

TOWN OF COLUMBINE VALLEY
BOARD OF TRUSTEES MEETING
February 17, 2015

A G E N D A

PUBLIC HEARING: WILDER LANE FINAL PLAT/PLAN 6:00PM

- | | |
|---|---|
| 1. ROLL CALL | 6:30PM |
| 2. PLEDGE OF ALLEGIANCE | |
| 3. APPROVAL OF MINUTES January 20, 2015 | Mayor Christy |
| 4. CITIZENS CONCERNS Columbine Country Club HOA Representatives | Mayor Christy |
| 5. MAYOR'S COMMENTS | Mayor Christy |
| 6. POLICE DEPARTMENT REPORT | Chief Cottrell |
| 7. TRUSTEE REPORTS: Building Commissioner Planning & Development Public Safety Public Works Special Affairs Finance Town Administrator | Trustee May Trustee Best Trustee Menk Trustee Newland Trustee Champion Trustee Cope Mr. McCrumb |
| 8. OLD BUSINESS | |
| 9. NEW BUSINESS Wilder Lane Final Plat and Plan CCOERA Retirement Plan Agreement | Mr. Sieber Mr. Tempas |
| 10. ADJOURNMENT | |

TOWN OF COLUMBINE VALLEY

BOARD OF TRUSTEES

Minutes

January 20, 2015

Mayor Christy called the Board meeting to order at 6:30 p.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, Colorado. Roll call found the following present:

Trustees: Gale Christy, Bruce Menk, Dave Cope, Mark Best, Jeff May, Richard Champion, Jim Newland
Also present: Lee Schiller, J.D. McCrumb, Bret Cottrell, Jeff Tempas, Troy Carmann, Greg Bowman

MINUTES: The minutes of the November 18, November 24 and December 9, 2014 meetings were approved.

CITIZEN CONCERNS: Ginny Rogliano, 15 Driver, asked how leash laws are enforced. Chief Cottrell indicated that the PD will keep a look out for violations.

Kathy Boyle, 16 Fairway, asked the Board to take action on a pile of mulch at the corner of Brassie and Fairway.

MAYOR'S COMMENTS: Mayor Christy presented Sgt. Greg Bowman with a plaque recognizing his 25 years of service to Columbine Valley.

POLICE DEPARTMENT:

- Chief Cottrell presented the attached report for December 2014
- CVPD staffing at 100%
- Lots of coyote activity (matting season)

TRUSTEE REPORTS:

Building Commissioner: Trustee May presented the attached report.

Planning and Development: Trustee Best updated the Board on the Wilder Lane development and on the Clayton Farm development in Littleton.

Public Safety: None

Public Works: Trustee Newland and Troy Carman updated the Board on the 2015 road improvement plans. This included the proposed areas to be worked on, gutter pan replacement policy and the timing of the project. More information will be presented once bids are received later this spring.

The Board also discussed snow removal policies and procedures. No changes were made at this time.

Special Affairs: Trustee Champion updated the Trustees on a proposal from Century Link. He has a meeting set this week and will bring a report back at the next meeting.

Treasurer: Mr. Tempas presented the attached financials. Mr. Tempas also presented to the board the audit engagement letter from Clifton Larsen Allen including the scope of work and fee of \$13,200.

ACTION: upon a motion by Trustee Cope and a second by Trustee Menk, the Board unanimously approved signing the engagement letter.

Town Administrator: Mr. McCrumb presented the attached report. Mr. McCrumb also asked the Board to participate in a study session to discuss the Platte Canyon Road study and the Platte River Working Group. The Study Session was set for March 10 at 6:30 p.m.

OLD BUSINESS:

- **Platte Canyon Study IGA:** Mr. Schiller presented an updated version of the IGA already approved by the Board. The updates were suggested by the City of Littleton and Arapahoe County.

ACTION: upon a motion by Trustee Champion and a second by Trustee Menk, the Board of Trustees unanimously approved the Platte Canyon Study IGA.

NEW BUSINESS:

- **Set Wilder Lane Public Hearing:**
 - **ACTION: upon a motion by Trustee Best and a second by Trustee Newland, the Board of Trustees unanimously set a Public Hearing for February 17, 2015 at 6:00 p.m.**
- **Willowcroft Entry Monument:** Mr. McCrumb updated the Board on the progress of the Willowcroft Wall and Entry Monument. No action was requested.

EXECUTIVE SESSION: Upon a motion by Trustee May and a second by Trustee Newland, the Board unanimously approved entering into executive session at 7:45p.m. to approve the minutes of 11/18/14 and 11/24/14 and to discuss personnel matters in accordance with CRS 24-6-402(4)(f), negotiations concerning public works IGA with Littleton and confer with Town Attorney pursuant to CRS 24-6-402(4)(b).

RETURN TO THE RECORD: The Board returned to the record at 8:47 p.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:47 p.m.

Submitted by,
J.D. McCrumb,
Town Administrator



**BUILDING COMMISSIONER'S MONTHLY REPORT
Jan-15**

| ADDRESS | PERMIT | PL REV | TAX | OS | TOTAL |
|--------------------------|-----------------|-----------------|-----------------|---------------|------------------|
| Willowcroft New SFR | 4,194.35 | 1,363.16 | 7,806.48 | 650.54 | 14,014.53 |
| 7 Doral Lane New Roof | 405.40 | 0.00 | 298.17 | 24.85 | 728.42 |
| TOTALS | 4,599.75 | 1,363.16 | 8,104.65 | 675.39 | 14,742.95 |

| <u>Building Revenue</u> | | <u>2014</u> | <u>2014 YTD</u> | <u>2015</u> | <u>2015 YTD</u> |
|--------------------------------|----------------|--------------------|------------------------|--------------------|------------------------|
| | January | \$21,355.02 | \$21,355.02 | 14,742.95 | 14,742.95 |

TOWN OF COLUMBINE VALLEY
 COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
 DECEMBER 31, 2014

| | Totals | |
|--|----------------------|----------------------|
| Assets | December 31, 2014 | December 31, 2013 |
| Cash and investments | \$ 1,315,856 | 1,428,483 |
| Other receivables | 66,204 | 89,432 |
| Property taxes receivable | 69 | 301,465 |
| Property and equipment, net | 2,103,889 | 2,103,888 |
| | \$ 3,486,018 | 3,923,268 |
| | | |
| Liabilities and Equity | | |
| Liabilities: | | |
| Accounts payable | \$ 17,569 | 28,186 |
| Accrued liabilities | 15,374 | 26,455 |
| Deferred property tax revenue | 69 | 301,465 |
| Capital lease payable | - | - |
| Fund balance: | | |
| Reserved - TABOR emergency | 37,696 | 36,027 |
| Conservation Trust | 19,976 | 19,670 |
| Arapahoe County Open Space | 260,596 | 233,022 |
| Unavailable - Fixed assets net of outstanding long term debt | 2,103,889 | 2,103,888 |
| Unreserved | 1,030,849 | 1,174,555 |
| Total equity | 3,453,006 | 3,567,162 |
| | \$ 3,486,018 | 3,923,268 |

