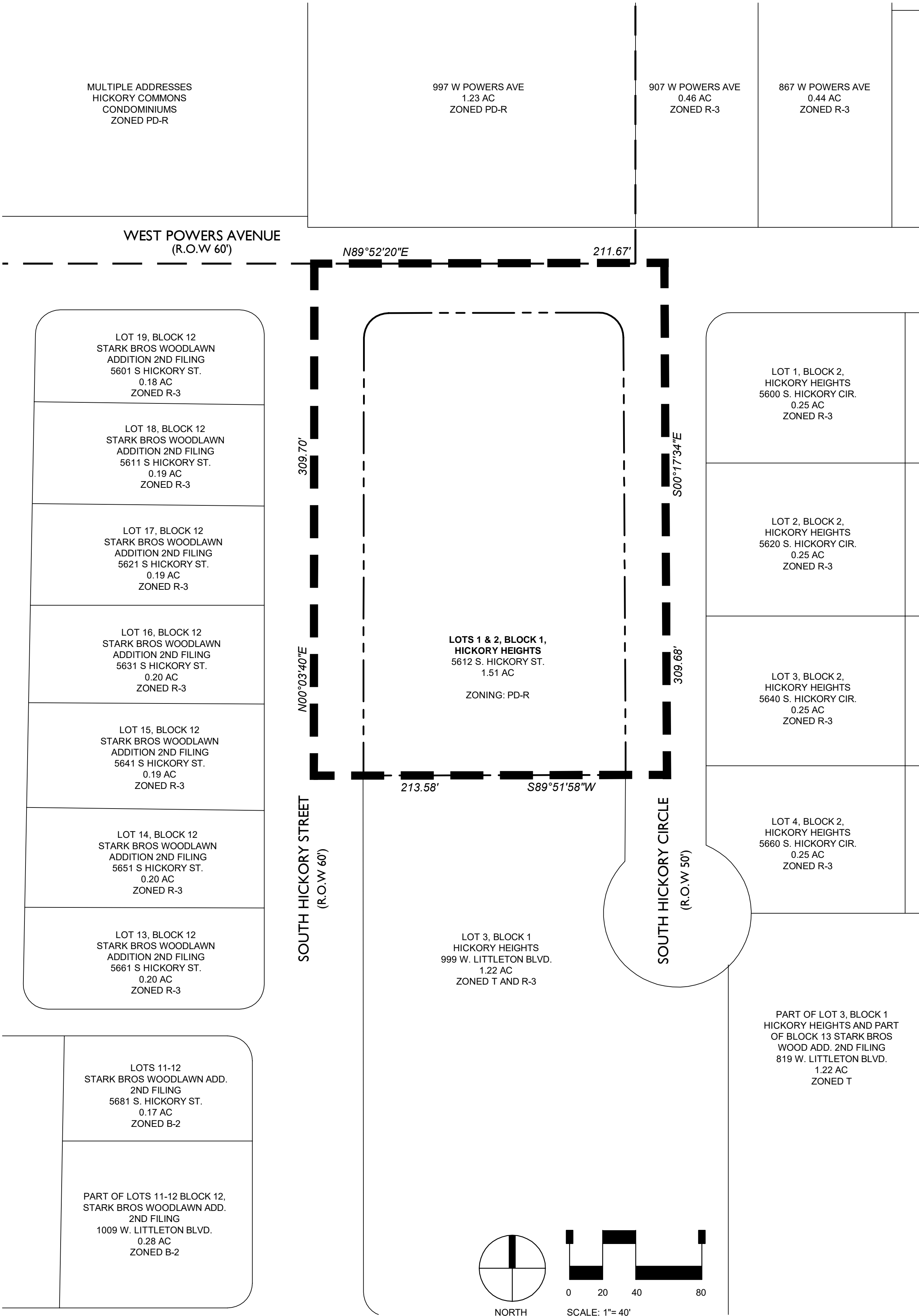


OUR LADY OF MT. CARMEL CATHOLIC CHURCH
GENERAL PLANNED DEVELOPMENT PLAN
LOTS 1 AND 2, BLOCK 1, HICKORY HEIGHTS,
COUNTY OF ARAPAHOE, STATE OF COLORADO
1.51 ACRES (INCLUDING ROW AREAS)
PDPI8-0001



