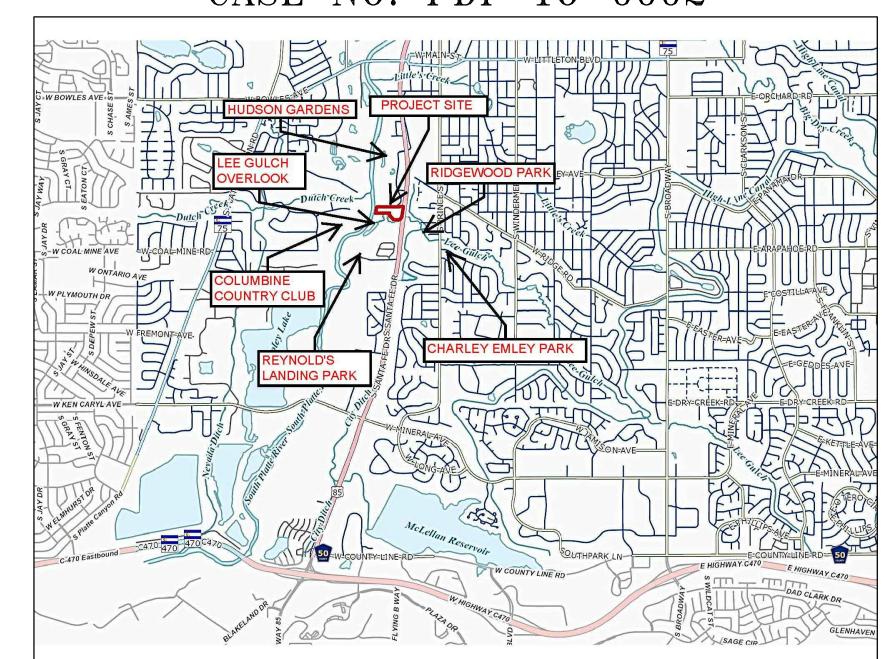
SANTA FE ARAPAHOE

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



VICINITY MAP NO SCALE

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

CONTAINING 261,802 SQUARE FEET OR 6.010 ACRES, MORE OR LESS.

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

THENCE THE FOLLOWING SEVEN (7) COURSES AROUND THE BOUNDARY OF SAID LOT 2, BLOCK 1:

ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RECORDER FOR ARAPAHOE COUNTY;

RECEPTION NO. B2038812:

THENCE N 89'35'50" E, A DISTANCE OF 774.18 FEET; THENCE N 00'24'10" W, A DISTANCE OF 16.50 FEET;

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

DISTANCE OF 200.85 FEET TO THE POINT OF BEGINNING.

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

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;

NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 4635 AT PAGE 726 IN THE OFFICE OF THE CLERK AND

THENCE S 88'58'31" E, A DISTANCE OF 110.67 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED AT

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 S 89°35'50" W, A DISTANCE OF 467.43 FEET TO THE SOUTHEAST CORNER OF THE SAID PARCEL DESCRIBED IN

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

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1592.40 FEET THROUGH A

THENCE N 89°35'50" E. A DISTANCE OF 455.13 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING THE

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

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

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.

PLANNING AREA B LEGAL DESCRIPTION:

CONTAINING 88,818 SQUARE FEET OR 2.039 ACRES, MORE OR LESS.

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 GANS 5310 HARVEST HILL RD. #297 DALLAS, TX 75230 P: 214–341–9620

jovergaard@lundpartnership.net

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

<u>IRVEYOR</u>

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 WITCHITA, 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: 303-282-0463 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

5 OF 7 ILLUSTRATIVE STORAGE BUILDING ELEVATIONS

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:

NOO'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 THISDAY 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		
NOTART FOBLIC		
CITY ATTORNEY APPROVAL.		
CITY ATTORNEY APPROVAL:		
APPROVED AS TO FORM:		
CITY ATTORNEY		
CITY COUNCIL APPROVAL:		
APPROVED THIS DAY OF	, 2017; BY THE LITTLETON CITY COU	NCIL.
MAYOR		
ATTEST:		
CITY CLERK		

RECORDING CERTIFI	CATION:
RECORDER OF ARAPAH	TILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND OE COUNTY AT, ON THE DAY OF, 2017,, MAP, RECEPTION NUMBER
,	· · · · · · · · · · · · · · · · · · ·
ARAPAHOE COUNTY CL	ERK AND RECORDER
BY:	
DEPUTY	

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

SHEET

1 OF 7

12265 W. Bayaud Avenue, Suite 13

CIVIL ENGINEERING & SURVEYING

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CALL UTILITY NOTIFICATION

CENTER OF COLORADO

CALL 3 BUSINESS DAYS IN ADVANCE

BEFORE YOU DIG, GRADE, OR EXCAVATE

FOR THE MARKING OF UNDERGROUND

MEMBER UTILITIES

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Lakewood, Colorado 80228 P:303.989.1461 F: 303.989.4094

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 2 OF 7
PROVISIONS

SECTION I GENERAL PROVISIONS:

A. INTENT

PLANNING AREAS (PA) A-1 AND A-2 AT 6505 S. SANTA FE DRIVE ARE CURRENTLY ZONED R-E (RESIDENTIAL - ESTATES) AND ARE UNPLATTED. PLANNING AREA (PA) B AT 6507 AND 6509 S. SANTA FE DRIVE IS PLATTED AS SANTA FE HEIGHTS SUBDIVISION FILING NO. 1, LOT 2, BLOCK 1. PA B IS CURRENTLY ZONED PURSUANT TO THE RIVERBEND PLAZA PLANNED DEVELOPMENT PLAN AMENDMENT, RECORDED AT RECEPTION # B3140023 AT ARAPAHOE COUNTY DATED 7/1/2003.

