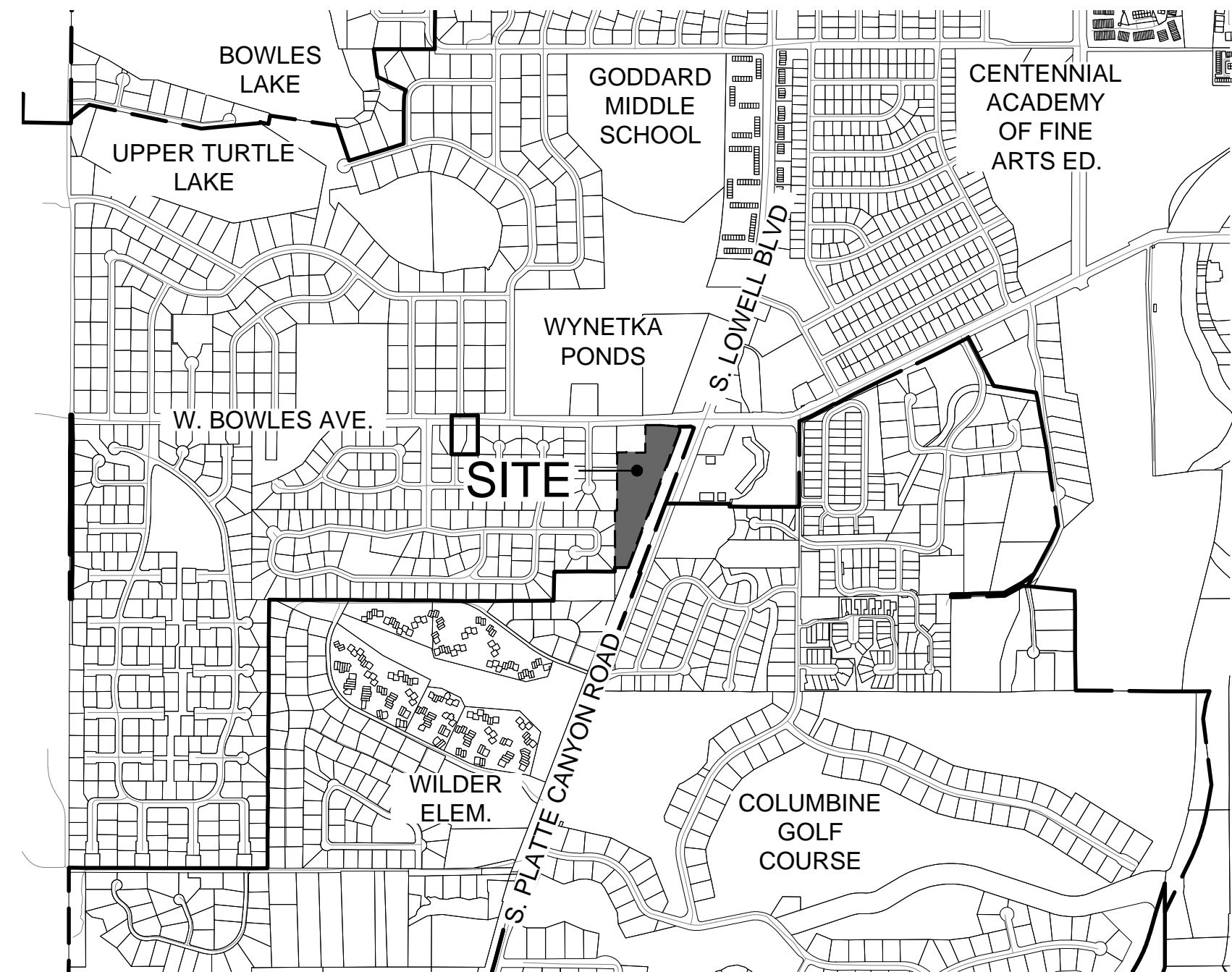


LITTLETON VALLEY VILLAS GENERAL PLANNED DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE NO. PDP - 15-XXXX



1 VICINITY MAP
1" = 1,000'

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NE 1/4 NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NE 1/4 NE 1/4 WHICH IS 268.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NE 1/4 NE 1/4;

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NE 1/4 NE 1/4, 208.7 FEET, THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NE 1/4 NE 1/4, 208.7 FEET TO THE SOUTH LINE OF WEST BOWLES AVENUE;

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NE 1/4 NE 1/4, 271.43 FEET TO THE WEST LINE OF THE RIGHT-OF-WAY OF THE CITY AND COUNTY OF DENVER, AND THE BOARD OF WATER COMMISSIONER OF THE CITY AND COUNTY OF DENVER;

THENCE ON AN ANGLE OF 110 DEG. 49 MIN. 15 SEC. TO THE RIGHT (SOUTH 21 DEG. 15 MIN. WEST), ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, FOR A DISTANCE OF 1105.45 FEET;

THENCE NORTH 89 DEG. 27 MIN. 30 SEC. WEST, 89.1 FEET TO A POINT ON THE WEST LINE OF SAID NE 1/4 NE 1/4;

THENCE NORTH ALONG SAID WEST LINE 824.0 FEET TO THE POINT OF BEGINNING;

EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED AUGUST 7, 1968 IN BOOK 1770 AT PAGE 634; JANUARY 19, 1972 IN BOOK 1988 AT PAGE 385; JUNE 18, 1982 IN BOOK 3645 AT PAGE 187; MAY 4, 1987 IN BOOK 5135 AT PAGE 465; JUNE 15, 1987 IN BOOK 5180 AT PAGE 90 AND ANY PORTION OF SUBJECT PROPERTY INCLUDED IN THE DEED RECORDED MARCH 23, 1989 IN BOOK 5656 AT PAGE 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

OWNERSHIP 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 PO 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

SHEET INDEX

#	SHEET TITLE
1	COVER SHEET
2	NOTES & STANDARDS
3	EXISTING CONDITIONS PLAN
4	CONCEPTUAL SITE PLAN
5	CONCEPTUAL LANDSCAPE PLAN
6	CONCEPTUAL ARCHITECTURE

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM:

CITY ATTORNEY

CITY COUNCIL APPROVAL:

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

COUNCIL PRESIDENT

ATTEST:

CITY CLERK

RECORDING CERTIFICATION:

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, _____ DAY OF _____, 20__, IN BOOK _____ PAGE _____, MAP _____, RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

BY

DEPUTY

MINERAL ESTATE CERTIFICATION:

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 OR AGENT

ADDRESS

SITE DATA:		Existing	Proposed
Zoning:		R-2*	PD-R**
Gross Site Area:	5.6 Ac.	243,196 sf	
SITE CALCULATIONS: (Development Criteria to govern)			
Building Footprint:	1.63 Ac.	70,912 sf	29.2 %
Parking & Roads:	0.93 Ac.	40,717 sf	16.7 %
Private Driveways:	0.21 Ac.	9,419 sf	3.9 %
Open Space/Detention:	2.81 Ac.	114,907 sf	50.2 %
Open Space - Public:	2.01 Ac.	87,348 sf	35.9 %
Open Space - Private Lot:	0.80 Ac.	34,800 sf	14.3 %
Parking Requirements:	2.35 spaces/DU		
Resident Parking:	2 spaces/DU Min.		
Guest Parking:	0.35 spaces/DU Min.		