INTENT STATEMENT

THE INTENT OF THIS DEVELOPMENT PLAN IS TO REZONE THIS PARCEL TO PD-R IN ORDER TO REDUCE THE REQUIRED AMOUNT OF OPEN SPACE TO 25% FROM 50% AND ALIGN SITE DESIGN STANDARDS TO EXISTING CONDITIONS. THESE CHANGES WILL MAINTAIN THE COMPATIBILITY OF THE SITE WITH THE SURROUNDING NEIGHBORHOOD AND THE COMPREHENSIVE PLAN.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOTS 1 AND 2, BLOCK 1, HICKORY HEIGHTS, A SUBDIVISION RECORDED AT RECEPTION NO. R055975 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, TOGETHER WITH THE EAST HALF OF THE 60 FOOT-WIDE RIGHT-OF-WAY OF S. HICKORY ST. ADJACENT TO THE WEST LINE OF SAID LOTS 1 AND 2, AND TOGETHER WITH SOUTH HALF OF THE 60 FOOT-WIDE RIGHT-OF-WAY OF W. POWERS AVE. ADJACENT TO THE NORTH LINE OF SAID LOT 1, AND TOGETHER WITH THE WEST HALF OF THE 50 FOOT-WIDE RIGHT-OF-WAY OF HICKORY CIRCLE ADJACENT TO THE EAST LINE OF SAID LOTS 1 AND 2 ALL BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (THE BEARINGS SHOWN BELOW ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16 BEING S 89°54'28"E AND MONUMENTED BY A 2-INCH ALUMINUM CAP STAMPED L.S. NO. 14115 AT THE WEST END OF SAID LINE AND A 1-INCH AXLE AT THE EAST END OF SAID LINE AND AS SHOWN ON THE ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK-PHASE 4 DATED APRIL, 2001):

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF EAST HALF OF SAID 60 FOOT-WIDE RIGHT-OF-WAY OF S. HICKORY ST. WITH THE SOUTH LINE OF SAID LOT 2 EXTENDED WESTERLY; THENCE N 00°03'40"E ALONG SAID WEST LINE, 309.70 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF OF THE 60 FOOT-WIDE RIGHT-OF-WAY OF W. POWERS AVE.; THENCE N 89°52'20"E ALONG SAID NORTH LINE, 211.67 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WEST HALF OF THE 50 FOOT-WIDE RIGHT-OF-WAY OF HICKORY CIRCLE; THENCE S 00°17'34"E ALONG SAID EAST LINE, 309.68 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 2 EXTENDED EASTERLY; THENCE S 89°51'58"W ALONG SAID SOUTH LINE AND ITS EXTENSIONS BOTH EASTERLY AND WESTERLY, 213.58 FEET TO THE POINT OF BEGINNING;

CONTAINING 65,847 SQUARE FEET, OR 1.51 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE MAP ACCURATELY REPRESENTS SAID SURVEY.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

OWNERSHIP AND PROJECT TEAM:

OWNER:
ARCH DIOCESE OF DENVER
1300 S. STEELE ST.
DENVER, CO 80210
303-722-4687
CONTACT: FR. JAMES JACKSON, FSSP

SURVEYOR:
AEGIS SURVEYING CONSULTANTS
3395 YATES STREET
DENVER, CO 80212
303-477-9319
CONTACT: JAMES ROGERS
LICENSE NUMBER: LS-9655

