

MILLSTONE at COLUMBINE

SPECIFIC DEVELOPMENT PLAN

BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE SPECIFIC DEVELOPMENT PLAN KNOWN AS MILLSTONE AT COLUMBINE, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

EMERGENCY ACCESS NOTE
EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

STREET MAINTENANCE
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

PRIVATE STREET MAINTENANCE
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

LANDSCAPE MAINTENANCE
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE
THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

DRAINAGE MASTER PLAN
THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

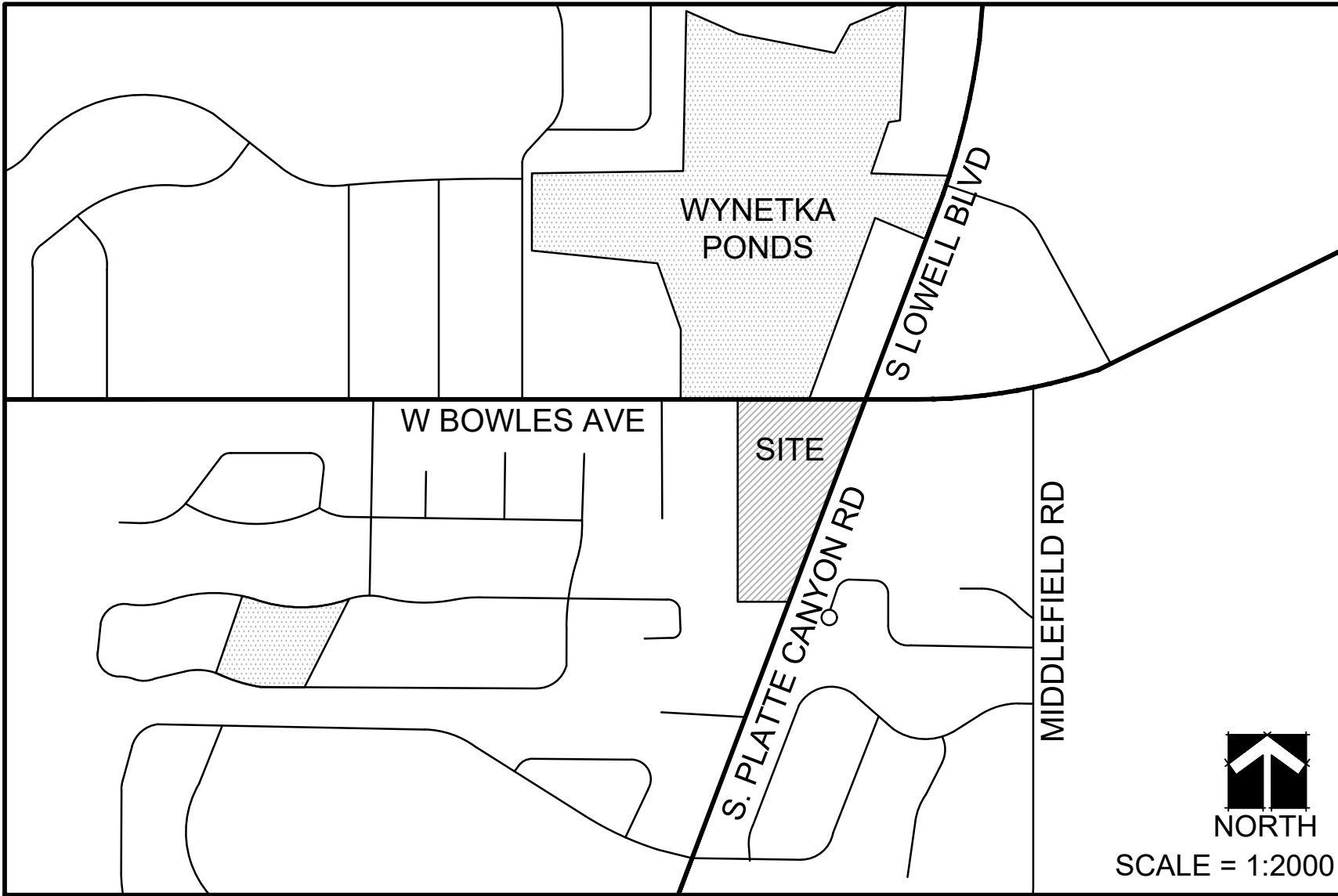
1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.

2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.

3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

MAINTENANCE EASEMENT
A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

VICINITY MAP



LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼ WHICH IS 268.70 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ¼ OF THE NORTHEAST 1/4 , 208.70 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼, 280.70 FEET TO THE SOUTH LINE OF WEST BOWLES AVENUE;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼, 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 DEGREES 49 MINUTES 15 SECONDS TO THE RIGHT (SOUTH 21 DEGREES 15 MINUTES WEST), ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, FOR A DISTANCE OF 1105.45 FEET;
THENCE NORTH 89 DEGREES 27 MINUTES 30 SECONDS WEST, 89.10 FEET TO THE POINT ON THE WEST LINE OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼;
THENCE NORTH ALONG SAID WEST LINE 824.00 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

CERTIFICATE OF OWNERSHIP

I, _____ HEREBY AFFIRM THAT I AM THE

OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST

IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS MILLSTONE AT COLUMBINE (S D P Z 2 0 - 0 0 2).

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____ }

S.S.

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY

OF _____, 20__ BY _____

AS _____ OF _____, AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

NOTARY I.D. NUMBER _____

MY COMMISSION EXPIRES _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,

THIS ____ DAY OF _____, A.D., 20 ____.

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,

THIS ____ DAY OF _____, A.D. 20 ____.

CHAIR: _____

CONTACTS

OWNER:

THE FRANCIS COMPANY, LLC
CONTACT: JERRIE ECKELBERGER
1998 OAK LEAF LANE,
GREENWOOD VILLAGE, COLORADO 80121
T 720.335.1370

PLANNER:

LAI DESIGN GROUP
CONTACT: JENNIFER CARPENTER
88 INVERNESS CIRCLE EAST - BUILDING J, SUITE 101
ENGLEWOOD, COLORADO 80112
T 303.734.1777 / F 303.734.1778

CIVIL ENGINEER & SURVEYOR:

CWC CONSULTING
CONTACT: BRYAN CLERICO
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO 80124
T 303.395.2700

SHEET INDEX

- 1 COVER SHEET
- 2 SITE DEVELOPMENT PLAN
- 3 GRADING PLAN
- 4 UTILITY PLAN
- 5 LANDSCAPE PLAN
- 6 - 7 DEVELOPMENT STANDARDS

ARCHITECT / PLANNER



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OWNER/CLIENT

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ATTN: JERRIE ECKELBERGER
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GREENWOOD VILLAGE, CO 80121