THE PURPOSE OF THIS GENERAL PLANNED DEVELOPMENT PLAN IS TO REZONE THE PROPERTY TO PLANNED DEVELOPMENT—INDUSTRIAL (PD—I).

PA A-1 AND A-2 ARE INTENDED TO BE SUBDIVIDED INTO 2 PARCELS BY A SUBDIVISION. PA A-1 IS INTENDED TO BE UTILIZED AS A SELF STORAGE FACILITY AND PA A-2 IS INTENDED TO BE UTILIZED AS A GARAGE CONDO FACILITY. SEE EXHIBIT ON THIS SHEET.

IN ADDITION TO THE SELF STORAGE AND GARAGE CONDO USES DESCRIBED IN THE IMMEDIATELY PRECEDING PARAGRAPH, THE USES LISTED AS ITEM 3 FOR PA A-1 AND PA A-2 IN SECTION II BELOW (PERMITTED LAND USES) ARE PERMITTED LAND USES FOR PA A-1 AND PA A-2 UNDER THIS GENERAL PLANNED DEVELOPMENT PLAN.

PA B IS CURRENTLY USED AS A RESIDENTIAL TREATMENT CENTER FOR MENTAL HEALTH. THIS USE WILL NOT CHANGE. THE ONLY CHANGE FOR PA B IS THE ACCESS OFF OF S. SANTA FE DRIVE AND A PARTIAL RECONSTRUCTION OF THE EXISTING PARKING LOT. THERE WILL BE ONE COMBINED ACCESS OFF OF S. SANTA FE DR. THAT WILL SERVE THE PROPERTY.

B. DEFINITIONS

- 1. CITY: SHALL MEAN THE CITY OF LITTLETON, COLORADO.
- 2. PROPERTY: INCLUDES THE UNPLATTED PROPERTY AT 6505 S. SANTA FE DRIVE AND SANTA FE HEIGHTS SUBDIVISION FILING NO. 1, LOT 2, BLOCK 1 (6507 AND 6509 S. SANTA FE DRIVE).
- 3. OWNER: SHALL MEAN ANY PERSON OR ENTITY WHO FROM TIME TO TIME OWNS ANY PORTION OF THE PROPERTY.
- 4. ZONING ORDINANCE: SHALL MEAN TITLE 10 OF THE MUNICIPAL CODE OF THE CITY OF LITTLETON, COLORADO.
- 5. GENERAL PLANNED DEVELOPMENT PLAN (GPDP): 6505 S. SANTA FE DRIVE AND SANTA FE HEIGHTS SUBDIVISION FILING NO. 1, LOT 2, BLOCK 1.
- 6. BUILDING SHALL MEAN A ENCLOSED STRUCTURE. FENCES ARE NOT INCLUDED.
- 7. GARAGE CONDO: STORAGE UNITS THAT DO NOT INCLUDE LIVING QUARTERS.

SECTION II PERMITTED LAND USES:

PLANNING AREAS A-1 AND A-2

- 1. SELF STORAGE FACILITIES PA A-1 ONLY
- 2. GARAGE CONDO FACILITIES PA A-2 ONLY
- 3. TREATMENT AND HOUSING FACILITIES

PLANNING AREA B

- 1. TREATMENT FACILITY
- 2. HOUSING FACILITY

PA A-2 2.04 ACRES PA B 1.95 ACRES

NO SCALE

LAND USE PARCEL DIAGRAM

SECTION III DEVELOPMENT STANDARDS:

PLANNING AREAS A-1 AND A-2

BE LIMITED TO THE FOLLOWING:

A. GENERAL GUIDELINES

- NOISE CRITERIA: THIS DEVELOPMENT SHALL COMPLY WITH LITTLETON NOISE ORDINANCE.
 PARKING AND LOADING: ALL LOADING AND UNLOADING SHALL BE PROVIDED ON SITE. PARKING SHALL BE AS NOTED IN LAND USE SUMMARY CHARTS. TEMPORARY PARKING
- WIDE.

 5. LIGHTING: INTERIOR LIGHTING SHALL BE LIT BY NIGHT LIGHT FIXTURES, THAT ARE PLACED INTERMITTENTLY AT INTERIOR, AWAY FROM WINDOWS. LIGHTS WILL BE AUTOMATED TO

IS ALLOWED IN FRONT OF GARAGE DOORS WHEN THE DRIVE AISLE IS A MINIMUM OF 30'

- RESPOND TO MOTION AND/OR INACTIVITY. BUILDING WINDOWS WILL BE TINTED.

 ALL EXTERIOR LIGHTING SHALL COMPLY WITH LITTLETON CITY CODE. THE GOAL OF THE LIGHTING SCHEME SHALL BE TO MAINTAIN AN ADEQUATE BUT CONTROLLED LIGHT LEVEL FOR AESTHETIC, SAFETY AND SECURITY PURPOSES. TO ACCOMPLISH THIS GOAL, LIGHT FIXTURE TYPES TO BE CONSIDERED SHALL INCLUDE BUT NOT
- A. HIGH PRESSURE METAL HALIDE OR SODIUM FIXTURES THAT PROVIDE SHARP LIGHT PATTERN CUT-OFFS FOR AREA LIGHTING.
- B. LOW INTENSITY AND LOW PROFILE LIGHTS TO PROVIDE GENERAL ILLUMINATION ALONG PEDESTRIAN AND VEHICULAR CIRCULATION AREAS.
- C. DECORATIVE LIGHT FIXTURES, MOUNTED ON POLES OR MASTS, THAT EMIT LOW INTENSITY LIGHT FOR DECORATIVE LIGHTING AND THE LIGHTING OF VARIOUS FEATURES.
- a. GROUND AND BUILDING LIGHTING SHALL BE CONFINED TO THE PROPERTY AND SHALL NOT CAUSE DIRECT GLARE ON ADJACENT PROPERTIES
- b. POLE FIXTURE LOCATIONS SHALL ACCOMMODATE SNOW REMOVAL AND STORAGE, AND SHALL BE INTEGRATED WITH THE BUILDING AND LANDSCAPE DESIGN. ALL WIRING SHALL BE CONCEALED
- c. MAXIMUM POLE OR MAST HEIGHT SHALL BE TWENTY FEET.

