

LEGAL DESCRIPTION
(PREPARED BY AZTEC CONSULTANTS)

TRACT 1:
A TRACT OF LAND IN SOUTH 1/2 NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT CORNER NUMBER 1 LOCATED IN THE NEVADA DITCH, 6 FEET WEST FROM CENTER OF NORTHEAST 1/4 OF SAID SECTION 30, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER OF SAID DITCH 1440 FEET, MORE OR LESS, TO CORNER NUMBER 2, THE POINT OF INTERSECTION OF CENTERLINE OF SAID DITCH WITH SOUTH LINE OF NORTHEAST 1/4 OF SAID SECTION 30, SAID CORNER NUMBER 2 BEING 468 FEET, MORE OR LESS, WEST FROM SOUTHWEST CORNER OF SOUTHEAST 1/4 NORTHEAST 1/4 OF SAID SECTION 30, THENCE EAST ALONG SOUTH LINE 1156.6 FEET MORE OR LESS TO CORNER NUMBER 3, THENCE NORTH 1320 FEET TO CORNER NUMBER 4, THENCE WEST 676.5 FEET, MORE OR LESS, TO CORNER NUMBER 1, THE PLACE OF BEGINNING,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

TRACT 2:
NORTHWEST 1/4 NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN LYING EAST OF THE NEVADA DITCH,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

TRACT 3:
A TRACT OF LAND IN THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 NORTHEAST 1/4 OF SAID SECTION 30, A PIN WITH CAP LS 9872,

THENCE SOUTH 00 DEGREES 49 MINUTES 17 SECONDS WEST 975.96 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 NORTHEAST 1/4 TO THE TRUE POINT OF BEGINNING,

THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING EIGHTEEN (18) COURSES:

- 1) THENCE SOUTH 83 DEGREES 44 MINUTES 02 SECONDS EAST, 27.77 FEET,
- 2) THENCE SOUTH 78 DEGREES 50 MINUTES 11 SECONDS EAST, 76.98 FEET,
- 3) THENCE SOUTH 83 DEGREES 20 MINUTES 28 SECONDS EAST, 15.55 FEET,
- 4) THENCE SOUTH 84 DEGREES 48 MINUTES 12 SECONDS EAST, 7.57 FEET,
- 5) THENCE NORTH 86 DEGREES 09 MINUTES 37 SECONDS EAST, 7.72 FEET,
- 6) THENCE NORTH 79 DEGREES 57 MINUTES 55 SECONDS EAST, 23.11 FEET,
- 7) THENCE NORTH 57 DEGREES 36 MINUTES 54 SECONDS EAST, 17.48 FEET,
- 8) THENCE NORTH 61 DEGREES 58 MINUTES 24 SECONDS EAST, 6.84 FEET,
- 9) THENCE NORTH 41 DEGREES 02 MINUTES 15 SECONDS EAST, 6.33 FEET,
- 10) THENCE NORTH 35 DEGREES 52 MINUTES 22 SECONDS EAST, 7.67 FEET,
- 11) THENCE NORTH 27 DEGREES 32 MINUTES 55 SECONDS EAST, 7.67 FEET,
- 12) THENCE NORTH 19 DEGREES 51 MINUTES 32 SECONDS EAST, 7.74 FEET,
- 13) THENCE NORTH 15 DEGREES 08 MINUTES 46 SECONDS EAST, 7.72 FEET,
- 14) THENCE NORTH 05 DEGREES 54 MINUTES 46 SECONDS EAST, 6.66 FEET,
- 15) THENCE NORTH 01 DEGREES 16 MINUTES 12 SECONDS WEST, 6.96 FEET,
- 16) THENCE NORTH 04 DEGREES 23 MINUTES 46 SECONDS EAST, 6.73 FEET,
- 17) THENCE NORTH 16 DEGREES 55 MINUTES 18 SECONDS WEST, 8.77 FEET,
- 18) THENCE NORTH 43 DEGREES 25 MINUTES 18 SECONDS EAST, 172.41 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE NEVADA DITCH,

THENCE ALONG THE CENTERLINE OF THE NEVADA DITCH THE FOLLOWING EIGHT (8) COURSES:

- 1) THENCE SOUTH 37 DEGREES 58 MINUTES 45 SECONDS EAST, 79.24 FEET
- 2) THENCE SOUTH 47 DEGREES 17 MINUTES 26 SECONDS EAST, 88.46 FEET
- 3) THENCE SOUTH 15 DEGREES 04 MINUTES 07 SECONDS EAST, 26.93 FEET
- 4) THENCE SOUTH 29 DEGREES 11 MINUTES 51 SECONDS WEST, 38.95 FEET
- 5) THENCE SOUTH 53 DEGREES 40 MINUTES 23 SECONDS WEST, 126.61 FEET
- 6) THENCE SOUTH 53 DEGREES 02 MINUTES 34 SECONDS WEST, 262.80 FEET
- 7) THENCE SOUTH 73 DEGREES 18 MINUTES 03 SECONDS WEST, 41.76 FEET
- 8) THENCE SOUTH 55 DEGREES 21 MINUTES 10 SECONDS WEST, 79.16 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 NORTHEAST 1/4,

THENCE NORTH 00 DEGREES 49 MINUTES 17 SECONDS EAST, 289.36 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

CONTAINING AND AREA OF 104.283 ACRES, (4,542,589 SQUARE FEET), MORE OR LESS.