SPECIFIC DEVELOPMENT PLAN
MILLSTONE at COLUMBINE
5977 S. PLATTE CANYON ROAD
LITTLETON, CO 80123
COVER SHEET

PROFESSIONAL STAMP

PROJECT #: 181051
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

PRE-SUBMITTAL	07/19/2019
SDP # 1	11/27/2019
SDP # 2	02/24/2020
SDP # 3	09/23/2020
SDP # 4	11/02/2020

SHEET NUMBER

1

1 OF 7

MILLSTONE at COLUMBINE
SPECIFIC DEVELOPMENT PLAN

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TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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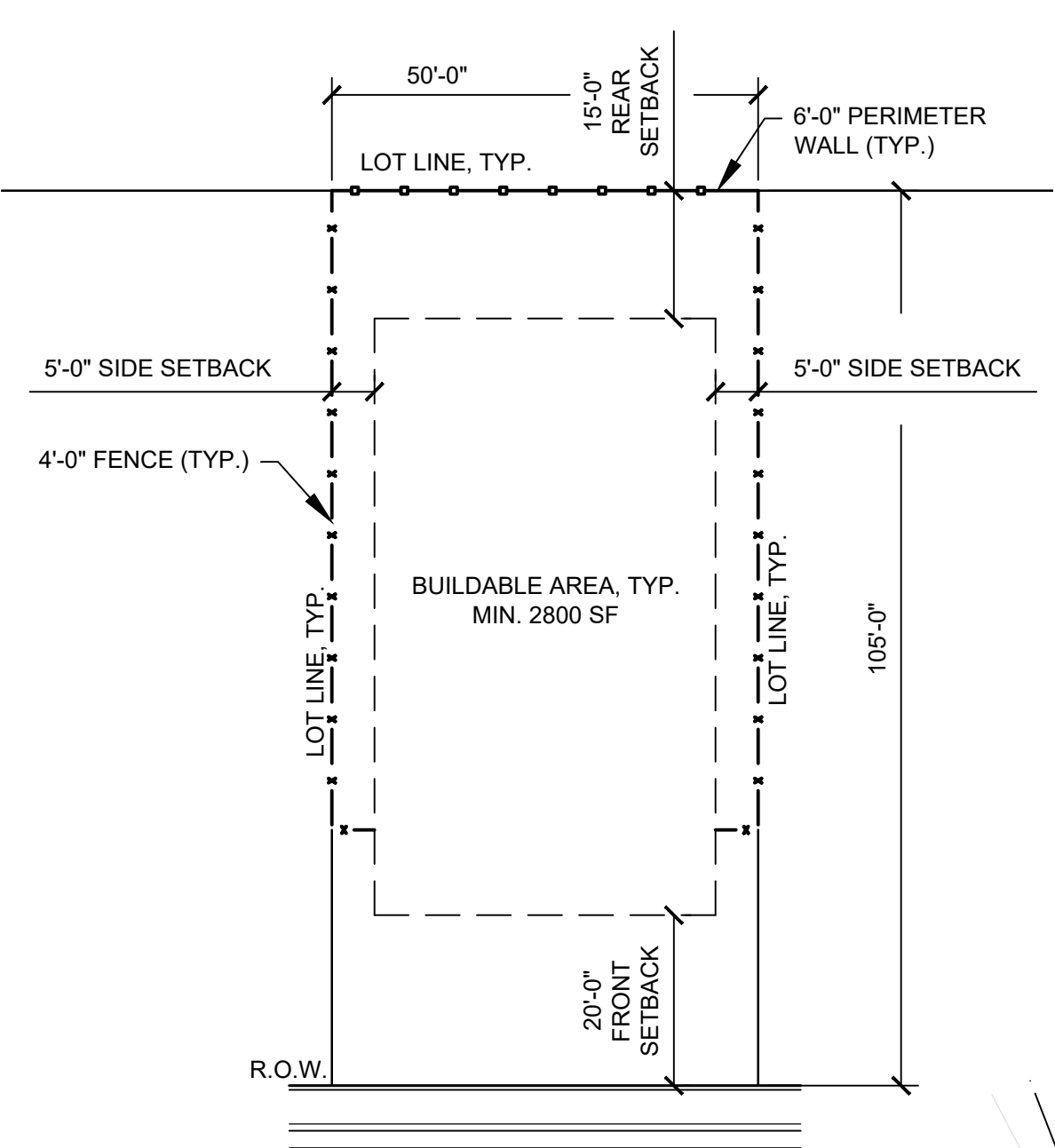
OVERALL SITE DATA

GROSS SITE AREA	246,070 SF (5.649 AC)
PROPOSED PERMITTED USE	SINGLE-FAMILY DETACHED DWELLING UNITS
TOTAL NUMBER OF UNITS	22 UNITS
PROPOSED DENSITY (MAX)	3.89 DU / AC

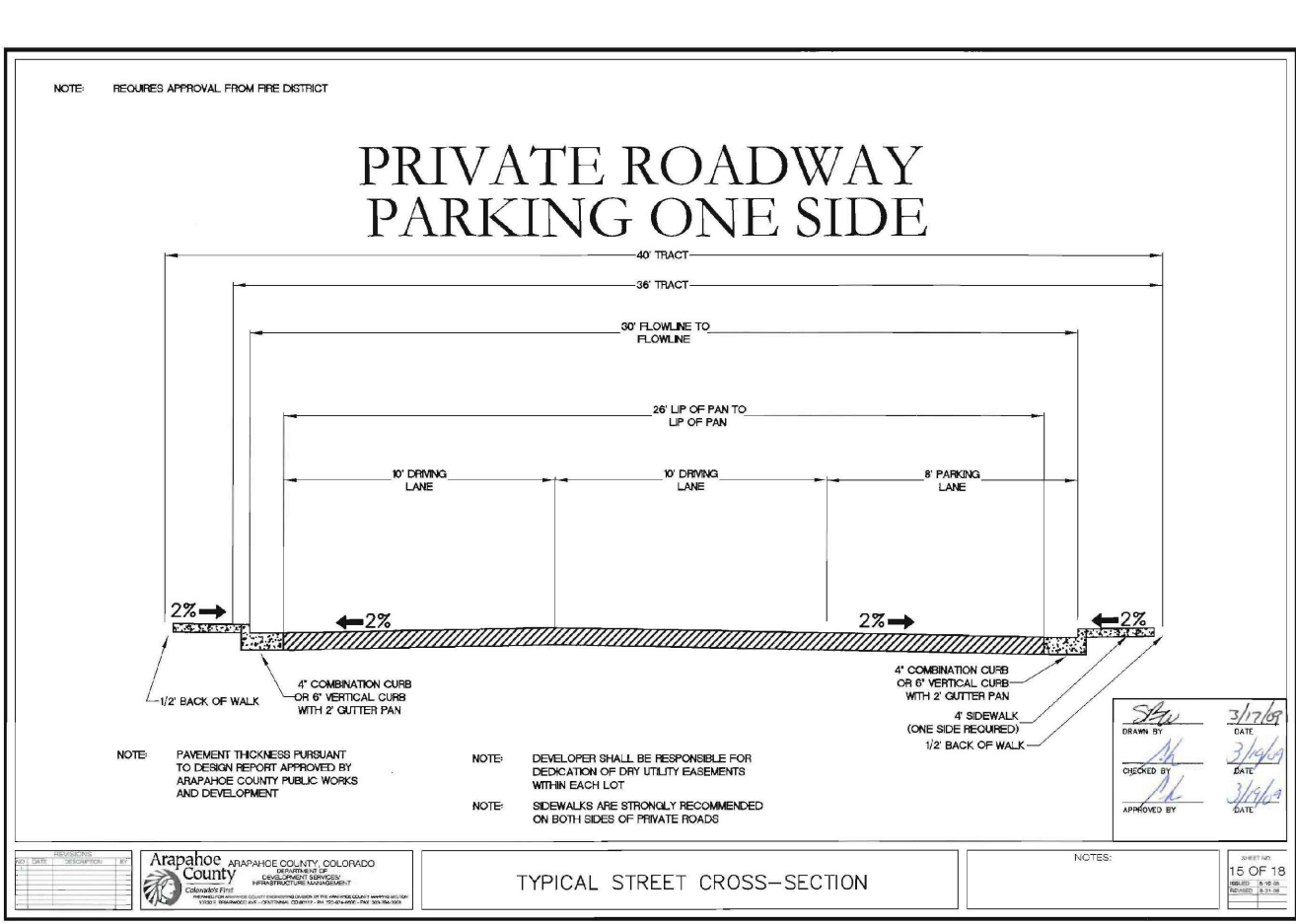
DEVELOPMENT CRITERIA

	EXISTING CURRENT ZONING R-2	PROPOSED PUD OVERLAY R-PSF (PUD)
FRONT LOT WIDTH (MIN.)	75'-0"	50'-0"
FRONT LOT SETBACKS	25'-0"	20'-0"
REAR LOT SETBACKS	25'-0"	15'-0"
SIDE LOT SETBACKS	15'-0"	5'-0"
LOT AREA (MIN.)	20,000 SF	5,250 SF
DISTANCE B/T BUILDINGS (MIN.)	30'-0"	10'-0"
BUILDING HEIGHT (MAX.)	25'-0"	BLOCK 1, 2, 3 - 26'-0" BLOCK 4, 5 - 30'-0"
BUILDING # OF STORIES (MAX)	NOT TO EXCEED TWENTY-FIVE (25) FEET	NOT TO EXCEED TWENTY-FIVE (25) FEET BLOCK 1, 2, 3 - ONE STORY RANCH BLOCK 4, 5 - RANCHES WITH LOFT ABOVE GARAGE
OPEN SPACE (COVERAGE)	10%	30% REQUIRED / 30% WILL BE PROVIDED
PARKING (MIN.)		
STANDARD SPACES	2 SPACES PER DWELLING UNIT	2 SPACES PER DWELLING UNIT (GARAGE)
GUEST SPACES	2 SPACES PER DWELLING UNIT	2 SPACES PER DWELLING UNIT (DRIVEWAY)
ACCESSIBLE PARKING	N/A	N/A