* EXISTING ZONING PER ARAPAHOE COUNTY
** PROPOSED ZONING PER CITY OF LITTLETON

SETBACKS:

PROPERTY SETBACKS (Site boundary to Private Lot Lines)		
North Prop. Line (Bowles Ave.):		18'-0" Min. to Private Lot Line
North Prop. Line (Adj. Prop.):		15'-0" Min. to Private Lot Line
East Prop. Line (Adj. Prop.):		0'-0" Min. to Private Lot Line
South Prop. Line (Adj. Prop.):		18'-0" Min. to Private Lot Line
West Prop. Line (Adj. Prop.):		12'-0" Min. to Private Lot Line
INTERNAL SETBACKS (from Site Elements to Private Lot Lines)		
Front Priv. Lot Line:		6'-0" Min to Priv. Drive / 10'-0" Min to Priv. Lot Line
Side Priv. Lot Line (non-common):		5'-0" Min to Priv. Drive & Parking / 10'-0" Min to Priv. Lot Line
Rear Priv. Lot Line:		6'-0" Min to Priv. Drive / 10'-0" Min to Priv. Lot Line
BUILDING SETBACKS (from Private Lot Lines to Building)		
Front:		18" Min. to Private Lot Line
Rear:		18" Min. to Private Lot Line
Side:		7'-6" Min. to Priv. Lot Line (15' Minimum clear between buildings)
Common:		0'-0"

ADJACENT LAND USE / ZONING

	LAND USE	ZONING
NORTH	Open Space / Dog Park / Commercial	OS / PD-C
EAST	Utility Easement-Trail / Commercial / Single Family Residential	R-2* / B-1 / B-2 / PD-R**
SOUTH	Utility Easement-Trail / Single Family Residential	R-2*
WEST	Single Family Residential	R-E / R-2

* NOT WITHIN CITY OF LITTLETON BOUNDARY, ZONING LISTED IS PER ARAPAHOE COUNTY ZONING.
** NOT WITHIN CITY OF LITTLETON BOUNDARY, ZONING LISTED IS PER TOWN OF COLUMBINE VALLEY ZONING.

SURVEYOR CERTIFICATION

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS DEVELOPMENT PLAN OF "LITTLETON VALLEY VILLAS" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

NAME:

TITLE:

REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTRATION NO.:

ADDRESS:

TELEPHONE NO.:

Current Owner:

MR. ROYCE SMITH
7037 S. PLATTE CANTON ROAD
LITTLETON, COLORADO 80128
PHONE: 303-907-8420

J-R ENGINEERING
A Westrian Company
7000 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
303-740-9393

Plans Prepared For:

KBHOME

7807 E. PEAKVIEW AVENUE
SUITE 300
CENTENNIAL, COLORADO 80111

PHONE:
303-323-1130

Landscape Architecture

Master Planning

Urban Design

3001 Brighton Blvd, Suite 643
Denver, CO 80216
phone 303.347.1200



LITTLETON VALLEY VILLAS
LITTLETON, COLORADO

Submittal Date: February 17, 2015

Project #: 14-073

Revisions:

SHEET

1 of 6

LITTLETON VALLEY VILLAS GENERAL PLANNED DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE NO. PDP - 15-XXXX

1. **PURPOSE & PERFORMANCE STANDARDS:**
LITTLETON VALLEY VILLAS IS AN INFILL DEVELOPMENT INTENDED TO BE COMPATIBLE WITH THE SURROUNDING SINGLE-FAMILY NEIGHBORHOODS AND ACT AS A BUFFER FOR THOSE NEIGHBORHOODS TO THE COMMERCIAL PROPERTY DIRECTLY EAST OF THIS LOCATION. THESE GUIDELINES PROVIDE A FRAMEWORK AND DIRECTION FOR THE DEVELOPMENT OF A NEW SINGLE-FAMILY ATTACHED HOUSING DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF S. PLATTE CANYON ROAD AND W. BOWLES AVE. IN LITTLETON, COLORADO. THE FOLLOWING ITEMS PROVIDE STANDARDS AND GUIDELINES FOR THIS PROPOSED DEVELOPMENT.
2. **SITE PLANNING / BUILDING ORIENTATION:**
THE PROPOSED DEVELOPMENT IS DESIGNED TO ENCOURAGE BUILDING ORIENTATION AND PRIMARY ENTRANCES TOWARD THE ADJACENT STREET/PEDESTRIAN ROUTES, PROVIDING FOR A SAFER AND MORE DIRECT ACCESS FOR PEDESTRIANS TO AND FROM COMMON SIDEWALKS AND ADJACENT PUBLIC SIDEWALK NETWORKS.
 - A. BUILDINGS SHOULD BE ARRANGED WITHIN THE BUILDING ENVELOPE TO HAVE THEIR PRIMARY ENTRANCES FACE AN ABUTTING PROPERTY OR COMMON GREENSPACE/PEDESTRIAN CORRIDOR.
 - B. PRIMARY BUILDING ENTRANCES SHOULD BE ARCHITECTURALLY EMPHASIZED AND VISIBLE FROM THE ADJACENT COMMON SPACE.
 - C. PRIVATE DRIVEWAYS AND GARAGES SHOULD BE SEPARATE FROM PRIMARY ENTRANCES AND SHOULD ALL BE ACCESSED VIA THE PRIVATE DRIVE/ALLEY IN THE REAR OF THE LOTS.
3. **LAND USE STANDARDS:**
 - A. PERMITTED LAND USES:
 - (1) SINGLE-FAMILY ATTACHED (PAIRED HOMES)
 - (2) TWO-/THREE-FAMILY RESIDENCE
 - B. ACCESSORY USES:
 - (1) PERMITTED WHEN THEY COMPLY WITH THE FOLLOWING CONDITIONS:
 - a. THE USE IS INCIDENTAL TO, OR COMMONLY ASSOCIATED WITH, THE PRIMARY PERMITTED LAND USE;
 - b. BUILDINGS, STRUCTURES, FACILITIES, AND USES CUSTOMARILY ASSOCIATED WITH ANY PERMITTED LAND USE.
 - c. SHALL ADHERE TO THE MINIMUM BUILDING SETBACK SHOWN ON THE DATA TABLE.
 - (2) PERMITTED ACCESSORY USES INCLUDE, BUT ARE NOT LIMITED TO:
 - a. OPEN PARKING
 - C. TEMPORARY USES
 - (1) TEMPORARY LEASING, SALES, MANAGEMENT AND MAINTENANCE OFFICES
 - (2) TEMPORARY BUILDING, TRAILER, OFFICE OR YARD FOR CONSTRUCTION
 - (3) TEMPORARY BUILDING, OR TRAILER USED AS LEASING/SALES OFFICE
 - (4) TEMPORARY SIGNS
 - D. HOME OCCUPATIONS
 - (1) AS PERMITTED PER LITTLETON MUNICIPAL CODE.
4. **DEVELOPMENT STANDARDS:**
 - A. MINIMUM LOT REQUIREMENTS:
 - (1) LOT AREA: 1,800 Sq.ft. MINIMUM
 - (2) LOT AREA PER RESIDENTIAL UNIT: 1,800 Sq.ft. MINIMUM
 - (3) MINIMUM LOT WIDTH AT FRONT SETBACK: 30'-0"
 - B. SETBACKS:
 - (1) MINIMUM BUILDING SETBACKS - SEE SETBACK TABLE ATTACHED
 - (2) ALL BUILDING SETBACKS/SEPARATIONS SHALL BE MEASURED FROM EXPOSED FOUNDATION WALL.
 - (3) USES PERMITTED WITHIN BUILDING SETBACKS INCLUDE, WITHOUT LIMITATION, FENCING, WALLS, SIGNAGE & MONUMENTATION, RETAINING WALLS, SIDEWALKS, HARDSCAPE, FLATWORK, LANDSCAPE MATERIAL, LIGHTING, DETENTION AREAS, SLOPES, BERMS, STOOPS, PATIOS, ENTRY STEPS, PARKING AND DRIVE AISLES.
 - (4) ARCHITECTURAL FEATURES PERMITTED WITHIN BUILDING SETBACKS INCLUDE, BUT NOT LIMITED TO, EAVES, BAY WINDOWS, FOUNDATION COUNTERFORTS, WINDOW WELLS, AWNINGS, BRACES, OVERHANGS, CANTILEVERS, PLANTER BOXES, DECKS AND FIREPLACE BOX-OUTS MAY ENCR OACH INTO SETBACK UP TO A MAXIMUM OF 48 INCHES.
 - C. TOTAL PERMITTED RESIDENTIAL UNITS:
 - (1) MAXIMUM NUMBER OF LOTS - 58
 - (2) MAXIMUM DENSITY - 10.4 DU/Acre
 - D. BUILDING HEIGHT:
 - (1) 35'-0" MAXIMUM HEIGHT.
 - (2) BUILDINGS SHALL BE 2-STORY MAXIMUM.
 - E. PARKING STANDARDS:
 - (1) NO PARKING SHALL BE ALLOWED ON THE PRIVATE DRIVES.
 - (2) WHEEL STOPS/GUARDS SHALL NOT BE REQUIRED AND ARE OPTIONAL.
 - (3) MINIMUM PARKING SPACE SIZES:
 - b. STANDARD STALL - 9' x 20'
 - c. ACCESSIBLE STALL - 12' x 20'
 - d. ACCESSIBLE STALL (VAN) - 8' x 20' WITH A 5' STRIPED BUFFER ON ONE SIDE
 - e. WHERE A TWO (2) FOOT OVERHANG IS PROVIDED, THE REQUIRED STALL LENGTH MAY BE REDUCED BY TWO (2) FEET
 - f. COMPACT SPACES ARE NOT PERMITTED.
 - (4) PARKING LOT ISLANDS ARE REQUIRED IF THERE ARE MORE THAN TEN (10) PARKING STALLS IN A CONTINUOUS ROW.
 - a. ISLAND MUST BE DELINEATED BY A CLEAR PHYSICAL BARRIER SUCH AS CONCRETE CURB.
 - b. ISLAND MUST BE A MINIMUM OF 100 SQ. FT. IN AREA.
 - F. SIGNAGE STANDARDS:
 - (1) PERMITTED SIGN TYPES:
 - a. GROUND (INCLUDING MONUMENT SIGNS)
 - b. SIGN SIZE - SHALL BE IN CONFORMANCE WITH APPLICABLE SECTIONS OF THE CITY OF LITTLETON SIGN CODE.
 - (2) PERMITTED CONTENTS:
 - a. SUBDIVISION IDENTIFICATION SIGN - STYLE OF SIGN AND CONTENTS SHALL COMPLEMENT THE ADJACENT PROPERTY STYLE/DESIGN
 - (3) PERMITTED MAXIMUM NUMBER OF SIGNS - TWO (2)
 - (4) MAXIMUM HEIGHT - TEN FEET (10') ABOVE FINISHED GRADE/SURFACE OF GROUND COVER MULCH.
 - (5) LOCATION - MUST BE A MINIMUM OF FIVE (5) FEET BEHIND THE PROPERTY BOUNDARY AND NOT BE LOCATED IN ANY SIGHT VISION TRIANGLES AS DEFINED BY THE CITY OF LITTLETON.
 - G. LANDSCAPE STANDARDS:
 - (1) THE LANDSCAPING SHALL CONFORM TO THE CITY OF LITTLETON'S STANDARDS IN PLACE AT THE TIME OF THIS GDP APPROVAL, EXCEPT AS NOTED BELOW.
- (2) NO ARTIFICIAL TREES, SHRUBS OR PLANTS SHALL BE USED. ARTIFICIAL GRASS OR TURF MAY NOT BE USED.
- (3) PUBLIC RIGHTS-OF-WAY:
 - a. LANDSCAPING SHALL BE PROVIDED IN THE STREET RIGHT-OF-WAY TO THE BACK-OF-CURB (WHEN THERE IS A DETACHED SIDEWALK OR NO SIDEWALK); OR EXTEND TO THE BACK OF SIDEWALK (WHEN THE SIDEWALK IS ATTACHED TO THE CURB).
 - b. STREET TREES:
 - (a) STREET TREES SHALL BE LOCATED WITHIN THE PUBLIC R.O.W., BUT SHALL NOT ENCR OACH UPON EXISTING AND PLANNED UTILITY LINES OR EASEMENTS.
 - (b) TREES PLANTED ALONG R.O.W. SHALL BE SPACED AT A MAXIMUM OF 40 FEET EXCEPT IN CASES WHERE THIS WOULD CONFLICT WITH VIEW CORRIDORS, ENTRY WAYS, OR EASEMENTS.
- (4) IRRIGATION:
 - a. THE OVERALL IRRIGATION SYSTEM DESIGN SHOULD EMPHASIZE EFFICIENT WATER USE AND CONSERVATION.
 - b. UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS ARE REQUIRED FOR LANDSCAPING WHICH CANNOT SURVIVE ON NATURAL PRECIPITATION EXCEPT FOR TEMPORARILY SEEDED AREAS. THE USE OF DRIP, SUBSURFACE AND OTHER WATER CONSERVING IRRIGATION METHODS IS ENCOURAGED, AS IS THE USE OF ORGANIC MULCHES AND OTHER XERIC DESIGN PRINCIPALS. NATURALIZED SEED OR UNDISTURBED AREAS ARE NOT REQUIRED TO BE IRRIGATED.
- (5) MINIMUM LANDSCAPE SIZES:
 - a. DECIDUOUS TREES: 2" CALIPER MEASURED 6" ABOVE ROOT FLARE.
 - b. ORNAMENTAL DECIDUOUS TREES: 1.5" CALIPER MEASURED 6" ABOVE ROOT FLARE.
 - c. ORNAMENTAL DECIDUOUS TREES: MULTI-STEM CLUMP, 6' MINIMUM HEIGHT
 - d. EVERGREEN TREES: 6 FEET
 - e. SHRUBS: #5 CONTAINER
 - f. ORNAMENTAL GRASSES: #1 CONTAINER
 - g. PERENNIAL: 4" POTS
- (6) SUBSTITUTIONS: ALL SUBSTITUTIONS OF PLANT MATERIAL(S) MUST BE APPROVED BY THE CITY.
- H. OPEN SPACE STANDARDS:
 - (1) TOTAL MINIMUM UNOBSTRUCTED OPEN SPACE: 35%
 - (2) TOTAL AREA IS COMPRISED OF THE FOLLOWING:
 - a. PUBLIC OPEN SPACE - 25% OF THE OVERALL SITE OUTSIDE THE PRIVATE LOT BOUNDARIES, SHALL BE UNOBSTRUCTED OPEN SPACE.
 - b. PRIVATE OPEN SPACE - 10% OF THE PRIVATE LOT AREA, ALL PRIVATE LOT AREA SPECIFICALLY EXCLUDING BUILDING FOOTPRINT AND DRIVEWAYS.
 - (3) UNOBSTRUCTED OPEN SPACE AS PER TITLE 10, SECTION 10-1-2 OF THE CITY OF LITTLETON CODE. MORE SPECIFICALLY UNOBSTRUCTED OPEN SPACE IS ALL AREAS OUTSIDE THE PRIVATE LOT AREA THAT IS ACCESSIBLE TO THE RESIDENTS, INCLUDING DETENTION AREAS AND LANDSCAPE BUFFERS. SPECIFICALLY EXCLUDED FROM THE UNOBSTRUCTED OPEN SPACE ARE AREAS UTILIZED FOR PARKING, OR VEHICULAR ROADS/DRIVES/ALLEY AND PRIVATE DRIVEWAY APRONS.
- I. SLOPE DESIGN STANDARDS:
 - (1) SLOPES SHALL NOT EXCEED 3:1 UNLESS APPROVED BY THE CITY OF LITTLETON COMMUNITY DEVELOPMENT DEPARTMENT.
- J. FENCING STANDARDS:
 - (1) FENCE CONSTRUCTION MAY BE SOLID, OPEN OR COMBINATION THEREOF.
 - (2) MAXIMUM INTERNAL FENCE HEIGHT - SIX (6) FEET AS MEASURED FROM FINISHED GRADE TO TOP OF PICKET.
 - (3) MAXIMUM PERIMETER FENCE HEIGHT - EIGHT (8) FEET AS PER THE CITY OF LITTLETON SOUND WALL/FENCE DETAIL.
 - (4) FENCING SHALL NOT PROJECT PAST THE FRONT FACADE OF THE HOME.
- K. RETAINING WALL STANDARDS:
 - (1) RETAINING WALLS SHALL BE PROVIDED AS REQUIRED.
 - (2) WALLS SHALL BE ENGINEERED AS REQUIRED PER LOCAL CODE.
 - (3) RETAINING WALLS MAY BE FREE STANDING OR INCORPORATED INTO ANY BUILDINGS/HARDSCAPE/FLATWORK.
- L. LIGHTING STANDARDS:
 - (1) ALL EXTERIOR LIGHTING SHALL BE IN COMPLIANCE WITH THE CITY OF LITTLETON STANDARDS AND GUIDELINES.
 - (2) WALL MOUNTED GARAGE AND PORCH LIGHTS MAY BE PROVIDED AND MAY BE HOMEOWNER CONTROLLED.
 - (3) AT A MINIMUM LIGHTING SHALL BE PROVIDED TO ADEQUATELY LIGHT INTERSECTIONS AND PARKING AREAS.
 - (4) GROUND MOUNTED MONUMENT SIGN LIGHTING IS ACCEPTABLE.
- M. VEHICULAR SITE ACCESS FROM PUBLIC STREETS:
 - (1) VEHICULAR ACCESS TO THE SITE SHALL BE PROVIDED ONTO BOTH S. PLATTE CANYON ROAD AND W. BOWLES AVENUE.
 - (2) ACCESS SHALL BE A COMBINATION OF THE FOLLOWING:
 - a. FULL-MOVEMENT
 - b. RIGHT-IN / RIGHT-OUT
 - c. EMERGENCY ACCESS
- N. PEDESTRIAN CIRCULATION:
 - (1) THE ON-SITE PEDESTRIAN CIRCULATION SYSTEM SHALL PROVIDE A SAFE MEANS OF ACCESSING THE 'FRONT-DOORS' OF THE PROPOSED HOMES, THE PARKING AREAS, AND ADJACENT RIGHT OF WAY SIDEWALKS, AND ON-SITE AMENITIES AND GATHERING SPACES.
 - (2) THE DESIGN SHALL CONSIDER THE USE OF DETACHED AND/OR ATTACHED SIDEWALKS AS PRACTICAL AND INCORPORATE APPROPRIATE LANDSCAPE MATERIALS AND TREATMENTS.
 - (3) SIDEWALKS SHALL BE A VARIETY OF SIZES BASED ON EXPECTED PEDESTRIAN VOLUME AND USE:
 - a. MINIMUM SIDEWALK WIDTH: 3'-0"
- O. SITE FURNISHING:
 - (1) MAILBOX KIOSKS
 - a. MAILBOX KIOSKS ARE TO BE LOCATED IN A SINGLE CENTRALIZED LOCATION PER USPS STANDARDS.
5. **ARCHITECTURE:**
THE ARCHITECTURAL DESIGN OF THIS DEVELOPMENT SHALL CONSIST OF TWO (2) STORY SINGLE-FAMILY ATTACHED HOMES, COMPRISED OF A UNIFIED ARCHITECTURAL THEME THAT INCLUDES CONSIDERATION OF BUILDING FORM, COLORS, MATERIALS, DOOR/WINDOW PROPORTIONS AND OTHER BUILDING ELEMENTS OUTLINED BELOW:
 - A. BUILDING FORM/STYLE CONCEPT:
 - (1) 'CRAFTSMAN' STYLE ARCHITECTURE.
 - (2) BUILDINGS SHALL NOT EXCEED 2-STORIES.
 - (3) MULTIPLE COMPLEMENTARY VARIATIONS OF THE ARCHITECTURAL THEME WILL BE USED ON SITE TO ENSURE THE MASSING OF THE HOMES IS NOT MONOTONOUS. THESE THEME VARIATIONS SHALL BE CONTROLLED BY THE DEVELOPER/BUILDER TO ENSURE A VARIETY AND MIX IS ACHIEVED UPON FULL SITE BUILD-OUT.
 - B. ROOFS:
 - (1) PITCHED ROOFS SHALL BE UTILIZED AND SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
 - (2) MATERIAL: ARCHITECTURAL DIMENSIONED COMPOSITE SHINGLES.
 - (3) COLORS: SHALL VARY ACCORDING TO FINISH OPTIONS SELECTED BY DEVELOPER/BUILDER.
 - (4) ROOF PENETRATIONS SHALL BE MINIMIZED AND CLUSTERED WHERE PRACTICAL.
 - (5) ROOFS MAY INCORPORATE ENHANCEMENTS, INCLUDING BUT NOT LIMITED TO DECORATIVE/FUNCTIONAL DORMER WINDOWS, VENTS, CORNICE, EAVE DETAILS, ETC.
 - (6) ROOFS MAY ALSO INCORPORATE DECORATIVE BRACES AND STICKWORK.
 - C. DOORS & WINDOWS:
 - (1) ALL EXTERIOR DOORS AT THE LIVING AREA, PATIOS AND DECKS SHALL BE RESIDENTIAL IN APPEARANCE AND EASILY IDENTIFIABLE.
 - (2) WINDOWS AT THE LIVING UNITS SHALL BE RESIDENTIAL IN APPEARANCE.
 - (3) WINDOWS MAY INCORPORATE MULTI-PANED TOP SASHES AND SINGLE-PANED BOTTOM SASHES
 - (4) ALL OVERHEAD GARAGE DOORS SHALL BE UNIFORM IN STYLE, MAY INCORPORATE RAISED PANEL STYLE OR WINDOWS, AND SHALL BE A COMPLEMENTARY COLOR TO THE REST OF THE ARCHITECTURAL ELEMENTS.
 - (5) ALL EXTERIOR DOORS AND WINDOWS SHALL INCLUDE WINDOW AND DOOR CASING AND TRIM.
 - D. PATIO & PORCHES:
 - (1) PATIOS MAY BE USED ON THE GROUND FLOOR IN PRIVATE SIDE YARD AREAS TO PROMOTE AN INVITING AND WALKABLE COMMUNITY AT THE STREET AND AT OPEN SPACE AREAS.
 - (2) COVERED PORCHES MAY BE PROVIDED AT THE FRONT OF THE HOMES.
 - a. PORCH SUPPORT COLUMNS SHALL BE TAPERED AND SUPPORTED BY LOW PEDESTALS VENEERED WITH STONE, BRICK, WOOD OR STUCCO.
 - b. PORCH SUPPORTS MAY BE SLOPED/TAPERED.
 - E. BUILDING FACADE/SURFACE MATERIALS:
 - (1) BUILDING SURFACE MATERIALS MAY INCLUDE, BUT ARE NOT LIMITED TO, BRICK OR BRICK VENEER, SYNTHETIC STONE, CULTURED OR NATURAL STONE, PLASTER/STUCCO, HARDI-PLANK TYPE SIDING, BOARD AND BATTEN SIDING, FIBER CEMENT PANELS, WOOD AND GLASS OR COMBINATIONS OF THESE AND OTHER COMPLEMENTARY MATERIALS.
 - (2) BRICK AND STONE SHALL NOT BE USED TOGETHER ON THE SAME BUILDING.
 - (3) FOR ANY SYNTHETIC OR CULTURED STONE, AN APPLICATION PATTERN SHALL BE USED TO APPEAR AS IF THE MATERIAL IS LAID UP AND LOAD BEARING.
 - F. BUILDING COLORS:
 - (1) COLOR PALLET SHALL BE A COMBINATION OF PRE-SELECTED COMPLEMENTARY COLORS AS DETERMINED BY THE DEVELOPER/BUILDER.
 - G. GROUND MOUNTED EQUIPMENT AND METERS:
 - (1) SHALL BE SCREENED WITH PRIVACY FENCES OR LANDSCAPING.
6. **MAINTENANCE:**
 - A. PRIVATE DRIVE MAINTENANCE:
 - (1) MAINTENANCE AND UPKEEP OF ANY AND ALL PRIVATE DRIVES, AND PARKING AREAS SHOWN ON THESE PLANS WITHIN THE PROPERTY BOUNDARY, SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THIS PLAN, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, INCLUDING BUT NOT LIMITED TO ANY DEVELOPED HOMEOWNERS ASSOCIATION.
 - B. DRAINAGE MAINTENANCE:
 - (1) MAINTENANCE AND UPKEEP OF ALL PROPOSED DRAINAGE FACILITIES INSTALLED WITHIN THE PROPERTY BOUNDARY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THIS PLAN, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, INCLUDING BUT NOT LIMITED TO ANY DEVELOPED HOMEOWNERS ASSOCIATION.
 - C. COMMON AREA LANDSCAPE MAINTENANCE:
 - (1) MAINTENANCE OF ALL OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST UNTIL THE TIME THAT A COMMON HOME OWNERS ASSOCIATION CAN BE DEVELOPED.

