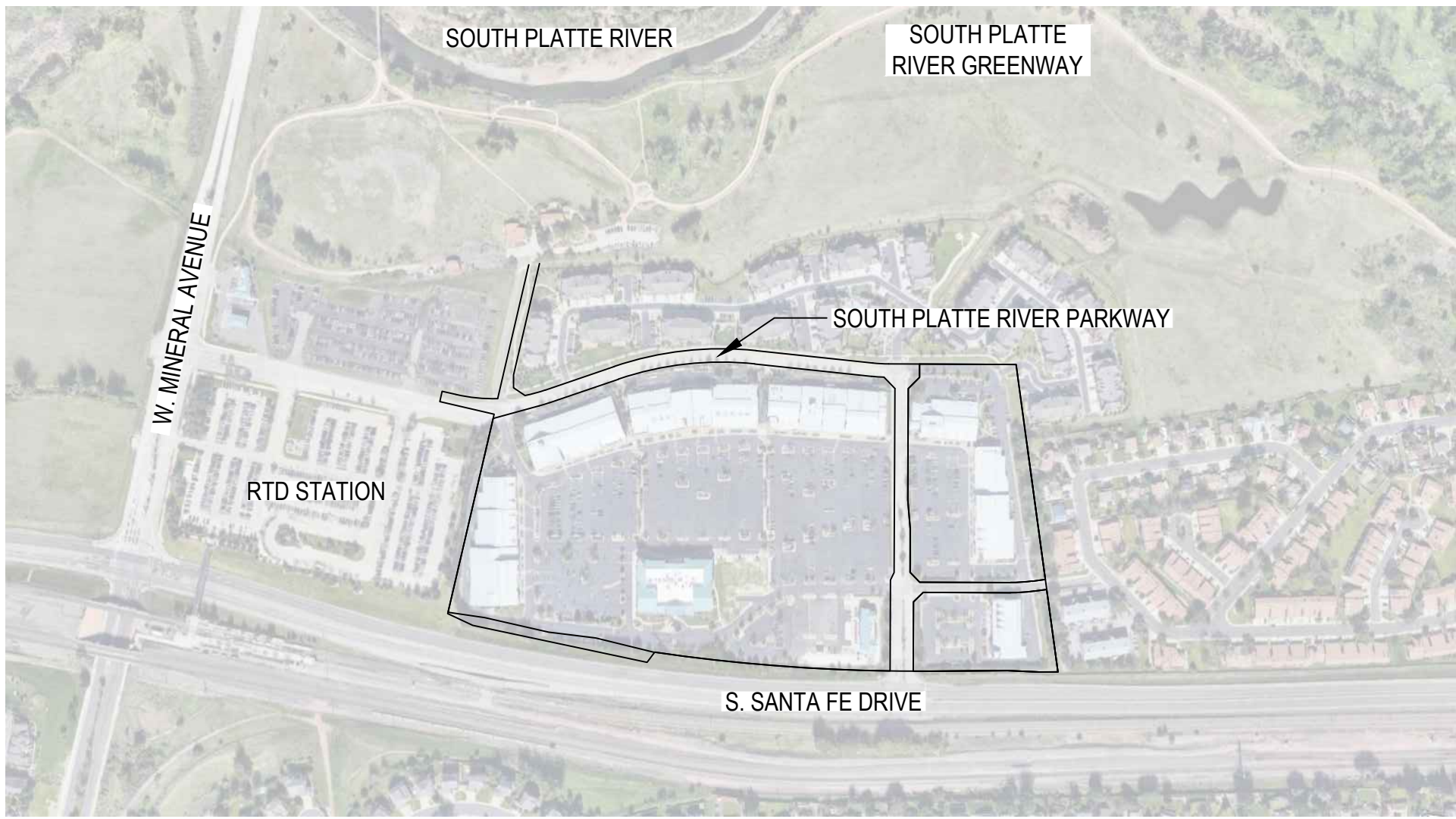


NEWTON PROPERTY  
4TH AMENDMENT TO THE GENERAL PLANNED DEVELOPMENT PLAN  
(ASPEN GROVE MIXED USE) CASE NO. APD21-0002

SITUATED IN THE SOUTH ½ OF SECTION 29, TOWNSHIP 5  
SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF  
LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

VICINITY MAP



PLANNING COMMISSION

APPROVED AND ACCEPTED AT A MEETING HELD BY THE LITTLETON PLANNING COMMISSION ON THE \_\_\_\_ DAY  
OF \_\_\_\_, 20 \_\_\_\_

PLANNING COMMISSION CHAIR

ATTEST: CITY CLERK

CITY COUNCIL

APPROVED AND ACCEPTED AT A MEETING HELD BY THE LITTLETON CITY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_,  
20 \_\_\_\_

LITTLETON MAYOR

ATTEST: CITY CLERK

CLERK AND RECORDER'S 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 \_\_\_\_, MAP \_\_\_\_, RECEPTION NO. \_\_\_\_.

COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

NARRATIVE

**PROPERTY:** ASPEN GROVE LIFESTYLE CENTER IS SITUATED AT 7301 SOUTH SANTA FE DRIVE IN LITTLETON, ARAPAHOE COUNTY, COLORADO, AND LIES 10-MILES SOUTH OF THE DENVER CENTRAL BUSINESS DISTRICT (CBD). THE PROPERTY INCLUDES A MIX OF NATIONAL AND REGIONAL TENANTS, AND IT WAS ORIGINALLY DEVELOPED IN 2001-2003 BY LOCAL DEVELOPERS POAG & MCEWEN.

**LOCATION:** THE PROPERTY SITS BELOW-GRADE ALONG HIGHLY TRAFFICKED SR-85 HIGHWAY/SOUTH SANTA FE DRIVE (100,000 AVERAGE DAILY TRAFFIC ADT) WHICH IS A MAJOR NORTH-SOUTH CONNECTOR FROM LITTLETON TO DOWNTOWN DENVER AND IS ACROSS FROM THE RTD LIGHT RAIL STATION. ACCESS IS VIA ONE ENTRY POINT FROM SOUTH SANTA FE DRIVE, TWO ENTRY POINTS VIA THE RESIDENTIAL COMMUNITIES TO THE NORTH/WEST (ASPEN GROVE CONDOMINIUMS/ BERKSHIRE ASPEN GROVE), AND ONE ENTRY POINT ALONG MINERAL AVENUE ON THE SOUTH END OF THE PROPERTY TOWARD THE RTD PARKING. MINERAL STATION, ADJACENT TO ASPEN GROVE, IS LITTLETON'S MOST-USED LIGHT RAIL STATION AND IS THE END OF THE LINE FOR THE SOUTHWEST LIGHT RAIL. WEST OF THE PROPERTY IS AN 880-ACRE PARK/TRAIL ALONG THE SOUTH PLATTE RIVER OWNED BY THE CITY OF LITTLETON AND MANAGED BY THE SOUTH SUBURBAN PARK AND RECREATION DISTRICT.

