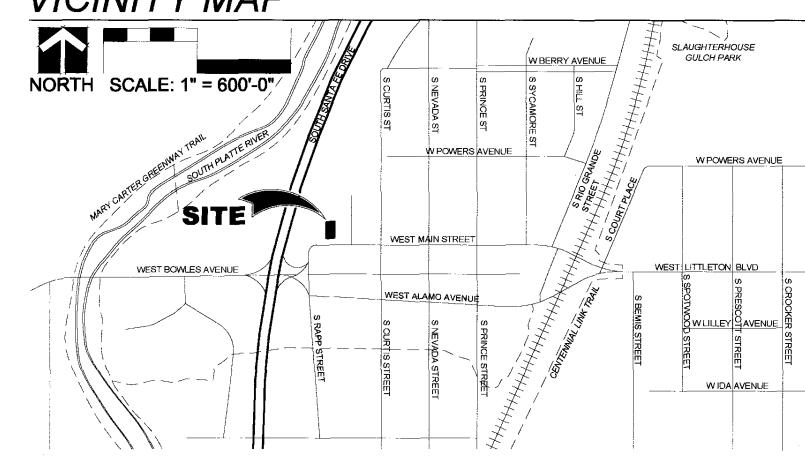
OF A.D. 20 7, IN BOOK 514, PAGE 2-7, MAP ____, RECEPTION

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

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 PDØ PLAN, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO

SHALL TAKE APPROPRIATE CORRECTIVE ACTION. FAILURE TO TAKE SUCH CORRECTIVE ACTION

I, Jonathan David Bernallo OWNER, OR DESIGNATED AGENT THEREOF, DO

DEVELOPMENT PLAN (SDP) AND A PLANNED DEVELOPMENT OVERLAY (PDQ) IN ACCORDANCE WITH

LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES

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

HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED AS A FINAL SITE

THE USES, RESTRICTIONS, AND CONDITIONS CONTAINED IN THIS PLAN. FURTHER, THE CITY OF

OF CONDUCTING INSPECTIONS TO ESTABLISH COMPLIANCE OF THE DEVELOPMENT OF THE

PROPERTY WITH ON-SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, LANDSCAPING,

(SIGNATURE OF OWNER) SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF October , 2017

LUCY M. LUCERO NOTARY PUBLIC STATE OF COLORADO NOTARY ID #1993400972? MY COMMISSION EXPIRES JULY 2, 2021

OWNERSHIP CERTIFICATION

CITY APPROVALS

PLANNING BOARD APPROVAL APPROVED THIS 22nd DAY OF August BY THE CITY OF LITTLETON PLANNING BOARD

PLANNING BOARD CHAIR PLANNING BOARD SECRETARY

CITY ATTORNEY APPROVAL APPROVED AS TO FORM

CITY ATTORNEY

NUMBER <u>D7119088</u> Matt Cone Acophic COUNTY CLERK AND RECORDER

RECORDING CERTIFICATION

SHEET INDEX

1 COVER SHEET 2 SITE PLAN

3 LANDSCAPE PLAN 4-5 ELEVATIONS

BUILDING CROSS-SECTIONS / MATERIAL BOARD

ARCHITECT / PLANNER

LAI DESIGN GROUP 88 Inverness Circle East Bldg J Suite 101

T 303.734.1777 | F 303.734.1778

OWNER/CLIENT

Englewood, Colorado 80112

2679 MAIN STREET **PARTNERS**

ATT. JON BENALLO 1660 17TH STREET, STE 300 **DENVER, CO 80022** 303-606-7841

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PROFESSIONAL STAMP

PROJECT # DRAWN BY:

ISSUE RECORD

SHEET NUMBER

1 OF 6

PLANNED DEVELOPMENT OVERLAY LITTLETON MIXED USE - 2679 WEST MAIN STREET

UTILITY EASEMENT NOTES

CASE # PSP16-0002

SITE PLAN

SITE DATA

OITE 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)	RATIO (FAR) 1.3 : 1 FAR		
PARKING LOT/LOADING AREA (IMPERVIOUS)	23,977 SF = 77%		
PARKING LOT LANDSCAPE (PERVIOUS) • PLANT MATERIAL - 1,983 S.F. • COBBLE/OTHER - 1,055 S.F.	3,038 SF	10%	
UN-OBSTRUCTED OPEN SPACE • PERVIOUS - 2,958 S.F. • IMPERVIOUS - 752 S.F.	3,710 SF = 12% (GRAY HATCH ON PLAN)		

