

SOUTHBRIDGE PLANNED DEVELOPMENT SIXTH AMENDMENT OF AREA K

A TRACT OF LAND SITUATED ON LOT 1, SOUTHBRIDGE FILING NO. 3

NE 1/4 OF SEC. 33, T5 S, R68 W OF THE 6TH P.M.

CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE NUMBER: APD21-0001

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	SECTIONS
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PLANNED DEVELOPMENT NOTES:

1. ZONING: PD-C - A PORTION OF AREA K OF THE SOUTHBRIDGE PD.
2. PARKING: PER CITY OF LITTLETON CODE.
3. MINIMUM SETBACKS: SEE CHART
4. STRUCTURAL DEVELOPMENT: SITE AND ARCHITECTURAL DESIGN THROUGHOUT THE PROJECT SHALL BE INTEGRATED AND CONTROLLED TO PRESENT A UNIFIED DESIGN THEME. THIS DESIGN UNITY SHALL BE IMPLEMENTED THROUGH THE USE OF A COMMON ARCHITECTURAL STYLE THAT REFLECTS CONTINUITY OF SCALE, COLOR, AND SHAPE.
5. THE PROPOSED RECONDITIONING-ADMINISTRATIVE BUILDING FOR THE MCDONALD AUTOMOTIVE GROUP PRESENTS A CONTEMPORARY OFFICE BUILDING FEEL WITH AN ATTENTION TO 360 DESIGN FEATURES. THE BUILDING'S EXTERIOR INCLUDES MULTIPLE FINISHES, TEXTURES AND COLORS PRESENTING A CLEAN, TIMELESS DESIGN ASSOCIATED WITH NEWER BUILDINGS CONSTRUCTED IN THE AREA. THE PRIMARY WALL STRUCTURE WILL BE A COMBINATION OF TEXTURED AND GROUND-FACE CMU WITH HORIZONTAL RIBBED METAL PANEL AT THE UPPER PORTION OF THE ELEVATION. INSULATED, FIXED GLAZING SYSTEMS WILL BE UTILIZED ON ALL FOUR BUILDING FACES. VEHICLE ACCESS POINTS TO THE BUILDING HAVE BEEN ORIENTED TO FACE AWAY FROM THE RESIDENTIAL AREA TO THE NORTH. ACCESS POINTS THAT MAY BE VISIBLE TO THE ADJACENT NEIGHBORHOOD TO THE NORTH HAVE BEEN MINIMIZED AND THOSE THAT EXIST ARE SCREENED WITH A LIVING WALL CONCEPT WHICH IS IDENTIFIED ON THE RENDERED IMAGES. SITE FEATURES INCLUDE AN ENHANCED LANDSCAPE BUFFER WITH A DENSE, MULTILAYER PLANTING INCORPORATING BOTH EVERGREEN AND CONIFEROUS SPECIES ALONG THE FULL NORTH PROPERTY LINE SEPARATING THIS SITE FROM THE RESIDENTIAL AREA. THE BUFFER AREA WILL ALSO INCLUDE A WALKING PATH WITH SEATING AREAS ACCESSIBLE FOR USE BY THE ADJACENT NEIGHBORS. THERE WILL BE A SECURITY FENCE AROUND THE PERIMETER OF THE SITE MEETING CITY STANDARDS, PERMITTED SEPARATELY. SITE LIGHTING WILL BE DESIGNED TO BE MINIMUM LOW-LEVEL SECURITY LIGHTING WITH FULL CUT-OFF LED FIXTURES AND NO LIGHT TRESPASS.
6. DRAINAGE: ON-SITE DETENTION IS THE RESPONSIBILITY OF THE OWNER, HIS HEIRS, SUCCESSORS, AND ASSIGNEES.