UNDERGROUND OR WITHIN STRUCTURES.

- 4. SCREENING: SERVICE AND TRASH AREAS SHALL BE SCREENED UTILIZING FENCES.
- FENCING: THE NORTHERN BOUNDARY SHALL INCLUDE AN 8 FOOT HIGH SOLID PRIVACY FENCE ON THE PROPERTY LINE ADJACENT TO THE BUILDINGS. A 6 FOOT HIGH OPEN STYLE DECORATIVE FENCE (IF REQUIRED) SHALL BE INSTALLED ALONG THE EAST, WEST AND SOUTH SIDES OF THE FACILITY.
- 6. MECHANICAL EQUIPMENT: ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED TO BE AN INTEGRAL PART OF THE DESIGN OF THE BUILDING. GROUND MOUNTED EQUIPMENT SHALL BE SCREENED WITH SCREEN WALLS OR LANDSCAPING.
- 7. ALL DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE GPDP. WHERE STANDARDS AND REQUIREMENTS ARE NOT SPECIFIED ON THE GPDP, THE CITY OF LITTLETON ZONING CODE SHALL APPLY.
- 8. THE EXTENSION OF S. VINEWOOD ST. SHALL BE EXTENDED THROUGH PA A-1 TO S. SANTA FE DRIVE AS AN ACCESS EASEMENT.

9. LANDSCAPING:

- A. THE LANDSCAPE DESIGN OF THE PARKING AND/OR LOADING AREAS SHALL PROVIDE ADEQUATE SCREENING FROM ADJACENT DEVELOPMENTS AND/OR PUBLIC STREETS. THE SCREENING CAN BE ACCOMPLISHED BY USING ONE OR MORE OF THE FOLLOWING: EXISTING TERRAIN, FENCE OR LANDSCAPING.
- B. NORTHERN BOUNDARY LANDSCAPE BUFFER: THE LANDSCAPE BUFFER SHALL BE 4 FEET AND SHALL BE DESIGNED TO PROVIDE A FRIENDLY YET ACTUAL BARRIER BETWEEN PA AREA'S A-1 AND A-2 AND THE ADJACENT PRIVATE PROPERTY. THE BUFFER SHALL INCLUDED AN 8 FOOT SOLID FENCE ON THE PROPERTY LINE.
- C. ALL DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE GPDP. WHERE STANDARDS AND REQUIREMENTS ARE NOT SPECIFIED ON THE GPDP, THE CITY OF LITTLETON ZONING CODE SHALL APPLY.
- D. LANDSCAPING SHALL BE PROVIDED IN BUILDING SETBACK AREA ADJACENT TO THE MARY CARTER GREENWAY IN PA A-2.
- E. LANDSCAPING SHALL BE PROVIDED WITHIN THE FIRST 45 FEET OF THE 100 FOOT BUILDING SETBACK AREA ADJACENT TO S. SANTA FE DRIVE IN PA A-1, EXCEPT WHERE NEEDED FOR VEHICULAR ACCESS.
- 10. ARCHITECTURAL DESIGN: ARCHITECTURE SHALL COMPLY WITH THE SOUTH PLATTE RIVER CORRIDOR DEVELOPMENT DESIGN OBJECTIVES WITH RURAL VERNACULAR ARCHITECTURE STYLE AND CONCEPTUALLY WITH THE ILLUSTRATIONS DEPICTED HEREIN. STRUCTURES SHALL BE FOUR SIDED ARCHITECTURE. THE FINAL ARCHITECTURAL DESIGN WILL BE DETERMINED DURING THE CITY OF LITTLETON'S SITE DEVELOPMENT REVIEW PROCESS (SDP).
- 11. SIGNAGE: SIGNAGE SHALL CONFORM TO THE STANDARDS SET FORTH BY THE CITY OF LITTLETON SIGN CODE REGULATIONS. SIGNAGE DESIGN SHALL BE REVIEWED AND APPROVED WITH THE SUBMISSION OF THE SITE DEVELOPMENT PLANS. OFF—SITE SIGNAGE IS APPLICABLE ONLY TO OTHER BUSINESSES WITHIN THE GPDP.
- 12. THE MAXIMUM NUMBER OF SELF STORAGE UNITS IN PA A-1 IS 800 AND THE MAXIMUM NUMBER OF UNITS OF GARAGE CONDOS IN PA A-2 IS 35.
- 13. CIRCULATION: ALL DRIVES, WHICH INCLUDE LOADING LANES, SHALL BE NOT LESS THAN THIRTY FEET (30') IN WIDTH. DRIVES WITHOUT LOADING LANES SHALL BE NOT LESS THAN TWENTY FEET (20') IN WIDTH AND SHALL BE POSTED TO PROHIBIT PARKING OR LOADING. PUBLIC ACCESS SHALL BE RESTRICTED TO A SINGLE LOCATION ALONG A PUBLIC STREET. THE PUBLIC ACCESS SHALL BE EQUIPPED WITH A GATE WHICH SHALL BE CLOSED DURING THE HOURS WHEN THE BUSINESS IS CLOSED.
- 14. PA A-1 ONLY:

 STORAGE OF FLAMMABLE MATERIALS, EXPLOSIVES OR CHEMICALS: STORAGE OF
 FLAMMABLE LIQUIDS, GASES OR OTHER FLAMMABLE MATERIALS, INCLUDING, BUT NOT
 LIMITED TO, PAINT, MOTOR OIL AND GASOLINE; ALL EXPLOSIVES, INCLUDING, BUT NOT
 LIMITED TO, DYNAMITE, AMMUNITION AND FIREWORKS; AND NOXIOUS CHEMICALS,
 INCLUDING, BUT NOT LIMITED TO, COMMON GARDEN AND INSECT SPRAYS IS
 PROHIBITED. THIS PROHIBITION SPECIFICALLY INCLUDES MOTOR OIL AND GASOLINE
 CONTAINED IN ANY INTERNAL COMBUSTION ENGINE OR VEHICLE; ANY LIQUID OR GAS
 WHICH IS CONTAINED UNDER PRESSURE; AND ANY OF THE POTENTIALLY DANGEROUS
 CHEMICAL COMPOUNDS COMMONLY ASSOCIATED WITH MAINTENANCE AND REPAIR
 ACTIVITIES.

PLANNING AREA B

A. GENERAL GUIDELINES

- 1. THE DEVELOPMENT GUIDELINES BELOW FOR PA B COME DIRECTLY FROM THE RIVERBEND PLAZA PLAN DEVELOPMENT, RECORDED AT REC #B3140023 AT ARAPAHOE COUNTY, DATED 7/1/2003
- 2. LIGHTING: ALL EXTERIOR LIGHTING SHALL COMPLY WITH LITTLETON CITY CODE.
 THE GOAL OF THE LIGHTING SCHEME SHALL BE TO MAINTAIN AN ADEQUATE BUT
 CONTROLLED LIGHT LEVEL FOR AESTHETIC, SAFETY AND SECURITY PURPOSES. TO
 ACCOMPLISH THIS GOAL, LIGHT FIXTURE TYPES TO BE CONSIDERED SHALL INCLUDE
 BUT NOT BE LIMITED TO THE FOLLOWING:
- A. HIGH PRESSURE METAL HALIDE OR SODIUM FIXTURES THAT PROVIDE SHARP LIGHT PATTERN CUT-OFFS FOR AREA LIGHTING.
- B. LOW INTENSITY AND LOW PROFILE LIGHTS TO PROVIDE GENERAL ILLUMINATION ALONG PEDESTRIAN AND VEHICULAR CIRCULATION AREAS.
- C. DECORATIVE LIGHT FIXTURES, MOUNTED ON POLES OR MASTS, THAT EMIT LOW INTENSITY LIGHT FOR DECORATIVE LIGHTING AND THE LIGHTING OF VARIOUS FEATURES.
- a. GROUND AND BUILDING LIGHTING SHALL BE CONFINED TO THE PROPERTY AND SHALL NOT CAUSE DIRECT GLARE ON ADJACENT PROPERTIES.
- b. POLE FIXTURE LOCATIONS SHALL ACCOMMODATE SNOW REMOVAL AND STORAGE, AND SHALL BE INTEGRATED WITH THE BUILDING AND LANDSCAPE DESIGN. ALL WIRING SHALL BE CONCEALED UNDERGROUND OR WITHIN STRUCTURES.
- c. MAXIMUM POLE OR MAST HEIGHT SHALL BE TWENTY FIVE FEET.

3. LANDSCAPING:

- A. THE LANDSCAPE DESIGN SHALL CREATE A UNITY BETWEEN THIS DEVELOPMENT AND THE EXISTING VEGETATION AND TREES LOCATED ALONG THE PERIMETER OF THE PROPERTY AS WELL AS AREAS ADJACENT TO LEE GULCH, OXBOW LAKE AND THE SOUTH PLATTE RIVER. CAREFUL CONSIDERATION SHALL BE PLACED ON THE EXISTING TREES DURING THE DESIGN PROCESS. REMOVAL OF THE EXISTING TREES SHALL BE AVOIDED, IF POSSIBLE MITIGATION SHALL BE USED.
- B. THE LANDSCAPING DESIGN OF THE INTERIOR PORTION OF THIS DEVELOPMENT SHALL CREATE A UNITY BETWEEN THE BUILDING AND ASSOCIATED SITE IMPROVEMENTS. THE EMPHASIS SHALL BE ON LANDSCAPING OF THE DEVELOPMENT AS A SINGLE ENTITY, NOT ON SMALL—SCALE INDIVIDUALLY LANDSCAPED AREAS.
- C. THE LANDSCAPE DESIGN OF THE PARKING AND/OR LOADING AREAS SHALL PROVIDE ADEQUATE SCREENING FROM ADJACENT DEVELOPMENTS AND/OR PUBLIC STREETS. THE SCREENING CAN BE ACCOMPLISHED BY USING ONE OR MORE OF THE FOLLOWING: EXISTING TERRAIN, EARTH MOUNDING AND LANDSCAPING.
- D. ALL LANDSCAPING AT A MINIMUM SHALL CONFORM TO THE LANDSCAPING DESIGN CRITERIA OF THE CITY OF LITTLETON.
- 4. ARCHITECTURAL ELEMENTS: ARCHITECTURAL ELEMENTS SHALL BE REPRESENTATIVE OF THE "ELEMENTS OF RURAL VERNACULAR", A DESIGN GUIDELINE DRAFTED BY CIVITAS FOR THE SOUTH PLATTE RIVER CORRIDOR. THE ARCHITECTURE ELEMENTS SHALL INCLUDE THE FOLLOWING CONDITIONS:

FORMS:

FORMS SHALL BE RESPONSIVE TO THE PEDESTRIAN SCALE. THIS WILL INCLUDE, BUT IS NOT NECESSARILY LIMITED TO, PITCHED ROOFS WITH GABLES OR HIPS, APPROPRIATE USES OF PORCHES AND BUILDING STEPS AT THE ROOFLINE.