BUILDING DATA

00,20,100,000	
COMMERCIAL GROSS FLOOR AREA • FIRST FLOOR (RETAIL & OFFICE) - 3,696 SF • SECOND FLOOR (OFFICE) - 14,866 SF • THIRD FLOOR (OFFICE) - 13,106 SF	31,438 SF (76%)
RESIDENTIAL GROSS FLOOR AREA • FOURTH FLOOR (M.F. RESIDENTIAL)	5 DU / 9,664 SF (24%)

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 (B	ANK / OFFICE LOBBY	& STAIRS - 1ST FLOOR)	
	14,866 SF (OFFICE - 2ND FLOOR)			
	12,876 SF (0	OFFICE - 3RD FLOOR)		
M.F. RESIDENTIAL (4TH FLOOR)	5 DU	1.5 SPACE / 1 DU	8 SPACES	
BICYCLE PARKING: 4 SPACES = -1	REQUIRED VE	HICULAR SPACE	-1 SPACE	
	TOTAL P	ARKING <i>REQUIRED</i>	61 SPACES	
NOTES:	TOTAL P	ARKING <i>PROVIDED</i>	64 SPACES	

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

SITE LEGEND

PROPOSED BENCH - - LOT LINE/RIGHT OF WAY PROPOSED BIKE RACK ☼ EXISTING LIGHT POLE **EXISTING STREET SIGN** PROPOSED PLANTER # PROPOSED PARKING COUNT PER ROW PROPOSED TRAFFIC FLOW PROPOSED WHEEL STOP ⇒ PROPOSED BUILDING ACCESS

PROPOSED 6" VERTICAL CURB AND GUTTER

(EXCEPT WHERE NOTED)