TYPICAL LOT DETAIL

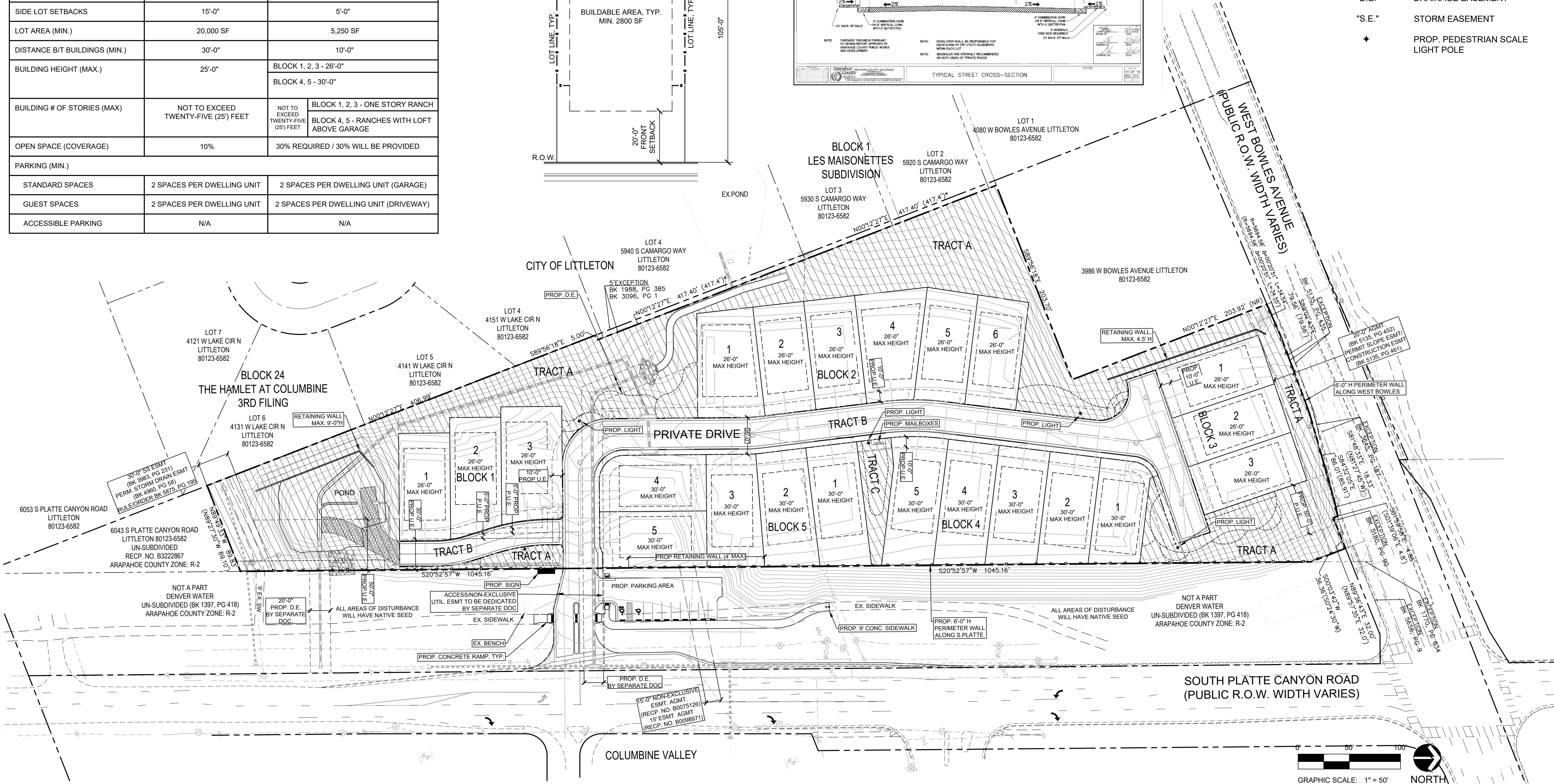


TYPICAL STREET CROSS-SECTION



LEGEND

---	PROPERTY LINE
---	PROPOSED LOT LINES
---	PROPOSED SETBACKS
---	PROPOSED EASEMENTS
---	PROPOSED SWALE
---	SIGHT TRIANGLES
---	OPEN SPACE ON PROPERTY
"EX"	EXISTING
"PROP"	PROPOSED
"U.E."	UTILITY EASEMENT
"P.U.E."	PRIVATE UTILITY EASEMENT BY SEPARATE DOCUMENT
"D.E."	DRAINAGE EASEMENT
"S.E."	STORM EASEMENT
+	PROP. PEDESTRIAN SCALE LIGHT POLE



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MILLSTONE at COLUMBINE
5977 S. PLATTE CANYON ROAD
LITTLETON, CO 80123
SITE DEVELOPMENT PLAN

PROFESSIONAL STAMP

PROJECT #: 181051
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

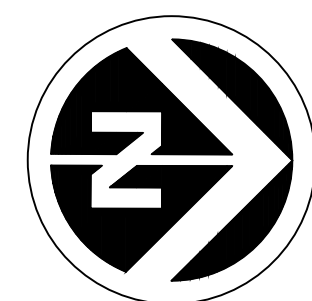
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SHEET NUMBER

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MILLSTONE at COLUMBINE
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TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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40 0 40 80
SCALE: 1"= 40'

ARCHITECT / PLANNER

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MILLSTONE AT COLUMBINE
5977 S. PLATTE CANYON ROAD
LITTLETON, CO 80123
GRADING PLAN

PROFESSIONAL STAMP

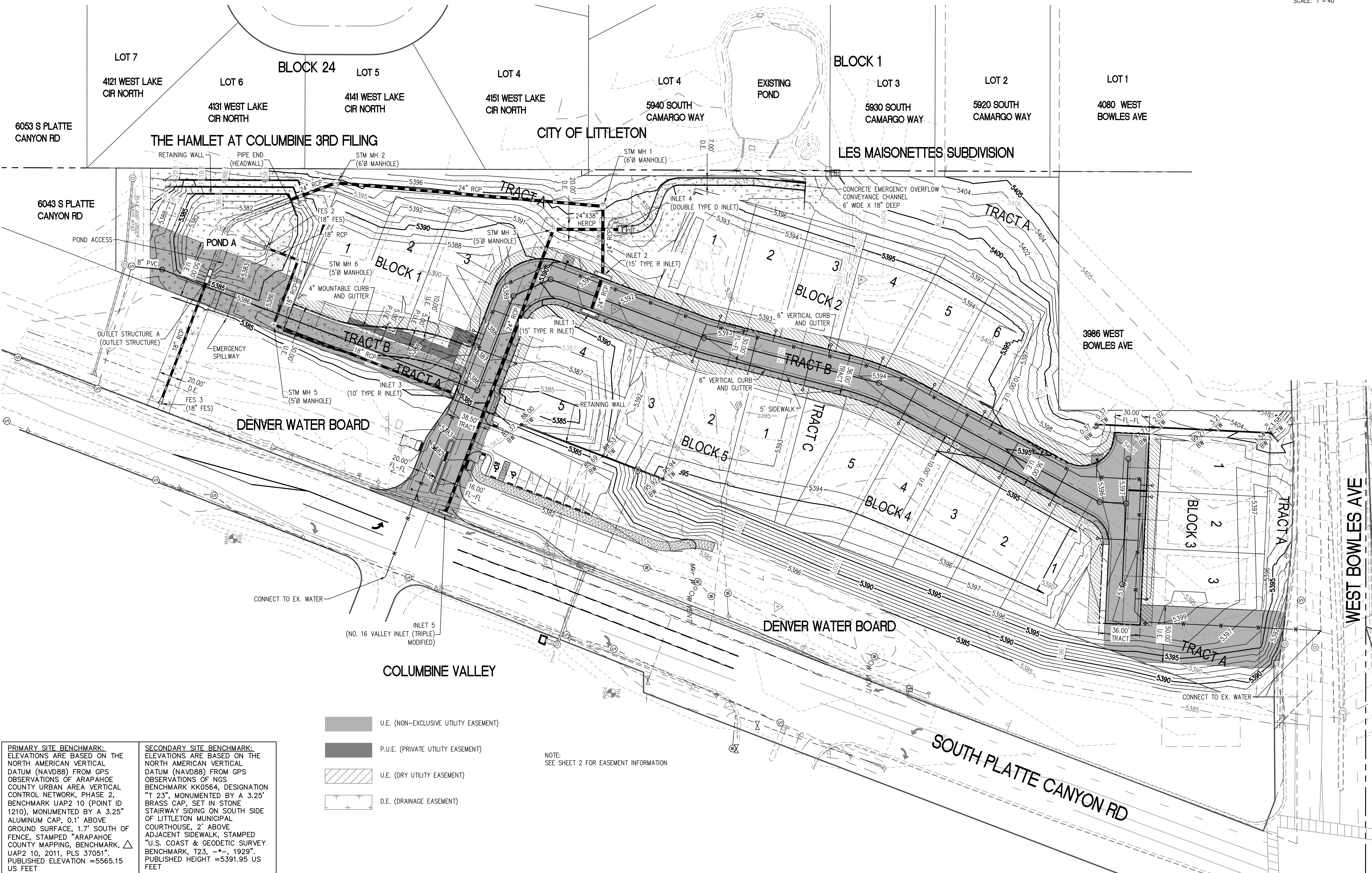
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SHEET NUMBER

