

SANTA FE ARAPAHOE
GENERAL PLANNED DEVELOPMENT PLAN
A PART OF THE SE 1/4 OF SECTION 20, TOWNSHIP 5S, RANGE 68W, OF THE 6TH P.M.
CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO

SHEET 1 OF 7
COVER SHEET
6.01 ACRES
CASE NO. PDP 16-0002

OVERALL LEGAL DESCRIPTION (PLANNING AREAS A-1, A-2, AND B):

A PARCEL OF LAND SITUATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST ONE-QUARTER OF SECTION 20 AND CONSIDERING THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER TO BEAR N 00°08'40" E WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE ALONG SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER, N 00°08'40" E, A DISTANCE OF 1519.75 FEET; THENCE N 89°35'50" E, A DISTANCE OF 455.13 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 4635 AT PAGE 726 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY; THENCE N 89°35'50" E, A DISTANCE OF 774.18 FEET; THENCE N 00°24'10" W, A DISTANCE OF 16.50 FEET; THENCE S 88°58'31" E, A DISTANCE OF 110.67 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. B2038812; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL, S 06°59'34" W, A DISTANCE OF 213.50 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, SANTA FE HEIGHTS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. R3140038; THENCE THE FOLLOWING SEVEN (7) COURSES AROUND THE BOUNDARY OF SAID LOT 2, BLOCK 1:

1. S 06°59'53" W, A DISTANCE OF 174.62 FEET;
2. S 45°55'02" W, A DISTANCE OF 13.66 FEET;
3. S 06°51'53" W, A DISTANCE OF 30.00 FEET;
4. S 72°36'28" W, A DISTANCE OF 100.80 FEET;
5. N 88°54'54" W, A DISTANCE OF 150.00 FEET;
6. N 42°26'23" W, A DISTANCE OF 214.00 FEET;
7. N 01°05'06" E, A DISTANCE OF 79.00 FEET;

THENCE S 89°35'50" W, A DISTANCE OF 467.43 FEET TO THE SOUTHEAST CORNER OF THE SAID PARCEL DESCRIBED IN BOOK 4635 AT PAGE 726; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1592.40 FEET THROUGH A CENTRAL ANGLE OF 07°13'54", AN ARC LENGTH OF 200.99 FEET AND HAVING A CHORD WHICH BEARS N 09°18'00" E, A DISTANCE OF 200.85 FEET TO THE POINT OF BEGINNING. CONTAINING 261,802 SQUARE FEET OR 6.010 ACRES, MORE OR LESS.

PLANNING AREAS A-1 AND A-2 LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST ONE-QUARTER OF SECTION 20 AND CONSIDERING THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER TO BEAR N 00°08'40" E WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE ALONG SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER, N 00°08'40" E, A DISTANCE OF 1519.75 FEET; THENCE N 89°35'50" E, A DISTANCE OF 455.13 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 4635 AT PAGE 726 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY; THENCE N 89°35'50" E, A DISTANCE OF 774.18 FEET; THENCE N 00°24'10" W, A DISTANCE OF 16.50 FEET; THENCE S 88°58'31" E, A DISTANCE OF 110.67 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. B2038812; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL, S 06°59'34" W, A DISTANCE OF 213.50 FEET; THENCE S 89°35'50" W, A DISTANCE OF 891.19 FEET TO THE SOUTHEAST CORNER OF THE SAID PARCEL DESCRIBED IN BOOK 4635 AT PAGE 726; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1592.40 FEET THROUGH A CENTRAL ANGLE OF 07°13'54", AN ARC LENGTH OF 200.99 FEET AND HAVING A CHORD WHICH BEARS N 09°18'00" E, A DISTANCE OF 200.85 FEET TO THE POINT OF BEGINNING. CONTAINING 176,866 SQUARE FEET OR 4.060 ACRES, MORE OR LESS.

PLANNING AREA A-1 LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST ONE-QUARTER OF SECTION 20 AND CONSIDERING THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER TO BEAR N 00°08'40" E WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE ALONG SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER, N 00°08'40" E, A DISTANCE OF 1519.75 FEET; THENCE N 89°35'50" E, A DISTANCE OF 455.13 FEET TO A POINT BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 4635 AT PAGE 726 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY; THENCE N 89°35'50" E, A DISTANCE OF 433.84 FEET TO THE POINT OF BEGINNING; THENCE N 89°35'50" E, A DISTANCE OF 340.34 FEET; THENCE N 00°24'10" W, A DISTANCE OF 16.50 FEET; THENCE S 88°58'31" E, A DISTANCE OF 110.67 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. B2038812; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL, S 06°59'34" W, A DISTANCE OF 213.50 FEET; THENCE S 89°35'50" W, A DISTANCE OF 423.50 FEET; THENCE N 00°24'10" W, A DISTANCE OF 197.98 FEET TO THE POINT OF BEGINNING. CONTAINING 88,049 SQUARE FEET OR 2.021 ACRES, MORE OR LESS.

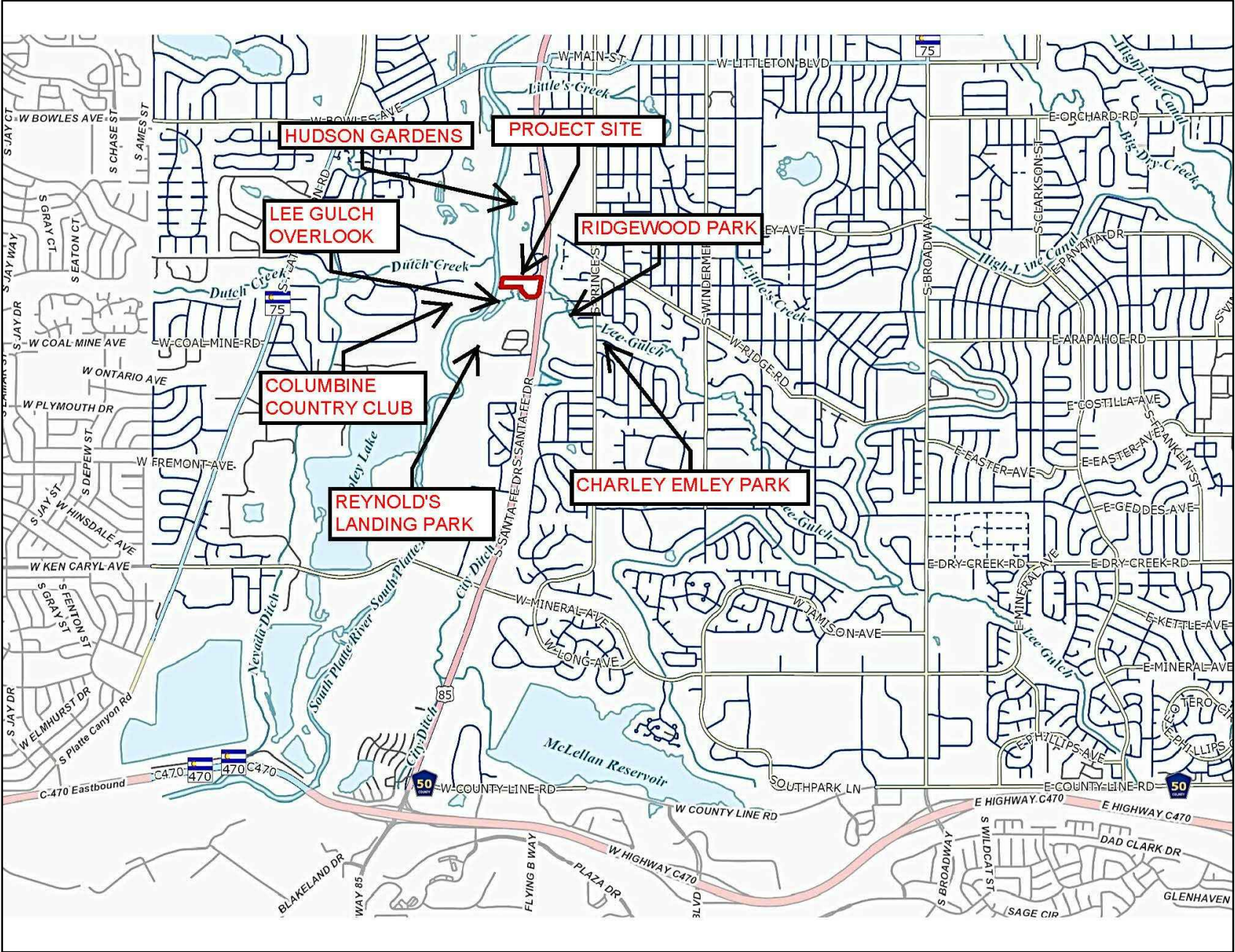
PLANNING AREA A-2 LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST ONE-QUARTER OF SECTION 20 AND CONSIDERING THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER TO BEAR N 00°08'40" E WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE ALONG SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER, N 00°08'40" E, A DISTANCE OF 1519.75 FEET; THENCE N 89°35'50" E, A DISTANCE OF 455.13 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 4635 AT PAGE 726 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY; THENCE N 89°35'50" E, A DISTANCE OF 433.84 FEET; THENCE S 00°24'10" E, A DISTANCE OF 197.98 FEET; THENCE S 89°35'50" W, A DISTANCE OF 467.69 FEET TO THE SOUTHEAST CORNER OF THE SAID PARCEL DESCRIBED IN BOOK 4635 AT PAGE 726; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1592.40 FEET THROUGH A CENTRAL ANGLE OF 07°13'54", AN ARC LENGTH OF 200.99 FEET AND HAVING A CHORD WHICH BEARS N 09°18'00" E, A DISTANCE OF 200.85 FEET TO THE POINT OF BEGINNING. CONTAINING 88,818 SQUARE FEET OR 2.039 ACRES, MORE OR LESS.