 PROPOSED LIGHTED SECURITY BOLLARD UN-OBSTRUCTED OPEN SPACE AREAS

PROPOSED SIGN

PROPOSED TRASH RECEPTACLE

PROPOSED TREE GRATE

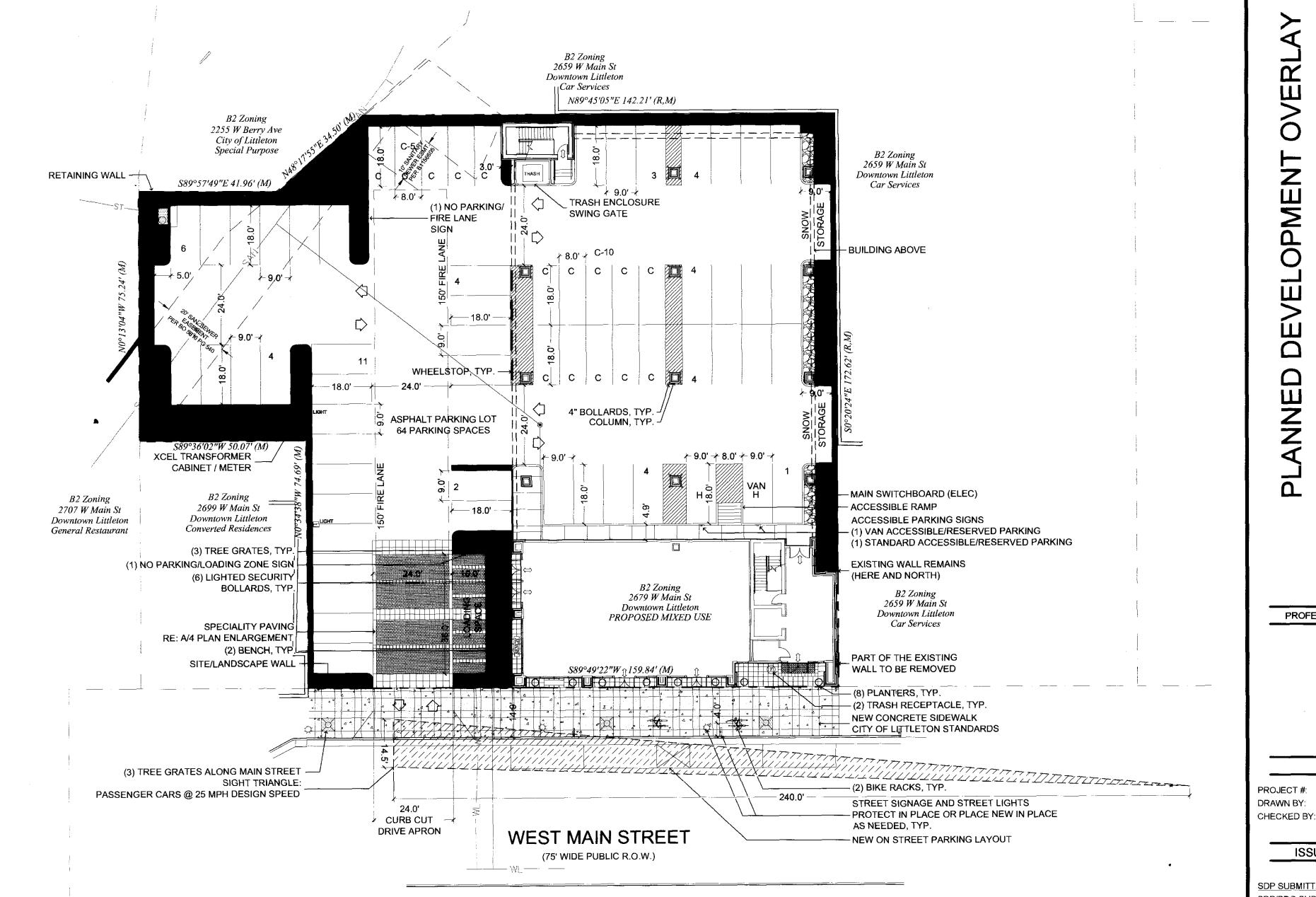
PROPOSED LIGHT FIXTURE

PLANTING AREA

NEW CONCRETE

CITY SIDEWALK 3" - 6" COBBLE

- 1. 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
- 2. DRY UTILITIES TO BE RELOCATED BY OTHERS. BLANKET EASEMENT'S WILL BE GRANTED TO THE DRY UTILITY PROVIDERS UNDER A SEPARATE DOCUMENT.



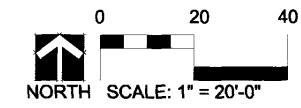
SITE NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LITTLETON.
- 2. VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR.
- 3. "NO PARKING FIRE LANE" SIGNS TO BE MOUNTED AT A HEIGHT OF AT LEAST 7' MOUNTED AT 30-40 DEGREE ANGLE 4. 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.

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.

514-3



ARCHITECT / PLANNER

LAI DESIGN GROUP

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OWNER/CLIENT

2679 MAIN STREET **PARTNERS** ATT. JON BENALLO

1660 17TH STREET, STE 300 **DENVER, CO 80022** 303-606-7841

PROFESSIONAL STAMP

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PROJECT#: DRAWN BY:

ISSUE RECORD

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

SHEET NUMBER

PLANNED DEVELOPMENT OVERLAY LITTLETON MIXED USE - 2679 WEST MAIN STREET

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

LANDSCAPE PLAN

PLANT LIST							
SYMBOL	LABEL	QTY.	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MATURE SPREAD	MATURE HEIGHT
for many	SHA	2	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL.	35'	50'
{ o }	RLI	4	AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	2" CAL.	25'	40'
(°)	ССР	5	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	15'	35'
\bigcirc	RPR	14	REGAL PRIVET	LIGUSTRUM OBTUSIFOLIUM REGELIANUM	#5	5'	4'
Sommer So	BJ	13	BUFFALO JUNIPER	JUNIPERUS SABINE 'BUFFALO'	#5	12"	6'
No.	FRG	103	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#5	2'	4-5'
Timi	HFG	56	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#5	2'	2-3'

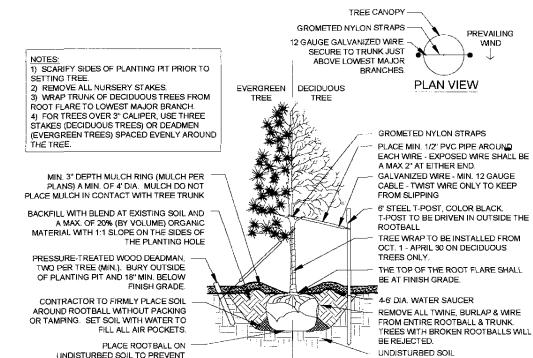
OWNERSHIP AND CERTIFICATION APPROVAL

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

SIGNATURE DATE

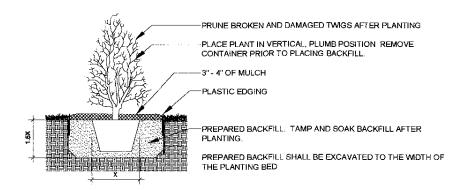
LANDSCAPE NOTES

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.