TOWN OF COLUMBINE VALLEY
 COMBINED STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
 ALL GOVERNMENTAL FUND TYPES
 BUDGET AND ACTUAL
 YEAR ENDED DECEMBER 31, 2014 AND 2013

| Revenue | December Totals | | Year Ended December 31, 2014 | | |
|---|---------------------|------------------|---------------------------------|------------------|----------------|
| | 2014 | 2013 | Budget | Actual | Variance |
| Taxes: | | | | | |
| Property taxes | \$ 1,094 | - | 301,465 | 301,396 | (69) |
| Specific ownership taxes | 3,579 | 1,623 | 19,755 | 21,703 | 1,948 |
| Sales and use tax | 25,969 | 539 | 280,000 | 368,388 | 88,388 |
| Utility franchise fees | 3,189 | 873 | 45,000 | 50,239 | 5,239 |
| Cable television | 7,565 | - | 25,000 | 26,863 | 1,863 |
| Permits and fines: | | | | | |
| Permits, fees and services | 1,580 | 1,249 | 50,000 | 168,398 | 118,398 |
| Fines | 2,503 | 5,504 | 90,000 | 76,642 | (13,358) |
| Intergovernmental: | | | | | |
| Bow Mar IGA | - | - | 250,780 | 250,780 | - |
| State highway user's tax | 3,478 | - | 43,500 | 45,812 | 2,312 |
| County highway tax revenue | - | 644 | 12,000 | 11,387 | (613) |
| Motor vehicle registration fees | 890 | 482 | 5,000 | 5,677 | 677 |
| State cigarette tax apportionment | 61 | 56 | 500 | 643 | 143 |
| Conservation Trust Fund entitlement | 1,484 | 1,683 | 6,000 | 6,276 | 276 |
| Arapahoe County Open Space shareback | - | - | 25,000 | 27,293 | 2,293 |
| Interest income | 142 | 93 | 5,000 | 1,541 | (3,459) |
| Other | 4 | 11,000 | 2,000 | 27,591 | 25,591 |
| Total revenue | 51,538 | 23,746 | 1,161,000 | 1,390,629 | 229,629 |
| Expenditures | | | | | |
| Current: | | | | | |
| Public safety | 51,473 | 49,515 | 645,000 | 608,666 | 36,334 |
| Sanitation | 5,613 | 5,397 | 65,000 | 66,707 | (1,707) |
| Administration | 32,899 | 32,045 | 350,000 | 368,231 | (18,231) |
| Planning and zoning | (5,071) | 2,706 | 30,000 | 56,318 | (26,318) |
| Public works | 3,776 | 1,883 | 384,500 | 351,508 | 32,992 |
| Other - rounding | 2 | 2 | - | (3) | 3 |
| Capital lease: | | | | | |
| Principal | - | - | - | - | - |
| Interest | - | - | - | - | - |
| Capital outlay | | | | | |
| Capital expenditures | - | - | 49,000 | 47,359 | 1,641 |
| Conservation Trust Fund expenditures | - | - | 6,000 | 6,000 | - |
| Total expenditures | 88,692 | 91,548 | 1,529,500 | 1,504,786 | 24,714 |
| Excess of revenue over expenditures | (37,154) | (67,802) | (368,500) | (114,157) | 254,343 |
| Major projects | - | - | - | - | - |
| Excess of revenue over (under) expenditures and major projects | (37,154) | (67,802) | (368,500) | (114,157) | 254,343 |
| Fund balance - beginning of period | 1,386,271 | 1,505,502 | 1,584,852 | 1,463,274 | (121,578) |
| Fund balance - end of period | \$ 1,349,117 | 1,437,700 | 1,216,352 | 1,349,117 | 132,765 |

TOWN OF COLUMBINE VALLEY
GENERAL FUND
SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2014 AND 2013

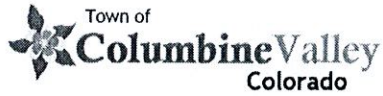
| | December 2014 | December 2013 | Year Ended December 31, 2014 | | |
|---------------------------------------|------------------|------------------|---------------------------------|------------------|-----------------|
| | | | Budget | Actual | Variance |
| Public safety: | | | | | |
| Automotive expenses | 1,329 | 1,772 | 46,200 | 38,725 | 7,475 |
| Salaries and benefits | 40,448 | 37,670 | 496,500 | 475,535 | 20,965 |
| Municipal court | 793 | 3,208 | 41,000 | 47,231 | (6,231) |
| Other | 8,903 | 6,865 | 61,300 | 47,175 | 14,125 |
| | <u>51,473</u> | <u>49,515</u> | <u>645,000</u> | <u>608,666</u> | <u>36,334</u> |
| Sanitation | 5,613 | 5,397 | 65,000 | 66,707 | (1,707) |
| Administration: | | | | | |
| Legal | 1,118 | 4,300 | 35,000 | 35,023 | (23) |
| Accounting and audit | 550 | 550 | 19,500 | 19,500 | - |
| Inspection | 6,798 | - | 25,000 | 54,182 | (29,182) |
| Town administration | 15,099 | 16,298 | 209,485 | 180,295 | 29,190 |
| Insurance and bonds | 597 | 685 | 18,000 | 22,161 | (4,161) |
| Office supplies and miscellaneous | 7,436 | 8,139 | 17,500 | 30,252 | (12,752) |
| County Treasurer's collection fees | 12 | - | 3,015 | 3,046 | (31) |
| Rent and building occupancy costs | 1,289 | 2,073 | 22,500 | 23,772 | (1,272) |
| | <u>32,899</u> | <u>32,045</u> | <u>350,000</u> | <u>368,231</u> | <u>(18,231)</u> |
| Planning and zoning | | | | | |
| Engineering | (5,071) | 2,706 | 30,000 | 56,318 | (26,318) |
| Public works: | | | | | |
| Street repairs and maintenance | 1,362 | 249 | 334,000 | 305,804 | 28,196 |
| Street lighting | 1,122 | 1,020 | 15,000 | 13,980 | 1,020 |
| Weed and tree removal | 250 | - | 16,000 | 10,570 | 5,430 |
| Other | 1,042 | 614 | 19,500 | 21,154 | (1,654) |
| | <u>3,776</u> | <u>1,883</u> | <u>384,500</u> | <u>351,508</u> | <u>32,992</u> |
| Other - rounding | 2 | 2 | - | (3) | 3 |
| Capital expenditures: | | | | | |
| Public safety | - | - | 39,000 | 38,574 | 426 |
| Administration | - | - | 10,000 | 8,785 | 1,215 |
| Public works | - | - | - | - | - |
| | - | - | 49,000 | 47,359 | 1,641 |
| Conservation Trust Fund expenditures | - | - | 6,000 | 6,000 | - |
| Total expenditures | <u>88,692</u> | <u>91,548</u> | <u>1,529,500</u> | <u>1,504,786</u> | <u>24,714</u> |
| Major projects: | | | | | |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Total expenditures and major projects | <u>88,692</u> | <u>91,548</u> | <u>1,529,500</u> | <u>1,504,786</u> | <u>24,714</u> |