3 OF 8



PRIMARY SITE BENCHMARK:
ELEVATIONS ARE BASED ON THE
NORTH AMERICAN VERTICAL
DATUM (NAVD88) FROM GPS
OBSERVATIONS OF ARAPAHOE
COUNTY URBAN AREA VERTICAL
CONTROL NETWORK, PHASE 2,
BENCHMARK UAP2 10 (POINT ID
1210), MONUMENTED BY A 3.25"
ALUMINUM CAP, 0.1' ABOVE
GROUND SURFACE, 1.7' SOUTH OF
FENCE, STAMPED "ARAPAHOE
COUNTY MAPPING, BENCHMARK, △
UAP2 10, 2011, PLS 37051".
PUBLISHED ELEVATION =5565.15
US FEET

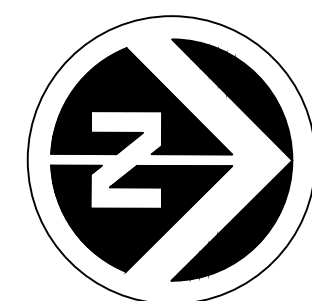
SECONDARY SITE BENCHMARK:
ELEVATIONS ARE BASED ON THE
NORTH AMERICAN VERTICAL
DATUM (NAVD88) FROM GPS
OBSERVATIONS OF NGS
BENCHMARK KK0564, DESIGNATION
"T 23", MONUMENTED BY A 3.25"
BRASS CAP, SET IN STONE
STAIRWAY SIDING ON SOUTH SIDE
OF LITTLETON MUNICIPAL
COURTHOUSE, 2' ABOVE
ADJACENT SIDEWALK, STAMPED
"U.S. COAST & GEODETIC SURVEY
BENCHMARK, T23, - 1929".
PUBLISHED HEIGHT =5391.95 US
FEET

NOTE:
SEE SHEET 2 FOR EASEMENT INFORMATION

T:\JOBS\ECKELBERGER DEVELOPMENT\PLATTE CANYON VILLAS\ENGINEERING\PLAN SETS\SDP\SDP GRADING.DWG, 11/2/2020 12:56 PM, BOLERICO,

MILLSTONE at COLUMBINE SPECIFIC DEVELOPMENT PLAN

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40 0 40 80
SCALE: 1"= 40'

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UTILITY PLAN

PROFESSIONAL STAMP

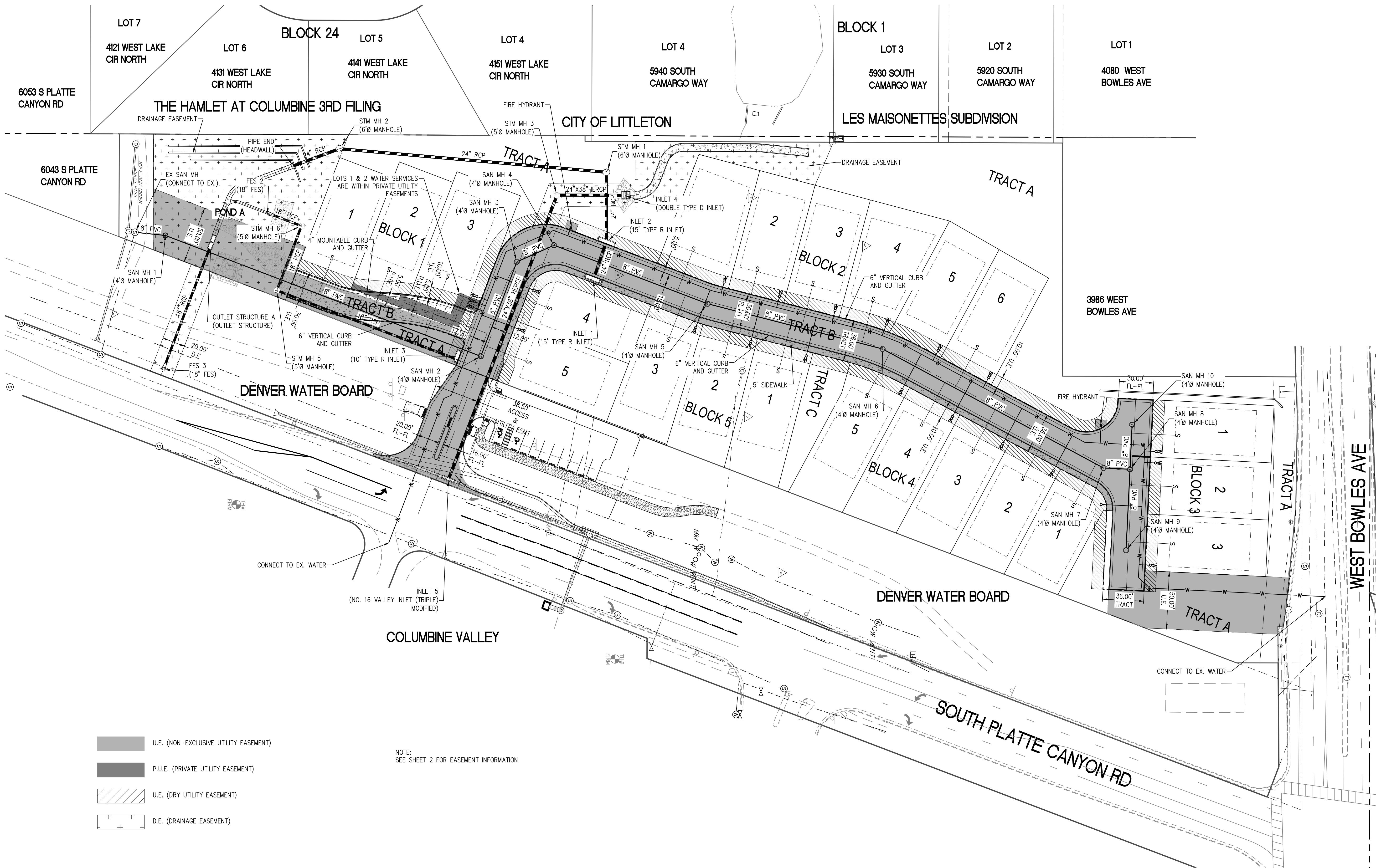
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- U.E. (NON-EXCLUSIVE UTILITY EASEMENT)
- P.U.E. (PRIVATE UTILITY EASEMENT)
- U.E. (DRY UTILITY EASEMENT)
- D.E. (DRAINAGE EASEMENT)