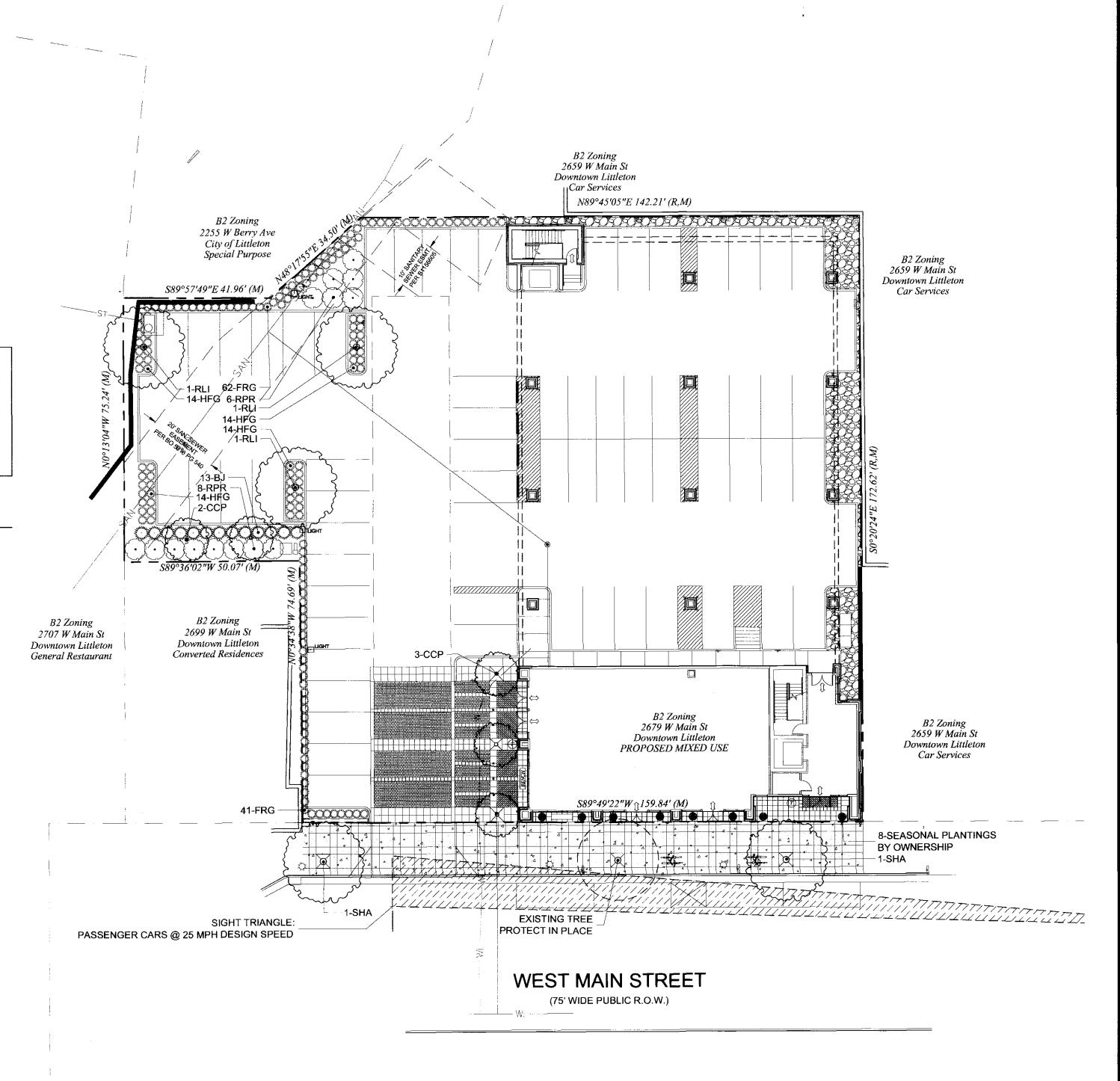


DECIDUOUS TREE PLANTING DETAIL

N.T.S.







ARCHITECT / PLANNER

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OWNER/CLIENT

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PARTNERS
ATT. JON BENALLO
1660 17TH STREET, STE 300
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303-606-7841

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LITTLETON MIXED USE - 2679 W

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PROFESSIONAL STAMP

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DRAWN BY:
CHECKED BY:

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

3 OF 6

514-4 316

NORTH SCALE: 1" = 20'-0"