TOWN OF COLUMBINE VALLEY
 SUPPLEMENTAL SCHEDULE OF GENERAL FUND EXPENDITURES - BUDGET AND ACTUAL
 YEAR ENDED DECEMBER 31, 2014 AND 2013

| | December 2014 | December 2013 | Year Ended December 31, 2014 | | |
|------------------------------------|------------------|------------------|---------------------------------|----------------|-----------------|
| | | | Budget | Actual | Variance |
| Public Safety: | | | | | |
| Automotive expenses: | | | | | |
| Cruiser gas/oil/maintenance | 1,329 | 1,772 | 40,000 | 32,525 | 7,475 |
| Cruiser insurance | - | - | 6,200 | 6,200 | - |
| | <u>1,329</u> | <u>1,772</u> | <u>46,200</u> | <u>38,725</u> | <u>7,475</u> |
| Salaries and benefits: | | | | | |
| Salaries | 30,900 | 30,142 | 375,000 | 369,866 | 5,134 |
| Pension plan | 2,434 | 3,002 | 37,500 | 35,950 | 1,550 |
| Health/workman's comp insurance | 7,114 | 4,526 | 84,000 | 69,719 | 14,281 |
| | <u>40,448</u> | <u>37,670</u> | <u>496,500</u> | <u>475,535</u> | <u>20,965</u> |
| Municipal court: | | | | | |
| Municipal court - judge | - | 750 | 9,000 | 9,000 | - |
| Municipal court - legal | 776 | 2,069 | 25,000 | 34,329 | (9,329) |
| Municipal court - other | 17 | 389 | 7,000 | 3,902 | 3,098 |
| | <u>793</u> | <u>3,208</u> | <u>41,000</u> | <u>47,231</u> | <u>(6,231)</u> |
| Other: | | | | | |
| Uniforms | 893 | - | 8,000 | 3,887 | 4,113 |
| Education/training | 15 | 37 | 7,500 | 2,469 | 5,031 |
| Arapahoe County dispatch fee | 6,450 | 6,450 | 25,800 | 25,800 | - |
| Supplies/miscellaneous | 1,545 | 378 | 20,000 | 15,019 | 4,981 |
| | <u>8,903</u> | <u>6,865</u> | <u>61,300</u> | <u>47,175</u> | <u>14,125</u> |
| Administration: | | | | | |
| Town administration: | | | | | |
| Salaries - administration | 9,479 | 11,229 | 150,000 | 129,623 | 20,377 |
| FICA/Medicare - administration | 1,358 | 902 | 12,000 | 12,165 | (165) |
| Health insurance - administration | 1,983 | 930 | 15,000 | 15,212 | (212) |
| Pension - administration | 450 | 527 | 6,250 | 5,838 | 412 |
| Telephone/communications | 415 | 411 | 5,000 | 5,001 | (1) |
| Computer expense | 1,414 | 382 | 11,500 | 7,042 | 4,458 |
| Election expense | - | 1,917 | 6,400 | 1,960 | 4,440 |
| Dues and publications | - | - | 3,335 | 3,454 | (119) |
| | <u>15,099</u> | <u>16,298</u> | <u>209,485</u> | <u>180,295</u> | <u>29,190</u> |
| Office supplies and miscellaneous: | | | | | |
| Advertising/notices | 202 | - | 500 | 744 | (244) |
| Miscellaneous | 6,948 | 7,656 | 12,000 | 23,510 | (11,510) |
| Supplies - administration | 286 | 483 | 5,000 | 5,998 | (998) |
| | <u>7,436</u> | <u>8,139</u> | <u>17,500</u> | <u>30,252</u> | <u>(12,752)</u> |
| Legal | 1,118 | 4,300 | 35,000 | 35,023 | (23) |
| Accounting and audit | 550 | 550 | 19,500 | 19,500 | - |
| Inspection | 6,798 | - | 25,000 | 54,182 | (29,182) |
| Insurance and bonds | 597 | 685 | 18,000 | 22,161 | (4,161) |
| County Treasurer's collection fees | 12 | - | 3,015 | 3,046 | (31) |
| Building occupancy costs | 1,289 | 2,073 | 22,500 | 23,772 | (1,272) |

TOWN OF COLUMBINE VALLEY
 SUPPLEMENTAL SCHEDULE OF GENERAL FUND EXPENDITURES - BUDGET AND ACTUAL
 YEAR ENDED DECEMBER 31, 2014 AND 2013

| | December 2014 | December 2013 | Year Ended December 31, 2014 | | |
|---------------------------------------|------------------|------------------|---------------------------------|---------|----------|
| | | | Budget | Actual | Variance |
| Public works: | | | | | |
| Street repairs and maintenance: | | | | | |
| Street/gutter maintenance | 313 | - | 300,000 | 289,491 | 10,509 |
| Snow removal | - | 50 | 15,000 | 6,298 | 8,702 |
| Striping | 50 | - | 3,000 | 1,828 | 1,172 |
| Signs maintenance | 702 | 100 | 3,000 | 6,316 | (3,316) |
| Vehicle maintenance | 97 | 99 | 2,000 | 896 | 1,104 |
| Other drainage | 25 | - | 9,000 | 150 | 8,850 |
| Street cleaning | 175 | - | 2,000 | 825 | 1,175 |
| | 1,362 | 249 | 334,000 | 305,804 | 28,196 |
| Street lighting | 1,122 | 1,020 | 15,000 | 13,980 | 1,020 |
| Ground maintenance | 250 | - | 16,000 | 10,570 | 5,430 |
| Other: | | | | | |
| Miscellaneous minor public works | 297 | 100 | 7,500 | 9,362 | (1,862) |
| Storm water permit process | 200 | - | 6,000 | 2,605 | 3,395 |
| Professional fees | 545 | 514 | 6,000 | 9,187 | (3,187) |
| | 1,042 | 614 | 19,500 | 21,154 | (1,654) |
| Capital and Conservation Trust Fund: | | | | | |
| Capital expenditures: | | | | | |
| Administration | - | - | 10,000 | 8,785 | 1,215 |
| Public safety | - | - | 39,000 | 38,574 | 426 |
| Public works | - | - | - | - | - |
| | - | - | 49,000 | 47,359 | 1,641 |
| Conservation Trust Fund expenditures: | | | | | |
| Miscellaneous | - | - | 6,000 | 6,000 | - |
| | - | - | 6,000 | 6,000 | - |