**PURPOSE OF AMENDMENT:** THE INTENT IS TO CREATE A MORE SUSTAINABLE, SOCIALLY CONSCIOUS AND WALKABLE PROPERTY THAT MEETS THE BROADER COMMUNITY NEEDS BY 1) MAXIMIZING "HIGHEST AND BEST" USE ALTERNATIVES TO CREATE LIVE/WORK/PLAY SPACES. 2) RETAINING "HIGH-VALUE" TENANTS AND ATTRACTING NEW RETAIL TO MEET CURRENT CUSTOMER AND MARKET DEMANDS. 3) AS MARKET CONDITIONS ALLOW, REPLACING SOME OR ALL OF THE EXISTING STRUCTURES WITH MIXED-USE, HIGH DENSITY, MARKET RATE HOUSING, GROUND LEVEL RETAIL, AND OTHER USES. 4) ENHANCING ACCESSIBILITY TO AND FROM THE RTD MASS TRANSIT STATION AND THE SOUTH PLATTE RIVER TRAIL HEAD AND 5) IMPROVING THE ATTRACTIVENESS OF THE CENTER TO RESIDENTS AND SHOPPERS BY PLACING A FOCUS ON HEALTH AND WELLNESS, CONVENIENCE, ACCESS TO TRANSIT, AND LIFESTYLE.

LEGAL DESCRIPTION

LOT 1, BLOCK 1,  
LOT 1, BLOCK 2,  
LOT 1, BLOCK 3,  
ASPEN GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 2001 AT RECEPTION NO. B1011229, IN BOOK 191 PAGES 73-74, EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY SPECIAL WARRANTY DEED RECORDED DECEMBER 27, 2004 AT RECEPTION NO. B4221287,

COUNTY OF ARAPAHOE,  
STATE OF COLORADO.

OWNER'S CERTIFICATION

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

ADDRESS

ACKNOWLEDGEMENT:  
STATE OF: \_\_\_\_\_)  
COUNTY OF: \_\_\_\_\_)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20 \_\_\_\_,  
BY \_\_\_\_ AS \_\_\_\_.

WITNESS MY HAND & OFFICIAL SEAL

NOTARY PUBLIC

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

NOTIFICATION TO MINERAL ESTATE OWNER CERTIFICATION

I/WE, \_\_\_\_\_, (THE "APPLICANT" OR AUTHORIZED REPRESENTATIVE OF THE APPLICANT), BY SIGNING BELOW, HEREBY DECLARE AND CERTIFY AS FOLLOWS:

WITH RESPECT TO THE PROPERTY LOCATED AT:  
PHYSICAL ADDRESS: \_\_\_\_\_

\_\_\_\_ I /WE HAVE SEARCHED THE RECORDS OF THE \_\_\_\_\_ COUNTY TAX ASSESSOR AND THE \_\_\_\_\_ COUNTY CLERK AND RECORDER FOR THE ABOVE IDENTIFIED PARCEL AND HAVE FOUND THAT NO MINERAL ESTATE OWNER IS IDENTIFIED THEREIN PURSUANT TO SECTION 24-65.5-103(1) OF THE COLORADO REVISED STATUTES.

\_\_\_\_ I/WE CERTIFY THAT, NOT LESS THAN THIRTY (30) DAYS BEFORE THE INITIAL PUBLIC HEARING, NOTICE OF APPLICATION FOR SURFACE DEVELOPMENT WAS PROVIDED TO MINERAL ESTATE OWNERS PURSUANT TO SECTION 24-65.5-103(1) OF THE COLORADO REVISED STATUTES.

\_\_\_\_ THE MINERAL ESTATE HAS BEEN SEVERED FROM THE SURFACE ESTATE, AND EACH MINERAL ESTATE OWNER AND LESSEE HAS WAIVED THE RIGHT TO NOTICE AS PER CRS 24-65.5-103(5).

I HEREBY FURTHER CERTIFY THAT I AM THE APPLICANT, OR I AM AUTHORIZED BY THE APPLICANT TO MAKE THE REPRESENTATIONS CONTAINED HEREIN AND TO ACT AS THE APPLICANT'S AGENT FOR PURPOSES OF THIS CERTIFICATION OF NOTIFICATION AND BIND THE APPLICANT TO THESE REPRESENTATIONS BY MY SIGNATURE BELOW.

APPLICANT OR AUTHORIZED REPRESENTATIVE

SHEET INDEX:

- |    |                                    |
|----|------------------------------------|
| 01 | COVER SHEET                        |
| 02 | LAND USE AND DEVELOPMENT STANDARDS |
| 03 | DESIGN STANDARDS                   |
| 04 | PLANNING AREA PLAN                 |
| 05 | CIRCULATION PLAN                   |
| 06 | SECTION DIAGRAMS                   |

CONSULTANT FIRMS:

<b>OWNER/APPLICANT</b>  <b>Gerrity:</b> 973 LOMAS SANTA FE DRIVE SOLANA BEACH, CA, 92075 TEL: 858.369.7000	<b>ARCHITECTURE CONSULTANT</b>  <b>JHP</b> Architecture/Urban Design 8340 MEADOW ROAD, SUITE 150 DALLAS, TX, 75231 TEL: 214.383.5687
<b>ENGINEERING CONSULTANT</b>  <b>HKS</b> <b>HARRIS KOCHER SMITH</b> 1120 LINCOLN STREET DENVER, CO, 80203 TEL: 303.623.6300	<b>LANDSCAPE ARCHITECTURE / PLANNING</b>  <b>NORRIS DESIGN</b> Planning   Landscape Architecture   Branding 1101 BANNOCK ST. DENVER, CO, 80204 TEL: 303.892.1166 ATTN: BRAD HAIGH bhaigh@norris-design.com

PLANNING AREA SUMMARY TABLE		
PLANNING AREA	ACREAGE	% OF TOTAL
E-1	~2.4	7%
E-2	~2.7	8%
E-3	~5.0	15%
E-4	~5.7	18%
E-5	~4.2	13%
E-6	~3.0	10%
E-7	~1.6	5%
C-1	~2.0	6%
C-2	~3.7	11%
D-1	~2.4	7%
TOTAL	~32.7 (1,428,296 SF)	100%

APPLICANT:

**Gerrity:**  
973 LOMAS SANTA FE DRIVE  
SOLANA BEACH, CA, 92075  
TEL: 858.369.7000

NOT FOR  
CONSTRUCTION

**811**  
Know what's below.  
Call before you dig.

DATE:

04/22/2021  
07/27/2021  
08/16/2021  
08/27/2021

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

01

SHEET 01 OF 06



# NEWTON PROPERTY

## 4TH AMENDMENT TO THE GENERAL PLANNED DEVELOPMENT PLAN

### (ASPEN GROVE MIXED USE) CASE NO. APD21-0002

SITUATED IN THE SOUTH ½ OF SECTION 29, TOWNSHIP 5  
 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF  
 LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

AMENDMENTS HISTORY

	Date	Purpose
Newton Property – General Planned Development Plan	11/01/1996	Rezoned approximately 77.9 acres as described from A-2 to PD-I to accommodate commercial development; established preliminary land uses, planning areas, development standards, and dedication of 7.8 acres of parkland
1 <sup>st</sup> Amendment to the General Planned Development Plan	01/19/2001	Depicted purchase and dedication of 19.3 acres formerly located in plan area B to expand South Platte Park; enlarged the land area for retail uses by reconfiguring plan areas C & E thereby reducing plan area F; reconfigured plan areas to accommodate realignment of Platte River Parkway; amended permitted uses; modified development standards; modified parking requirements; modified setbacks, and modified street standards
2 <sup>nd</sup> Amendment to the General Planned Development Plan	01/06/2006	Applied only to plan areas C, D, and E; modified permitted uses to allow for outdoor events and activities
3 <sup>rd</sup> Amendment to the General Planned Development Plan	11/13/2007	Applied only to plan areas B, F, H, I & J; adds planning area H, I & J; accommodated development of multi-family residential; amended permitted uses; modified development standards; modified parking requirements; modified setbacks, and modified street standards
4 <sup>th</sup> Amendment to the General Planned Development Plan	Current	This 4 <sup>th</sup> Amendment shall be a stand-alone document that applies only to plan areas C, D, and E. This 4 <sup>th</sup> Amendment shall replace and supersede all previous provisions applicable to plan areas C, D, and E of the Newton Property General Planned Development Plan (as amended and described above).