NOTE:
SEE SHEET 2 FOR EASEMENT INFORMATION

MILLSTONE at COLUMBINE
SPECIFIC DEVELOPMENT PLAN

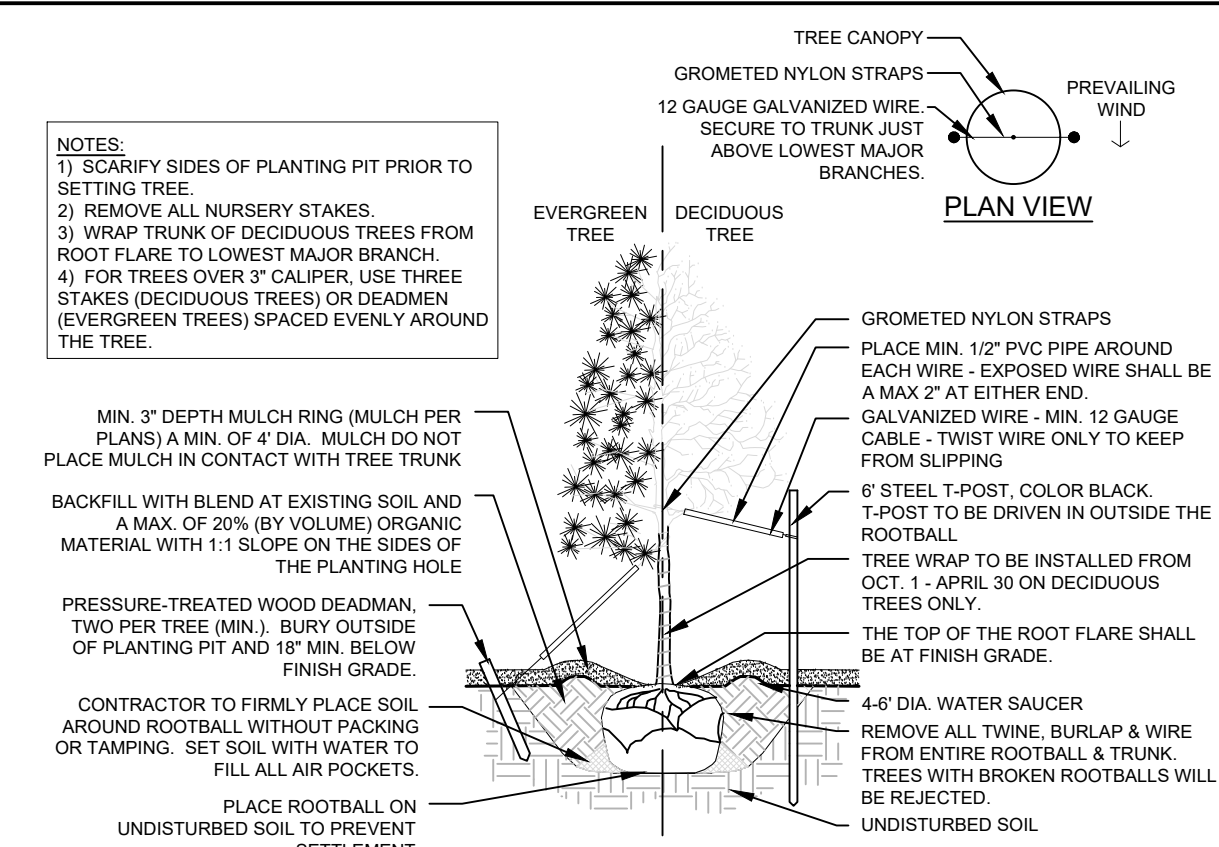
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PLANT LEGEND

SYMBOL	PLANT TYPE
	DECIDUOUS TREES - 2" CALIPER
	ORNAMENTAL TREES - MULTI STEM / 1.5" CALIPER
	EVERGREEN TREES - MIN. 6'-0" HEIGHT B&B, MIN. 8'-0" HEIGHT B&B WITHIN R.O.W.
	SHRUBS (DECIDUOUS) #5 CONTAINER MIN.
	SHRUBS (EVERGREEN) #5 CONTAINER MIN.
	ORNAMENTAL GRASS #5 CONTAINER MIN.
	PERENNIAL #1 CONTAINER MIN.
	BOULDERS, GRANITE OR EQUIVALENT

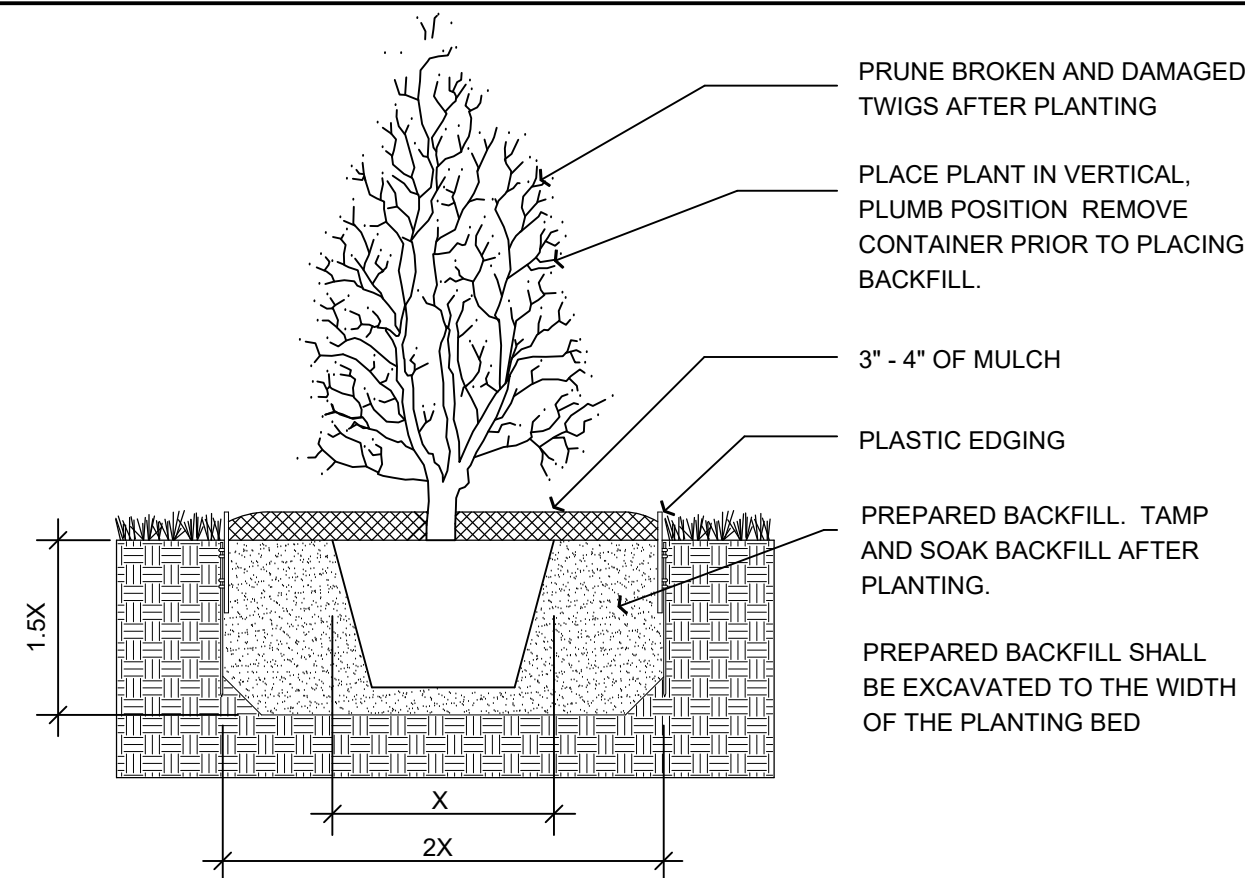
OPEN SPACE AREA REQUIRED = 73,821 SF
1 TREE & 10 SHRUBS / 1,000 SF OF LANDSCAPE AREA
TREE CALCULATIONS (DECIDUOUS, ORNAMENTAL & EVERGREEN) = 74 REQUIRED
SHRUB CALCULATIONS (DECIDUOUS & EVERGREEN) = 740 REQUIRED
ORNAMENTAL GRASS & PERENNIAL EQUIVALENT