**TOWN OF COLUMBINE VALLEY
TOWN ADMINISTRATOR'S REPORT
FEBRUARY 2015**

MUNICIPAL COURT:

| | | |
|----------------------|------|-------------|
| Court Revenue Total: | 2013 | \$84,804.73 |
| | 2014 | \$75,466.79 |

| <u>Court Revenue</u> | <u>2014</u> | <u>2014YTD</u> | <u>2015</u> | <u>2015YTD</u> |
|----------------------|-------------|----------------|-------------------|-------------------|
| January | \$2,502.79 | \$2,502.79 | \$4,120.95 | \$4,120.95 |

MARCH STUDY SESSION:

Reminder that the Board of Trustees will hold a study session on Tuesday March 10, 2015 at 6:30 p.m. to hear and update from the Platte River Working Group and to discuss the results of the Platte Canyon Road traffic study.

Respectfully Submitted,

J.D. McCrumb
February 13, 2015

**REZONING AND FINAL DEVELOPMENT PLAN, FINAL PLAT APPROVAL, WILDER, LANE,
PLATTE CANYON PARTNERS, LLC, APPLICANT.**

I. Purpose and Location

This is a request for Final Plan and Final Plat approval for twenty-four (24) single family lots (patio homes) on a 6.62 acre site. The property contains two contiguous parcels; a west parcel (4.33 acres), owned by Nelson Real Estate Properties, Inc., which fronts on Platte Canyon Rd., and an east parcel, (2.29 acres, former Jurgelonis property), which fronts on Middlefield Rd. It is proposed to rezone both parcels to Residential Planned Development (RPD).

This preliminary application was heard by the Planning and Zoning Commission on September 9, 2014 and by the Board of Trustees on October 21, 2014. The Planning and Zoning Commission recommended favorably with conditions and the Board of Trustees approved the plan with conditions that are contained in Section XI of this report.

The final application was heard by the Planning and Zoning Commission on January 13, 2015. The Commission recommended favorably with conditions that are contained in Section XII of this report.

II. Plan and Plat Description

A. Final Development Plan (FDP) is attached and consists of ten sheets

- Sheet 1:** Is a standard cover sheet and includes the title, legal description, standard and special notes, certifications and signature blocks, the applicant's project team and a vicinity map. Sheet 1 also includes the development stipulations chart which follows:
- Sheet 2:** Is a narrative on the Wilder Lane development.
- Sheet 3:** Shows the site plan including perimeter boundaries, lot layout, access points, road alignment, street cross section, and easements throughout the site.
- Sheet 4:** Shows the final grading plan including proposed elevations, retaining wall heights, floodplain boundaries, inlet and outlet structures, and water quality ponds.
- Sheet 5:** Is the final landscape plan for the west parcels and illustrates the common open space tracts, tree and shrub bed locations, water quality pond landscaping, perimeter fence locations with proposed types and materials, and Town standard wall along Platte Canyon Road and the commercial property.
- Sheet 6:** Is the final landscape plan for the east parcels and illustrates the common open space tracts, tree and shrub bed locations, water quality pond landscaping, and perimeter fence locations with proposed types and materials. The entry from Middlefield Road and identification signage are also shown.
- Sheet 7:** Shows typical planting notes for the installation of the landscape. It also shows typical lot fencing. There is also a maintenance schedule for the HOA controlled landscape areas.
- Sheet 8:** Show typical seeding notes and specifications.

- Sheet 9:** Shows planting details, pedestal light details, and edging details.
Sheet 10: Shows the detail of the fence along with the entry wall/fence at Middlefield Road. The entry community identification sign detail is also on this sheet.

Also included with the submittal were an application form, letter of intent, list of abutting properties, architectural elevations, title work, Phase III Drainage Study, GESC Report, and engineering construction documents.

B. The Final Plat consists of two (2) Sheets

- Sheet 1:** Contains the title, vicinity map, legal description, boundary closure report, standard and special notes, and signature blocks and certifications. Sheet 1 also includes the Tract Summary Chart.
- Sheet 2:** Is the plat map and shows the perimeter boundary, lots and tracts with dimensions, easements with dimensions and purpose, and record information on adjacent property owners.

III. Character of Adjacent Property

The site is bordered on the north by a commercial shopping center, on the east by single family residential (Country Club Villas), on the south by single family residential (The Village in Columbine Valley). East of the site, across Middlefield Road, is the Town Hall and Willowcroft Manor, a single family development under construction. The area to the west of the site, across Platte Canyon Road, is a mixture of vacant land and developed single family residential in unincorporated Arapahoe County.

IV. Comment of Referral Agencies

The Final Development Plan with relevant supporting documents was sent to the following agencies:

Colorado Department of Transportation, Arapahoe County, City of Littleton, Littleton Fire District, Denver Water, Platte Canyon Water and Sanitation District, Century Link, Xcel Energy and the HOA's for Country Club Villas, The Village in Columbine Valley, Brookhaven Estates, and Villa Avignon. A Development Status Bulletin was also posted on the Town Web Site.

Comments received to date are:

Colorado Department of Transportation

The CDOT comments received were the same comments from the preliminary plan with a few additions. These included the addition of an overhead streetlight at Wilder Lane and Platte Canyon Road, deceleration lane dimensions, and curb dimensions. The applicant and staff will address these comments in the final construction documents.

City of Littleton

The required 'Town Wall' identified on Sheet 5 and detailed on sheet 10 is located within a proposed 8' utility easement and an existing 8' utility easement in the City of

Littleton (COL). The required footings cannot encroach into the COL portion of the utility easement without receiving consent from the affected utilities.