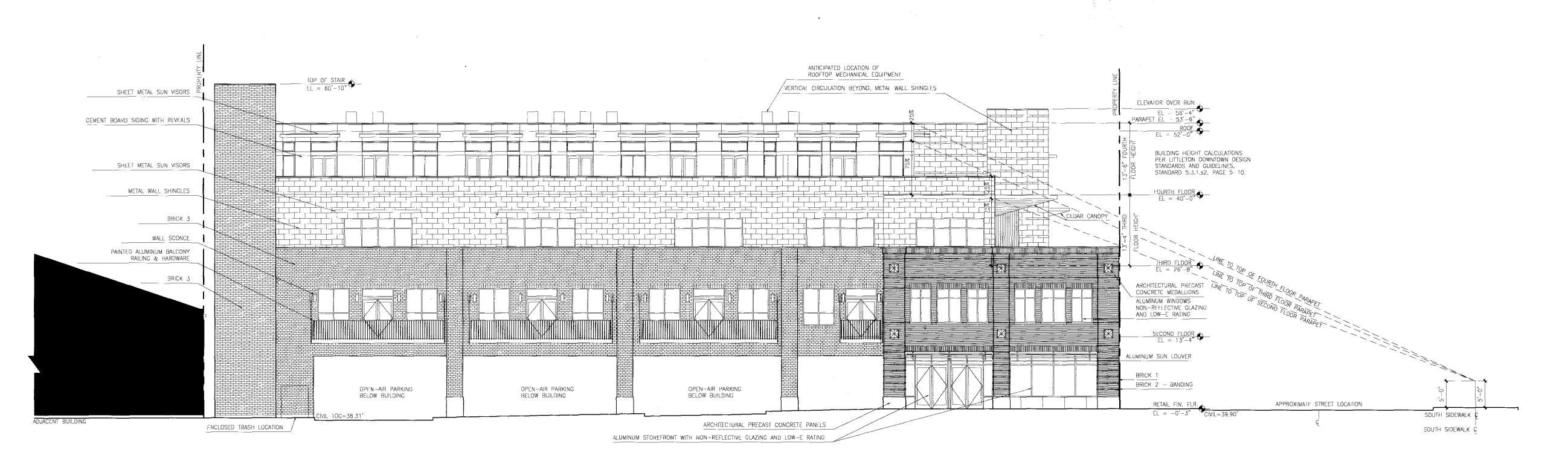
Reception #: D7119088, Plat Bk 514 Page 2, 4 OF 6

PLANNED DEVELOPMENT OVERLAY LITTLETON MIXED USE - 2679 WEST MAIN STREET

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BUILDING ELEVATIONS



WEST ELEVATION

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



EAST ELEVATION

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

514-5 46

ARCHITECT / PLANNER

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MIXED USE - 2679 WEST MAIN STREET