PLANNING AREA B LEGAL DESCRIPTION:

MENTAL HEALTH FACILITY
LOT 2,
BLOCK 1,
SANTA FE HEIGHTS SUBDIVISION FILING NO. 1
RECORDED JULY 1, 2003 AT RECEPTION NO. R3140038
COUNTY OF ARAPAHOE, STATE OF COLORADO
1.95 ACRES, MORE OR LESS.



PROJECT TEAM:

PROPERTY OWNER (PLANNING AREAS A-1 AND A-2)

ATTN: GARY L. SUTTON
4925 W. RIO GRANDE AVE.
SEDALIA, CO 80135
P: 303-688-3206

PROPERTY OWNER (PLANNING AREA B)

ARAPAHOE MENTAL HEALTH CENTER, INC.
ATTN: KEVIN KIRKWOOD
155 INVERNESS DR. W, SUITE 200
ENGLEWOOD, CO 80112
P: 720-707-6543

APPLICANT/DEVELOPER

CORNERSTONE STORAGE 1, LLC
ATTN: FRED GAINS
5310 HARVEST HILL RD. #297
DALLAS, TX 75230
P: 214-341-9620

CIVIL ENGINEER

THE LUND PARTNERSHIP
ATTN: JAMIE OVERGAARD (LICENSE #32256)
12265 WEST BAYAUD AVENUE, SUITE 130
LAKEWOOD, CO 80228
P: 303-989-1461
F: 303-989-4094
jovergaard@lundpartnership.net

SURVEYOR

POINT CONSULTING, LLC
ATTN: CAMERON WATSON (LICENSE # PLS 38311)
8460 W. KENCARYL AVE.
LITTLETON, CO 80128
P: 720-834-4370
cwatson@pnt-llc.com

ARCHITECT

KAUFMAN DESIGN GROUP, INC
ATTN: SALLY KAUFMAN
12371 E. LINCOLN CT
WICHITA, KS 67207
P: 316-618-0448
skaufman@cox.net

LANDSCAPING ARCHITECT

JUMP DESIGN COMPANY
ATTN: TOM JUMP
1733 S. CLARKSON ST
DENVER, CO 80210
P: 303-262-0463
tomj@jumpdesignco.com

SHEET INDEX:

- 1 OF 7 COVER SHEET
- 2 OF 7 GENERAL PROVISIONS
- 3 OF 7 EXISTING SITE CONDITIONS
- 4 OF 7 EXISTING CONDITIONS ADJACENT TO SITE
- 5 OF 7 ILLUSTRATIVE PLAN
- 6 OF 7 ILLUSTRATIVE STORAGE BUILDING ELEVATIONS
- 7 OF 7 ILLUSTRATIVE GARAGE CONDO ELEVATIONS

NOTE:

THIS GENERAL PLANNED DEVELOPMENT PLAN (GPDP) ILLUSTRATES A PROPOSED CONCEPTUAL DESIGN INTENT AND IS INTENDED TO ALLOW CHANGES IN SUBSEQUENT DEVELOPMENT AND SITE PLANS AS DEFINED HEREIN.

THE GPDP PROVIDES THE ZONING FOR THE SITE, INCLUDING ALLOWABLE USES AND DESIGN GUIDELINES AND ANY CHANGES TO THESE PROVISIONS WILL REQUIRE AN AMENDMENT TO THE GPDP. CHANGES MAY BE ALLOWED PROVIDED THE CHANGES ARE CONSISTENT WITH THE ZONING SET FORTH IN THE GPDP.

THE IMMEDIATE PLANS FOR THIS SITE IS FOR A SELF STORAGE FACILITY ON PLANNING AREA A-1 AND GARAGE CONDOS ON PLANNING AREA A-2. PLANNING AREA B WILL REMAIN A MENTAL HEALTH FACILITY.

BASIS OF BEARINGS:

N00°08'40"E BEING THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

BENCHMARK:

CDOT CONTROL MONUMENT #6330/REFERENCE POINT NO. 3.063030A BEING A CDOT TYPE 1 REFERENCE CAP FOUND N32°55'03"E; 101.83 FEET FROM THE CENTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO AS SHOWN ON THE MONUMENT RECORD FILED BY DONALD D. HANSEN ACCEPTED APRIL 15, 2002. ELEVATION 5331.14' NAVD 88

OWNERSHIP CERTIFICATION:

I, GARY L. SUTTON, 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 PD PLAN, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

GARY L. SUTTON

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2017

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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 PD PLAN, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

NAME:

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2017

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM:

CITY ATTORNEY _____

CITY COUNCIL APPROVAL:

APPROVED THIS ____ DAY OF _____, 2017; BY THE LITTLETON CITY COUNCIL.

MAYOR

ATTEST:

CITY CLERK

RECORDING CERTIFICATION:

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____, ON THE ____ DAY OF _____, 2017, IN BOOK ____, PAGE ____, MAP ____, RECEPTION NUMBER _____.

ARAPAHOE COUNTY CLERK AND RECORDER

BY:

DEPUTY

LUND
PARTNERSHIP
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P: 303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

No.	Revision	Date	By

SANTA FE ARAPAHOE
GENERAL PLANNED DEVELOPMENT PLAN
COVER SHEET

PREPARED FOR: CORNERSTONE STORAGE 1, LLC
5310 HARVEST HILL ROAD #297
DALLAS, TEXAS 75230
ADDRESS:

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 3 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

DATE: MAY 17, 2017
JOB NUMBER: 668-0201
SCALE: NO SCALE

SHEET
1 OF 7

[illegible]