Site Development Standards

Planning Areas	C		D	E						
	C-1	C-2	D-1	E-1	E-2	E-3	E-4	E-5	E-6	E-7
Maximum Building Height (feet)	55'	55'	85'	85'	75'	65'	85'	75'	30'	55'
Maximum Building Stories	3	3	6	7	6	5	7	6	1	3
Minimum Setback Requirements for Buildings (feet)										
- from Wolhurst Landing (note 4)	30'	30'					NA			
Unobstructed open space	50'	50'								
30' max building height	200'	200'								
- from existing South Platte Parkway	20'	NA					20'			
- from South Santa Fe Drive	NA	30'					30'			
- from interior streets	0'	0'					0'			
Minimum Unobstructed open Space in each Planning Area (note 7)	20%	20%					20%			
Minimum Retail/Commercial (SF)	0	30,000	0	10,000	20,000	30,000	10,000	10,000	10,000	5,000

Notes:

1. Height of church steeples or spires are not restricted to such limits and may be constructed to the height approved on the final Site Development Plan.  
 2. For blocks C, D, and E, low sloped(flat) roofs or gable roofs are permitted and mechanical equipment can be placed on roof with proper screening.  
 3. Mechanical equipment shall be clustered to the maximum extent possible.  
 4. Buildings within two-hundred feet (200') of Wolhurst Landing shall not exceed thirty feet (30') in height. Improvements such as but not limited to; streets, easements, surface parking, landscape, trails, sidewalks, charging stations, plazas, walls/fencing, storage, and car ports can be built within the setbacks.  
 5. Total residential density for the entire PD boundary cannot exceed 61 du / acre, however, each individual planning area within a site development plan may exceed a density of 61 du / acre. The maximum residential units allowed within the PD boundary shall not exceed 2,000 units.  
 6. The minimum setback for all buildings along South Santa Fe Drive shall be thirty (30) feet from the existing right-of-way line.  
 7. There shall be a fifty (50) foot wide area of unobstructed open space along the edge of the property abutting the Wolhurst Landing residential development.  
 8. The total unobstructed open space shall be 20% of the total site area, however each individual planning area within the site is not required to satisfy the open space requirements. Open space shall include but is not limited to; pedestrian oriented areas, outdoor seating, landscape, plazas, parks, amenity zone, detention areas, buffers, bike drop off areas, bike and pedestrian trails and trail corridors. Publicly-accessible plazas above habitable space (such as a parking area or retail space) may be counted toward unobstructed open space requirements at the Community Development Director's discretion.  
 9. Any development standard not expressly addressed in written or graphic form within this document shall conform to the underlying zoning district requirements and regulations.

Principal Permitted Uses

Planning Areas	C	D	E*
Office	X	X	X
Administrative and executive; business and professional; and general			
Medical, dental and other health related offices	X	X	X
Retail	X	X	X
Office showroom, office warehouse and equipment, and record storage	C	C	C
Financial services such as banks, other financial institutions, brokerages and electronic fund transfer facilities	X	X	X
Research and development-laboratories and general research and development	C	C	C
Daycare center, child and/or elder	X	X	X
Hotels/motels and conference, banquet, and meeting facilities	X	X	X
Dry cleaning and laundry facilities	X	X	X
Churches and church facilities	X	X	X
Recreation, amusement and entertainment facilities (activities to be conducted within enclosed buildings, except for temporary uses as permitted in this 4 <sup>th</sup> Amendment	X	X	X
Fitness, gym, and exercise facilities	X	X	X
Social/fraternal clubs	X	X	X
Maker space; studios for professional work or teaching such as art, photographic, dance, and music	X	X	X
Daily services	X	X	X
Public and governmental facilities such as libraries and fire, police and post office substation	X	X	X
Vocational, grade and professional schools; colleges, universities	C	C	C
Public utility facilities	NP	NP	NP
Industrial manufacturing	NP	NP	NP
Bulk storage/distribution facilities, motor freight terminals and motor freight terminal maintenance facilities.	X	X	X
Hospitals, outpatient facilities and emergency health care facilities	NP	NP	NP
Ambulance facilities	NP	NP	NP
Motor vehicle gasoline and service operations	NP	NP	NP
Restaurants, bars, taverns, nightclubs, breweries, distilleries, wineries, tasting rooms, and similar uses including outdoor dining, drive-thru, curbside service, take out, delivery and the like.	X	X	X
Sales, rental and service of goods, merchandise, and equipment and consumer and business service	X	X	X
Public and private parks and play fields, accessory recreation facilities and open space	X	X	X
Parochial and private schools (without residential facilities)	X	X	X
Veterinarian/animal hospital	X	X	X
Pet grooming, pet supplies, and pet accessories	X	X	X
Automobile parking garage/lots	X	X	X
Raising of crops (The planting of crops shall be permitted in a Planning Area until such time as the majority of that Planning Area has been developed)	X	X	X
Grocery	X	X	X
Residential (Single family attached)	X	NP	NP
Residential (multifamily) is only allowed as a part of a vertical mixed-use building. Leasing offices, recreational facilities, and other ancillary uses to the multifamily use shall not be considered as a mix of uses.	X	X	X
Residential (Single-family detached)	NP	NP	NP
Residential (Assisted living, nursing homes, congregate care)	NP	NP	NP
Sexually oriented business	NP	NP	NP
* Use table shall apply to all subareas within plan area E-1, E-2, E-3, E-4, E-5, E-6, E-7			

Accessory Uses:

Buildings and uses customarily appurtenant to the permitted uses indoor and outdoor in accordance with City of Littleton regulations including but not limited to parking, outdoor dining, outdoor vending of food in any form, food trucks, dog parks, outdoor movies, kiosks, bike and repair stations, ancillary utility and communication structures shall be permitted.