Xcel Energy, Platte Canyon Water and Sanitation District, Denver Water

These agencies responded with their standard comments which will be addressed on the construction documents and signature mylars.

Arapahoe County

The County Planning Division had no comments. The County Public Works Dept. stated: Proposed town wall is 6' high, verify that it remains outside of the sight triangles for Platte Canyon Road.

Home Owner Associations

The comments from the responding HOA's are summarized below. The complete responses are included in the full, formal staff report.

Country Club Villas HOA

Lack of Off-Street Parking

- There is currently no provision for off-street (visitor) parking in the proposed plan. It is felt this creates both a safety and convenience issue caused by the narrow street (only 32 feet wide) and the high density number of units (24 units for a density of 3.65/acre). Adding visitor spaces would reduce the need for crowded on-street parking and parking in driveways.
- There is precedent in that there are currently two comparable patio home developments within the Town that have provided significant (Avignon – 39 spaces for 45 units; Willowcroft – 33 spaces for 41 units).
- Provision of off-street parking utilizing dedicated open space, while certainly an option, would not be the ideal solution in our opinion. A better approach would be to provide additional space by reducing the lot size in certain limited areas and/or reducing the density.

The Village HOA

There has been no formal comments from the HOA on the Final Plan or Plat but the residents that share the property line have emailed or sent letters in favor of the proposed development. The residents along the south property line of the Wilde Lane site have all signed agreements for the proposed changes to their property lines and fences.

Jere & Jackie Maxwell, 1 Village Drive and Joe Young, 15Village Drive both sent letters of support.

Brookhaven Estates HOA

The comments from the Brookhaven HOA concerning the development of the Wilder Lane property are intended to highlight the unique and risky nature of Wilder Lane – rare and different architecture consistent throughout the development, smaller homes, limited open space to balance the density (unlike Brookhaven's combination of patio homes and larger estate homes with a significant open space).

1. Parking (major issue): There are no provisions for overnight parking. Villa Avignon's dispersed parking areas are well used and reduce clutter throughout the neighborhood.
2. Planned HOA (Major issue if no HOA, not an issue if there is an HOA): We believe an HOA is essential to sustaining a high-quality outward appearance of a neighborhood (e.g., consistent and adequate lot landscaping, upkeep of common areas and architectural review) and strongly recommend an HOA be made a requirement for development.
3. Access to/from Platte Canyon (potentially major issue): Two different approaches are shown in the drawings, one limiting turns from Platte Canyon to right turn when travelling north and no access when travelling from the north, the other with no limitations leaving or entering Wilder Lane. Limiting access is desirable from a traffic flow perspective. A back-up plan should be available for implementation to restrict right turns into Wilder Lane during peak traffic hours.
4. Landscaping (minor issue): Generally, the landscaping plans are well thought out and acceptable.
5. Style (minor issue): The Mid-Century Modern style of homes is a concern, but not a major one. Wilder Lane will consist of only Mid-Century modern homes, creating a market risk (and therefore, a Columbine Valley risk) due to the repetitiveness of the homes. The impact could be slow sales or, ultimately, failure of the community. If this occurs, what actions are possible to save Wilder Lane and avoid a major issue for the existing homeowners of Columbine Valley?

In conclusion, Brookhaven welcomes Wilder Lane if provisions to address the above are made. Our close proximity to the development ties us to the success of Wilder Lane. Under no circumstances do we want to see it become, as one person said, "Double-Wider Lane".

Villa Avignon HOA

The following comments have been made by Villa Avignon residents regarding your 11/24/14 request for feedback on the Wilder Lane proposed development:

1. There is a concern about the absence of any off street parking areas for vehicles. It is felt spaces for garage overflow parking should be incorporated into the plan in order to reduce on-street guest parking and minimizing driveway parking from residents. Both Villa Avignon and Willowcroft, which are similar patio style developments, have provided off street parking.
2. There remains some concern about the architectural style of the homes being out of character with Columbine Valley.
3. Additional traffic generation resulting from the development on Middlefield Rd is also mentioned as a potential problem.

V. Landscaping and Screening Plans

The Final Development Plan includes locations of trees and planting beds including call outs for species and sizes.

Fencing locations are also shown on the plan. The applicant and the Village residents along the south boundary have reached an agreement concerning a fence. The treatment along the north side of the property to be the a 6' Town Wall bordering the commercial center parking area and 6' wood fence for the north border on lots 8 and 7. There is existing wall along the north boundary of the Jurgelonis site (shared Country Club Villas wall). On the west side of the property the plans show the continuation of the Town wall along South Platte Canyon Road. Fencing is called out in the Development Stipulations Chart along the east side bordering Country Club Villas but is not shown on the plan. As a condition of approval from the Planning and Zoning Commission on September 9, 2014, the applicant and Country Club Villas HOA were to form a maintenance agreement for their shared wall. The applicant will address this in their presentation.

VI. Traffic

The preliminary plan application included a detailed Traffic Impact Study prepared by the Town's traffic consultant. The study analyzed the existing traffic conditions in the project area and estimated the projected traffic volumes and peak hour impacts for the area after the project is built out. The traffic study is summarized in Section IX, Findings.

VII. Variances

There have been a number of variances that were approved and agreed to during the preliminary development plan process. The final development plan and plat reflect these changes:

1. The front setback from the Wilder Lane ROW has been set to 10' (Town Standard is 25').
2. The side setbacks has been set to 5' from the property line (Town Standard is 15').
3. The rear setbacks have been set to 10' on Lots 6-11 and 15-22 (Town Standard is 15').
4. The proposed Wilder Lane ROW has been set to 32'. (Town Standard is 50')
5. The proposed Wilder Lane pavement width has been set to 26'. (Town Standard is 36')

The applicant has requested a new variance as it pertains to the town wall.

1. **Town Wall:** The wall shall be wall shall be 6' high along Platte Canyon & Shopping Center side. Brick to match existing wall to the south as close as possible. The interior of the wall is proposed to be gray block to match wood fence without the concrete pilaster cap.

VIII. Report of the Town Engineer

ICON has reviewed the Wilder Lane final plan and plat submittal. The results of our review have been summarized in past correspondence ("long letter") with the Town and the Applicant and summarized in the letter and tables provided to the applicant. With respect to the final plan and plat, there are no major deficiencies in the proposed project. There are several key issues that will need additional coordination and we

believe can be satisfactorily resolved in subsequent review and revisions to the construction drawings.

