

TRACT	OWNERSHIP	AREA SF	AREA AC	USE
A	ARVADA	264,226 SF	6.066 AC	PUBLIC OPEN SPACE/TRAIL
B	DISTRICT	49,772 SF	1.143 AC	OPEN SPACE, UTILITY, DRAINAGE & PEDESTRIAN ACCESS
C	DISTRICT	5,034 SF	0.116 AC	PRIVATE DRIVE
D	DISTRICT	15,491 SF	0.356 AC	PRIVATE DRIVE
E	DISTRICT	1,626 SF	0.037 AC	OPEN SPACE, UTILITY, DRAINAGE & PEDESTRIAN ACCESS
F	DISTRICT	14,786 SF	0.339 AC	PRIVATE DRIVE
G	DISTRICT	6,316 SF	0.145 AC	OPEN SPACE / UTILITY & DRAINAGE
H	DISTRICT	108,389 SF	2.488 AC	PARK, TRAIL & PEDESTRIAN ACCESS
I	DISTRICT	32,236 SF	0.740 AC	PRIVATE DRIVE
J	DISTRICT	5,237 SF	0.120 AC	OPEN SPACE / UTILITY & DRAINAGE
K	DISTRICT	314,954 SF	7.230 AC	OPEN SPACE, UTILITY, DRAINAGE & PEDESTRIAN ACCESS
L	DISTRICT	49,756 SF	1.142 AC	PRIVATE DRIVE
M	DISTRICT	1,556 SF	0.036 AC	OPEN SPACE / UTILITY & DRAINAGE
N	DISTRICT	1,610 SF	0.037 AC	OPEN SPACE, UTILITY, DRAINAGE & PEDESTRIAN ACCESS
O	DISTRICT	1,950 SF	0.045 AC	OPEN SPACE, UTILITY, DRAINAGE & PEDESTRIAN ACCESS
P	DISTRICT	3,081 SF	0.071 AC	OPEN SPACE / UTILITY & DRAINAGE
Q	DISTRICT	33,527 SF	0.770 AC	OPEN SPACE, UTILITY, DRAINAGE & PEDESTRIAN ACCESS
R	DISTRICT	1,697 SF	0.039 AC	OPEN SPACE, UTILITY, DRAINAGE & PEDESTRIAN ACCESS
S	PRIVATE	403,435 SF	9.262 AC	FUTURE DEVELOPMENT
T	PRIVATE	8,886 SF	0.204 AC	OPEN SPACE / UTILITY & DRAINAGE
U	PRIVATE	13,348 SF	0.306 AC	OTHER / NONE
V	PRIVATE	9,005 SF	0.207 AC	OTHER / NONE
W	PRIVATE	649 SF	0.015 AC	OTHER / NONE
X	PRIVATE	278 SF	0.006 AC	OTHER / NONE

HASKINS STATION

FINAL DEVELOPMENT PLAN

A PARCEL OF LAND BEING ALL OF TRACT L, SKYLINE ESTATES FILING NO. 1, A SUBDIVISION RECORDED AT RECEPTION NO. F0988769 TOGETHER WITH THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2015097882 AND LOCATED IN THE WEST 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
240 RESIDENTIAL LOTS AND 24 TRACTS