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PLAT KNOWN AS "WILD PLUM", THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE TOWN STREET CONSTRUCTION STANDARDS 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 TOWN ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVIDERS IMPROVEMENTS AGREEMENTS. 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. THE TOWN OF COLUMBINE VALLEY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE TOWN MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN THE TOWN 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 HOMEOWNERS ASSOCIATION OR SOME OTHER ENTITY OTHER THAN THE TOWN, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SITE TRIANGLE MAINTENANCE

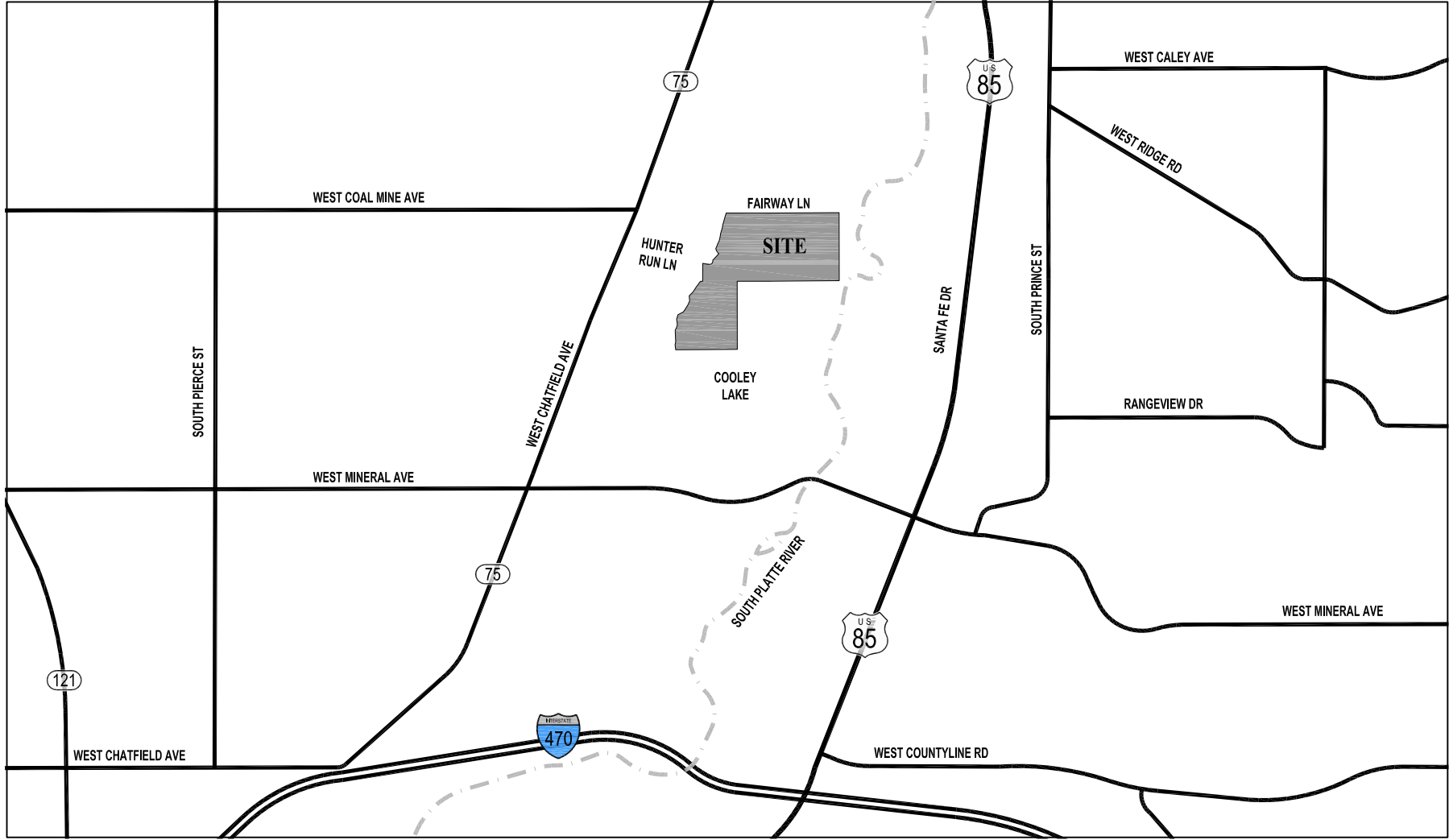
THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE. THE SIGHT TRIANGLE RELATIONSHIP DEVELOPED FOR USE IN ARAPAHOE COUNTY IS BASED UPON THE DIMENSIONS SHOWN IN DETAIL SP-26 IN APPENDIX A OF THE ARAPAHOE COUNTY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.

DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE TOWN 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 TOWN 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 TOWN ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE TOWN 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 3.3.2 OF THE ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE TOWN AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

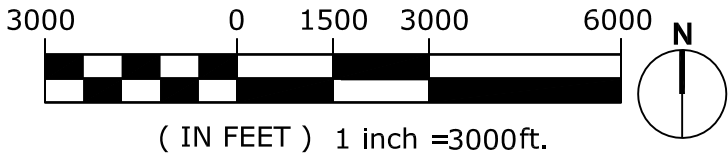
Wild Plum
Preliminary Development Plan
A Part of the NE ¼ of Section 30 and the NW ¼ of Section 29,
Township 5 South, Range 68 West of the Sixth Principal Mertidan,
County of Arapahoe, State of Colorado
104.283 Acres



VICINITY MAP

AREA TABULATION

AREA TABULATION		
USE	AREA	% OF TOTAL
RIGHT-OF-WAY	9.70 ACRE	9.30 %
OPEN SPACE/TRACTS	58.70 ACRE	56.29 %
LOTTED AREA	35.88 ACRE	34.41 %
TOTAL	104.28 ACRE	100.00%



DEVELOPMENT STIPULATIONS

DEVELOPMENT STANDARDS	FILING 1*	FILING 2*
BUILDING HEIGHT MAX.	25'-0" FRONT ALONG FAIRWAY LANE. WALKOUTS ALLOWED	35'-0" (LIMITED TO TWO STORY)
MINIMUM LOT SIZE	20,000 Sq Ft	10,000 Sq Ft
SETBACKS	FILING 1*	FILING 2*
FRONT (TO GARAGE)	30'-0"	25'-0"
FRONT (TO LIVING SPACE / PORCH / SIDE LOADED GARAGE)	30'-0"	15'-0"
SIDE	15'-0"	7'- 6"
SIDE TO STREET	15'-0"	10'-0"
REAR	40'-0"	25'-0"
REAR (TO OPEN SPACE)	40'-0"	15'-0"
MIN. DISTANCE BETWEEN BLDGS.	30'-0"	15'-0"
PARKING		
OFF STREET	2 SPACES PER UNIT MIN.	
VISITORS PARKING	ON STREET	
SIGNAGE	NUMBER AND DIMENSIONS	
PROJECT IDENTIFICATION	2 PROJECT IDENTIFICATION SIGNS AT EACH ENTRY GATEWAY. ONE AT THE END OF HUNTER RUN LANE AND ONE AT THE EAST ACCESS OFF OF FAIRWAY LANE	
DIRECTIONAL - INFORMATION - TEMPORARY	TO BE DETERMINED	
WALLS, FENCES, HEDGES	TYPE, MATERIALS, HEIGHT	
NORTH PROP. LINE	48" - VINYL OR WOOD 3 RAIL FENCE ON OPEN SPACE TRACTS. OTHERWISE HOMES FRONT TO FAIRWAY LANE	
EAST PROP. LINE	48" - VINYL OR WOOD 3 RAIL FENCE	
SOUTH PROP. LINE	48" - VINYL OR WOOD 3 RAIL FENCE	
WEST PROP. LINE	48" - VINYL OR WOOD 3 RAIL FENCE	
EXTERIOR LIGHTING	HEIGHT AND FIXTURE TYPE	
STREET AND SECURITY LIGHTING	TO BE DETERMINED	

*NOTE: FILING 1 WILL INCLUDE THE 11 LOTS FRONTING ON FAIRWAY LANE. FILING 2 WILL INCLUDE THE REMAINDER OF THE PROPERTY.