PLANNE

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4 OF 6

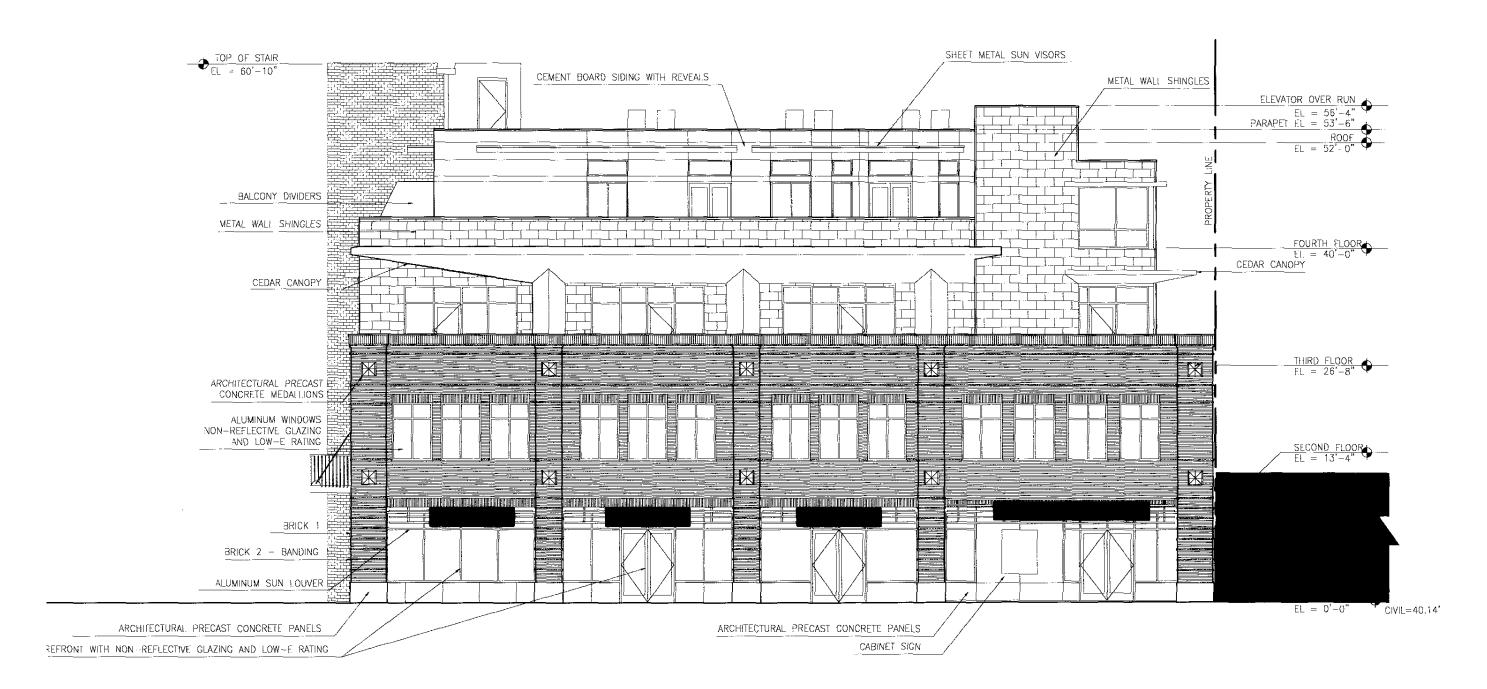
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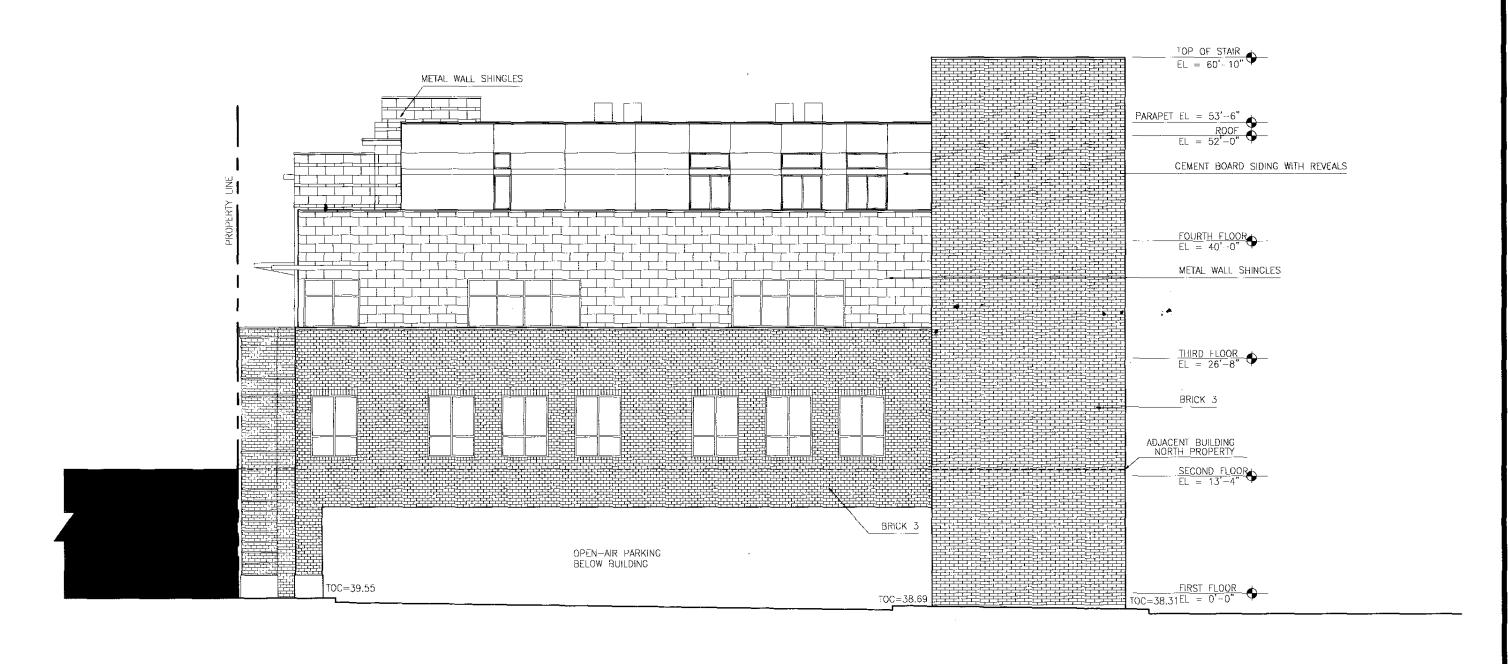
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BUILDING ELEVATIONS



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



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

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PROFESSIONAL STAMP

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DRAWN BY: CHECKED BY:

ISSUE RECORD

SHEET NUMBER

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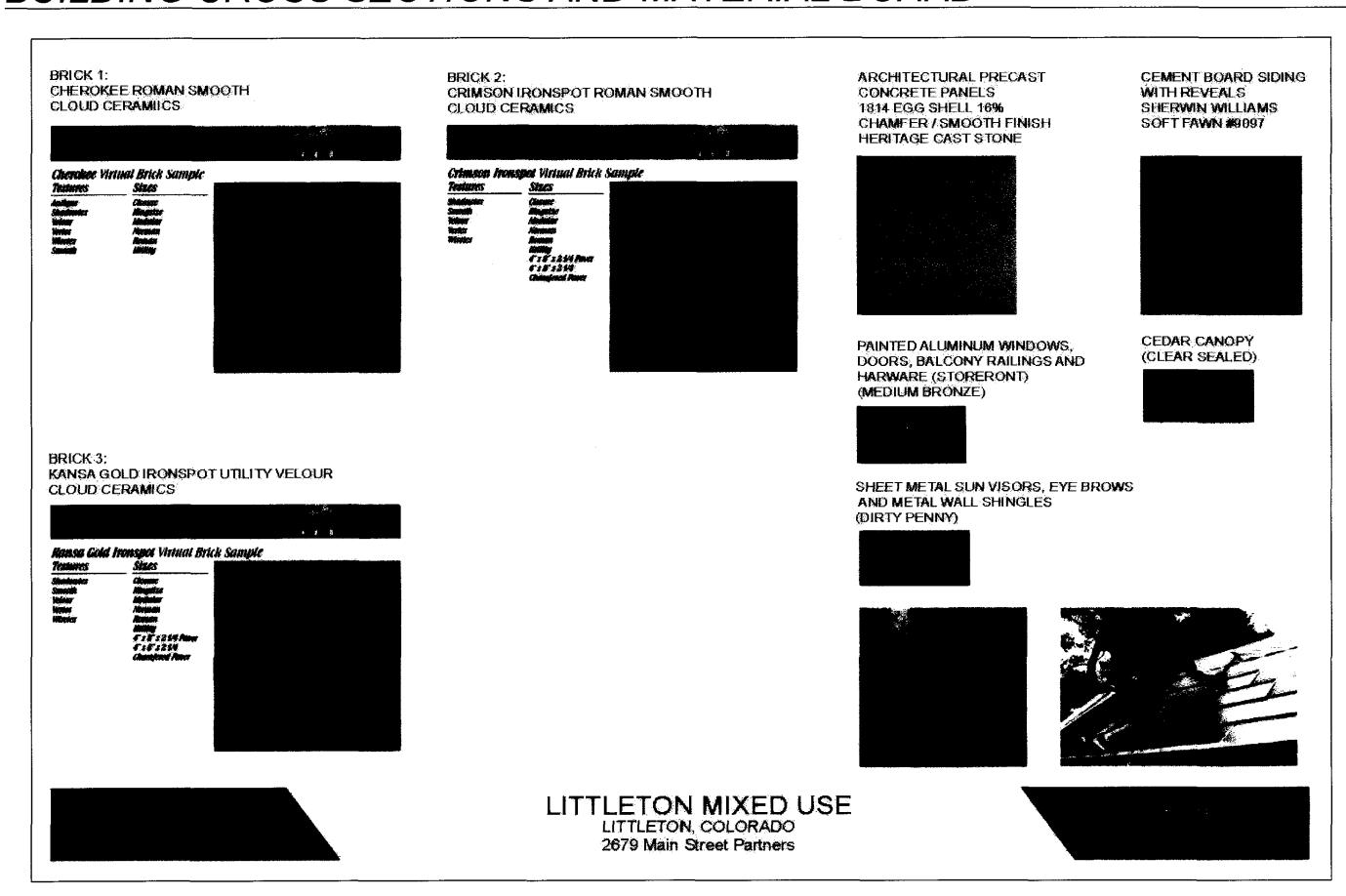
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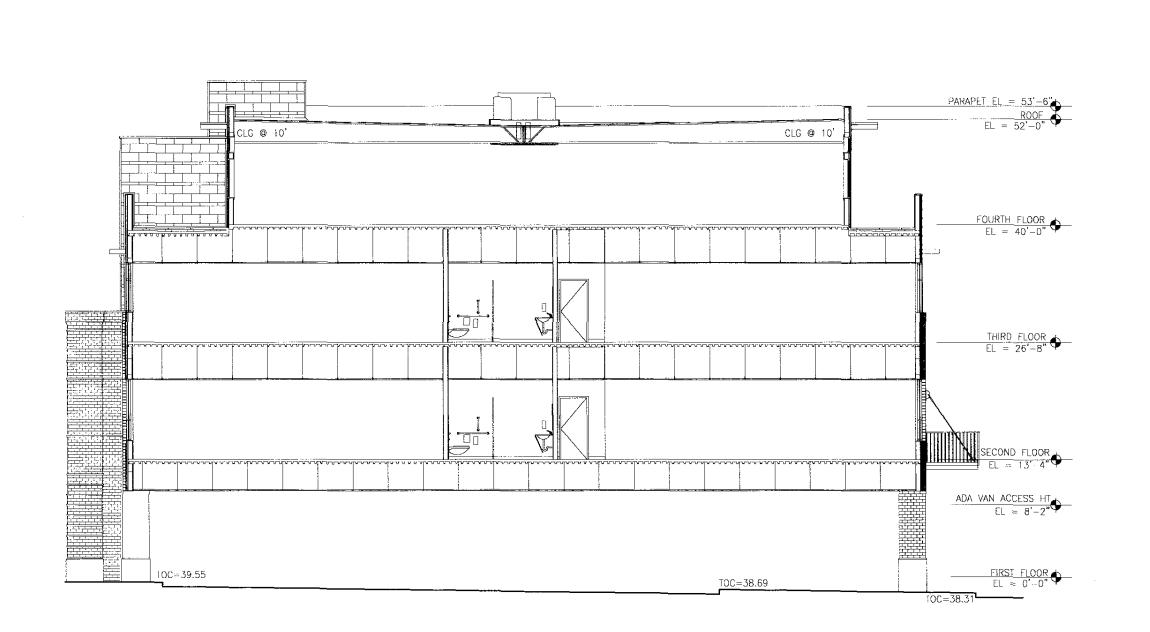
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PLANNED DEVELOPMENT OVERLAY LITTLETON MIXED USE - 2679 WEST MAIN STREET