NO SCALE

LAND USE SUMMARY CHART			
	EXISTING ZONING	PA A-1	PA A-2
SITE AREA	4.06 ACRES	2.02 ACRES	2.04 ACRES
MINIMUM LOT SIZE	26,500 SF (0.61 ACRES)	1.0 ACRE	1.0 ACRE
MAXIMUM LOT SIZE	N/A	5.0 ACRES	5.0 ACRES
ZONING	R-E	PD-I	PD-I
UNOBSTRUCTED OPEN SPACE REQ'D	50%	15%	20%
MAXIMUM FLOOR AREA RATIO	N/A	1.5:1	1.5:1
BUILDING SETBACKS:			
FROM S. SANTA FE DRIVE	25 FEET	100 FEET	N/A
EXTERIOR LOT LINES (OVERALL GPDP)	(1)	10 FEET	10 FEET
INTERIOR LOT LINE (WITHIN GPDP)	(1)	10 FEET	10 FEET
FROM MARY CARTER GREENWAY	20 FEET	N/A	50 FEET
RESIDENTIAL ESTATE BUILDING SETBACK	(1)	N/A	N/A
BUILDING HEIGHT:			
MAXIMUM BUILDING HEIGHT	30 FEET	51 FEET	32 FEET
MAXIMUM BUILDING COVERAGE	N/A	50%	50%
MAXIMUM NUMBER OF PRINCIPAL STRUCTURES PER LOT	N/A	1	4
MINIMUM PARKING SETBACK:			
FROM PROPERTY LINE	N/A	4 FEET	4 FEET
PARKING REQUIREMENTS	(2)	(3)	(3)

- (1) R-E BUILDING SETBACKS:
 - 1) SIDE:
 - A. NORTH/WEST: 5 FEET
 - B. SOUTH/EAST: 10 FEET
 - C. CORNER LOT/SIDE STREET: 10 FEET
 - 2) LOT WIDTH AT FRONT SETBACK: 100 FEET
- (2) PARKING REQUIREMENTS PER CITY OF LITTLETON PARKING REGULATIONS SECTION 10-4-9 ZONING CODE.
- (3) PARKING REQUIREMENTS FOR PA A-1 AND PA A-2 SHALL BE:
SELF STORAGE AND GARAGE CONDOS: 1 SPACE PER 100 STORAGE UNITS, PLUS 1 SPACE ALL OTHER USES PER CITY OF LITTLETON PARKING REGULATIONS SECTION 10-4-9

LAND USE SUMMARY CHART		
	RIVERBEND PLAZA PD REC # B3140023 DATE 7/1/2003	PA B
SITE AREA	1.95 ACRES	1.95 ACRES
MINIMUM LOT SIZE	N/A	1.0 ACRE
MAXIMUM LOT SIZE	N/A	N/A
ZONING	PD-R	PD-I
UNOBSTRUCTED OPEN SPACE REQ'D	50%	40%
MAXIMUM FLOOR AREA RATIO	1:1	1:1
BUILDING SETBACKS:		
FROM S. SANTA FE DRIVE	40 FEET	80 FEET
EXTERIOR LOT LINES (OVERALL GPDP)	10 FEET	10 FEET
INTERIOR LOT LINE (WITHIN GPDP)	N/A	0 FEET
FROM LEE GULCH TRAIL	75 FEET	75 FEET
BUILDING HEIGHT:		
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MAXIMUM BUILDING COVERAGE	41%	41%
MAXIMUM NUMBER OF PRINCIPAL STRUCTURES PER LOT	2	2
MINIMUM PARKING SETBACK:		
FROM PROPERTY LINE	5 FEET	5 FEET
PARKING REQUIREMENTS	(1)	(1)

**SANTA FE ARAPAHOE
GENERAL PLANNED DEVELOPMENT PLAN
GENERAL PROVISIONS**

PREPARED FOR: CORNERSTONE STORAGE 1, LLC
ADDRESS: 5310 HARVEST HILL ROAD #297
DALLAS, TEXAS 75230

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO**

811

CALL 3 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

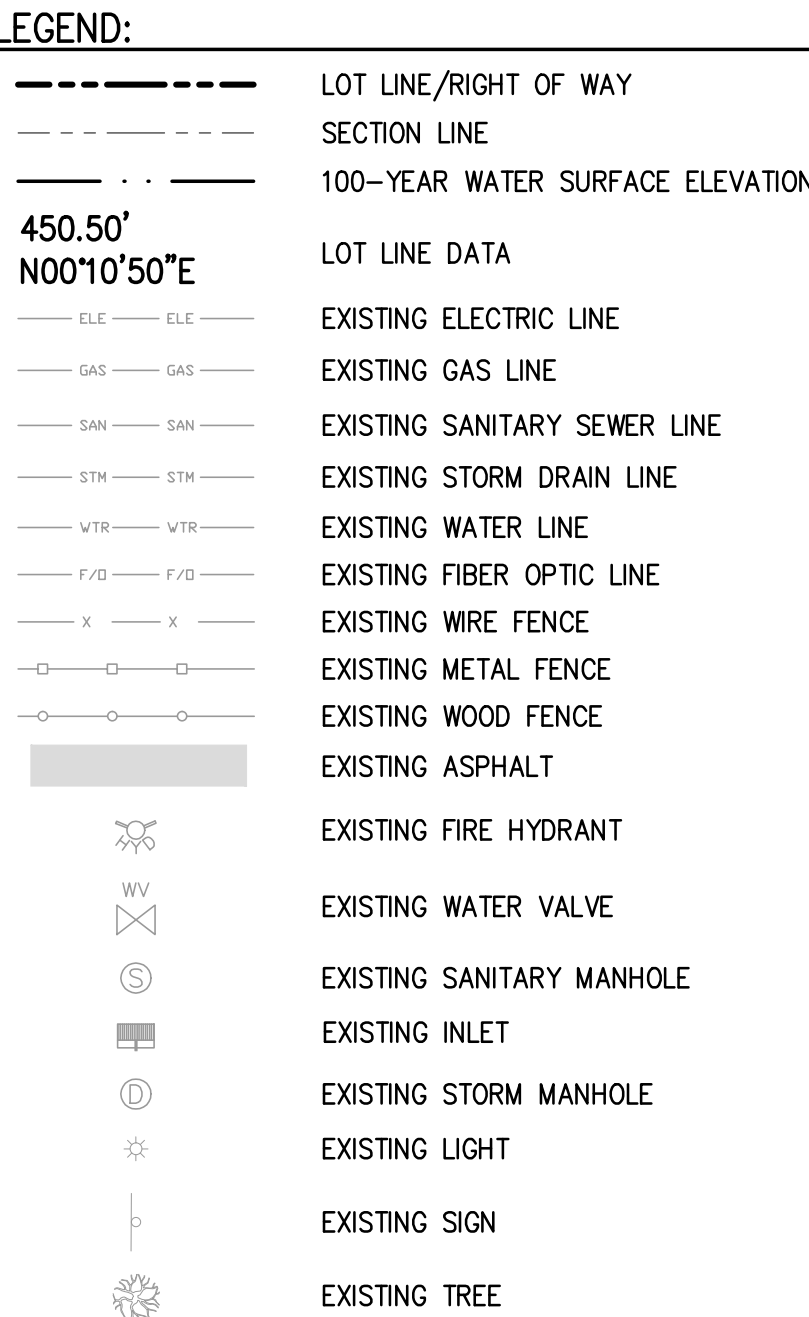
**CALL UTILITY NOTIFICATION
CENTER OF COLORADO**
811
**CALL 3 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES**

DATE: AUGUST 08, 2017

JOB NUMBER: 668-0201

SCALE: NO SCALE

SHEET
2 OF 7

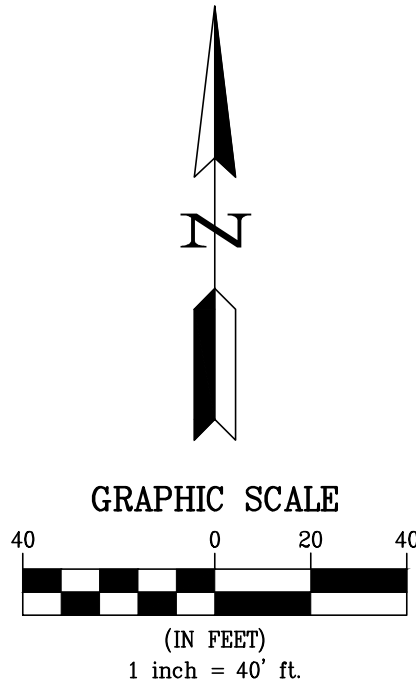
[illegible]