DESCRIPTION OF TRACTS

TRACT	USE	OWNERSHIP	MAINTENANCE	AREA
A	OPEN SPACE/DRAINAGE/TRAILS	HOA	BY THE HOA AS DETAILED IN HOA COVENANTS	210,461 SQ. FT. OR 4.832 ACRES MORE OR LESS
B	OPEN SPACE/DRAINAGE/TRAILS	HOA	BY THE HOA AS DETAILED IN HOA COVENANTS	184,345 SQ. FT. OR 4.232 ACRES MORE OR LESS
C	OPEN SPACE/DRAINAGE/TRAILS	HOA	BY THE HOA AS DETAILED IN HOA COVENANTS	125,991 FT. OR 2.892 ACRES MORE OR LESS
D	OPEN SPACE/DRAINAGE/TRAILS	HOA	BY THE HOA AS DETAILED IN HOA COVENANTS	127,888 SQ. FT. OR 2.936 ACRES MORE OR LESS
E	OPEN SPACE/DRAINAGE/TRAILS	HOA	BY THE HOA AS DETAILED IN HOA COVENANTS	1,885,313 SQ. FT. OR 43.281 ACRES MORE OR LESS

STATEMENT OF OWNERSHIP AND CONTROL

BE IT KNOWN THAT XXXXXXXXXXXXXXXXXXXX. ARE THE OWNERS OF THE PROPERTY KNOWN AS XXXXXXXXXXXXXXXX, LOCATED ATXXXXXXXXXXIN COLUMBINE VALLEY, COLORADO, WHICH PROPERTY DESCRIBED ON THIS PLAN AND THAT AS THE OWNERS OF THE PROPERTY WE HAVE THE LEGAL RIGHT AND AUTHORITY TO REQUEST APPROVAL OF THIS PLANNED UNIT DEVELOPMENT FROM THE TOWN OF COLUMBINE VALLEY.

SIGNED THIS _____ DAY OF _____, AD _____.

STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD _____.

BY _____, TAYLOR MORRISON OF COLORADO, INC.

MY COMMISSION EXPIRES _____

MY ADDRESS IS _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

BOARD OF TRUSTEES APPROVAL

THIS FINAL DEVELOPMENT PLAN WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLUMBINE VALLEY, COLORADO
THIS _____ DAY OF _____, AD _____.

MAYOR: TOWN OF COLUMBINE VALLEY _____ ATTEST: TOWN CLERK _____

COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAN WAS ACCEPTED FOR FILING IN THE OFFICE OF THE _____ CLERK AND RECORDER OF ARAPAHOE COUNTY,

COLORADO ON THIS _____ DAY OF _____, AD _____;

RECEPTION NUMBER _____, TIME _____, BOOK _____, PAGE _____

DATE _____

COUNTY CLERK

SPECIAL NOTES

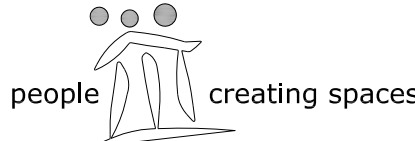
THE WILD PLUM DEVELOPMENT PLAN ILLUSTRATES A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH PROPOSED RIGHT-OF-WAY, SINGLE FAMILY LOTS AND OPEN SPACE AREAS. NO DEVELOPMENT WILL BE ALLOWED OR BUILDING PERMITS ISSUED UNTIL A SUBDIVISION PLAT(S) FOR THE PLANNING AREA ARE APPROVED.

1. THE TOTAL NUMBER OF UNITS SHALL NOT EXCEED THE MAXIMUM NUMBER INDICATED IN THE LAND USE TABULATION.
2. ENCROACHMENTS INTO THE SETBACK AREAS FOR ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, WINDOW WELLS, BUILDING CANTILEVERS, CHIMNEYS, BAY WINDOWS, SIDING AND COUNTERFORTS AS WELL AS ACCESSORY FEATURES SUCH AS AIR HANDLING UNITS, PATIOS AND DECKS ARE ACCEPTABLE. THE ENCROACHMENTS ARE ALLOWED AS DESCRIBED BELOW:
 - 2.1. FRONT AND REAR YARD ENCROACHMENTS ARE ALLOWED UP TO 8 FEET.
 - 2.2. SIDE YARD ENCROACHMENTS ARE ALLOWED UP TO 3 FEET.
3. THE STREET SIGNAGE SHALL CONFORM AND BE SIMILAR TO THE TOWN OF COLUMBINE VALLEY STREET SIGNAGE IN TYPE AND PLACEMENT.
4. COMMUNITY PARKING SHALL BE PROVIDED ON STREET THROUGHOUT THE NEIGHBORHOOD.
5. OPEN SPACE TRACTS SHALL BE DEDICATED TO THE WILD PLUM HOMEOWNERS ASSOCIATION OR THE METROPOLITAN DISTRICT BY FINAL PLAT.
6. STREET LIGHTING SHALL BE MAINTAINED BY THE WILD PLUM HOMEOWNERS ASSOCIATION OR THE METROPOLITAN DISTRICT.

