

WILD PLUM - REVISION 1



OPTIONAL SECOND ACCESS
 a) FULL MOVEMENT (UNRESTRICTED)
 b) RESTRICTED WITH GATES
 c) EMERGENCY ACCESS ONLY (RESTRICTED)

POTENTIAL GATE LOCATION FOR TRAFFIC CONTROL PER TOWN DIRECTION, TYR.

DEVELOPER TO PROVIDE FUNDS FOR TRAFFIC SIGNAL AT HUNTER RUN LN. & S. PLATTE CANYON RD. IF CDOT WILL ALLOW A SIGNAL.



POTENTIAL GATE LOCATION FOR TRAFFIC CONTROL PER TOWN DIRECTION, TYR.

POTENTIAL GATE LOCATION FOR TRAFFIC CONTROL PER TOWN DIRECTION, TYR.

WILD PLUM

ORIGINAL PLAN:

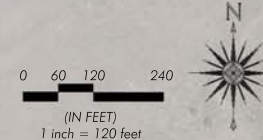
LOTS PROPOSED: 105
 AVERAGE LOT SIZE: +15,000 SF
 % OPENSACE: 55.9%
 SETBACKS: FRONT & REAR = 25'
 SIDE = 7.5'

REVISION 1:

LOTS PROPOSED: 105
 AVERAGE LOT SIZE: +17,000 SF
 OPENSACE: 52.3%
 SETBACKS: FRONT = 25'
 SIDE & REAR = 15'

PREPARED FOR:
 CalAtlantic Homes
 6161 S. Syracuse Way, Suite 200
 Greenwood Village, CO, 80111

PREPARED BY:
 PCS Group INC.
 #3-B-180 Independence Plaza
 1001 16th Street, Denver, CO, 80265



*Illustrative depiction subject to change.

July 2016

WILD PLUM - REVISION 2



OPTIONAL SECOND ACCESS
 a) FULL MOVEMENT (UNRESTRICTED)
 b) RESTRICTED WITH GATES
 c) EMERGENCY ACCESS ONLY (RESTRICTED)

POTENTIAL GATE LOCATION FOR TRAFFIC CONTROL PER TOWN DIRECTION, TYR.

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DEVELOPER TO PROVIDE FUNDS FOR TRAFFIC SIGNAL AT HUNTER RUN LN. & S. PLATTE CANYON RD. IF CDOT WILL ALLOW A SIGNAL.



WILD PLUM

ORIGINAL PLAN:

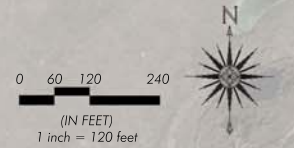
LOTS PROPOSED: 105
 AVERAGE LOT SIZE: +15,000 SF
 % OPENSACE: 55.9%
 SETBACKS: FRONT & REAR = 25'
 SIDE = 7.5'

REVISION 2:

LOTS PROPOSED: 105
 AVERAGE LOT SIZE: +21,780 SF (1/2 ACRE)
 OPENSACE: 40.3%
 SETBACKS: FRONT = 25'
 SIDE & REAR = 15'

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WILD PLUM - REVISION 3

FULLY GATED PRIVATE ROADS, TRAILS, OPEN SPACE FOR WILD PLUM RESIDENTS ONLY



DEVELOPER TO PROVIDE FUNDS FOR TRAFFIC SIGNAL AT HUNTER RUN LN. & S. PLATTE CANYON RD. IF CDOT WILL ALLOW A SIGNAL.

GATE LOCATION (RESTRICTED)

GATE LOCATION (RESTRICTED TO EMERGENCY VEHICLES) PEDESTRIAN ACCESS NORTH ALLOWED RESTRICTED ACCESS TO THE SOUTH

WILD PLUM

ORIGINAL PLAN:

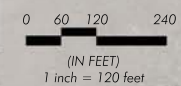
LOTS PROPOSED: 105
 AVERAGE LOT SIZE: +15,000 SF
 % OPENSACE: 55.9%
 SETBACKS: FRONT & REAR = 25'
 SIDE = 7.5'

REVISION 3:

LOTS PROPOSED: 105
 AVERAGE LOT SIZE: +17,000 SF
 OPENSACE: 52.3%
 SETBACKS: FRONT = 25'
 SIDE & REAR = 15'

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