7. FENCES: ALL FENCING REQUIRES THE PRIOR APPROVAL AND A FENCE PERMIT ROM THE CITY OF LITTLETON. FENCING SHALL BE WOOD, MASONRY, OR WROUGHT IRON WITH A MAXIMUM HEIGHT OF 6 FEET. BARBED AND/OR RAZOR WIRE IS NOT PERMITTED.
8. MAXIMUM BUILDING HEIGHT: 30 FEET WITHIN 150 FEET OF RESIDENTIAL, 45 FEET FOR THE REMAINDER OF THE SITE, MEASURED PER CITY CODE.
9. THE REQUIRED 50-FOOT LANDSCAPE BUFFER SHALL INCLUDE A VARIETY OF TREES AND SHRUBS TO PROVIDE A VISUAL SCREEN FROM THE ADJACENT RESIDENTIAL DEVELOPMENT TO THE NORTH.
10. THE DETENTION POND SHALL BE SCREENED AND MAINTAINED LANDSCAPING AND MATERIALS AND CLEAR OF DEBRIS
11. UTILITIES: PROPOSED POWER AND COMMUNICATIONS UTILITIES WILL BE INSTALLED UNDERGROUND AND EASEMENTS SHALL BE GRANTED AS NECESSARY. ABOVE-GROUND APPURTENANCES SHALL BE LOCATED AND SCREENED FROM VIEW. GROUND LEVEL MECHANICAL SYSTEMS SHALL BE SCORENED. FIRE HYDRANTS WILL BE PROVIDED IN ACCORDANCE WITH LITTLETON FIRE DEPARTMENT REQUIREMENTS.
12. TRASH: EXTERIOR STORAGE OF TRASH SHALL BE SCORENED FROM VIEW. TRASH ENCLOSURE SHALL BE CONSTRUCTED OF MATERIALS THAT COMPLIMENT THE MAIN BUILDING MATERIALS.
13. DAMAGED CURB, GUTTER, AND SIDEWALK ADJACENT TO THIS SITE SHALL BE REPLACED BY THE OWNER PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
14. CONSTRUCTION TRAFFIC SHALL BE REQUIRED TO ACCESS THIS SITE FROM THE PRIVATE CUL-DE-SAC TO THE EAST.
15. FINAL ACCESS POINTS SHALL BE ESTABLISHED ON THE FINAL SITE DEVELOPMENT PLAN
16. VEHICLE DELIVERY AND PICKUP TO OCCUR ON DESIGNATED AREAS ON PRIVATE LOT AND SHALL NOT OCCUR ON PUBLIC STREET.
17. MAX OF 1 HAULER OR DELIVERY TRUCK ON SITE /DAY. AVERAGE OF 5 VEHICLE HAULERS OR DELIVERY TRUCKS ONSITE PER WEEK.
18. VEHICLE TRUCKS AND INDIVIDUAL VEHICLE TRIPS MUST REMAIN ON ESTABLISHED TRUCK ROUTES.
19. OPERATIONS AND SITE PLAN WILL LIMIT GLARE, NOISE, AND LIGHT TRESPASS.
20. ALL PARKING LOT LIGHT FIXTURES, EXCEPT THE MINIMUM NECESSARY FOR SECURITY, SHALL BE EXTINGUISHED BY 10:00PM OR WITHIN ONE HOUR AFTER THE CLOSE OF THE FACILITY AND REMAIN EXTINGUISHED UNTIL DUSK OR ONE HOUR PRIOR TO THE COMMENCEMENT OF BUSINESS, WHICHEVER IS LATER. SECURITY LEVELS MAY INCLUDE ONE OF THE FOLLOWING AS DETERMINED BY PLANNING STAFF: 1) NO MORE THAN 1 FOOT CANDLE AVG., OR 2) 80% REDUCTION IN LIGHT LEVEL. ALL NON-ESSENTIAL LIGHTING SHALL BE TURNED OFF AFTER THE CLOSE OF BUSINESS OR 10:00PM, WHICHEVER IS MORE RESTRICTIVE.
21. ACCESS TO THE SITE TO BE LIMITED TO BUSINESS HOURS. THIS INCLUDES ALL NON-EMERGENCY SUPPORT SERVICES (I.E. VEHICLE TRANSPORTERS, DELIVERY VEHICLES, AND WASTE HAULERS).