Temporary Uses:

In addition to those temporary uses indoor and outdoor in accordance with the City of Littleton regulations, and other temporary uses similar in character and impact, the following temporary uses shall be allowed in compliance with applicable City of Littleton ordinances:

- 1) Outside skating rink  
 2) Non-Motorized athletic events such as bicycle or foot race and motorized events held for charity benefits  
 3) Food tasting/demonstrations  
 4) Holiday and seasonal festivities including trick or treating, a Christmas village, Easter egg hunt, and similar activities  
 5) Public safety demonstrations  
 6) Pet adoption services  
 7) Outside Theater  
 8) Festivals, performances, shows, circuses, carnivals, live theater  
 9) Outside retail, including, but not limited to temporary kiosks, vending machines, farmers' market, Christmas tree lot, sidewalk sales, open air markets and the like  
 10) Other temporary uses not specified herein may be permitted upon an administrative finding by the City that it is familiar in character and impact to those uses specifically permitted as temporary within Planning Areas C, D, & E

APPLICANT:

NOT FOR  
 CONSTRUCTION



DATE:

04/22/2021  
 07/27/2021  
 08/16/2021  
 08/27/2021

SHEET TITLE:  
 LAND USE AND  
 DEVELOPMENT  
 STANDARDS

SHEET NUMBER:

02

SHEET 02 OF 06



NEWTON PROPERTY  
4TH AMENDMENT TO THE GENERAL PLANNED DEVELOPMENT PLAN  
(ASPEN GROVE MIXED USE) CASE NO. APD21-0002

SITUATED IN THE SOUTH ½ OF SECTION 29, TOWNSHIP 5  
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Overall Site Development Standards

A. Exterior Lighting

- Shielding Standards: All outdoor lighting fixtures having initial output greater than or equal to two thousand (2,000) lumens shall be fully shielded. All outdoor lighting fixtures having an initial output less than two thousand (2,000) lumens need not be fully shielded, but shall not be aimed more than forty-five degrees (45°) from the surface upon which the fixture is mounted when the source is visible from any off site residential property or public roadway. All outdoor lighting shall be subject to the provisions of subsection (B) of this section. Architectural and landscape accent lighting for commercial, industrial and multiple-family residential uses and decorative fixtures for residential uses with less than four (4) dwelling units may be allowed to exceed the forty five degree (45°) restriction provided the following standards are met:
  - The light output for each individual fixture shall not exceed eight hundred (800) lumens.
  - The lighting shall be subject to the provisions of subsection (B) of this section relating to light trespass.
  - The lighting is completely turned off at a time determined by the City if a curfew is deemed appropriate.
  - Light Trespass Standards: All light fixtures shall be located, aimed or shielded so as to minimize stray light trespassing across all property boundaries.
- Commercial, Industrial And Multiple-Family Residential: No more than 0.1 foot-candle of light should be allowed, measured at a point ten feet (10') beyond any property line, as a direct result of on site lighting regardless of what type or types of outdoor lighting fixtures are used. When like commercial, industrial, or multiple-family residential uses about each other the Director of Community Development may waive this requirement if the light trespass will not reach any residential use.
- Traffic And Pedestrian Hazards: Light fixtures shall not impede pedestrian or vehicular travel. Neither direct nor reflected light from any light source, including signage, shall create a traffic hazard to operators of motor vehicles on public streets.
  - Lighting Curfews: Lighting curfews may be imposed in order to limit the adverse impacts of lighting if deemed necessary by the City.
  - Outdoor Advertising Signs:
    - Externally Illuminated Sign Standards: External illumination for signs shall conform to the shielding and light trespass standards of this section.
    - Internally Illuminated Sign Standards: Internally illuminated panels or decorations not considered being signage according (such as illuminated canopy margins, light bands or building faces) shall comply with the shielding and light trespass standards of this section.
  - Signage For Discontinued Uses: Sign illumination shall be permanently extinguished within thirty (30) days if the business is no longer in operation.

B. Outdoor Storage and Waste Disposal

- All outdoor storage, including, but not limited to, storage facilities for building materials, raw materials, equipment, scrap, trash, and products shall be enclosed by fences, walls and/or landscaping which conceal such facilities from the South Platte Park, Wolhurst Landing, South Santa Fe Drive and interior streets, as viewed from ground level.
- No materials or wastes shall be deposited upon a lot in a form or manner that natural causes or forces may move them off the lot.
- All materials or wastes which might cause fumes or dust; which constitute of fire hazard; or which may be edible or otherwise attractive to rodents or insects, may be stored outside only if located in closed containers.
- No toxic, corrosive, flammable or explosive liquids, fuel, solids or gases shall be stored in bulk above ground, except as provided in the uniform Fire Code.
- Storage of fuel directly connected to heating devised or appliances located on the same lot shall be governed by the Uniform Fire Code.

D. Loading and Service Areas

- The purpose of this loading and service area requirement is to provide for the design of these areas in a functional and aesthetically pleasing manner. The guidelines are as follows:
  - Where possible truck loading docks shall be screened by wall, fencing, landscaping and/or berming to reduce visibility from the South Platte Park, Wolhurst Landing and South Santa Fe Drive, as viewed from ground level.
  - Such screening shall be treated as an extension of the building's architecture and landscape architecture.

E. Signage

- Pylon signs shall be permitted along Santa Fe at a maximum height of 40ft. All other signage shall follow current City of Littleton Code requirements.

F. Temporary Structures

- Temporary Structures, including tents and fences, shall be allowed for occasional or seasonal retail sales and marketing, recreation, entertainment, charitable and other events.

G. Landscaping

- Intent: Landscaping should unify the building and its site and adjacent development areas. The emphasis shall be on the landscaping of the project as a single entity, not on small-scale individually landscaped areas. A landscape architect must design the landscaping. Landscaping should be used to assist in buffering surface parking and mechanical and service areas; to soften structures; and to screen utility facilities such as transformers, switch cabinets and meters.
- Landscape Material:
  - Minimum Landscape Material Sizes:
    - Trees and shrubs shall at a minimum be the following sizes at the time of planting:
      - Large Deciduous Trees (Shade Trees): All shade trees shall be a minimum of two and a half inches (2.5") in caliper. The caliper shall be measured six inches (6") above the soil line.
      - Ornamental Deciduous Trees: All ornamental trees shall be a minimum of two inches (2") in caliper. The caliper shall be measured six inches (6") above the soil line.
      - Coniferous (Evergreen) Trees: Coniferous trees shall be a minimum of eight feet (8') in height, with the exception of the Mugo Pine, which shall have a twenty-four inch (24") minimum branch spread.
    - Shrubs (Evergreen And Deciduous): All shrubs shall be of a size generally known in the nursery industry.
  - One (1) tree equivalent is equal to one tree, or ten five gallon shrubs.
- Existing Vegetation: Existing trees and other plants in reasonably healthy condition may be removed if the owner or developer has satisfactorily demonstrated to the city that site design restrictions necessitate their removal. If the development requires removal of healthy mature trees, the owner or

developer shall, to the extent possible, install new trees or tree equivalents of not less than the minimum sizes specified in section 2 of this PD and generally be consistent with the number of trees to be removed.

4.Landscape Buffer

- Major street edges:
  - Trees along Santa Fe Drive shall be minimal to allow for visibility to Aspen Grove.
  - Along the edges of all interior streets or in tree lawns with detached walks on average of one (1) tree or tree equivalent for each forty (40) linear feet of roadway shall be planted. The trees may be clustered.
- RTD Park and Ride: Landscaping abutting the RTD Park and Ride site shall be designed to encourage the flow of pedestrians to and from the site.
- Landscaping of unobstructed open space shall be provided at a rate of seven tree equivalents per 1,000sf.

H. Multiple Structures

- Multiple structures shall be permitted on individual lots.