MATERIALS:

MATERIALS SHALL BE CHOSEN FOR THEIR SUITABILITY WITH THE NATURAL LANDSCAPE AND FOR THEIR PERMANENCE AND EASE OF MAINTENANCE.

TEXTURES:

TEXTURES SHALL REFLECT THE SCALE OF THE RURAL VERNACULAR AND THE SURROUNDING LANDSCAPE.

COLORS:

THE COLORS OF EXTERIOR MATERIALS SHALL BE MUTED TO BLEND WITH THE SURROUNDING LANDSCAPE. ACCENT COLORS MAY BE USED TO ENHANCE BUILDING FORM, ENRICH THE SENSE OF SCALE OR OTHER ARCHITECTURAL TREATMENTS THAT JUDICIOUSLY ADD TO THE VISUAL INTEREST OF THE BUILDING.

SCREENING AND WALLS: SCREENS AND WALLS MAY BE USED TO ENCLOSE OUTDOOR SPACES AND/OR TO MASK SERVICE AND UTILITY AREAS AS WELL AS FACILITATE GRADES. SCREENS AND WALLS WILL BE OF MATERIALS AND COLORS WHICH COMPLIMENT THE ARCHITECTURAL ELEMENTS, FORMS, MATERIALS, TEXTURES AND COLORS OF THE PRIMARY STRUCTURES OF THE DEVELOPMENT.

- 5. SIGNAGE: SIGNAGE SHALL CONFORM TO THE STANDARDS SET FORTH BY THE CITY OF LITTLETON SIGN CODE REGULATIONS. SIGNAGE DESIGN SHALL BE REVIEWED AND APPROVED WITH THE SUBMISSION OF THE SITE DEVELOPMENT PLANS. OFF—SITE SIGNAGE IS APPLICABLE ONLY TO OTHER BUSINESSES WITHIN THE GPDP.
- 6. ALL DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE GPDP. WHERE STANDARDS AND REQUIREMENTS ARE NOT SPECIFIED ON THE GPDP, THE CITY OF LITTLETON ZONING CODE SHALL APPLY.

	SE SUMMARY CH		Г
	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 EXTERIOR LOT LINES (OVERALL GPDP) INTERIOR LOT LINE (WITHIN GPDP) FROM MARY CARTER GREENWAY RESIDENTIAL ESTATE BUILDING SETBACK	25 FEET (1) (1) 20 FEET (1)	100 FEET 10 FEET 10 FEET N/A N/A	N/A 10 FEET 10 FEET 50 FEET 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:

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

(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 EXTERIOR LOT LINES (OVERALL GPDP) INTERIOR LOT LINE (WITHIN GPDP) FROM LEE GULCH TRAIL	40 FEET 10 FEET N/A 75 FEET	80 FEET 10 FEET 0 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)

(1) 1 SPACE PER STAFF MEMBER (12)=12 SPACES
0.25 SPACE PER BED (32 BEDS)=8 SPACES
TOTAL=20 SPACES

(PER RIVERBEND PLAZA PLANNED DEVELOPMENT PLAN AMENDMENT)