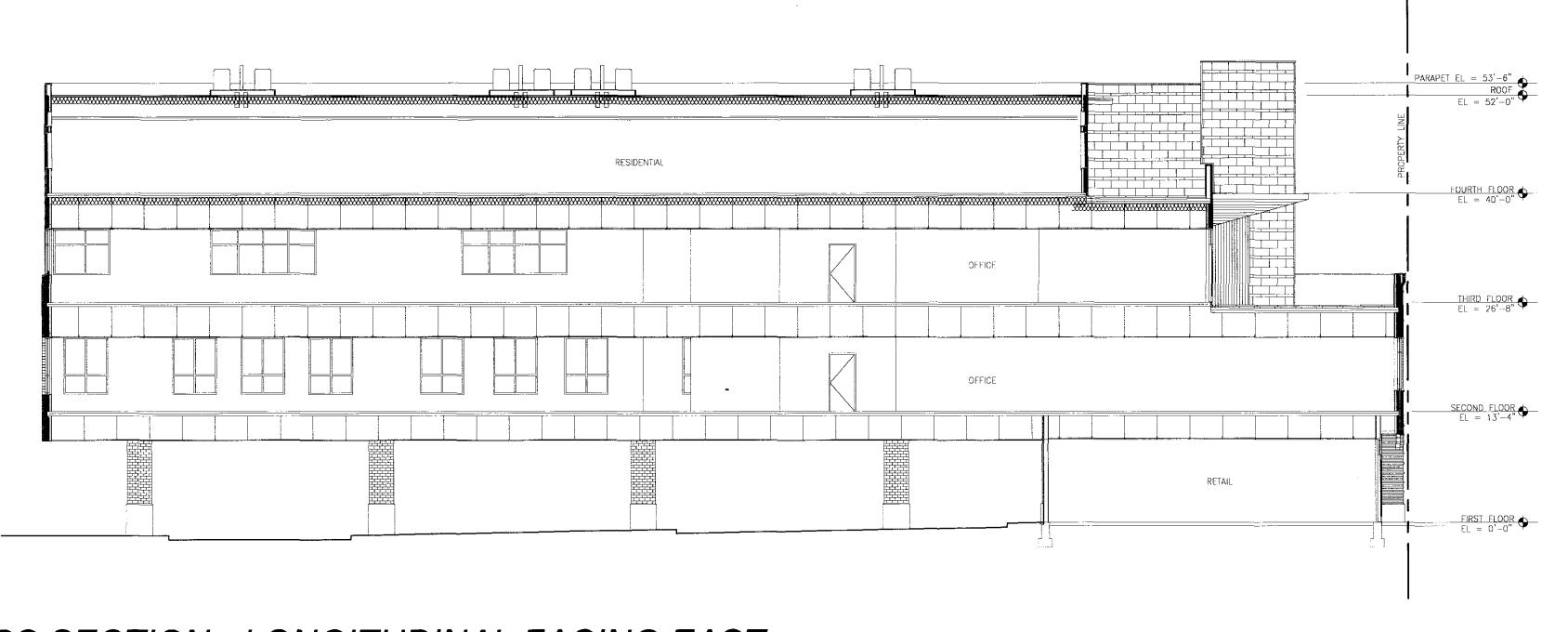
CASE # PSP16-0002

BUILDING CROSS SECTIONS AND MATERIAL BOARD





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



CROSS SECTION - LONGITUDINAL FACING EAST

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

514-7

ARCHITECT / PLANNER

LAI DESIGN GROUP

88 Inverness Circle East Bldg J Suite 101 Englewood, Colorado 80112 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

OPMENT

PROFESSIONAL STAMP

PROJECT#: DRAWN BY: CHECKED BY:

ISSUE RECORD

SDP/PDO SUBMITTAL 05/11/2016

SHEET NUMBER

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