LAND USE TABULATION

LAND USE: SINGLE FAMILY RESIDENTIAL MAXIMUM ALLOWABLE UNITS: 105 MAXIMUM
ALLOWABLE DENSITY: 1.0 DU/ACRE EXISTING ZONING DESIGNATION:
RA (AGRICULTURE) PROPOSED ZONING DESIGNATION: PD (PLANNED DEVELOPMENT)

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pcs group, inc.
1001 16th street, 3B-180
Denver, Co 80265
tel (303) 531-4905
www.pcsgroupco.com

engineering



Enertia Consulting Group LLC.
1529 Market Street, Suite 200
Denver CO, 80202
ph:720.502.6568

applicant

JPB Holdings
5440 Lakeshore Drivel
Littleton, CO 80123
Contact: Garrett Baum
303-884-7300

project name

Wild Plum
Planned Development
Columbine Valley, Colorado

sheet title

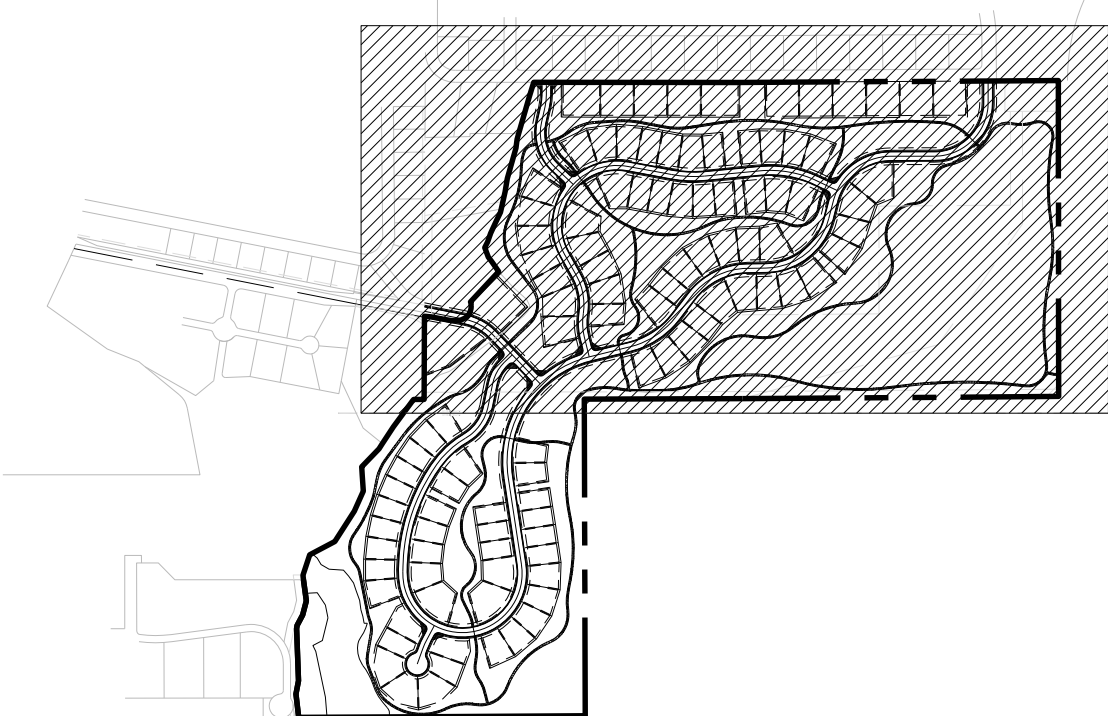
sheet number

Sheet 1
Cover

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No. Revisions	Date	
0	Submittal - 1	04.27.16

Wild Plum Preliminary Development Plan

A Part of the NE $\frac{1}{4}$ of Section 30 and the NW $\frac{1}{4}$ of Section 29,
Township 5 South, Range 68 West of the Sixth Principal Mertidan,
County of Arapahoe, State of Colorado
104.283 Acres



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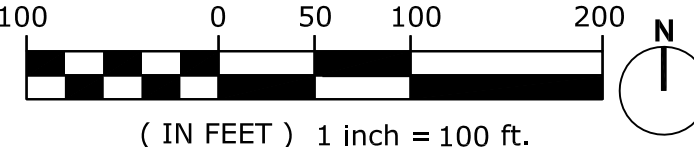
Wild Plum
Planned Development
Columbine Valley, Colorado