LUND
PARTNERSHIP

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No.	Revision	Date	Ву

CIVIL ENGINEERING & SURVEYIN

NPAHOE NNED DEVELOPMENT PLAN

SANTA FE ARAPAH GENERAL PLANNED GENERAL PROVISIO

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811

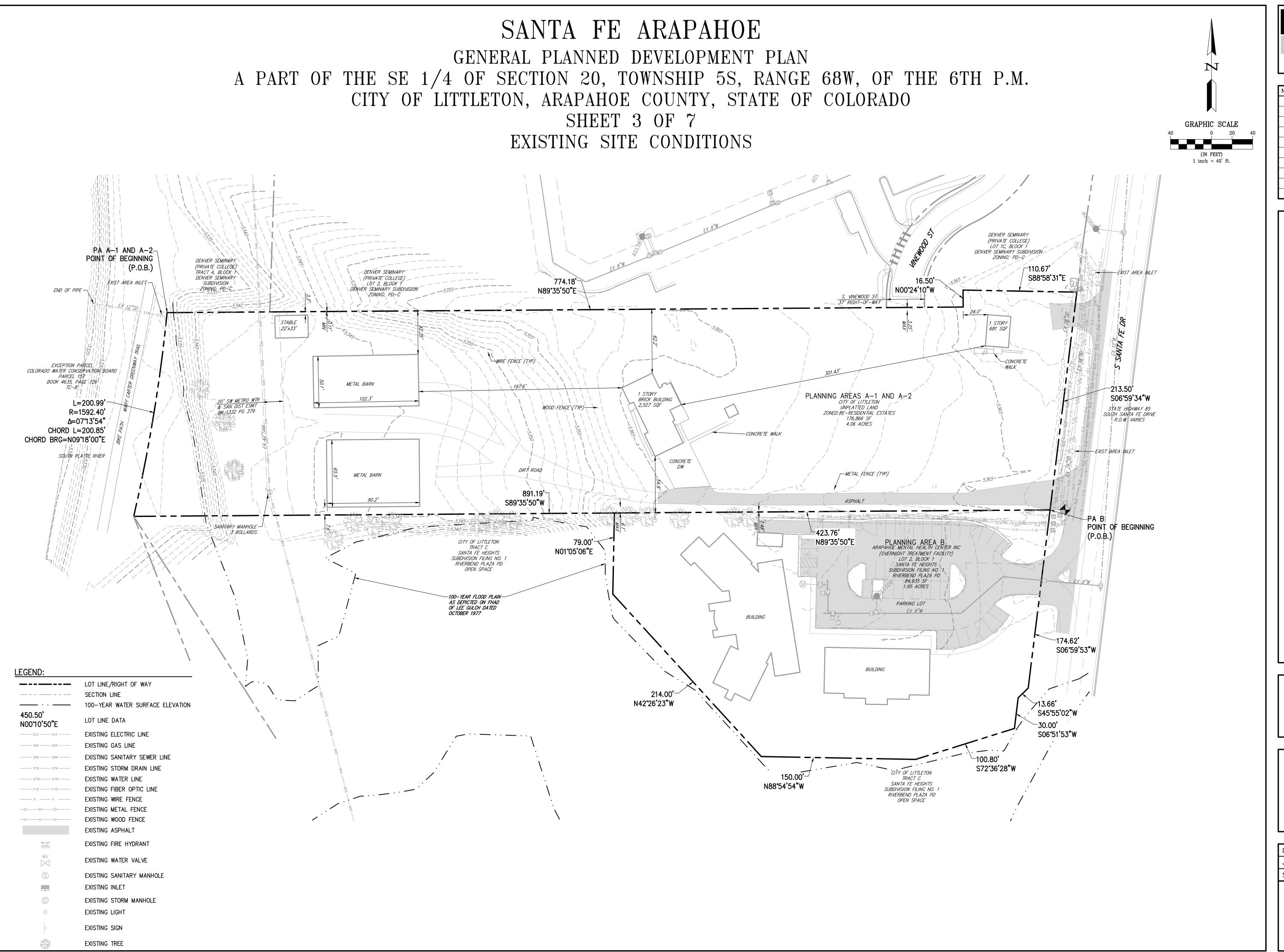
CALL 3 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

DATE: AUGUST 08, 2017

JOB NUMBER: 668-0201

SCALE: NO SCALE

SHEET



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CIVIL ENGINEERING & SURVEYING

No.	Revision	Date	Ву

ANTA FE ARAPAHOE FENERAL PLANNED DEVELOPMENT PLAN XISTING SITE CONDITIONS STORMERSTONE STORAGE 1, LLC STORMERSTONE STORAGE 1, LLC