LEGEND & ABBREVIATIONS

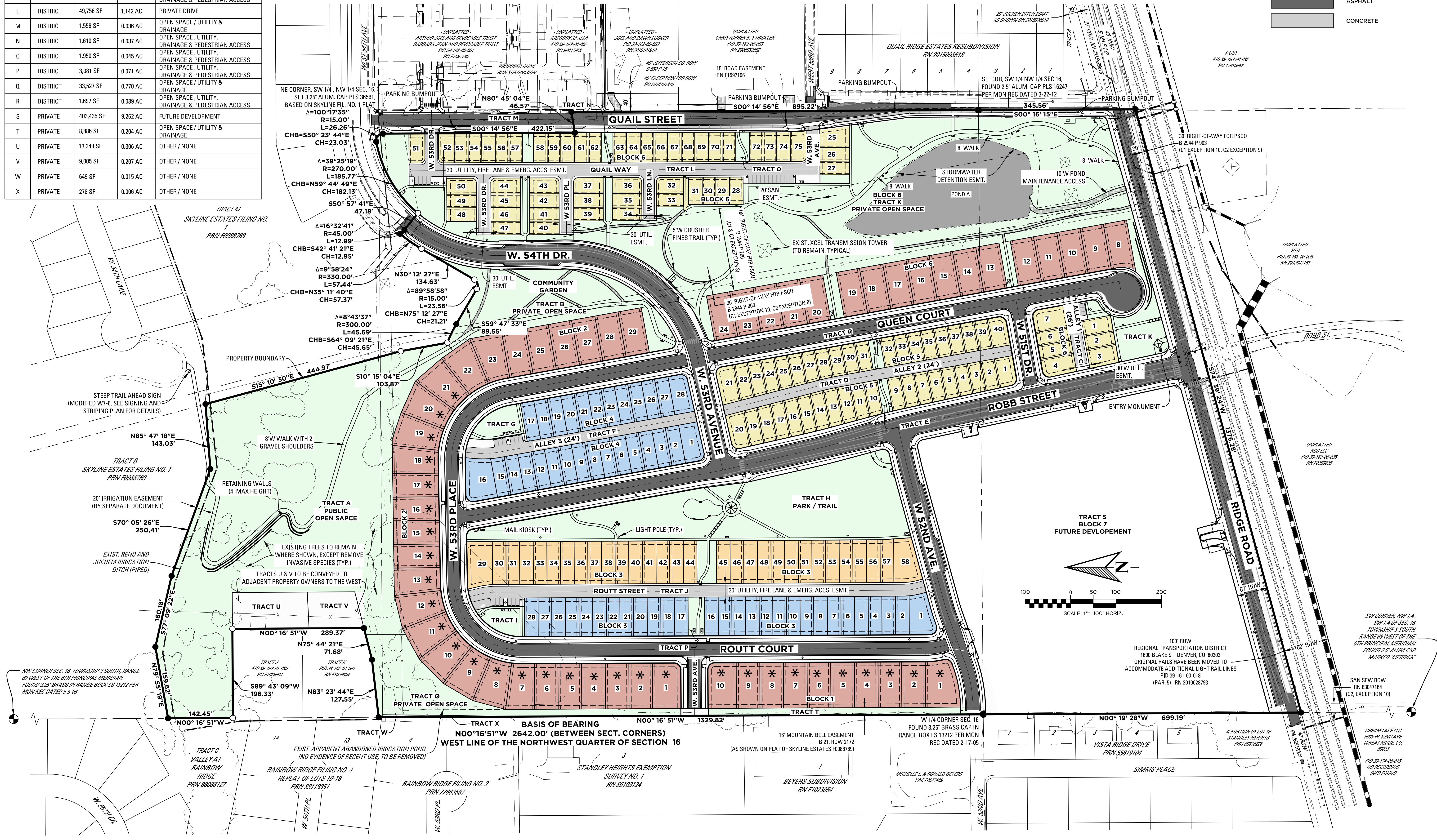
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊗ XCEL TOWERS
- ⊙ MONUMENTS (SECTION CORNERS)
- * LOTS RESTRICTED TO SINGLE-STORY
- PROPERTY BOUNDARY
- LOT LINES
- - - EASEMENT LINES
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- ESMT EASEMENT AS DESCRIBED
- RTD REGIONAL TRANSPORTATION DISTRICT
- PSCD PUBLIC SERVICE COMPANY OF COLORADO
- ROW RIGHT-OF-WAY
- SAN SANITARY SEWER
- UTIL UTILITY
- EMERG EMERGENCY ACCESS

NOTES

- BASIC DIMENSION INFORMATION ON LOTS AND TRACTS CAN BE SEEN ON SHEETS 5-8 OF THE FDP.

HATCH TYPE LEGEND

- SINGLE-FAMILY DETACHED
- DUPLEX
- DUPLEX W/ FULL LENGTH DRIVEWAY
- SINGLE-FAMILY DETACHED ALLEY ACCESS
- OPEN SPACE
- ASPHALT
- CONCRETE



ENGINEERING:
KT
KT ENGINEERING
12520 W. 58th Ave. #330
Arvada, CO 80002
P: 720.638.5190
www.kting.net

ARCHITECTURE / PLANNING:
acdc
architecture design collaborative
10113 Inverness Main St. Suite T
Englewood, Colorado 80112
www.acdcollaborative.com
303.351.0040

Consilium Design
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
7353 South Atton Way, Suite 135
Centennial, CO 80112
Ph. 303.224.9520
www.consiliumdesign.com

PREPARED FOR:
SSM RIDGE, LLC
7353 South Atton Way
Centennial, CO 80112
P: 303.770.9111

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
1.	06-20-2019	KT	REFERRAL COMMENTS
2.	07-12-2019	LIL	CITY OF ARVADA COMMENTS
3.	08-22-2019	LIL	CITY OF ARVADA COMMENTS
4.			
5.			
6.			

SHEET INFO:

HASKINS STATION

FINAL DEVELOPMENT PLAN

OVERALL SITE PLAN

PROJECT NO:
0049-1613

DRAWN BY:
IJL

DESIGNED BY:
KT

SCALE:
1" = 100'

SUBMITTED ON:
12.19.2018

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