The key issues that will be the focus of our subsequent review are:

1. **Relocation of dry utilities in Middlefield Road.**
2. **Offsite drainage.**
3. **Detention ponds.**
4. **Internal Road.**
5. **Walls.**
6. **Denver Water approval.**

IX. Findings

The staff has reviewed the final development plan and plat, the supporting documents and has conducted site visits. Based on these reviews and site visits the following findings are presented.

A. Master Plan Consistency

The Master Plan density designation for this site allows residential with densities from 2.4 DU's Acres and higher. The applicant is proposing rezoning to Planned Residential (RPD) for both properties.

The proposed use of the property, single family residential and the proposed density is consistent with the Master Plan designation.

B. Compatibility with Adjacent Residential Development

There are two residential areas in close proximity to the proposed development. The proposed development compares with these residential areas as follows:

Density and Lot Size:

As proposed Wilder Lane would have a density of 3.6 DU's per acre with lot sizes ranging from 7,188-11,085 square feet. The average lot size on the western portion is 8,914 square feet and on the eastern portion, 7,360 square feet.

Country Club Villas lies immediately to the east and north and consists of 8 single family homes on 2.5 acres, a density of 3.1 DU Acre. The lot sizes range from 7,600 to 9,700 S.F. with an average of 8,500 S.F. The Village lies immediately to the south and consists of 60 single family homes on 25.15 acres a density of 2.4 DU's per acre. The lot sizes are estimated to range from 8,300 to 21,800 S.F. with an average of 13,300 S.F.

Architectural Style:

The architectural exhibits attached to the final plan illustrate a contemporary style that varies from the adjacent neighborhoods. The staff does not critique structural

C. Landscaping and Screening

The landscape plan indicates screening on the south, west and north property lines using fencing. The Plan specifies the Town Wall along the west property line. The Town wall will be constructed adjacent to the commercial area parking lot. The applicant is also proposing a variance to allow block surface on the inside of the wall and to eliminate the concrete pilaster cap. Staff would like to see the town wall match the existing Villages wall to the south of Wilder Lane on the exterior and interior of the project as well as to include the concrete pilaster cap. A wood fence is proposed along the south end of the property adjacent to the Villages neighborhood. On the north property line that borders the Country Club Villas, the proposed plans will leave the existing wall to screen the proposed development. A shared use/maintenance agreement appears to have been reached.

The landscape for the site is well designed. Some species changes have been noted and the applicant has agreed to change these to a hardier tree that will perform better in an HOA controlled environment. The proposed entry at Middlefield Road has been redesigned from the original plan to be more inviting and open. The applicant has proposed a 35' fence from the north and south property lines toward Wilder Lane in lieu of the 50' masonry/wood fence alternative shown in the plans. Both Staff and the applicant feel that this alternative is a better alternative to the earlier proposed entry.

D. Traffic Impact, Access and Streets

1. The traffic impact of 132 VPD (Vehicles per Day) generated by a built out Wilder Lane with would be minimal. It is projected that 45 trips per day would exit or access Platte Canyon Road which is presently carrying in excess of 16,000 VPD). There would be a projected 87 trips per day onto Middlefield Road which will be carrying approximately 2350 VPD after Willowcroft builds out.

The-AM Peak Hour projection is 20 trips, 7 onto Platte Canyon and 13 onto Middlefield (10 northbound and 3 southbound.) If the access to Platte Canyon was a full access the numbers do not change significantly.

2. Platte Canyon Road is currently at near capacity. The ability to alleviate the critical problem requires additional right-of-way. Both CDOT and the Town staff are requesting dedication or reservations of additional right of way along the Wilder Lane frontage. The applicant is agreeable to provide the necessary right of way for any widening of Platte Canyon Road at no cost to the Town but would prefer to leave it as a reservation at this time.
3. The recommendation by the City of Littleton to extend the existing sidewalk from the north boundary is not supported by Town staff for safety reasons. The applicant is now agreeable to a sidewalk extending from Tract H (Drainage Easement) to their north property line. The staff is agreeable to this revision.

E. Parking

At the P&Z hearing and Trustee's meeting on the preliminary development plan, parking was a major point of contention. Both the staff and the area HOA's expressed concern. Based on the comments received on the final plan, parking remains a major issue that has not been resolved.

It is the applicant's position that the amount of parking is sufficient. There will be four spaces per unit of off-street parking (garages and driveways). In addition, by increasing the street R-O-W from 26' to 32', on street parking can be allowed.

The concern is that allowing on-street parking may create a problem for snow removal and other private and public maintenance activities. Visitor parking has many uses: maintenance crew staging, delivery vehicle parking, guest parking, overnight off-street parking, snow storage, construction services parking and staging, and several other uses. The comments of the HOA's reflect that concern but also maintain that additional off-street parking is an amenity that should be provided for patio home development and they cite the visitor parking in Villa Avignon and Willowcroft as examples.

For these reasons, the Board of Trustees added a condition to their approval of the preliminary application:

"Applicant agrees to provide additional off-street parking where possible in the event it is deemed necessary by the Town."

Because of this condition the staff requested that the applicant provide an illustration of how the additional off-street parking would be provided in the event the Trustees require the parking to be included in the initial construction phase. The applicant agreed to show how additional off-street parking could be provided even though they do not feel it is necessary.

At the P&Z meeting on January 13th, the Commission did not recommend that additional off-street parking be provided, or that parking be restricted to one side only. Instead they added the following condition:

"Staff will investigate options for additional off street parking for consideration by the Board of Trustees at their February 17, 2015 meeting."

The staff has prepared illustrations showing:

Exhibit A-1. The total number of on-street spaces that would be available without modification of the preliminary development plan and allows parking on both sides of the street. Exhibit A-2 shows the total number of on street spaces with parking on one side only.

Exhibit B -1, -2 &-3. These alternatives would provide visitor parking but it would be at the expense of the approved open space percentage. Exhibit B-1 as prepared by the applicant shows a gross total of 13 off street visitor parking spaces. However, the street cuts necessary to access these spaces eliminates some on street parking so the net gain is only 3 spaces and the open space is reduced from 14.55% to 13.80%. Exhibit B-2 is a variation of this option that shows significantly more visitor parking. The gross number

of spaces is 41 but again the net gain is 27 and the open space percentage drops from 14.55% to 12.20%. Exhibit B-3 is another variation that provides 18 visitor spaces (net 9) and the spaces are located to better serve the entire development. The open space is reduced is from 14.55 to 13.60.

Of the options provided in Exhibit B, the staff prefers B-3 in that the spaces are located to best serve the entire development and the open space reduction is less than B-2.