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED ON LOT 1, SOUTHBRIDGE FILING NO.3 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 44 AT PAGES 9 AND 10 IN THE RECORDS OF ARAPAHOE COUNTY, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SOUTHBRIDGE FILING NO. 3;THENCE NORTH 89°49'10" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°49'10" EAST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 694.07 FEET, THENCE SOUTH 00°10'50" EAST, A DISTANCE OF 378.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE NORTHERLY RIGHT-OF-WAY OF WEST NIMERAL AVENUE CUL-DE-SAC, WHENCE THE CENTER OF SAID CURVE BEARS SOUTH 00°10'50" EAST, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET TO A POINT 200.00 FEET EAST OF,(AS MEASURED AT RIGHT ANGLES), THE WEST BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 00°06'53" EAST, PARALLEL WITH THE SAID WEST BOUNDARY LINE, A DISTANCE OF 420.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 290,353 SQ.FT. 6.666 ACRES, MORE OR LESS.

OWNERSHIP AND APPROVAL CERTIFICATION SIGNATURE BLOCK:

I, _____ OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE USES, RESTRICTIONS, AND CONDITIONS CONTAINED IN THIS SDP. 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 INTO COMPLIANCE WITH THIS SDP, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

SIGNATURE _____

ACKNOWLEDGEMENT:

STATE OF _____)
JSS
COUNTY OF _____)

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

BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

COMMUNITY DEVELOPMENT

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

DIRECTOR OF COMMUNITY DEVELOPMENT

CLERK AND RECORDER CERTIFICATE

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

COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

APPLICANT/DEVELOPER:
COMMERCIAL BUILDING SERVICES
7561 S. GRANT ST.
SUITE A-4
LITTLETON, CO 8012
(303) 730-3001

CIVIL ENGINEER:
ACTION CIVIL ENGINEERING
9777 PYRAMID CT., SUITE 225
ENGLEWOOD, CO 80112
(720) 826-3965

OWNER
BOYER PROPERTY MANAGEMENT, LLC
7590 S BROADWAY
CENTENNIAL, CO 80122

LAND USE DATA		
	EXISTING ZONING AND STANDARDS	PROPOSED ZONING AND STANDARDS
ZONING	PD-C	PD-C
LAND USE	OFFICE PARK	OFFICE, AUTOMOTIVE SERVICE (NOT TO INCLUDE AUTO-BODY REPAIR, VEHICLE PAINTING, WRECKING YARD OR DEMOLITION OPERATIONS, OR INDUSTRIAL ASSEMBLY, AND NOT OPEN TO THE GENERAL PUBLIC) AND VEHICLE STORAGE
SITE AREA	6.66 AC	6.66 AC
PRIVATE UNOBSTRUCTED OPEN SPACE (PER LOT)	20%	25%
SETBACKS		
SIDE (EAST) SIDE (WEST) REAR (NORTH) FRONT (SOUTH)	0 FT 0 FT 50 FT** 0 FT	155.7' 165.8' 92.5' 303.6'
MAX. BUILDING HEIGHT	30 FT (WITHIN 150 FT OF RESIDENTIAL)	30 FT (WITHIN 150 FT OF RESIDENTIAL), 45 FT MAXIMUM
PARKING SPACES PER SDP	1/300 GFA	139
MAXIMUM VEHICLE STORAGE		483
PARKING SETBACK		
SIDE (EAST) SIDE (WEST) REAR (NORTH) FRONT (SOUTH)	10 FT 10 FT 50 FT*** 5 FT	8.4 FT 26.7 FT 50.5 FT*** 64.7 FT
ADDITIONAL REQUIREMENTS		
GROSS FLOOR AREA (GFA)	NO EXISTING REQUIREMENT	42,200 SQ.FT., 2 STORY
LANDSCAPE BUFFER BETWEEN RESIDENTIAL DEVELOPMENT TO THE NORTH	50 FT	50 FT

*50' BUFFER ADJACENT TO RESIDENTIAL ZONE
**IF ADJACENT TO PD-R, OTHERWISE 10 FT
***IF ADJACENT TO PD-R, OTHERWISE 5FT



VICINITY MAP
1" = 2000'

SOUTHBRIDGE PLANNED DEVELOPMENT SIXTH AMENDMENT OF AREA K

1151 WEST MINERAL AVE., LITTLETON, COLORADO

COVER SHEET

ACTION CIVIL ENGINEERING

9777 PYRAMID CT, SUITE 225
ENGLEWOOD, CO 80112 720.826.3965
tdenning@actioncivileng.com

JOB NO.	2013
SCALE	---
PLOT DATE	6/3/2021
SHEET	1 OF 3

REVISION DESCRIPTION

SUBMITTED TO LITTLETON

SUBMITTED TO LITTLETON

SUBMITTED TO LITTLETON

SUBMITTED TO LITTLETON

DATE

10/07/20

2

4/9/21

3

6/1/21

6/29/21

#

DRN

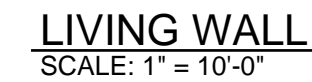
TWD

CHK

DSG

TWD

CASE NUMBER: APD21-0001



SECTIONS
SCALE: 1" = 10'-0"



ACTION CIVIL ENGINEERING		SHEET	
9777 PYRAMID CT, SUITE 225		2 OF 3	
ENGLEWOOD, CO 80112 720.826.3965		DATE	
tdenning@actioncivileng.com		4/9/2021	
2013		SCALE	
		AS SHOWN	
SOUTHBRIDGE PLANNED DEVELOPMENT SIXTH AMENDMENT OF AREA K			
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SECTION 720			

MCDONALD RECONDITIONING CENTER DEVELOPMENT PLAN

CASE NUMBER: APD21-0001

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



<div><div><div>COMMERCIAL BUILDING SERVICES INC.</div></div><div>7561 S. GRANT ST. A-4 LITTLETON, CO 80122 303.730.3001 www.cbsconstruction.com</div></div>					SOUTHBRIDGE PLANNED DEVELOPMENT SIXTH AMENDMENT OF AREA K				
1151 WEST MINERAL AVE., LITTLETON, COLORADO					RENDERINGS				
JOB NO.					2013				
SCALE					---				
PLOT DATE					4/9/2021				
SHEET					3 OF 3				