PREPARED FOR: CORNERSTONE STORAGE 1, LLC
ADDRESS: 5310 HARVEST HILL ROAD #297
DALLAS, TEXAS 75230

DATE: MAY 17, 2017
JOB NUMBER: 668-0201
SCALE: 1" = 40'

SHEET
3 OF 7

SANTA FE ARAPAHOE
GENERAL PLANNED DEVELOPMENT PLAN
A PART OF THE SE 1/4 OF SECTION 20, TOWNSHIP 5S, RANGE 68W, OF THE 6TH P.M.
CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO
SHEET 4 OF 7
EXISTING CONDITIONS ADJACENT TO SITE



LUND

PARTNERSHIP

12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P:303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

No.	Revision	Date	By

SANTA FE ARAPAHOE
GENERAL PLANNED DEVELOPMENT PLAN
EXISTING CONDITIONS ADJACENT TO SITE

PREPARED FOR: CORNERSTONE STORAGE 1, LLC
ADDRESS: 5310 HARVEST HILL ROAD #297
DALLAS, TEXAS 75220

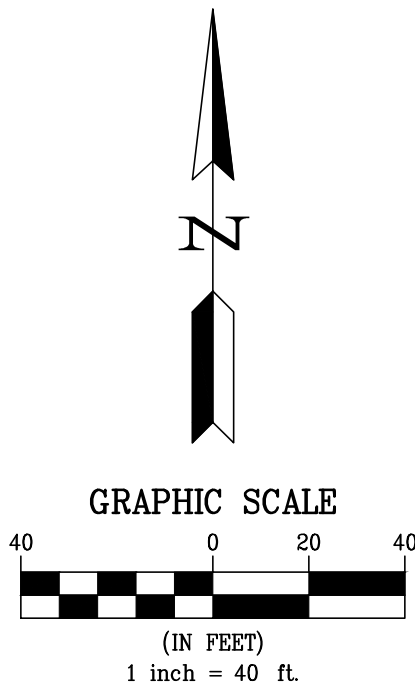
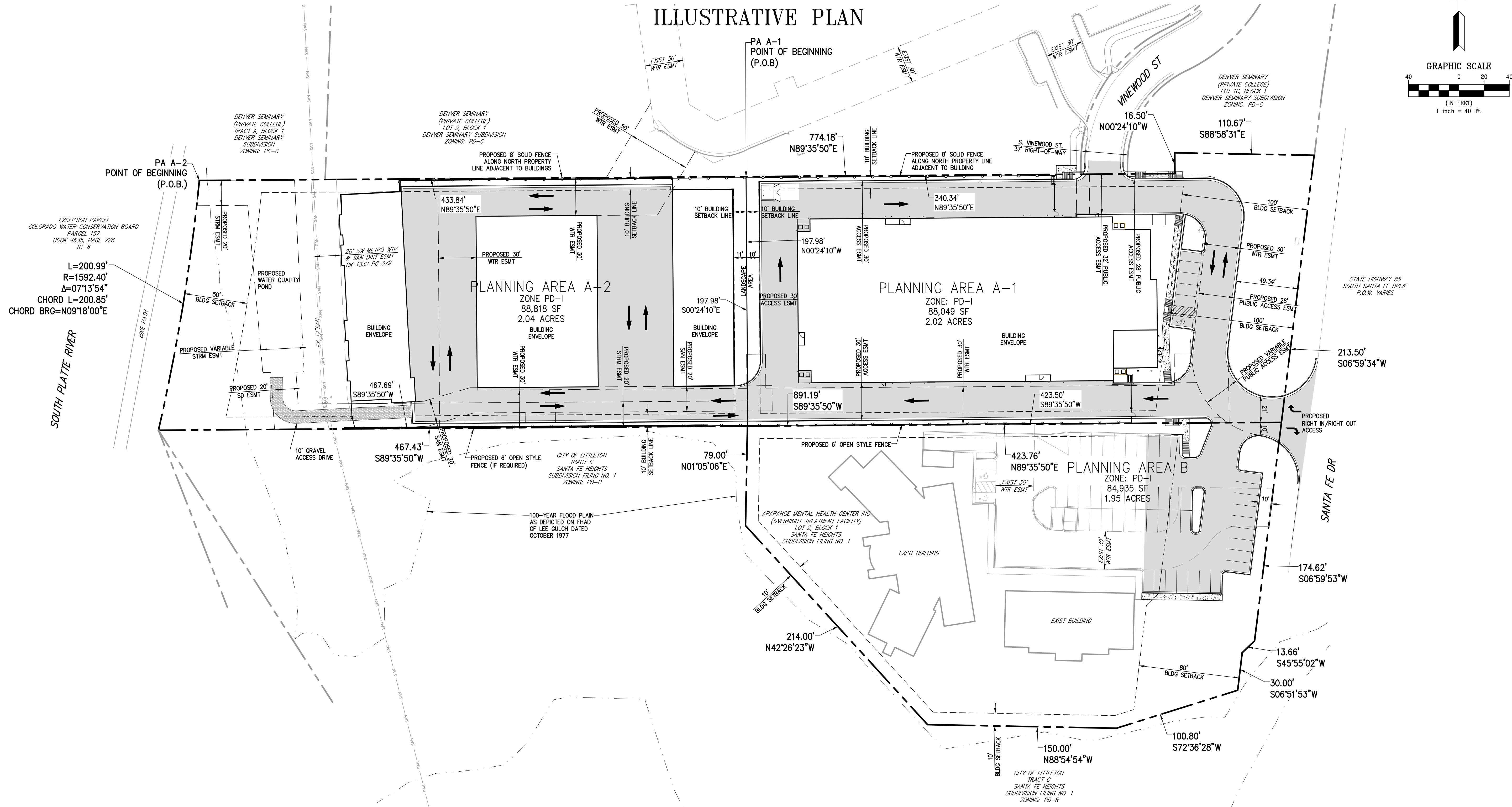
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 3 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

DATE: MAY 17, 2017
JOB NUMBER: 668-0201
SCALE: 1" = 40'

SHEET
4 OF 7

P:\668\0201\Draw\Plan\CPDP\04_Exist_Conditions_Adjacent_to_Site.dwg, 6/22/2017 1:29:24 PM, DWG To PDF.pc3, 1:1, .jko

SANTA FE ARAPAHOE
GENERAL PLANNED DEVELOPMENT PLAN
A PART OF THE SE 1/4 OF SECTION 20, TOWNSHIP 5S, RANGE 68W, OF THE 6TH P.M.
CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO
SHEET 5 OF 7
ILLUSTRATIVE PLAN



- NOTES:
- VINEWOOD STREET SHALL CONNECT TO S. SANTA FE DRIVE IN A LOCATION AND GEOMETRY AS APPROVED BY THE CITY.
 - SOUTH SUBURBAN PARKS AND RECREATION WILL NEED TO APPROVE ANY CONNECTION TO THE BIKE PATH FROM THIS DEVELOPMENT.