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

3 OF 7

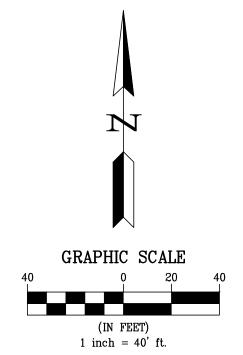
SANTA FE ARAPAHOE

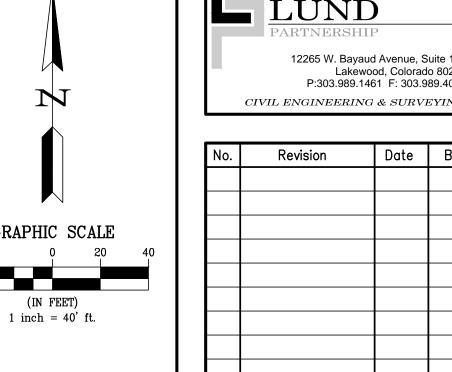
GENERAL PLANNED DEVELOPMENT PLAN

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

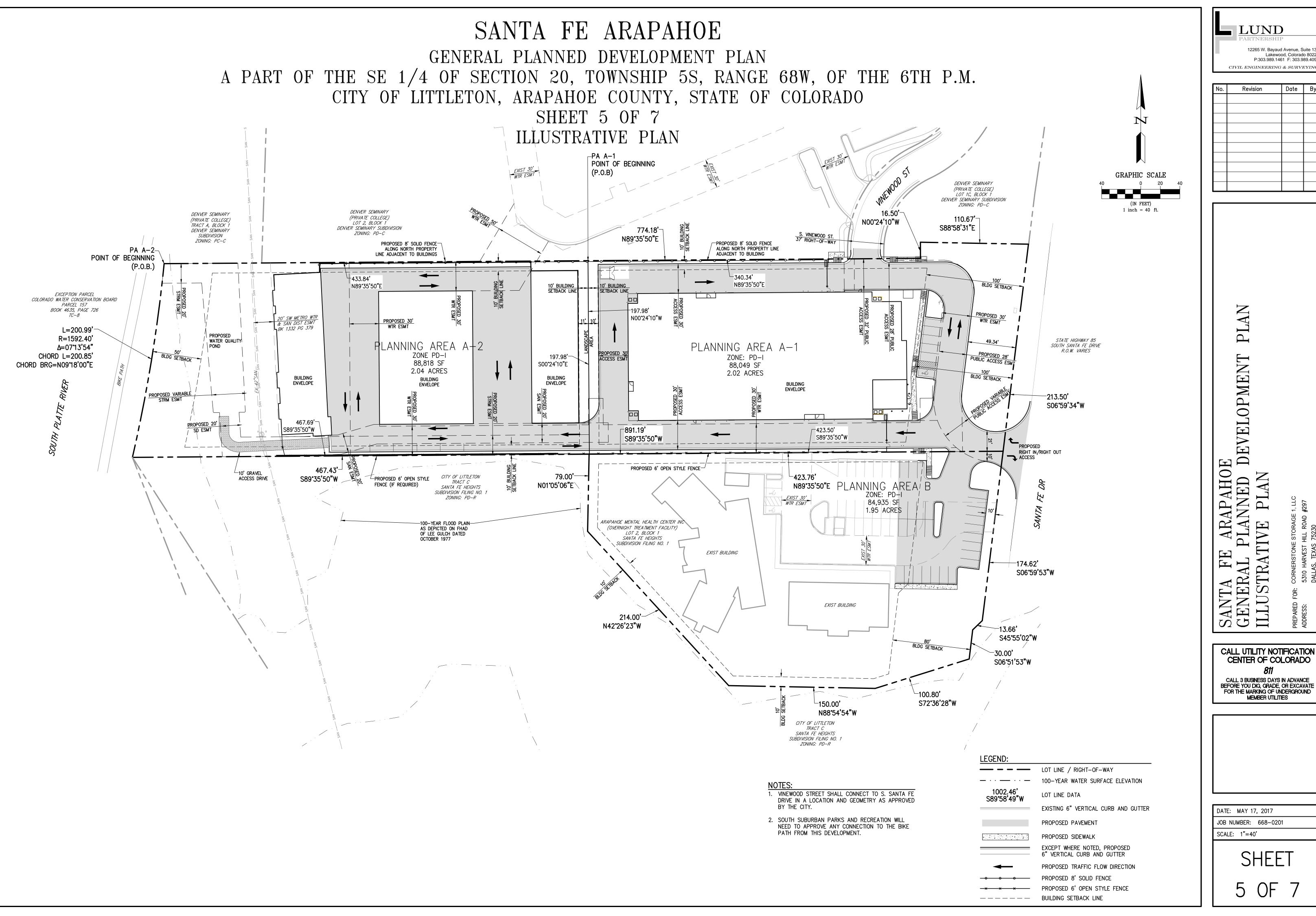




Weiry Canter	EXISTING BUILDING	EXISTING BUILDING	DENVER SEMINARY
PA A-1 AND A-2-POINT OF BEGINNING (P.O.B) DENVER SEMINARY (PRIVATE COLLEGE) TRACT A, BLOCK 1 DENVER SEMINARY (PRIVATE COLLEGE) TRACT A, BLOCK 1 DENVER SEMINARY (PRIVATE COLLEGE) LOT 2, BLOCK 1 DENVER SEMINARY SUBDIVISION ZONING: PD-C	774.18' N89'35'50"E	7,96	(PRIVATE COLLEGE) LOT 1C, BLOCK 1 DENVER SEMINARY SUBDIVISION ZONING: PD-C 110.67' S88*58'31"E 16.50' N00*24'10"W
EXCEPTION PARCEL COLORADO WATER CONSERVATION BOARD PARCEL 157 BOOK 4635, PAGE 726 TC-8		PLANNING AREAS A-1	213.50° S06'59'34"W
L=200.99' R=1592.40'	T891.19'	PLANNING AREAS A—1 CITY OF LITTLETON UNPLATTED LAND ZONED: RE—RESIDENTIAL E 176,866 SF 4.06 ACRES	STATE HICHWAY 85 SOUTH SANTA FE DRIVE R.O.W. VARIES
	CITY OF LITTLETON TRACT C SANTA FE HEIGHTS SUBDIVISION FILING NO. 1 RIVERBEND PLAZA PD OPEN SPACE S89'35'50"W 79.00' N01'05'06"E	423.76' N89'35'50"E	PA B POINT OF BEGINNING (P.O.B)
	-100-YEAR FLOOD PLAIN- AS DEPICTED ON FHAD OF LEE GULCH DATED OCTOBER 1977	PLANNING A ARAPAHOE MENTAL HE (OVERNIGHT TREAT. LOT 2, BL SANTA FE I SUBDIVISION FT RIVERBEND F 84,935 1.95 AC	TMENT FACILITY) LOCK 1 HEICHTS
Les Gulch Trail		214.00' N42'26'23"W	13.66' S45°55'02"W 30.00' S06°51'53"W
		(a) 2016 G oogle	CITY OF LITTLETON TRACT C SANTA FE HEIGHTS SUBDIVISION FILING NO. 1 RIVERBEND PLAZA PD OPEN SPACE

CALL UTILITY NOTIFICATION CENTER OF COLORADO 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'