I. Street and Intersection Locations

- Internal street locations, access points into Planning Areas C, D & E, and the location of the proposed South Santa Fe Drive intersections are approximate. Final locations for such facilities will be finalized in the Final Site Plan/Final Plot process as applicable.

J. Trail Connectivity

- The property owner shall provide conceptual plans and enter into an agreement for financing improvements to multi-modal connections from the Property to the South Platte River Trail prior to issuance of a building permit allowing the 250th residential unit on the Property.
- The property owner shall provide conceptual plans and enter into an agreement for financing improvements to multi-modal connections from the Property to the Regional Transportation District station prior to issuance of a building permit allowing the 500th residential unit on the Property.

K. Design Standards

- Add a section for Design Standards: A design standards book must be provided with the first site plan associated with this planned development amendment. The design standards book shall be subject to approval by the Director of Community Development.

APPLICANT:

Gerrity:  
973 LOMAS SANTA FE DRIVE  
SOLANA BEACH, CA 92075  
TEL: 956.365.7000

NOT FOR  
CONSTRUCTION



Know what's below.  
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DATE:

04/22/2021

07/27/2021

08/16/2021

08/27/2021

SHEET TITLE:

DESIGN  
STANDARDS

SHEET NUMBER:

03

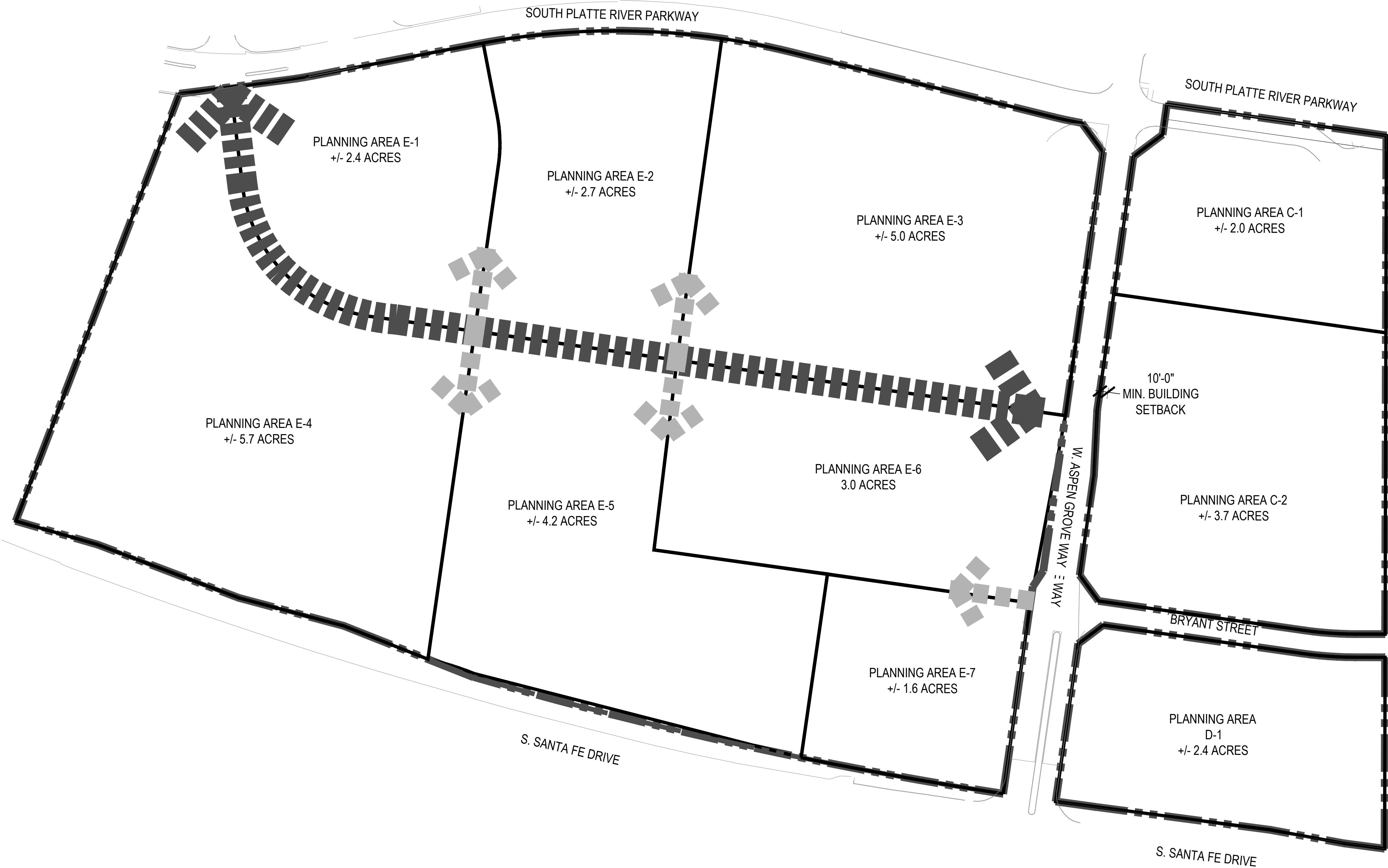
SHEET 03 OF 06

# NEWTON PROPERTY

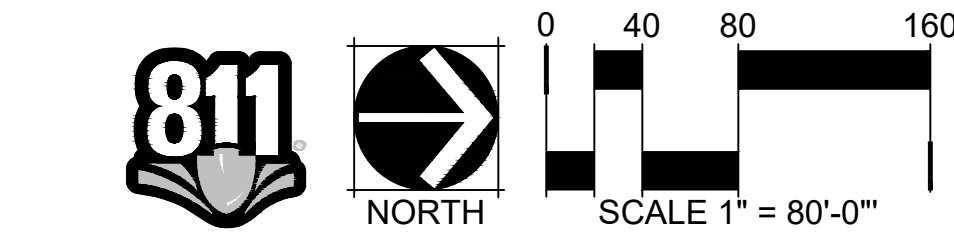
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 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF  
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GENERAL NOTES:  
 1. CONNECTION POINTS AND ROADWAY LOCATIONS WILL BE DETERMINED AT TIME OF FORMAL SDP FOR ADJACENT PLANNING AREA.