LEGEND:	
	LOT LINE / RIGHT-OF-WAY
	100-YEAR WATER SURFACE ELEVATION
	LOT LINE DATA
	EXISTING 6" VERTICAL CURB AND GUTTER
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK
	EXCEPT WHERE NOTED, PROPOSED 6" VERTICAL CURB AND GUTTER
	PROPOSED TRAFFIC FLOW DIRECTION
	PROPOSED 8" SOLID FENCE
	PROPOSED 6" OPEN STYLE FENCE
	BUILDING SETBACK LINE

SANTA FE ARAPAHOE
GENERAL PLANNED DEVELOPMENT PLAN
ILLUSTRATIVE PLAN

PREPARED FOR: CORNERSTONE STORAGE 1, LLC
ADDRESS: 5310 HARVEST HILL ROAD #297
DALLAS, TEXAS 75230

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 3 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

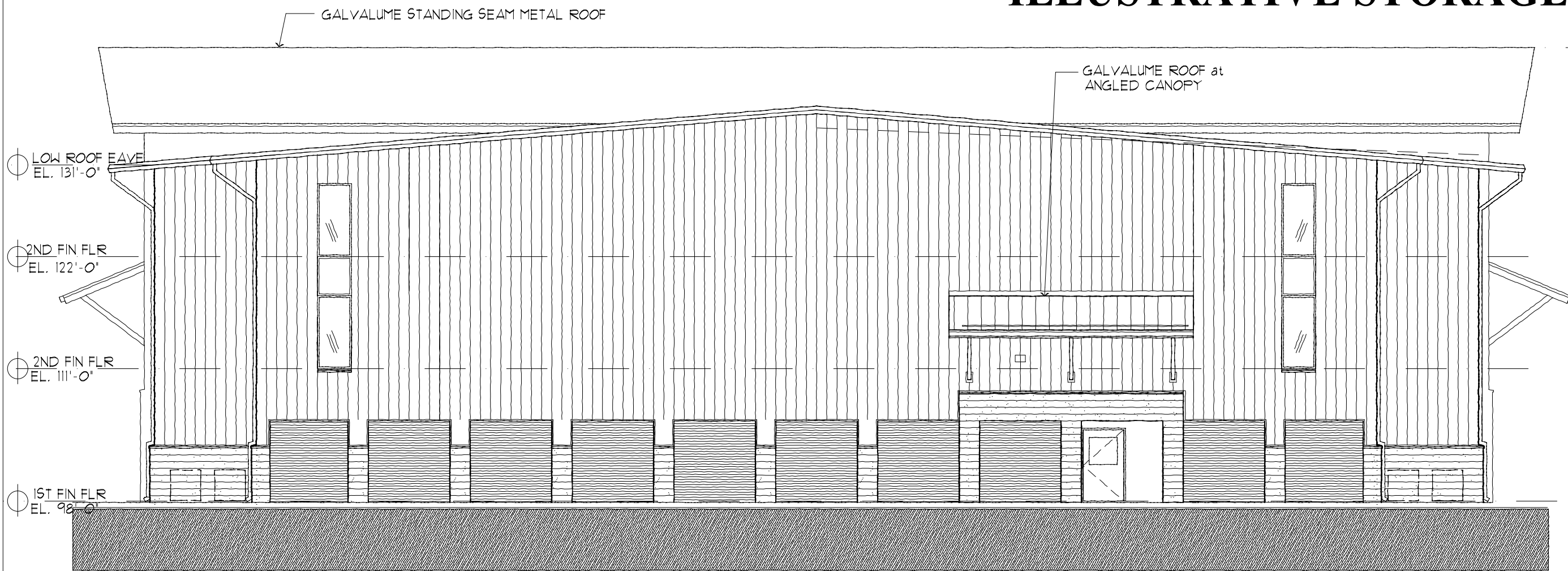
DATE: MAY 17, 2017
JOB NUMBER: 668-0201
SCALE: 1"=40'

SHEET
5 OF 7

SANTA FE ARAPAHOE
GENERAL PLANNED DEVELOPMENT PLAN
A PART OF THE SE 1/4 OF SECTION 20, TOWNSHIP 5S, RANGE 68W, OF THE 6TH P.M.
CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO

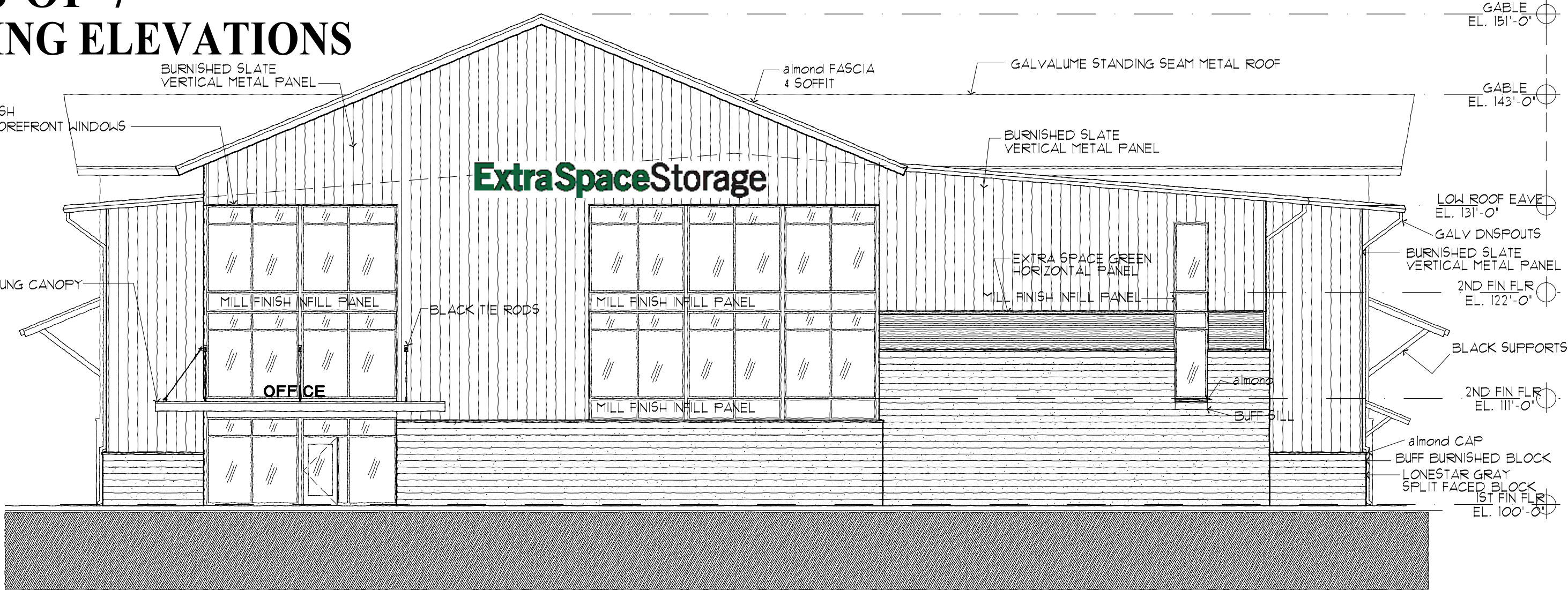
SHEET 6 OF 7
ILLUSTRATIVE STORAGE BUILDING ELEVATIONS

FOR CONCEPTUAL REVIEW
AND ILLUSTRATIVE PURPOSES ONLY



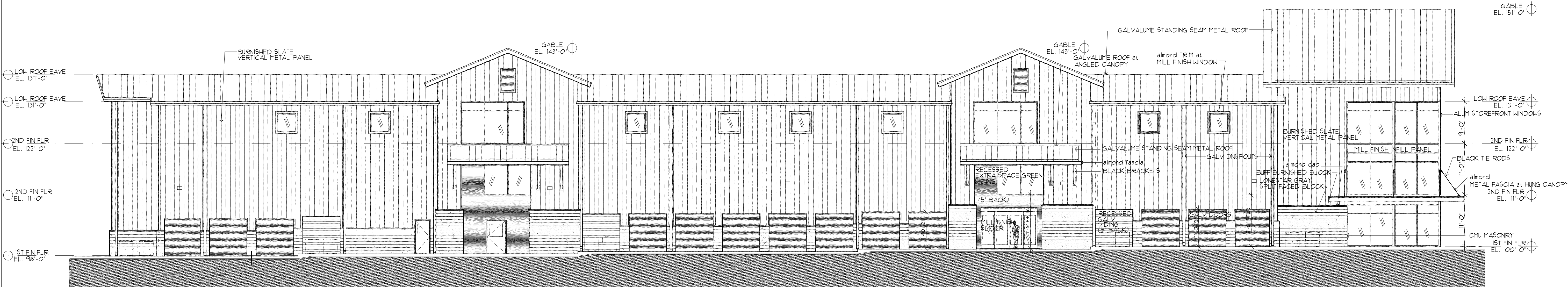
A2 WEST ELEVATION
STORAGE BUILDING A

SCALE 3/32"=1'-0"