LUND Lakewood, Colorado 80228 P:303.989.1461 F: 303.989.4094

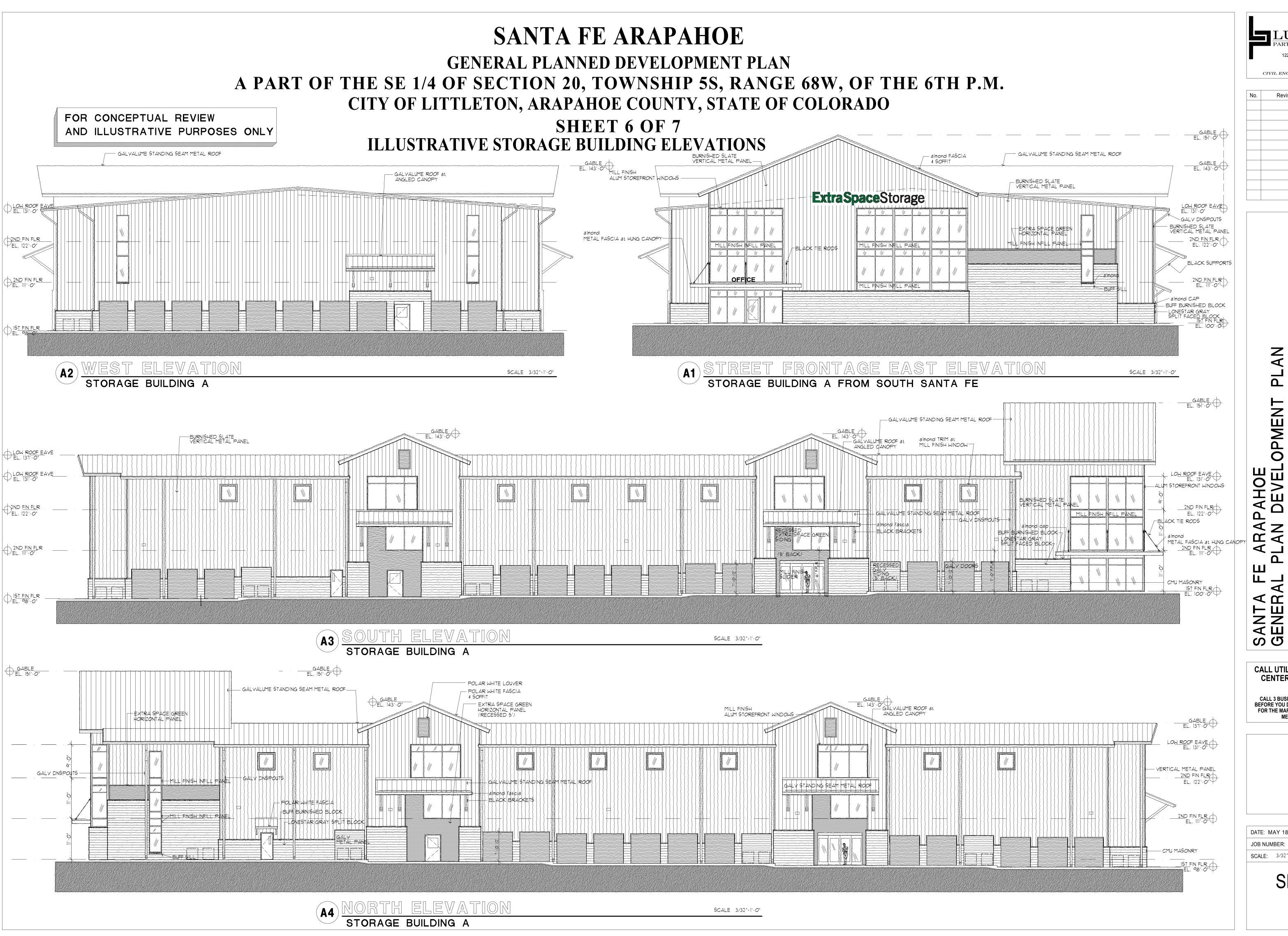
No.	Revision	Date	Ву

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CALL UTILITY NOTIFICATION CENTER OF COLORADO 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'





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

DATE: MAY 18, 2017 JOB NUMBER: 668-0201 SCALE: 3/32"=1'-*O*"

SHEET

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 FOR CONCEPTUAL REVIEW AND ILLUSTRATIVE PURPOSES ONLY ILLUSTRATIVE GARAGE CONDO ELEVATIONS VERTICAL METAL PANEL - GALVALUME STANDING SEAM METAL ROOF VERTICAL METAL PANEL— GABLE EL. 125'-0" LOW EAVE EL. 118'-0 LOW EAVE EL. 118'-0" - CMU MASONRY SOUTH ELEVATION **EAST ELEVATION** SCALE 3/32"=1'-0" SCALE 3/32"=1'-0" GARAGE CONDO #1 **GARAGE CONDO #1** VERTICAL METAL PANEL-GALVALUME STANDING SEAM METAL ROOF - OVERHEAD DOOR SOUTH ELEVATION INTERIOR DRIVE ELEVATION SCALE 3/32"=1'-0" SCALE 3/32"=1'-0" GARAGE CONDO #1 & #2 GARAGE CONDO #2 ___ ALUM STOREFRONT WINDOWS - GALVALUME STANDING SEAM METAL ROOF ____ALUM STOREFRONT WINDOWS VERTICAL METAL PANEL-— OVERHEAD DOOR VERTICAL METAL PANEL— GALVALUME STANDING SEAM METAL ROOF LOW EAVE EL. 118'-0 LOW EAVE EL. 118'-O" - CMU MASONRY - CMU MASONRY IST FIN FLR EL. 100'-0" IST FIN FLR SOUTH ELEVATION **EAST ELEVATION** SCALE 3/32"=1'-0" SCALE 3/32"=1'-0" GARAGE CONDO #3 GARAGE CONDO #3 — GALVALUME ROOF at ANGLED CANOPY - GALVALUME STANDING SEAM METAL ROOF VERTICAL METAL PANEL—— ALUM STOREFRONT WINDOWS --2×6 CEDAR CAP SUPPORT RAIL TREATED NAILERS 7'-0"± - LOW EAVE - EL. 118'-0" - WD FACED COLUMN ¢ CAP at EACH POST - 2" + STEEL POSTS බ 8'-0" O.C. - CMU MASONRY 1x6 CEDAR PLANKS - BLACK FINISH ALTERNATING EACH SIDE OF FENCE -2.5" SQ STEEL TUBE SUPPORTS IST FIN FLR EL. 100'-0" 1'-0"\$ x 3'-0" DEEP CONC FOOTING OPEN STEEL PICKET WEST ELEVATION FENCE ELEVATION FENCE ELEVATION SCALE 3/32"=1'-0" GARAGE CONDO #3

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CIVIL ENGINEERING & SURVEYING

No. Revision Date By

SANTA FE ARAPAHOE
GENERAL PLAN DEVELOPMENT PLAN
ILLUSTRATIVE
GARAGE CONDO ELEVATIONS
PREPARED FOR CORNERSTON STORAGE 1, LLC

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 3 BUSINESS DAYS IN ADVANCE
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MEMBER UTILITIES

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