TREE PLANTING DETAIL



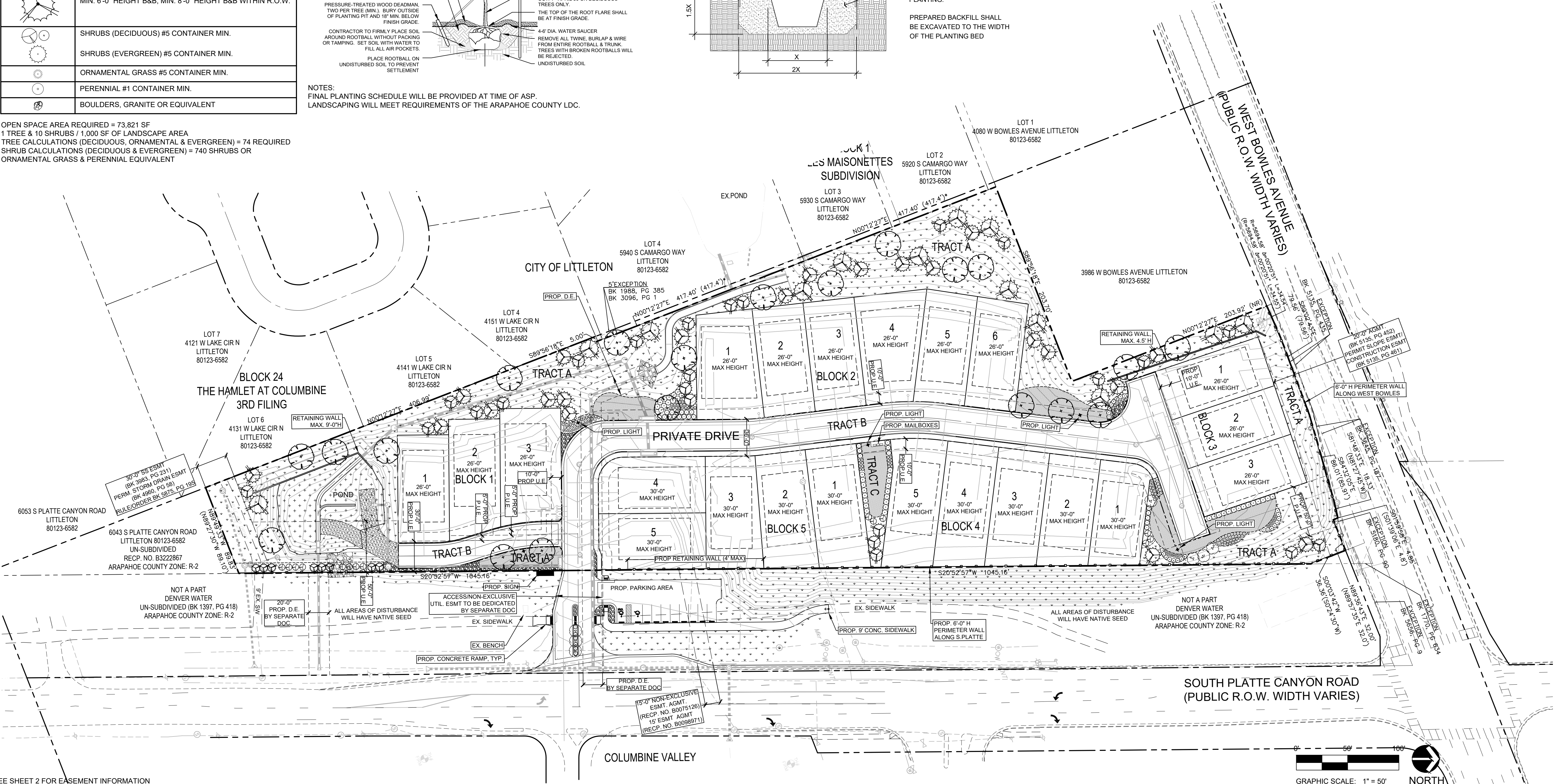
NOTES:
FINAL PLANTING SCHEDULE WILL BE PROVIDED AT TIME OF ASP.
LANDSCAPING WILL MEET REQUIREMENTS OF THE ARAPAHOE COUNTY LDC.

SHRUB PLANTING DETAIL



LEGEND

	PROPERTY LINE		NATIVE SEED - DETENTION
	PROPOSED LOT LINES		NATIVE SEED - OPEN SPACE
	PROPOSED SETBACKS		2 - 4" RIVER ROCK / COBBLE MIX
	PROPOSED EASEMENTS		TURF
	PROPOSED SWALE		DECOMPOSED GRANITE
	PROPOSED SIGHT TRIANGLES		
	PROPOSED STEEL EDGE		



*SEE SHEET 2 FOR EASEMENT INFORMATION

ARCHITECT / PLANNER



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LITTLETON, CO 80123
LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT #: 181051
DRAWN BY: LAI
CHECKED BY: JC

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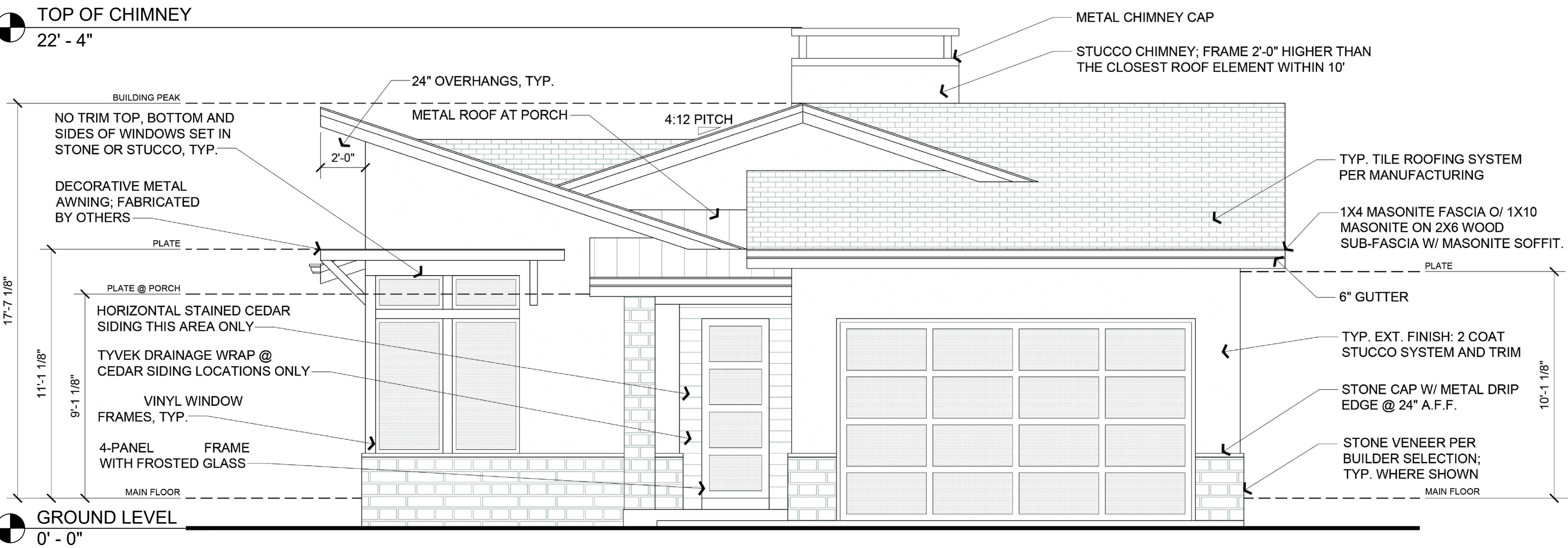
5
OF 7