Exhibit C. This alternative shows how visitor parking could be provided without a reduction of the approved open space percentage. The Exhibit illustrates that 14 visitor spaces could be provided. This alternative would reduce the number of on street spaces so the net gain is 5. In addition this alternative creates easements which would intrude into the private lots. This could create marketing problems for the applicant and the Town Attorney has expressed a concern over potential legal issues.

In summary, given the density, lot sizes and open space requirements approved for the Preliminary Plan the options for achieving a meaningful increase in parking, especially off-street visitor parking are limited. However, if the Board of Trustees elects to require a revision that would add visitor parking the motion could read as follows:

Revise the final development plan and final plat to show the addition of ___ visitor parking spaces as shown on Exhibit B-1, B-2 or B-3 and revise the Development Stipulations Chart to reflect the reduced common open space.

Or

Revise the final development plan and final plat to show the addition of ___ visitor parking spaces as shown on Exhibit C.

In the event the Trustees do not wish to impose the revisions in Exhibits A or B but wish to leave the option open, the motion could include a requirement for a plan note that would allow the Wilder Lane HOA to petition the Trustees. (See staff recommendations for the suggested note.)

F. Other

1. Staff had concerns with the elevations of homes in the Wilder Lane development as they compared to the Villages to the south. The applicant has shared the elevation difference as well as the planned improvements adjacent to their properties (fencing and walls). The applicant has provided the town with signed documentation from each of the adjacent neighbors stating that they are in agreement with the proposed changes.
 - a. The applicant has received approval from:
 - i. Gunlikson – 19 Village Drive
 - ii. Hossfeld – 3 Village Drive
 - iii. Logan – 17 Village Drive
 - iv. Maxwell – 1 Village Drive
 - v. Wieder – 5 Village Drive

- vi. Young – 15 Village Drive
2. The staff has found several minor errors and omissions and items that need clarification. These are not items that have a substantial effect and are easily corrected. They are spelled out in our detailed Long Letter to the applicant.

X. Planning Commission and Board of Trustees Action

At their hearings on September 9, 2014 and October 21, 2014, the Planning and Zoning Commission and Board of Trustees voted to recommend the preliminary case favorably subject to the conditions stated in Section XI and the staff conditions.

XI. Prior Recommendations

Based on the findings in Section IX and the prior conditions by the **Planning and Zoning Commission and Board of Trustees** the staff offers the following recommendations:

- A. The conditions specified by the Planning and Zoning Commission from September 9, 2014:
 1. Water detention/quality ponds landscape plans. **Applicant has provided.**
 2. Complete review of building setbacks: (15' at lots 1-5, 12-14, 23, 24). **Applicant has provided.**
 3. Site elevations comparing building heights between the Village and Wilder Lane and roof heights comparing the Village and Wilder Lane and Country Club Villas and Wilder Lane. **The applicant has shown elevation differences to the Village HOA owners and has their approval on the elevations for the site. The applicant has provided scale comparisons to the Country Club Villas homes on sheet A4 of the architectural renderings. These plans are in the set attached.**
 4. Detailed landscape plan of entrance fencing/monuments and landscaping along Middlefield Road. **Applicant has provided.**
 5. Detail concrete path/sidewalk from Platte Canyon entrance/open space north to shopping center. **Applicant has provided.**
 6. Better definition of architectural style and materials, including 4-5 actual front and rear elevations/rendering of models of homes to be built. **Applicant has provided front and rear elevations and will provide samples and models at the meeting.**
 7. Commitment of HOA to maintain all open space including front and back yards and improvements on open space. **Applicant has provided note on plan.**
 8. Conduct discussions with neighboring HOAs regarding maintenance of perimeter walls and fences. If no agreement is reached prior to Final plan, conditions will be imposed. **It appears that there has been an agreement on this issue, the applicant will discuss the agreement at the meeting.**

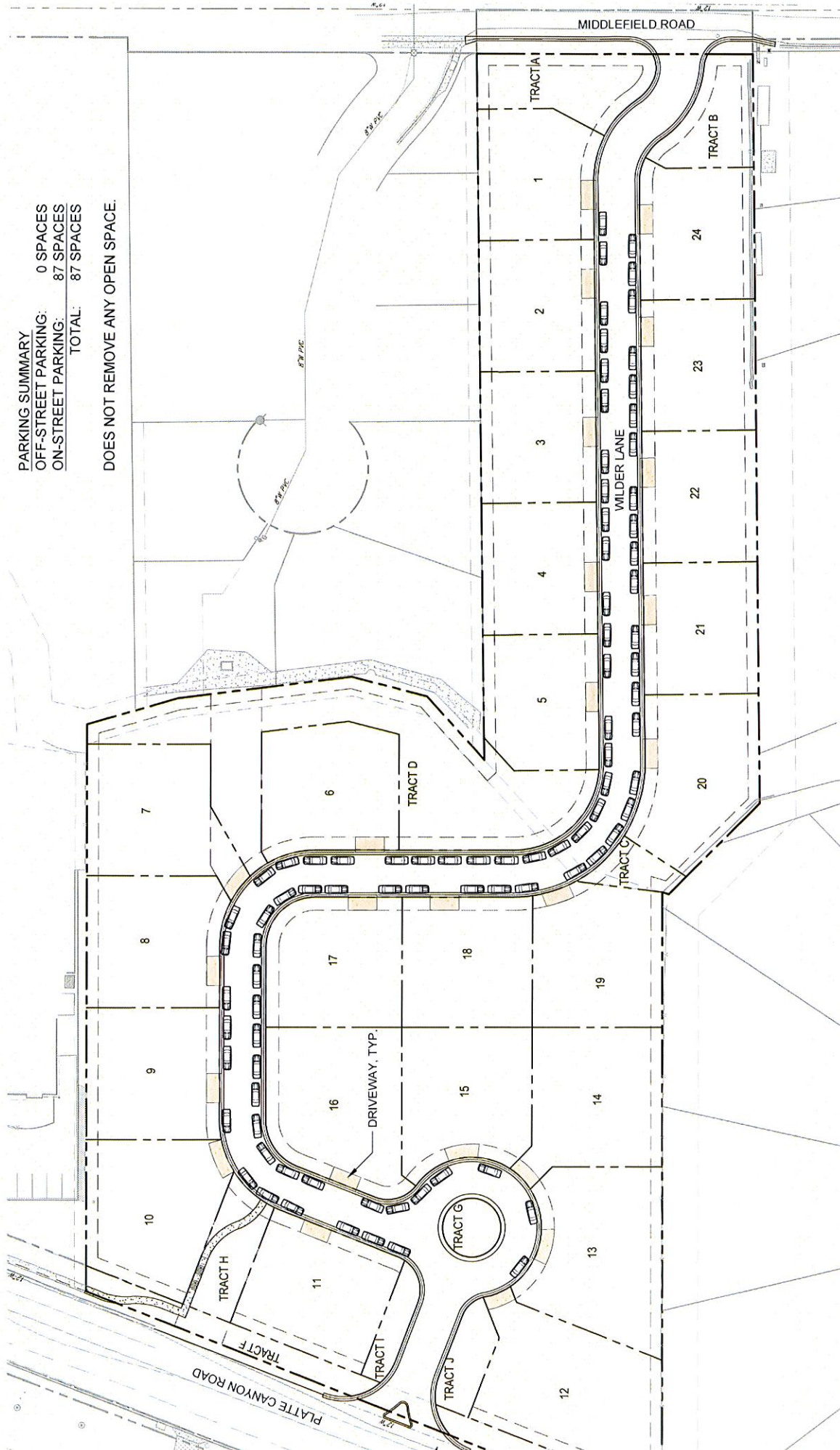
- B. The conditions specified by the Board of Trustees on October 21, 2014:
1. Complete the construction of perimeter Town Wall within 6 months of issuance of permits for site construction. **Applicant has agreed.**
 2. Off street parking shall be added if is deemed necessary by the town. **Applicant has agreed, if deemed necessary after project is built-out. An exhibit is also provide on where that will be located in the event that the town requires off street parking.**
 3. Staff recommendations and conditions as stated by the Planning and Zoning Commission. **Applicant has agreed.**