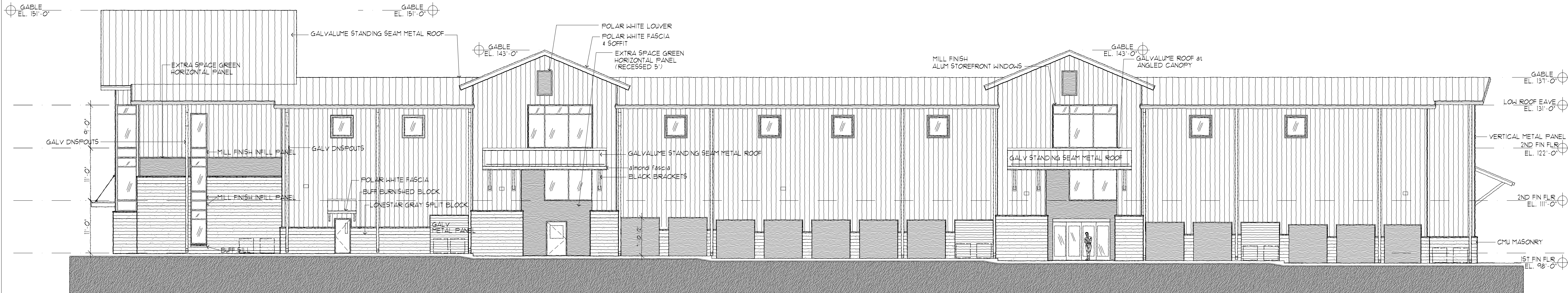
A1 STREET FRONTAGE EAST ELEVATION
STORAGE BUILDING A FROM SOUTH SANTA FE

SCALE 3/32"=1'-0"



A3 SOUTH ELEVATION
STORAGE BUILDING A

SCALE 3/32"=1'-0"



A4 NORTH ELEVATION
STORAGE BUILDING A

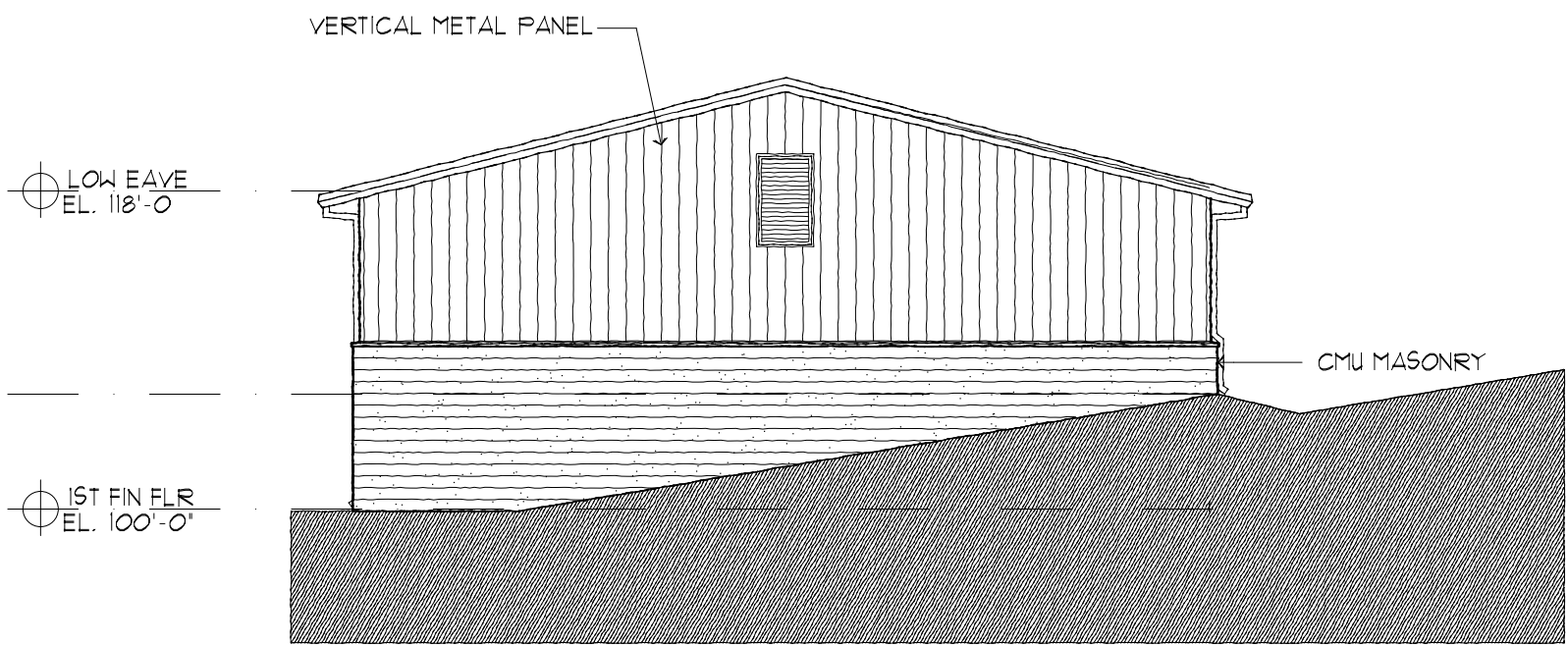
SCALE 3/32"=1'-0"

No.	Revision	Date	By

SANTA FE ARAPAHOE
GENERAL PLANNED DEVELOPMENT PLAN
A PART OF THE SE 1/4 OF SECTION 20, TOWNSHIP 5S, RANGE 68W, OF THE 6TH P.M.
CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO

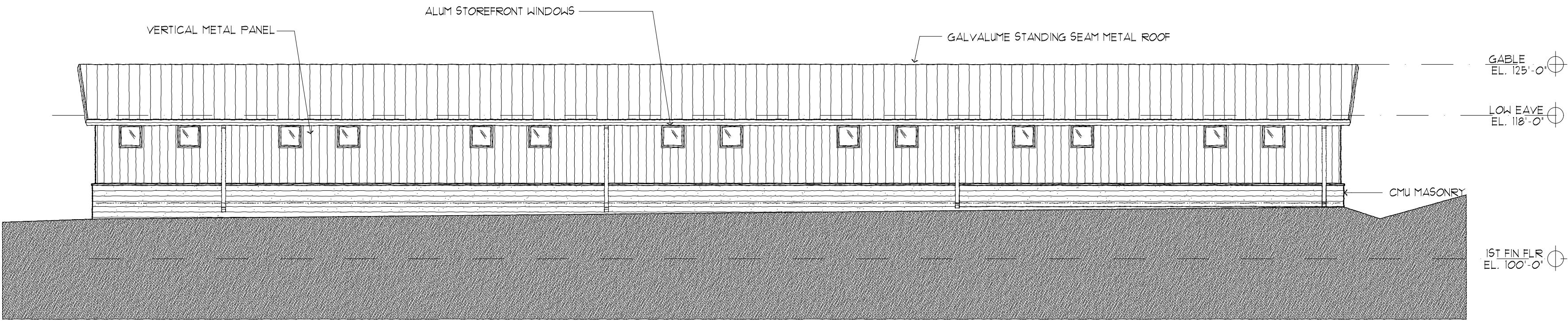
SHEET 7 OF 7
ILLUSTRATIVE GARAGE CONDO ELEVATIONS