MILLSTONE at COLUMBINE

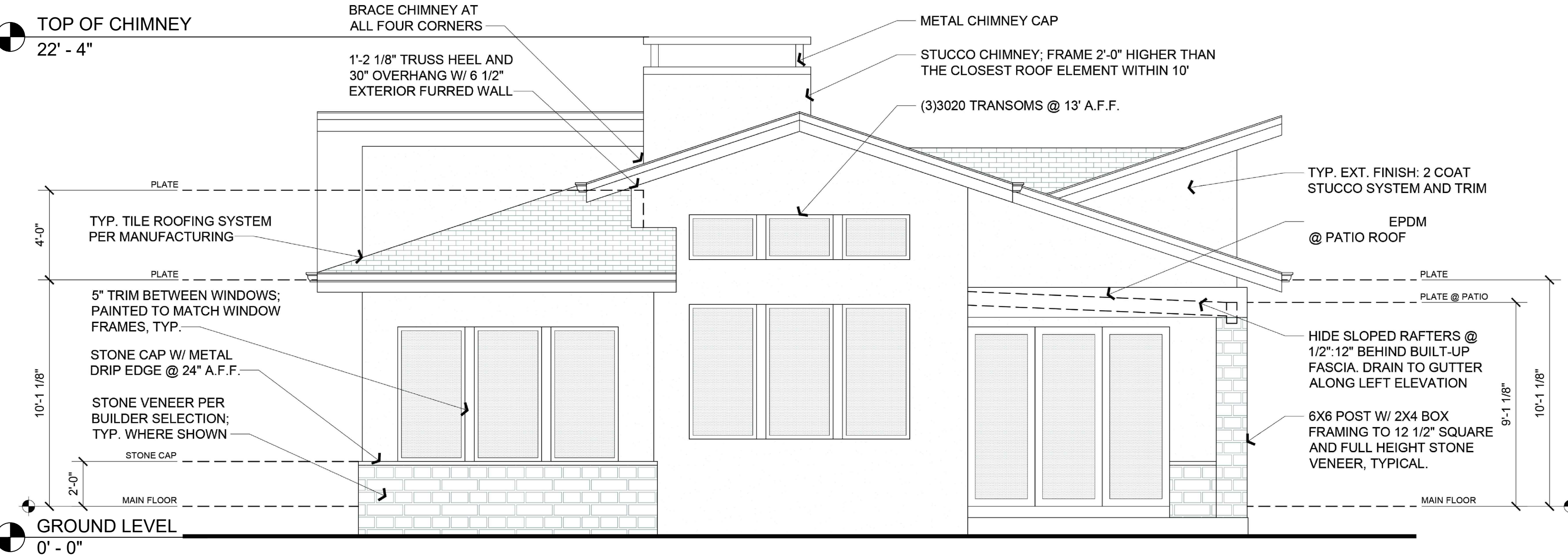
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TYPICAL ELEVATIONS



FRONT ELEVATION (ILLUSTRATIVE ONLY - TO BE FINALIZED AT TIME OF A.S.P.)



REAR ELEVATION (ILLUSTRATIVE ONLY - TO BE FINALIZED AT TIME OF A.S.P.)

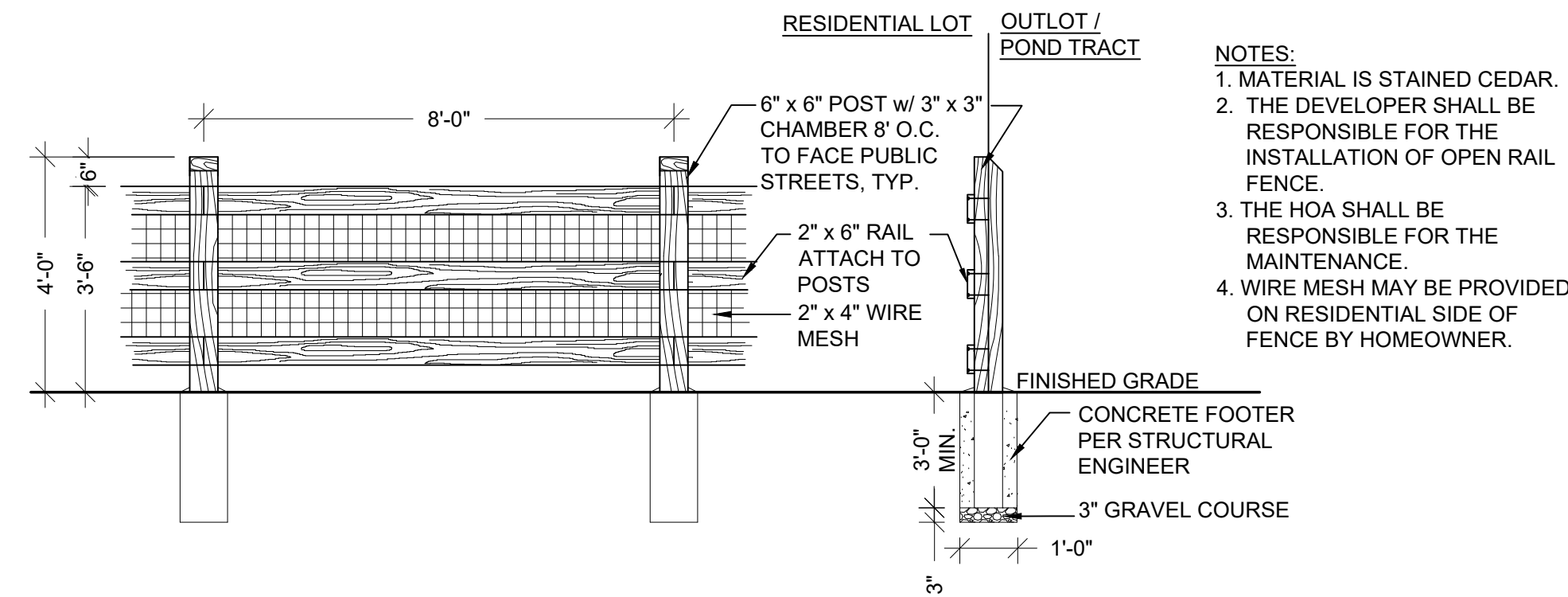
ARCHITECTURAL INTENT

SEMI-CUSTOM HOMEBUILDING™ ISN'T JUST A PHILOSOPHY, IT'S A MOVEMENT!
WE ARE REALLY EXCITED TO BRING SOMETHING NEW AND FRESH TO ARAPAHOE COUNTY. WE'LL STAY TRUE TO OUR FAVORITE FLOOR PLAN ELEMENTS WITH A MAIN LEVEL MASTER, OPEN SPACE IN THE KITCHEN AND GREAT ROOM, AND INTRODUCE A FEW NEW MODERN ELEMENTS. THIS PROJECT WILL HAVE AN EXCLUSIVE OFFERING OF JUST 22 SINGLE FAMILY HOMES WITH A MODERN TWIST.
LIGHTING SHALL BE LIMITED TO ON-BUILDING EXTERIORS AND LANDSCAPE LIGHTING.