JR ENGINEERING
A Westrian Company
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
303-740-9393

Plans Prepared For:



7807 E. PEAKVIEW AVENUE
SUITE 300
CENTENNIAL, COLORADO 80111

PHONE:
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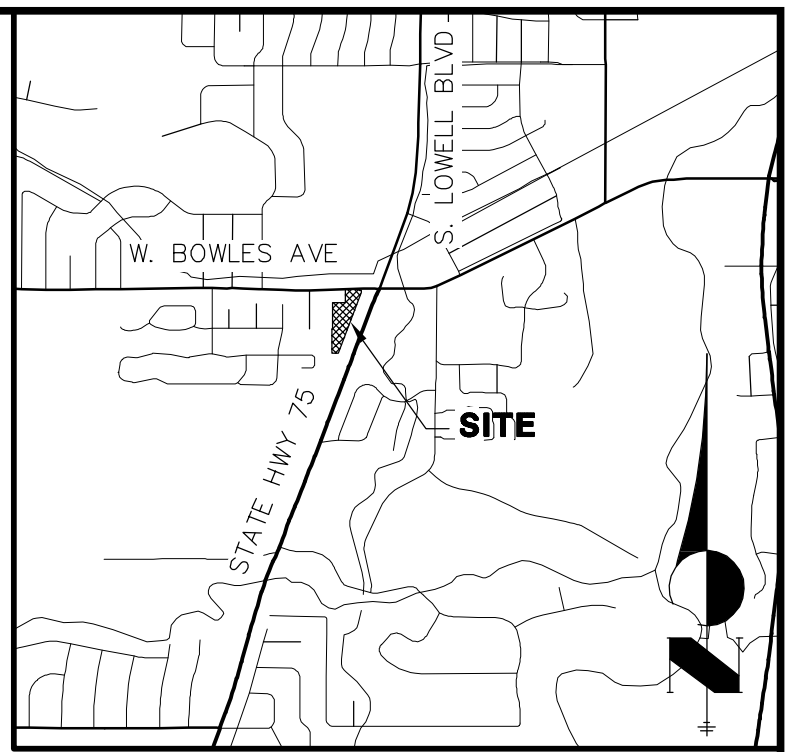
LITTLETON VALLEY VILLAS	
LITTLETON, COLORADO	
Submittal Date:	February 17, 2015
Project #:	14-073
Revisions:	

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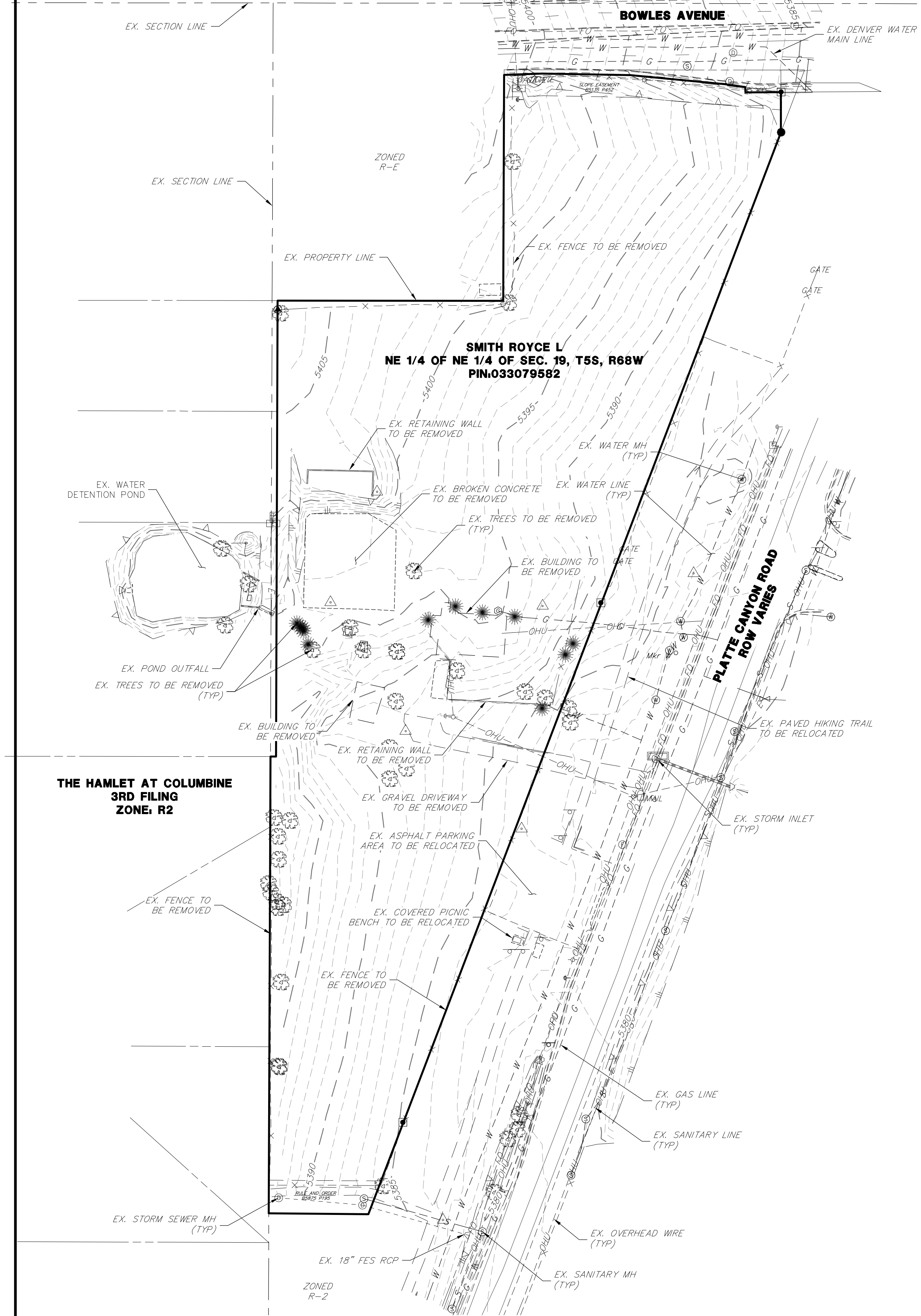
LITTLETON VALLEY VILLAS GENERAL PLANNED DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE NO. PDP - 15-XXXX