FOR CONCEPTUAL REVIEW
AND ILLUSTRATIVE PURPOSES ONLY



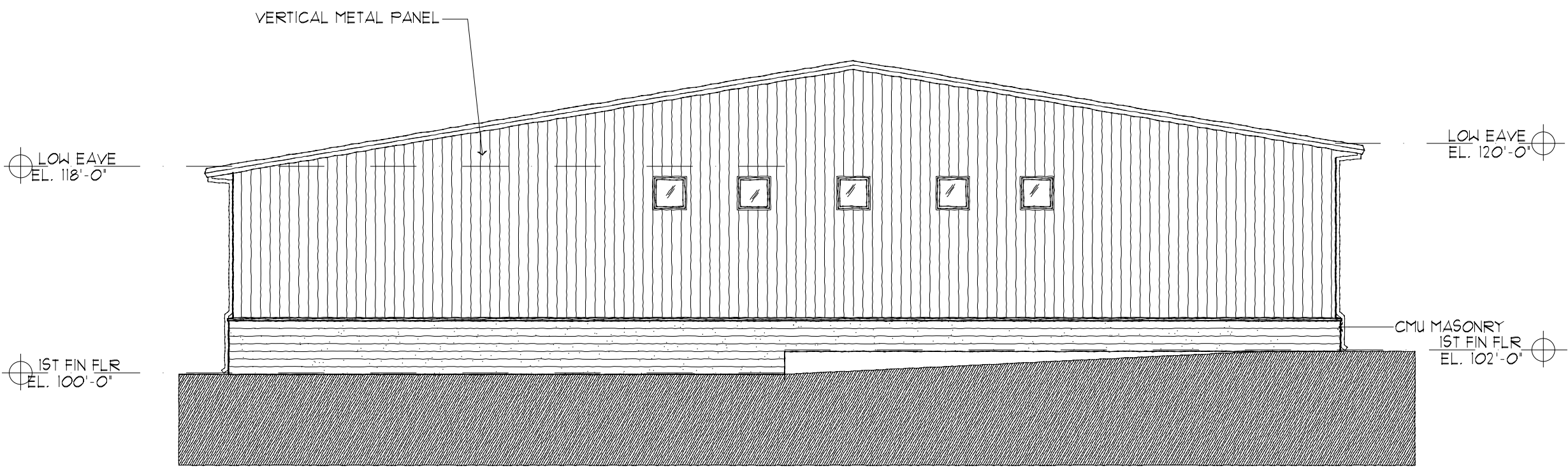
1 SOUTH ELEVATION
GARAGE CONDO #1

SCALE 3/32"=1'-0"



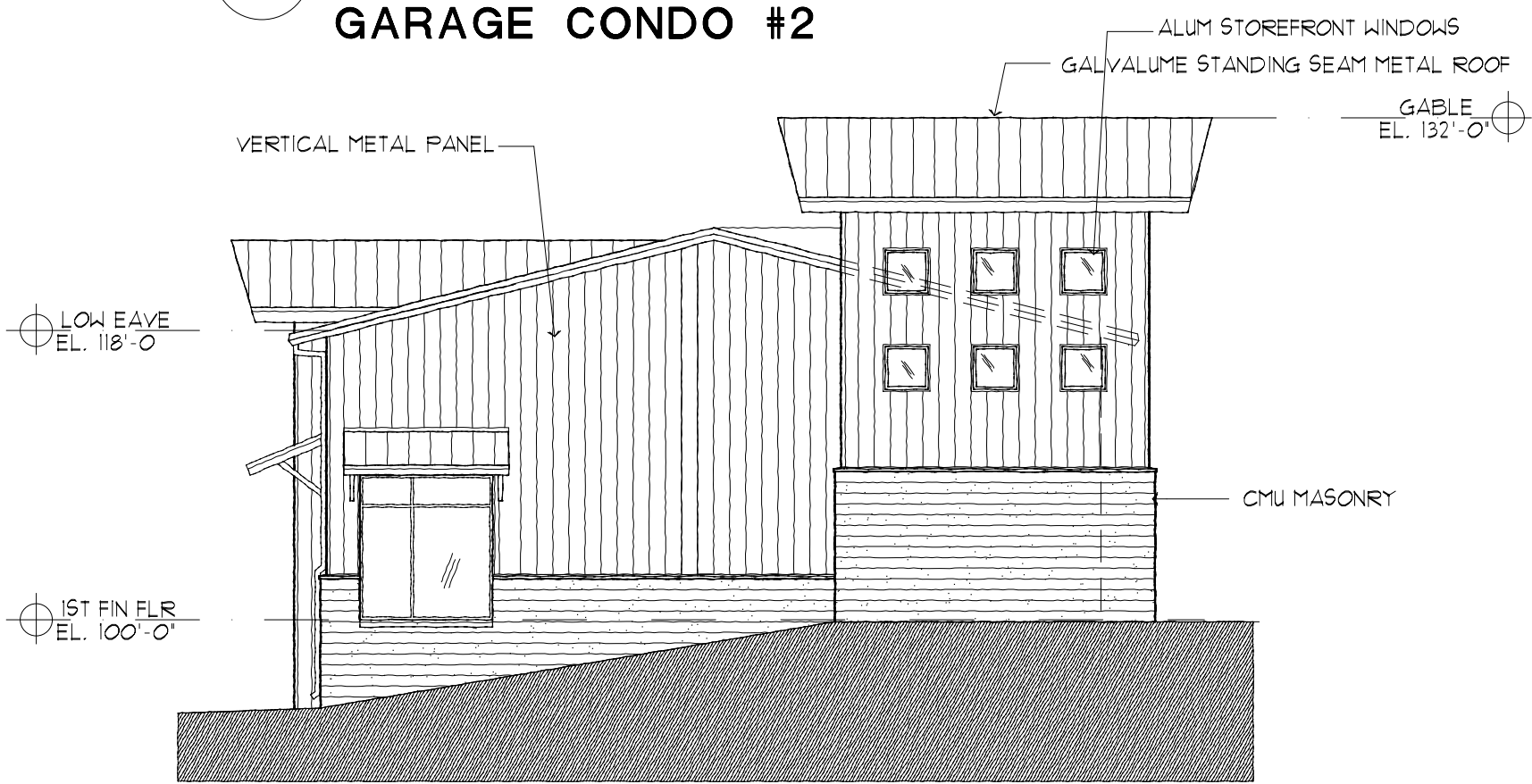
2 EAST ELEVATION
GARAGE CONDO #1

SCALE 3/32"=1'-0"



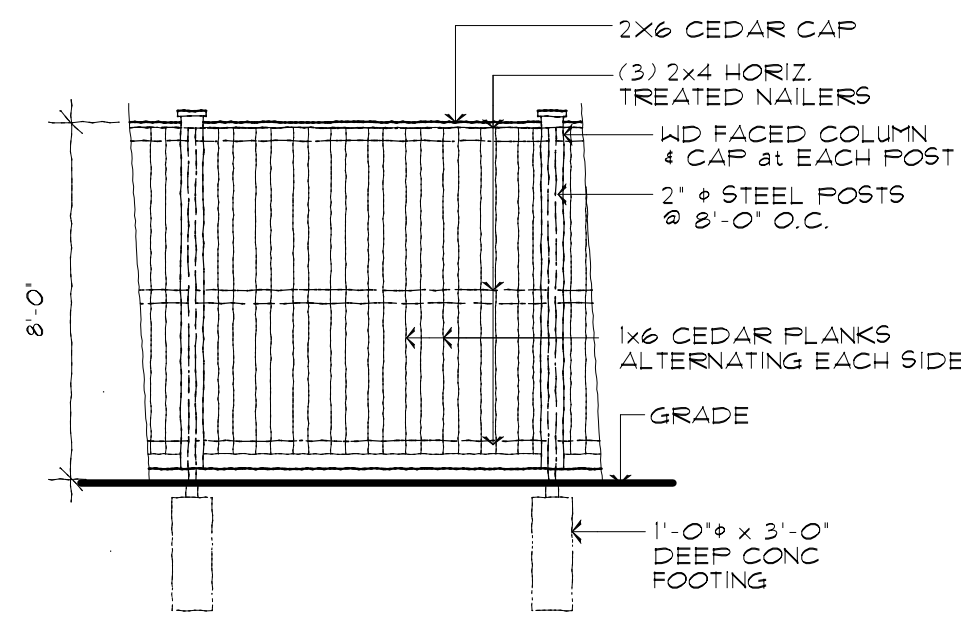
3 SOUTH ELEVATION
GARAGE CONDO #2

SCALE 3/32"=1'-0"