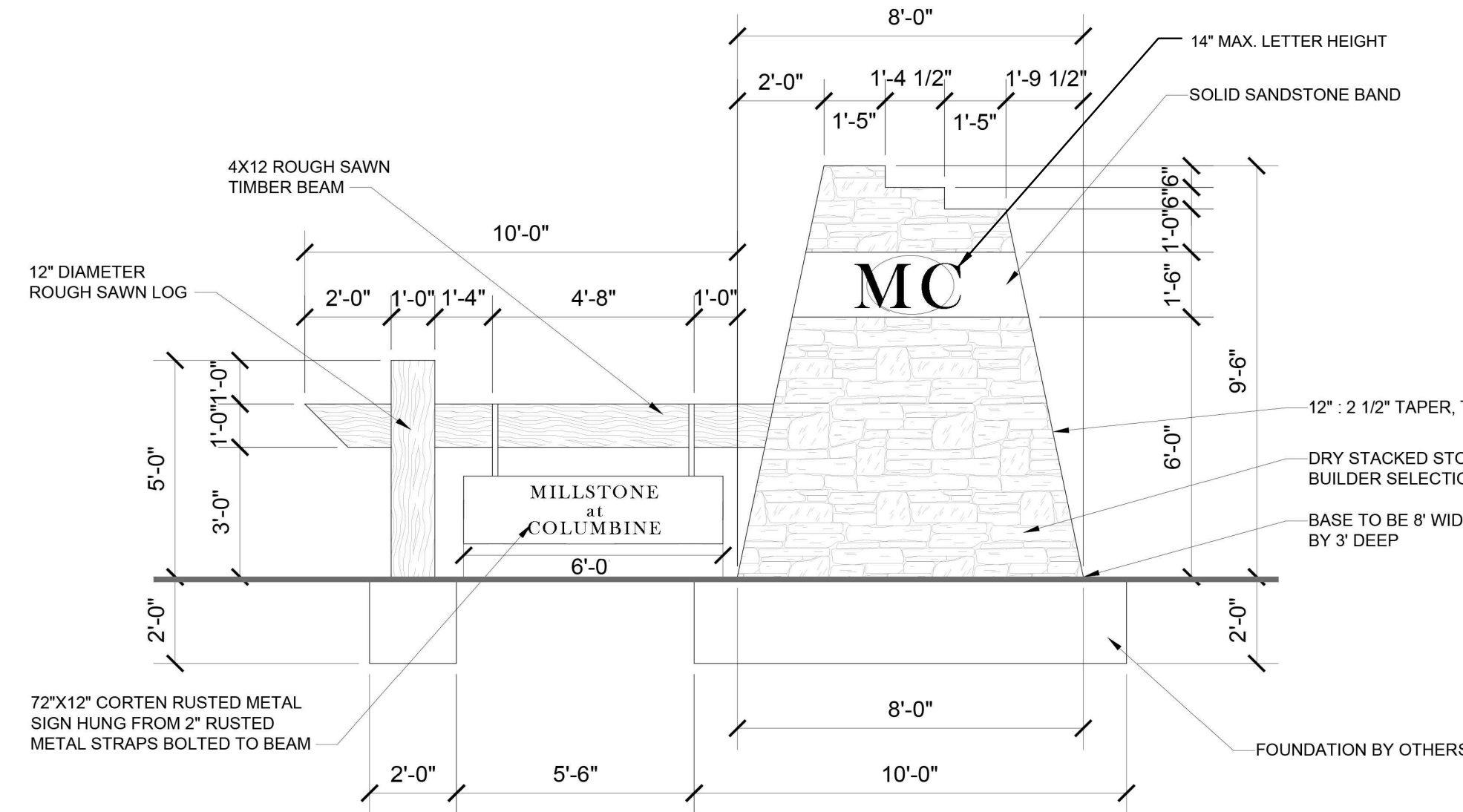
6'-0" PERIMETER WALL DETAIL

ILLUSTRATIVE PURPOSES ONLY - ALL FENCES BY SEPARATE PERMIT
ALL FENCES WILL COMPLY WITH ARAPAHOE COUNTY FENCE REGULATIONS



4'-0" FENCE DETAIL - RESIDENTIAL LOT

ILLUSTRATIVE PURPOSES ONLY - ALL FENCES BY SEPARATE PERMIT
ALL FENCES WILL COMPLY WITH ARAPAHOE COUNTY FENCE REGULATIONS



MONUMENT SIGN DETAIL

ILLUSTRATIVE PURPOSES ONLY - ALL SIGNS BY SEPARATE PERMIT AND APPLICABLE TO THE LDC SECTION 12-302 EXCEPT WHERE NOTED.
12-302 (A) THE SIGN (NOT BEAMS AND COLUMN) SHALL NOT EXCEED 10 SF (CODE = 6 SF)
12-302 (C) THE HEIGHT OF THE SIGN SHALL NOT EXCEED 10'-0" IN HEIGHT (CODE = 6 FT)

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
www.LAIdesigngroup.com

OWNER/CLIENT

THE FRANCIS COMPANY, LLC.
ATTN: JERRIE ECKELBERGER
1998 OAK LEAF LANE
GREENWOOD VILLAGE, CO 80121

SPECIFIC DEVELOPMENT PLAN
MILLSTONE at COLUMBINE
5977 S. PLATTE CANYON ROAD
LITTLETON, CO 80123
DEVELOPMENT STANDARDS

PROFESSIONAL STAMP

PROJECT #: 181051
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

PRE-SUBMITTAL	07/19/2019
SDP # 1	11/27/2019
SDP # 2	02/24/2020
SDP # 3	09/23/2020
SDP # 4	11/02/2020

SHEET NUMBER

6

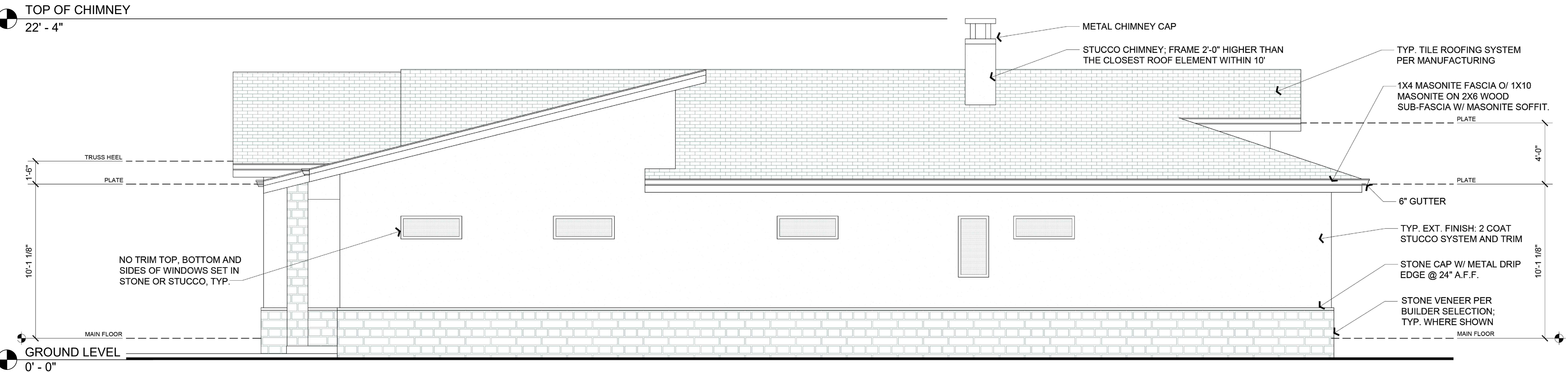
6 OF 7

MILLSTONE at COLUMBINE

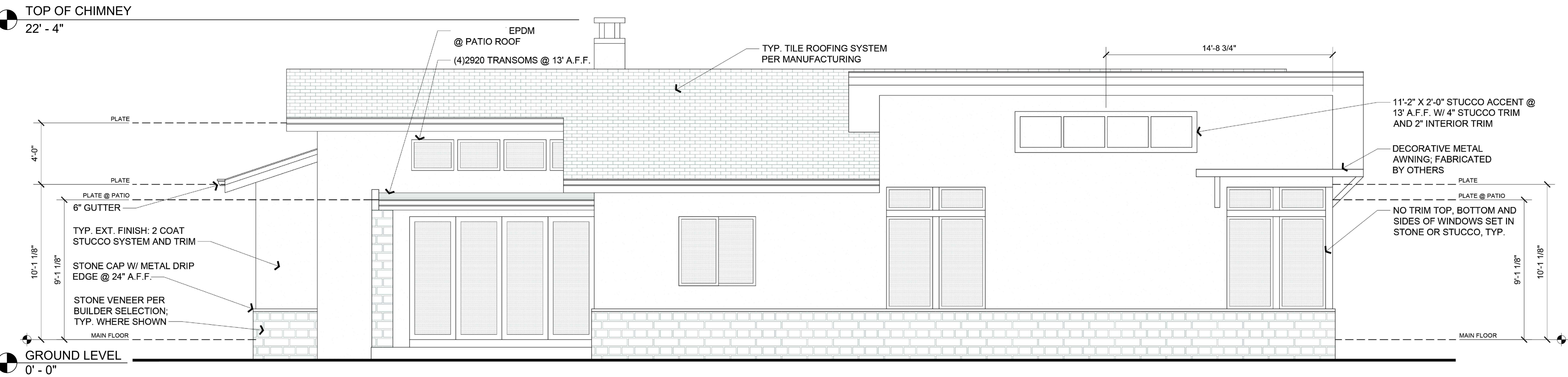
SPECIFIC DEVELOPMENT PLAN

BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO

TYPICAL ELEVATIONS, TYP.



RIGHT ELEVATION (ILLUSTRATIVE ONLY - TO BE FINALIZED AT TIME OF A.S.P.)



LEFT ELEVATION (ILLUSTRATIVE ONLY - TO BE FINALIZED AT TIME OF A.S.P.)

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