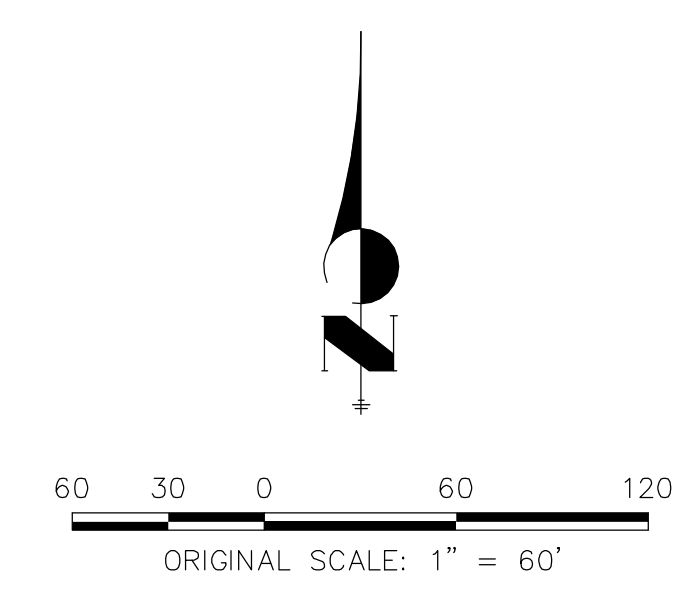


VICINITY MAP
SCALE: 1" = 3,000'



LAYER LINETYPE LEGEND

SECTION LINE	---
BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT LINE	---
RIGHT OF WAY	---
CENTERLINE	---
FENCE	---x---
CABLE TV	---TV---
ELECTRIC	---E---
FIBER OPTIC	---FO---
GAS MAIN	---G---
IRRIGATION MAIN	---IRR---
OVERHEAD UTILITY	---OHU---
SANITARY SEWER	---S---
STORM DRAIN	---
TELEPHONE	---T---
WATER MAIN	---W---
RAW WATER LINE	---RWL---
SWALE/WATERWAY FLOWLINE	---
TOP OF SLOPE	---
TOE OF SLOPE	---
EDGE OF WATER	---
INDEX CONTOUR	---6100---
INTERMEDIATE CONTOUR	---
DEPRESSION CONT. (INDEX)	---6100---
DEPRESSION CONT. (INTER)	---



THE HAMLET AT COLUMBINE
3RD FILING
ZONE: R2

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Plans Prepared For:



7807 E. PEAKVIEW AVENUE
SUITE 300
CENTENNIAL, COLORADO 80111

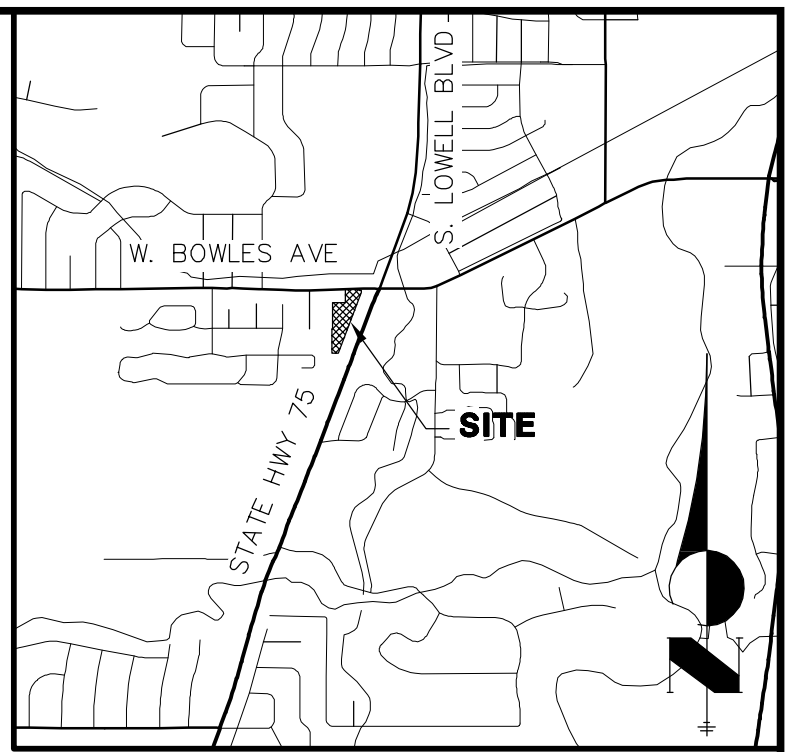
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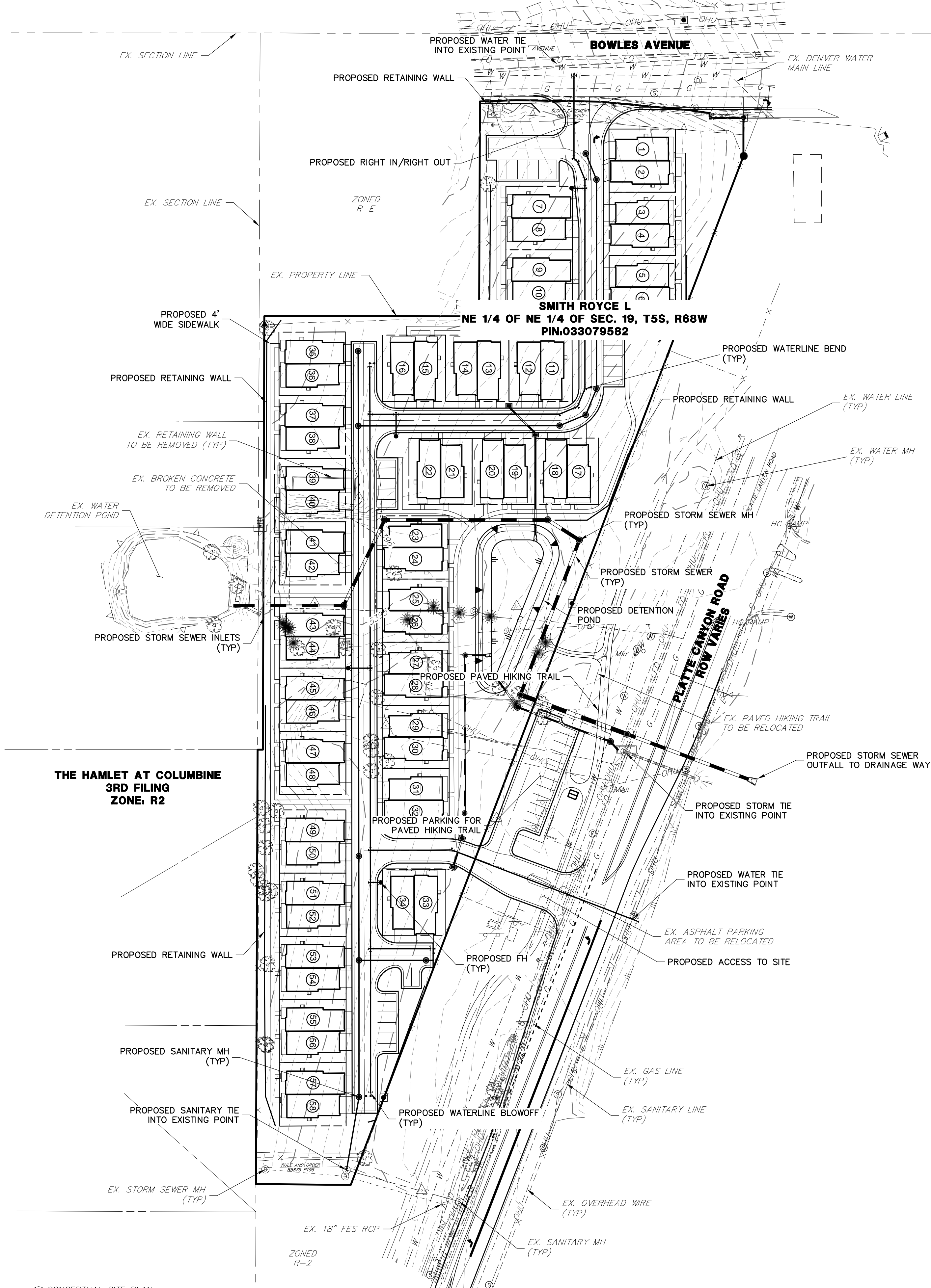
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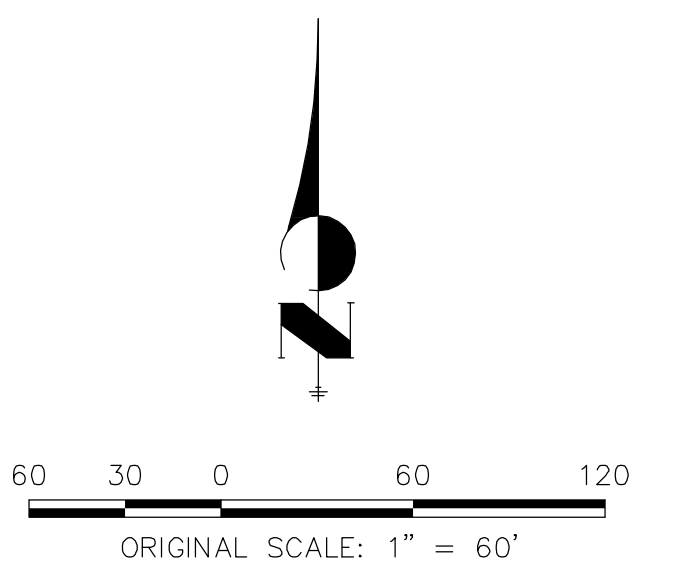


LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	A	A
CENTERLINE	---	---
FENCE	-x-x-	-x-x-
CABLE TV	-TV-TV-	-TV-TV-
ELECTRIC	-E-E-	-E-E-
FIBER OPTIC	-FO-FO-	-FO-FO-
GAS MAIN	-G-G-	-G-G-
IRRIGATION MAIN	-IRR-IRR-	-IRR-IRR-
OVERHEAD UTILITY	-OHU-OHU-	-OHU-OHU-
SANITARY SEWER	-S-S-	-S-S-
STORM DRAIN	---	---
TELEPHONE	-T-T-	-T-T-
WATER MAIN	-W-W-	-W-W-
RAW WATER LINE	-RWL-RWL-	-RWL-RWL-
SWALE/WATERWAY FLOWLINE	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	-6100-	-6100-
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	-6100-	-6100-
DEPRESSION CONT. (INTER)	---	---



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Plans Prepared For:



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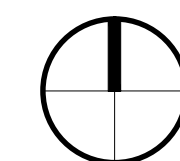
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CASE NO. PDP - 15-XXXX



1 CONCEPTUAL LANDSCAPE PLAN



0 40' 80' 120' feet
SCALE: 1" = 40'

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LITTLETON VALLEY
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LITTLETON, COLORADO

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CASE NO. PDP - 15-XXXX



222.1443-B

222.1682-A_RI

REAR ELEVATION

SCALE 1/4"=1'-0" (22'x84") - 1/8"=1'-0" (11'x17")



222.1682-A_RI

LEFT ELEVATION

SCALE 1/4"=1'-0" (22'x84") - 1/8"=1'-0" (11'x17")



222.1682-A_RI

222.1443-B

FRONT ELEVATION

SCALE 1/4"=1'-0" (22'x84") - 1/8"=1'-0" (11'x17")



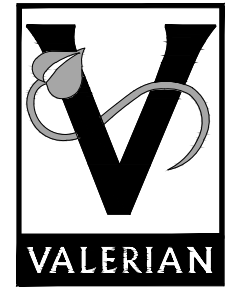
222.1443-B

RIGHT ELEVATION

SCALE 1/4"=1'-0" (22'x84") - 1/8"=1'-0" (11'x17")

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