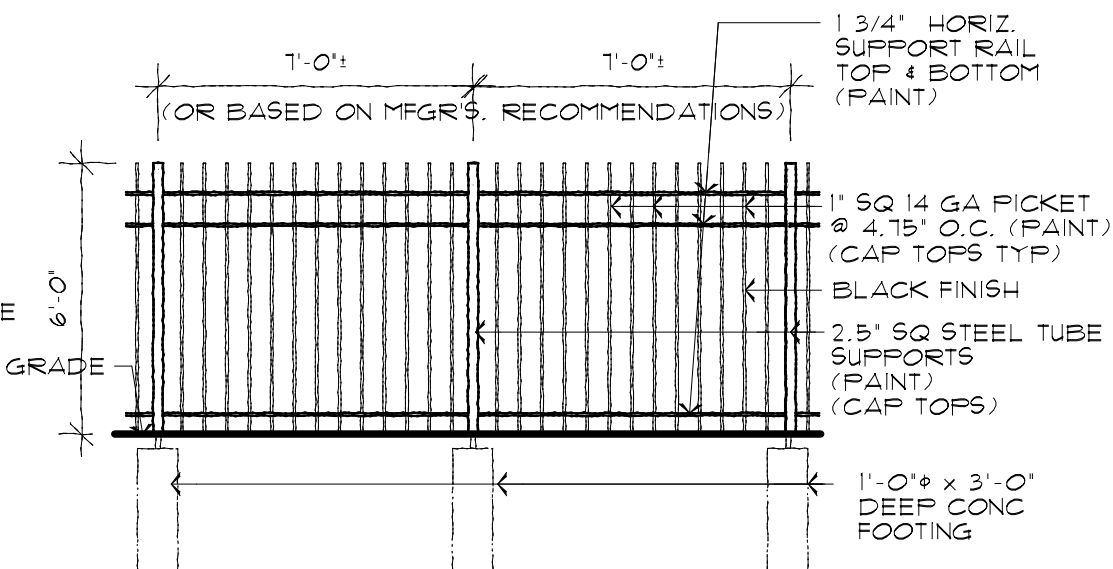
5 SOUTH ELEVATION
GARAGE CONDO #3

SCALE 3/32"=1'-0"



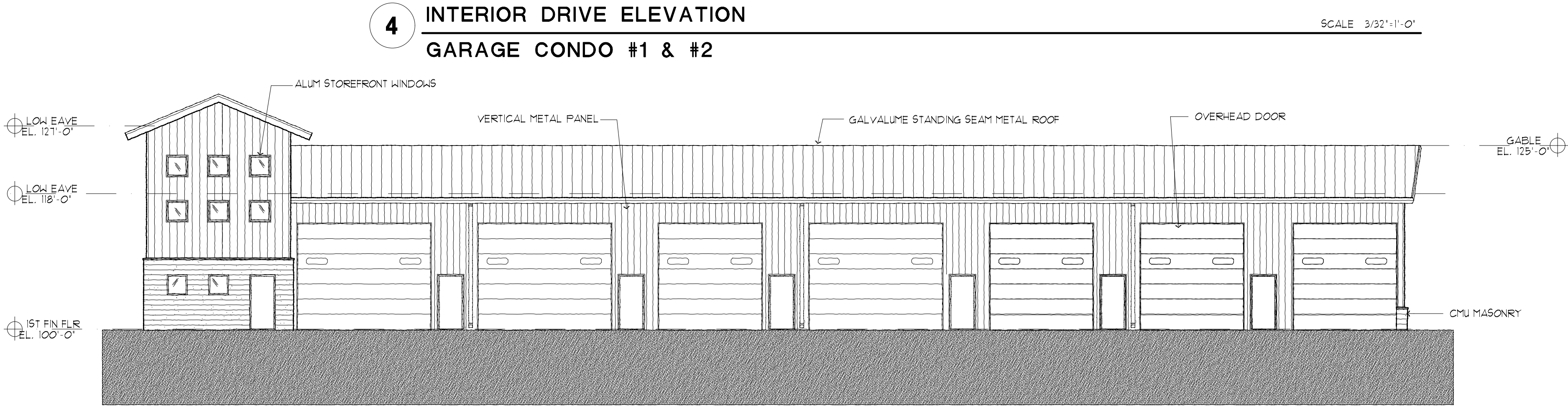
1 8' SOLID SCREEN
FENCE ELEVATION

SCALE 1/4"=1'-0"



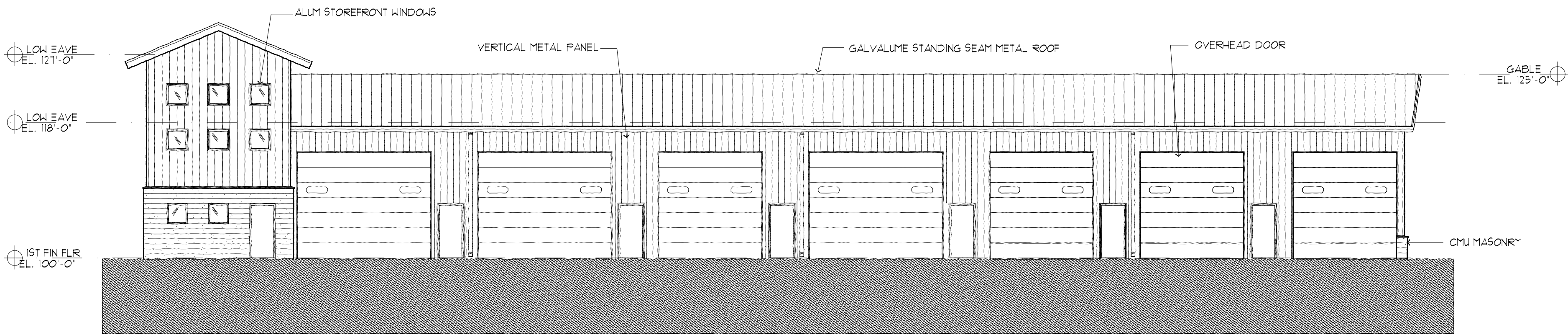
2 OPEN STEEL PICKET
FENCE ELEVATION

SCALE 1/4"=1'-0"



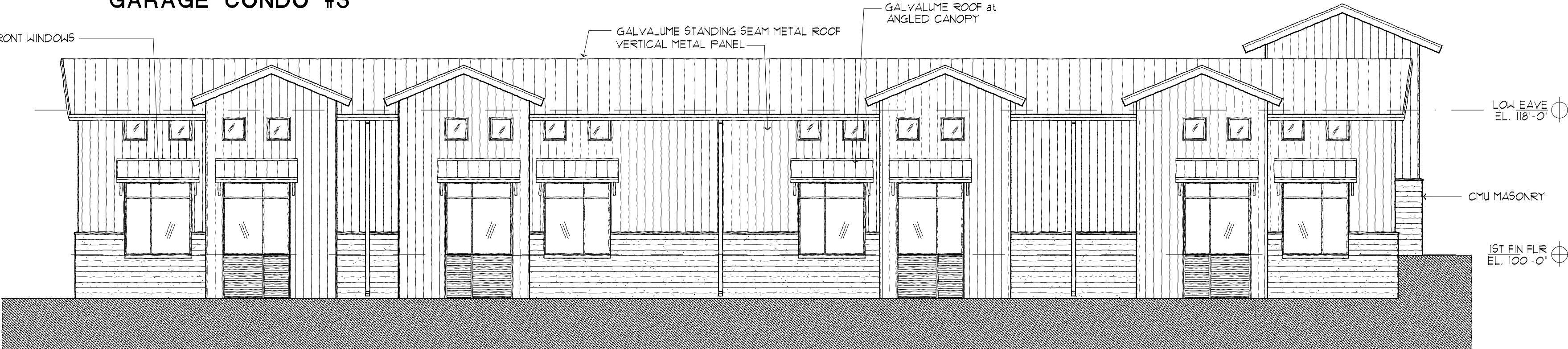
4 INTERIOR DRIVE ELEVATION
GARAGE CONDO #1 & #2

SCALE 3/32"=1'-0"



6 EAST ELEVATION
GARAGE CONDO #3

SCALE 3/32"=1'-0"



7 WEST ELEVATION
GARAGE CONDO #3

SCALE 3/32"=1'-0"

No.	Revision	Date	By