APPLICANT:

**Gerrity:**  
 973 LOMAS SANTA FE DRIVE  
 SOLANA BEACH, CA 92075  
 TEL: 956.365.7000

NOT FOR CONSTRUCTION



DATE:

04/22/2021  
 07/27/2021  
 08/16/2021  
 08/27/2021

SHEET TITLE:

PLANNING  
 AREAS

SHEET NUMBER:

04

SHEET 04 OF 06

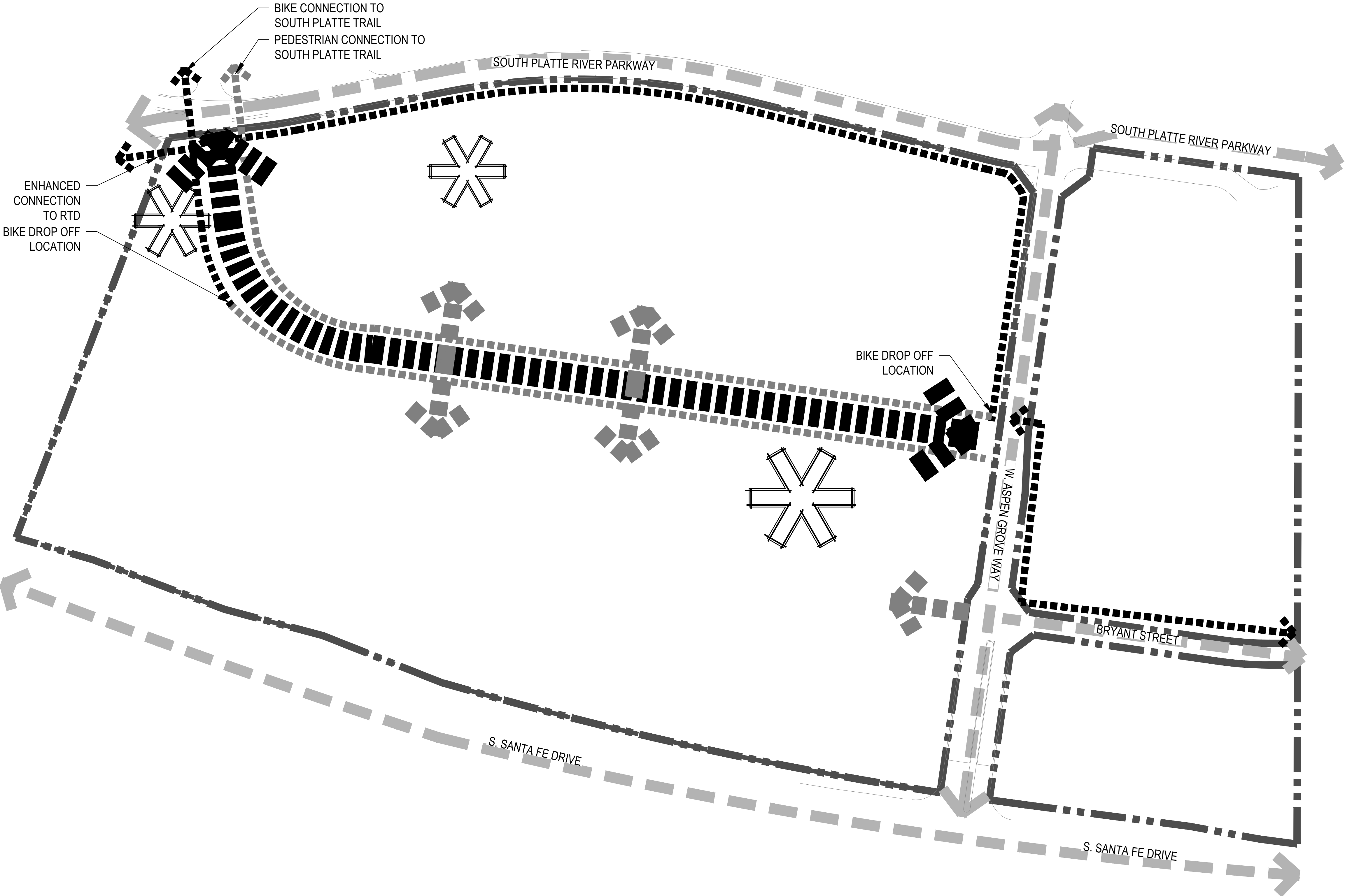
PLAN IS FOR ILLUSTRATIVE PUPPOSES AND IS SUBJECT TO CHANGE.

# NEWTON PROPERTY

## 4TH AMENDMENT TO THE GENERAL PLANNED DEVELOPMENT PLAN

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**LEGEND**

- PROPERTY BOUNDARY
- CONCEPTUAL PRIVATE ASPEN GROVE MAIN STREET
- CONCEPTUAL PRIVATE STREET WITH PARALLEL PARKING
- EXISTING VEHICULAR CIRCULATION
- BIKE & PEDESTRIAN CIRCULATION
- PEDESTRIAN CIRCULATION
- PARKS AND OPEN SPACE LOCATIONS

NOT FOR CONSTRUCTION  

 Know what's below.  
 Call before you dig.  
 DATE:  
 04/22/2021  
 07/27/2021  
 08/16/2021  
 08/27/2021

NORTH  
 SCALE 1" = 100'

PLAN IS FOR ILLUSTRATIVE PUPPOSES AND IS SUBJECT TO CHANGE.

CHECKED BY: BH, AB  
 DRAWN BY: SV

# NEWTON PROPERTY

## 4TH AMENDMENT TO THE GENERAL PLANNED DEVELOPMENT PLAN

### (ASPEN GROVE MIXED USE) CASE NO. APD21-0002

SITUATED IN THE SOUTH ½ OF SECTION 29, TOWNSHIP 5  
 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF  
 LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

NEWTON PROPERTY  
 4TH AMENDMENT TO THE GENERAL  
 PLANNED DEVELOPMENT PLAN  
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, COLORADO

APPLICANT:

**Gerrity:**  
 973 LOMAS SANTA FE DRIVE  
 SOLANA BEACH, CA 92075  
 TEL: 956.365.7000

NOT FOR  
 CONSTRUCTION



Know what's below.  
 Call before you dig.

DATE:

04/22/2021  
 07/27/2021  
 08/16/2021  
 08/27/2021

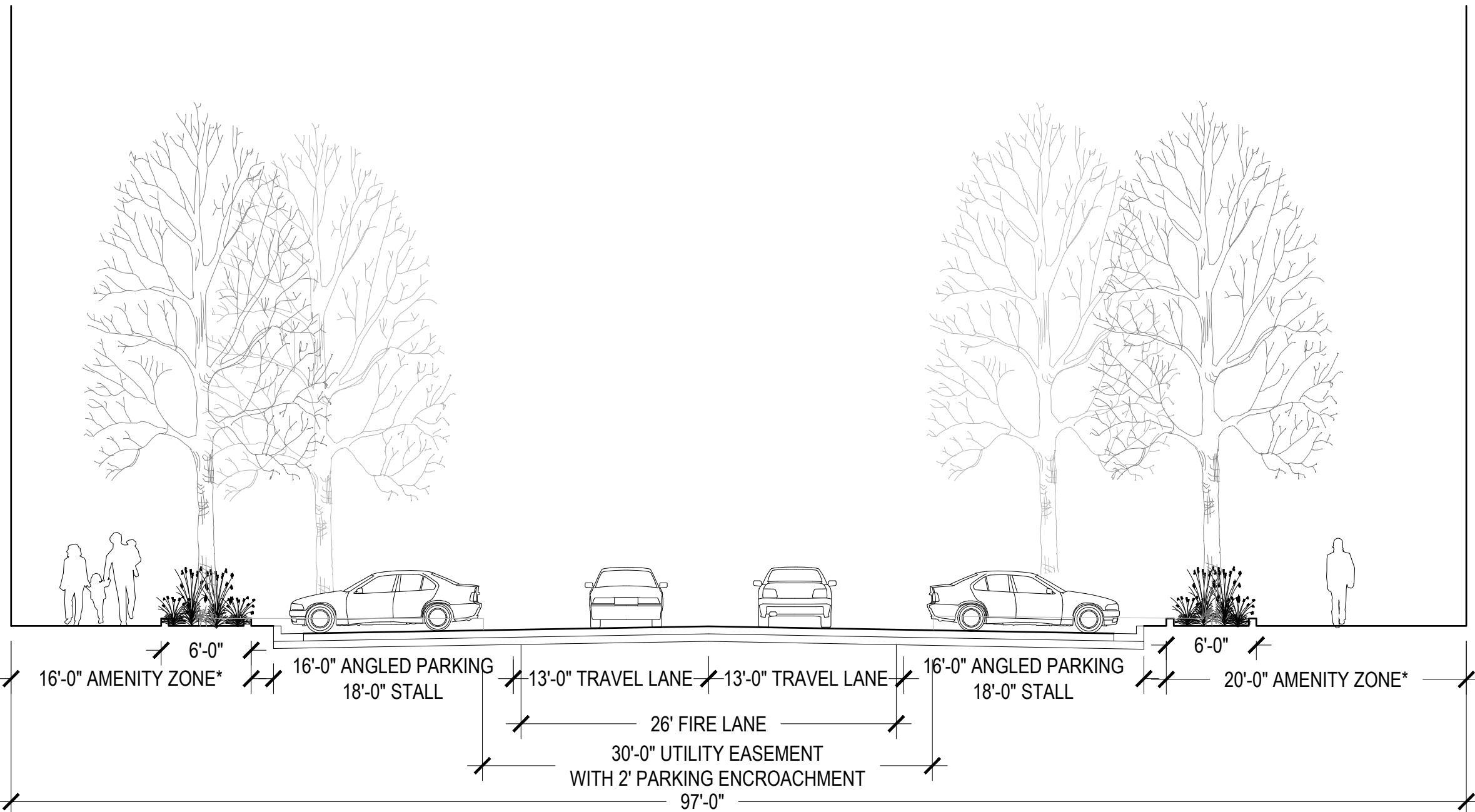
SHEET TITLE:

STREET  
 SECTIONS

SHEET NUMBER:

06

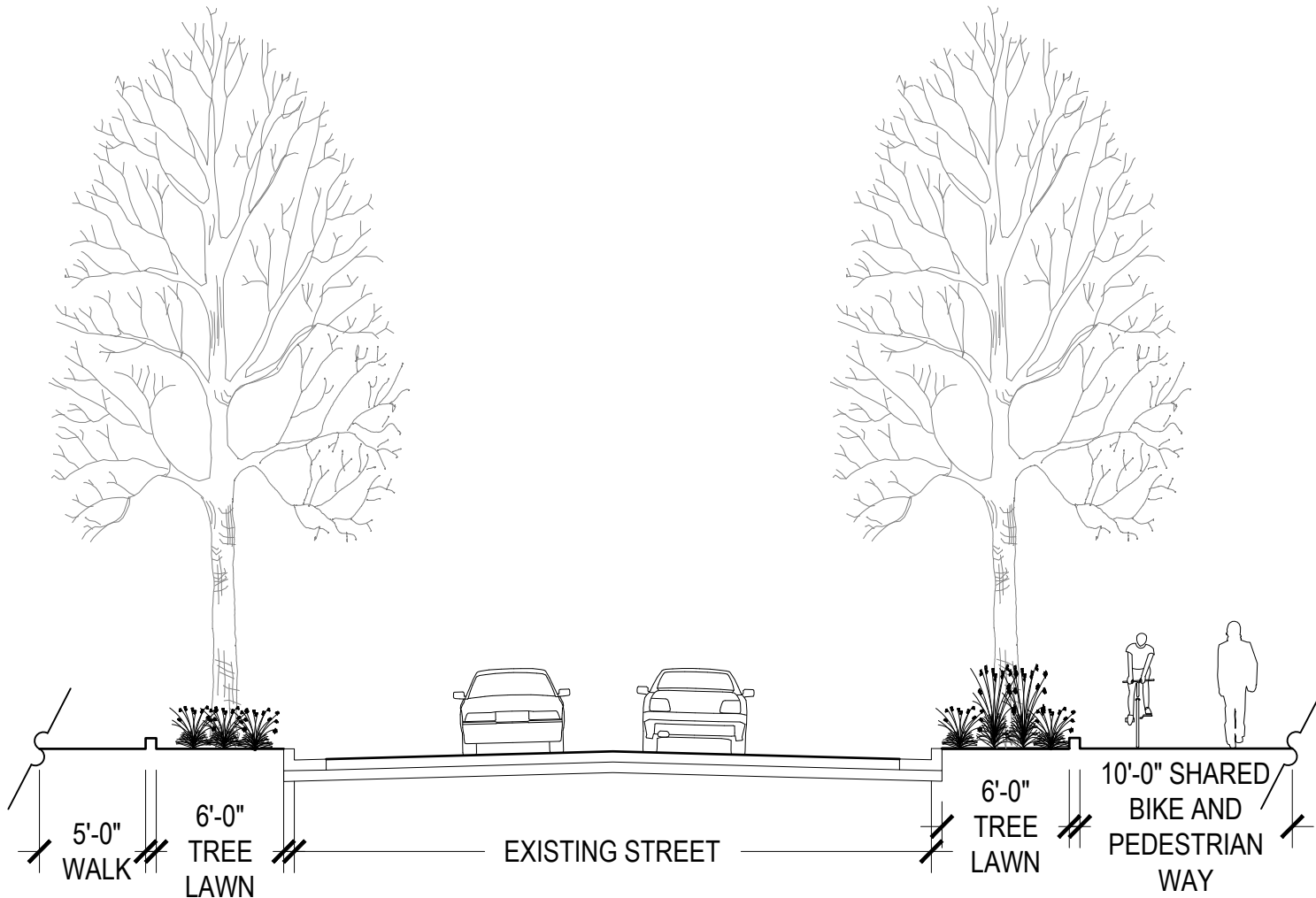
SHEET 06 OF 06



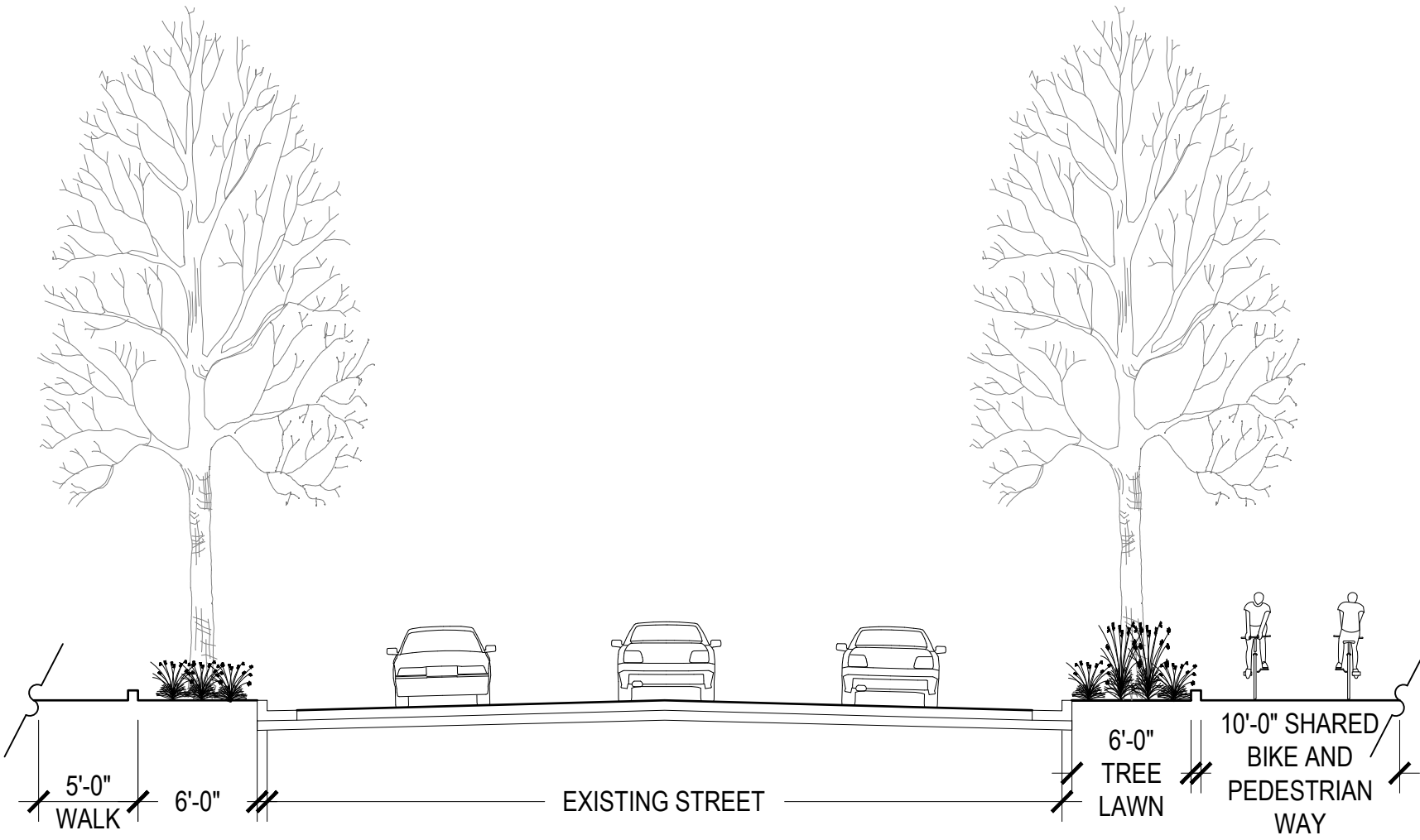
CONCEPTUAL PRIVATE ASPEN GROVE MAIN STREET



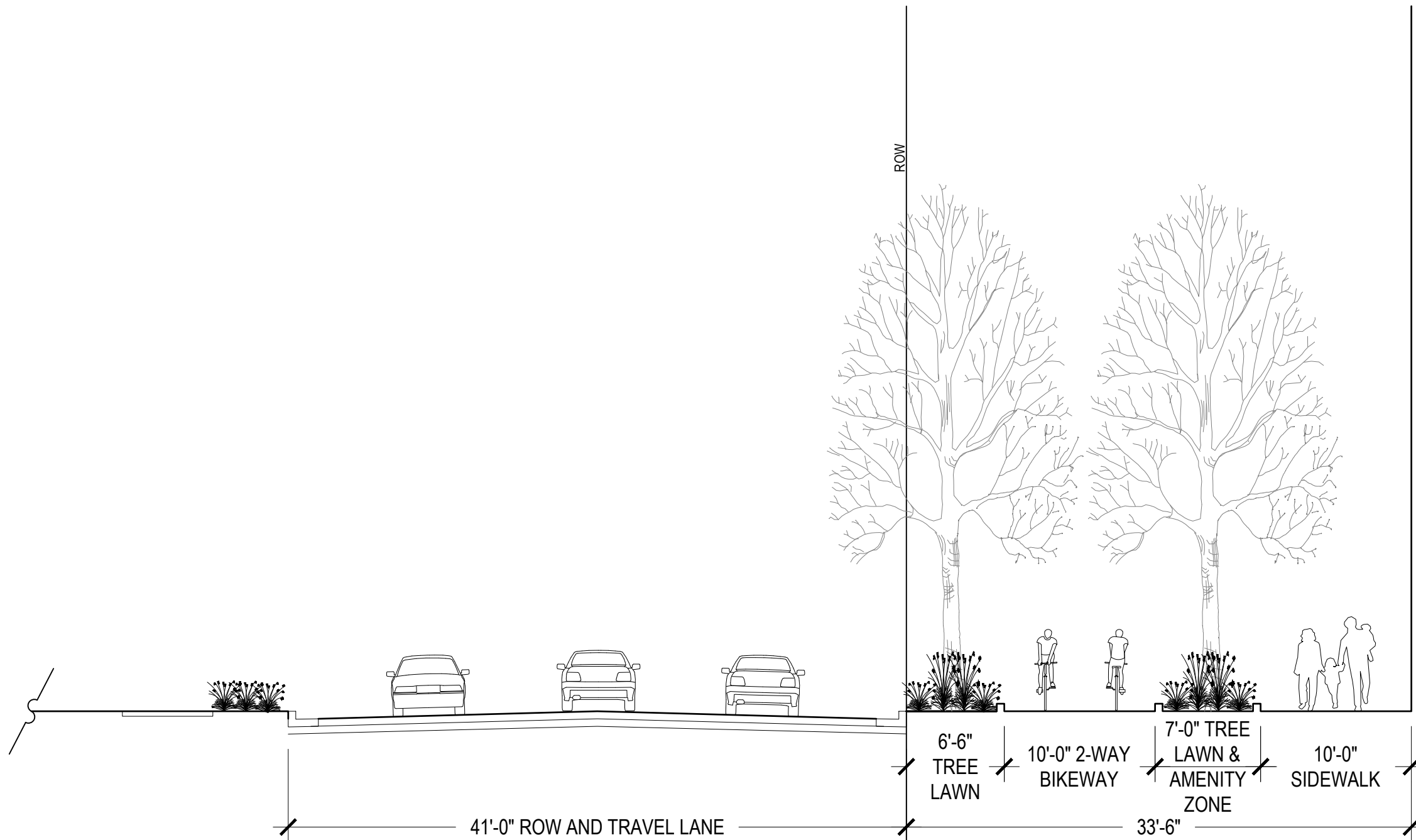
CONCEPTUAL PRIVATE STREET WITH PARALLEL PARKING



CONCEPTUAL SOUTH BRYANT STREET



CONCEPTUAL WEST ASPEN GROVE WAY



CONCEPTUAL SOUTH PLATTE RIVER PARKWAY

\* THE AMENITY ZONE IS A PORTION OF THE STREETScape BETWEEN THE CURB AND BUILDING FACE RESERVED FOR STREETScape ELEMENTS THAT SERVE AND ENHANCE THE PEDESTRIAN EXPERIENCE. STREETScape ELEMENTS INCLUDE BUT ARE NOT LIMITED TO: TREE LAWN, PATIO AREA AND SEATING, BIKE RACKS, BENCHES, AND TRASH AND RECYCLING RECEPTACLES.

SECTIONS ARE FOR ILLUSTRATIVE PUPPOSES AND ARE CONCEPTUAL AND SUBJECT TO CHANGE.