sheet title

sheet number

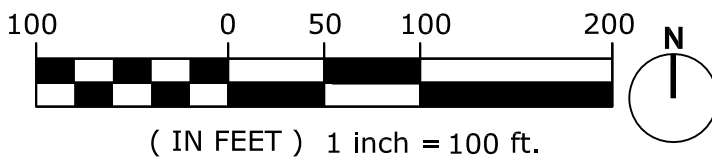
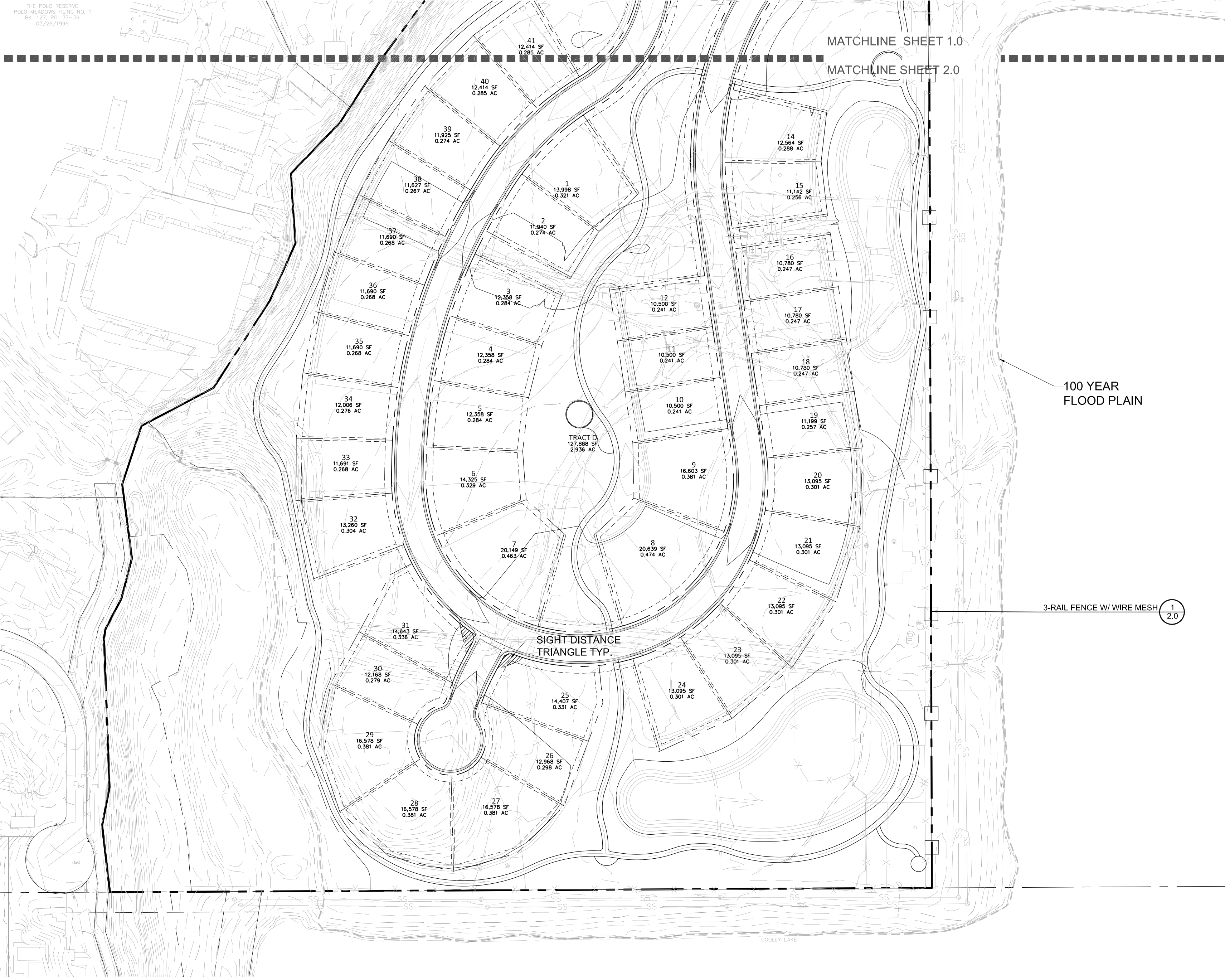
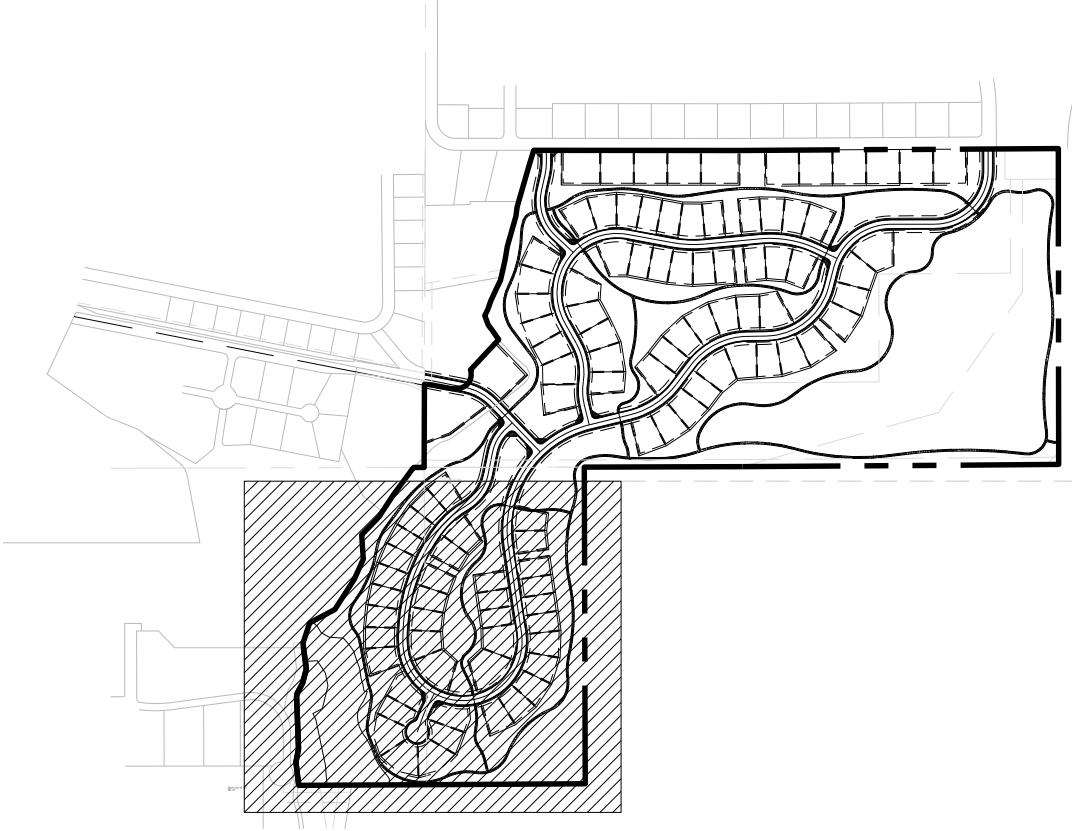
Sheet 3
Site Plan North