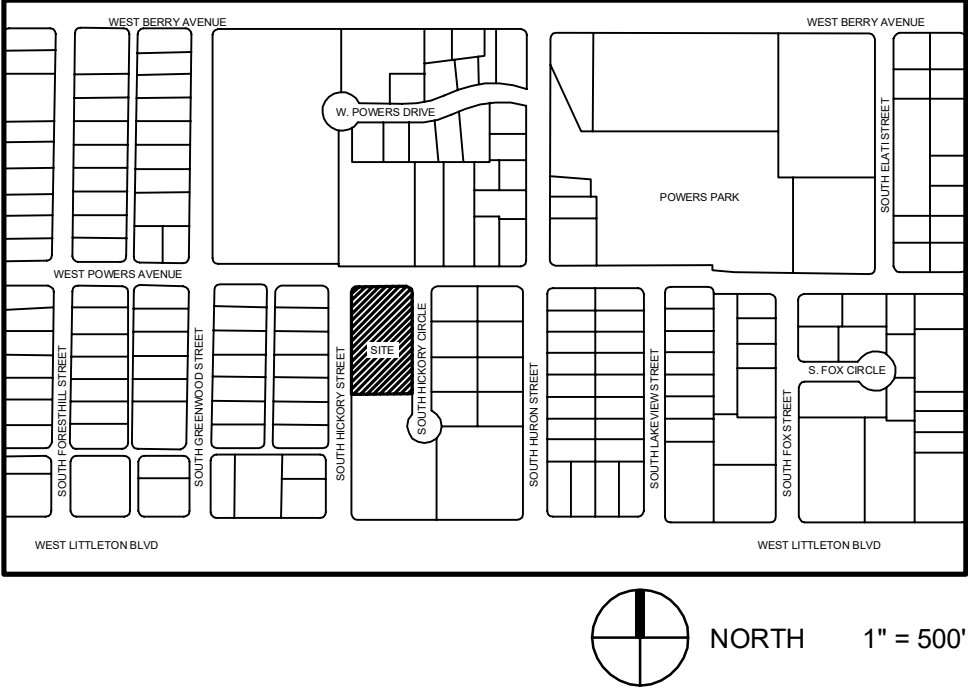
APPLICANT/
CIVIL ENGINEER/LANDSCAPE ARCHITECT:
STERLING DESIGN ASSOCIATES
2009 W. LITTLETON BLVD, #300
LITTLETON, CO 80120
303-794-4727
CONTACT: WAYNE STERLING
LICENSE NUMBER: PLA-144

ARCHITECT:
INTEGRATION DESIGN GROUP, P.C.
6890 W. 52ND AVE, SUITE 230
ARVADA, CO 80002
303-227-9453
CONTACT: ADAM HERMANSON
LICENSE NUMBER: ACR-400637

LEGEND

- PROPERTY LINE
- ADJACENT PD-R ZONE DISTRICT BOUNDARY
- ADJACENT LOT LINE
- PD-R DISTRICT ZONE BOUNDARY

VICINITY MAP



COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 20____ BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, 20____ BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____ BY THE LITTLETON CITY COUNCIL.

LITTLETON MAYOR

CITY ATTORNEY

AS TO FORM THIS _____ DAY OF _____, 20____.

LITTLETON CITY ATTORNEY

CLERK AND RECORDER'S CERTIFICATE

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____M ON THE _____ DAY OF _____, 20____, IN BOOK _____, PAGE _____.
RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

OWNERSHIP CERTIFICATION

OWNER:

ARCHDIOCESE OF DENVER, A COLORADO CORPORATION SOLE:

I, _____, OWNER OR DESIGNATED AGENT THERETO, DOES HEREBY AGREE TO DEVELOP THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, RESTRICTIONS AND CONDITIONS CONTAINED HEREIN AND CURRENT ORDINANCES, RESOLUTIONS AND STANDARDS OF THE CITY OF LITTLETON, COLORADO.

SIGNATURE OF OWNER OR AGENT

ADDRESS

ADDRESS

ACKNOWLEDGEMENT:

STATE OF COLORADO)
JSS

COUNTY OF _____)

THE FOREGOING DEDICATIONS WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PRELIMINARY
NOT FOR CONSTRUCTION

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS

NO.: 1 DATE: 01/29/2019 BY: CSM

DESCRIPTION: PER CITY COMMENTS

NO.: 2 DATE: - BY: -

DESCRIPTION: -

NO.: 3 DATE: - BY: -

DESCRIPTION: -

NO.: 4 DATE: - BY: -

DESCRIPTION: -

NO.: 5 DATE: - BY: -

DESCRIPTION: -

NO.: 6 DATE: - BY: -

DESCRIPTION: -

DATE:
12/17/2018

SCALE:
1" = 40'

PROJECT MANAGER:
WTS

PROJECT NO.:
-

DRAWN BY:
CSM

DRAWING FILE:
-

PROJECT:

OUR LADY OF MT. CARMEL
CATHOLIC CHURCH
5612 S. HICKORY CIR,
LITTLETON, CO 80120

CLIENT:

INTEGRATION DESIGN GROUP
6890 W. 52ND AVE. SUITE 230
ARVADA, COLORADO 80002

TEL: (303) 227-9453

SHEET TITLE:

DEVELOPMENT PLAN

SHEET NUMBER:

1 OF 2

LOTS 1 AND 2, BLOCK 1, HICKORY HEIGHTS,
COUNTY OF ARAPAHOE, STATE OF COLORADO
1.51 ACRES (INCLUDING ROW AREAS)
PDP18-0001



- A. THE ALLOWED LAND USE(S) WILL BE CHURCHES AND CHURCH FACILITIES OR SINGLE FAMILY DETACHED RESIDENTIAL, PER THE R-3 ZONE.
- B. MINIMUM LOT REQUIREMENTS:
 - B.1. MINIMUM LOT SIZE: 6,500 SF (0.15 ACRES);
 - B.2. MINIMUM UNOBSTRUCTED OPEN SPACE:
 - CHURCHES AND CHURCH FACILITIES: 25% OPEN SPACE
 - SINGLE FAMILY DETACHED RESIDENTIAL: 50% OPEN SPACE
- B.3. BUILDING SETBACKS (FROM PROPERTY LINE):
 - POWERS AVE: MIN 10'
 - SOUTH PROPERTY LINE: MIN 20'
 - SIDE STREETS: MIN 10'
- B.4. BUILDING HEIGHT:
 - CHURCH AND CHURCH FACILITIES: 30' EXCEPT THAT THE HEIGHT OF STEEPLES, TOWERS OR SPIRES IS NOT RESTRICTED TO SUCH LIMITS AND MAY BE CONSTRUCTED TO THE HEIGHT APPROVED ON THE FINAL SDF.
 - SINGLE FAMILY DETACHED RESIDENTIAL: 30'
- C. PARKING: ONE SPACE PER FORTY (40) SQUARE FEET OF GROSS FLOOR AREA IN THE MAIN ASSEMBLY AREA, PER SECTION 10-4-9, INCLUDING PARKING PROVIDED ON OTHER PROPERTIES WITH A CROSS-PARKING AGREEMENT.
- D. ANY ELEMENT OF THE CONSTRUCTION, LOCATION, DESIGN, USE, OR OPERATION OF LAND OR BUILDINGS NOT SPECIFICALLY SHOWN ON THIS GENERAL PLANNED DEVELOPMENT PLAN IN GRAPHIC OR WRITTEN FORM SHALL CONFORM TO THE REQUIREMENTS OF THE R-3 ZONE DISTRICT.
- E. MAINTENANCE OF THE PROPERTY AND EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PROPERTY LINE

ADJACENT PD-R ZONE DISTRICT BOUNDARY

ADJACENT LOT LINE

PD-R DISTRICT ZONE BOUNDARY

PEDESTRIAN CIRCULATION

VEHICULAR ACCESS

The map illustrates the layout of the West Littleton Blvd area. At the top, West Berry Avenue runs horizontally. Below it, West Powers Avenue runs horizontally. To the right of West Powers Avenue is Powers Park. Further right is the N. Powers Center, which is a large building complex. To the right of the N. Powers Center is a large area labeled 'BONNIE'S TRAIL'. At the bottom, West Littleton Blvd runs horizontally. To the left of West Littleton Blvd is a large area labeled '2011 HANCOCK PARK'. To the right of West Littleton Blvd is a large area labeled 'E. FOX CIRCLE'. The map also shows several smaller streets and blocks, including South Littleton Street, South Littleton Street, and South Littleton Street. A hatched area is labeled '2011 HANCOCK PARK'.

 NORTH 1" = 500'



PRELIMINARY
NOT FOR CONSTRUCTION

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	
NO. 1	DATE: 01/29/2019
BY: CSM	
DESCRIPTION: PER CITY COMMENTS	
NO. 2	DATE: -
BY: -	
DESCRIPTION: -	
NO. 3	DATE: -
BY: -	
DESCRIPTION: -	
NO. 4	DATE: -
BY: -	
DESCRIPTION: -	
NO. 5	DATE: -
BY: -	
DESCRIPTION: -	
NO. 6	DATE: -
BY: -	
DESCRIPTION: -	

DATE:	SCALE:
12/17/2018	1" = 40'
PROJECT MANAGER:	PROJECT NO.:
WTS	-
DRAWN BY:	DRAWING FILE:
CSM	-

PROJECT:

**OUR LADY OF MT. CARMEL
CATHOLIC CHURCH
5612 S. HICKORY CIR,
LITTLETON, CO 80120**

CLIENT:

INTEGRATION DESIGN GROUP
6890 W. 52ND AVE. SUITE 230
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DEVELOPMENT PLAN

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