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No. Revisions	Date	
0	Submittal - 1	04.27.16

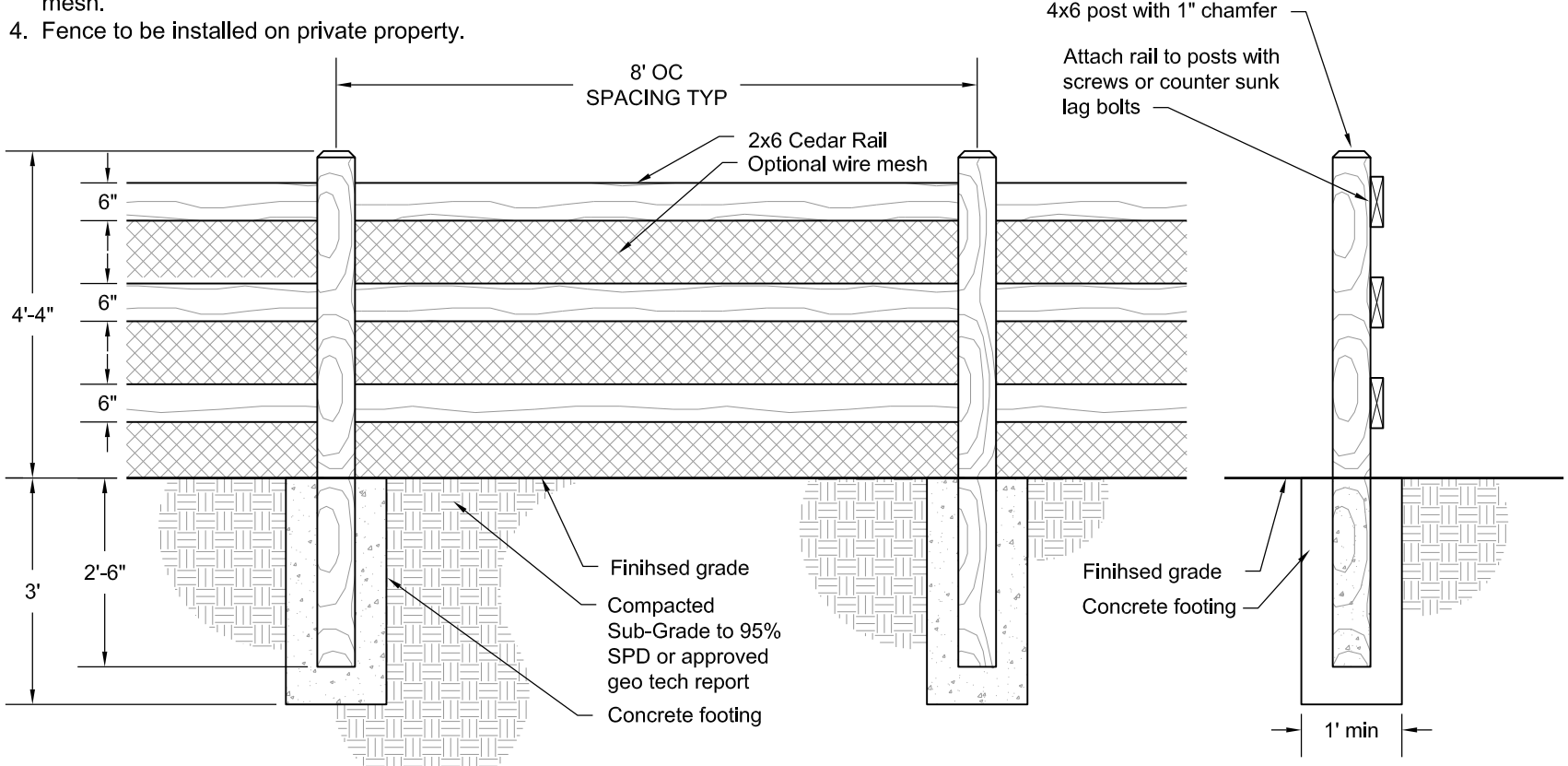


Wild Plum Preliminary Development Plan

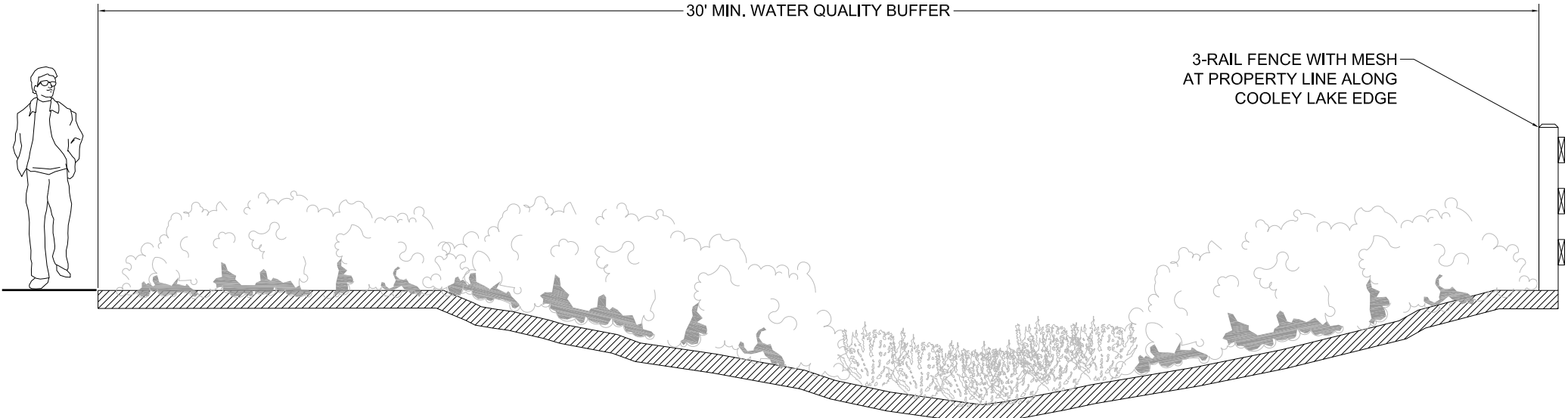
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- Notes:
1. All wood to be rough sawn cedar, or approved material from the landscape architect, owner, or owners rep.
 2. Wood to be weather and rot resistant
 3. If optional wire mesh is used, it should be placed on the private property side of the fence. Bottom of mesh to be spade dug 12" below grade to secure bottom edge. Use rectangular grid patten hog wire mesh.
 4. Fence to be installed on private property.



1 3-RAIL FENCE W/ OPTIONAL MESH SCALE: NTS



2 WATER QUALITY SECTION AT COOLEY LAKE EDGE SCALE: NTS

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Planned Development
Columbine Valley, Colorado

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sheet number

Sheet 4
Site Plan South

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No. Revisions		Date
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1 ELEVATION - PRIMARY ENTRY MONUMENT CONCEPT

SCALE: NTS



2 PERSPECTIVE - PRIMARY ENTRY MONUMENT CONCEPT

SCALE: NTS

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people creating spaces
pcs group, inc.
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Denver, Co 80265
tel (303) 531-4905
www.pcsgroupco.com

engineering



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Sheet 5
Conceptual
Monument Design

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No. Revisions		Date
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