XII. Final Recommendations

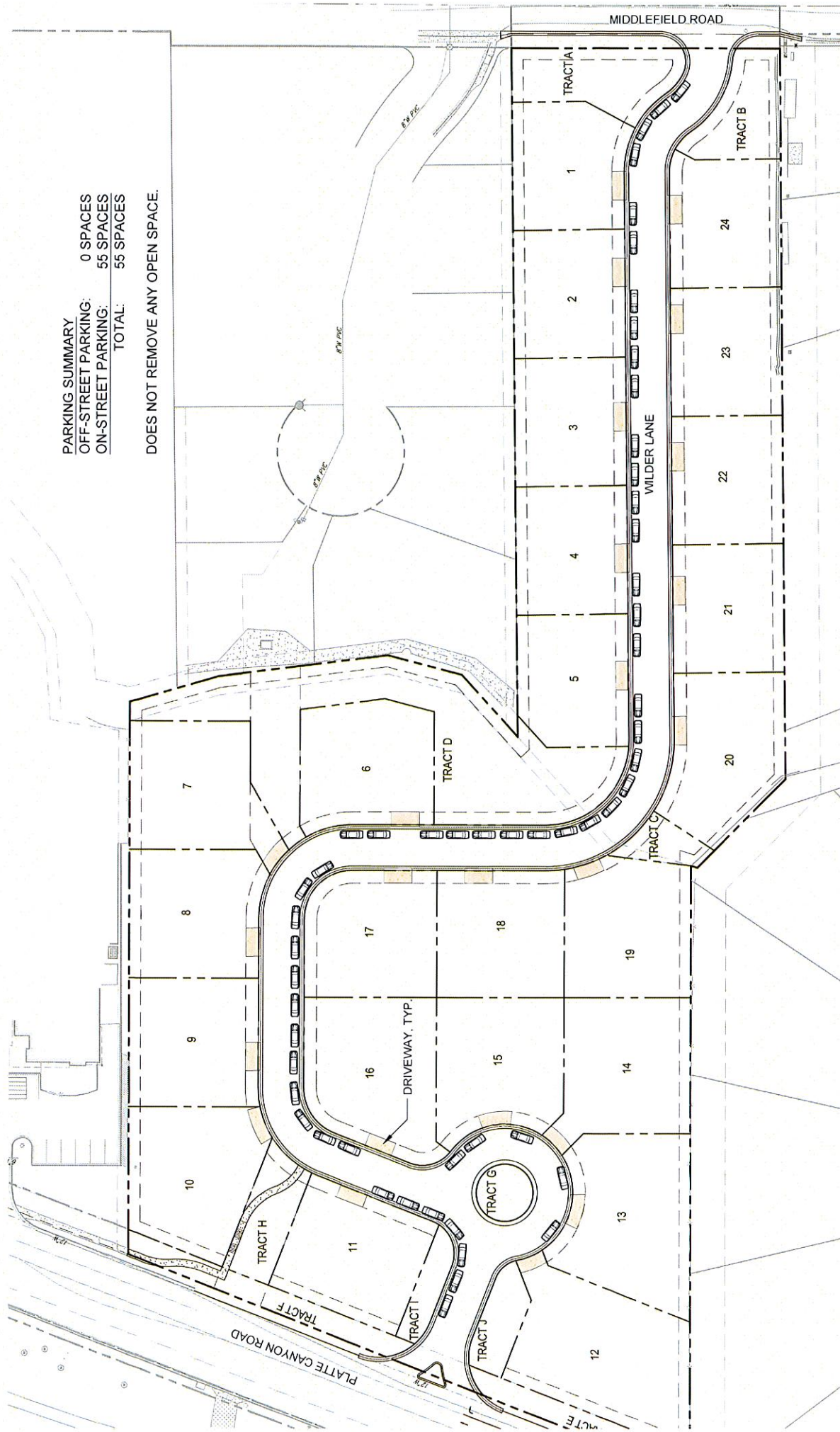
- A. Conditions specified by the Planning Commission on January 13, 2015:
1. Staff shall investigate options for additional off-street parking on the site for the consideration by the Board of Trustees at their February 17, 2015 meeting. **Staff has prepared exhibits for Board review.**
 2. Include pilasters and concrete pilaster caps on Town Wall. **Applicant has agreed.**
 3. Amend the plans per the recommendations and conditions agreed upon in the preliminary plan and plat application as well as the new recommendations staff has made for the final plan and final plat. **Applicant has agreed.**
- B. Staff Recommendations:
1. Revise the plat and plan to eliminate the errors and omissions either prior to the Board of Trustees meeting or prior to recording, as appropriate. **The applicant has agreed.**
 2. That the proposed parking be accepted as submitted on the Final Plan and:
 - a. The following Special Note or another note approved by the Town Attorney be added Sheet 1 of the Final Plan:

The Wilder Lane Home Owners Association, or a majority of the lot owners in Wilder Lane, may petition the Board of Trustees of Columbine Valley for a Minor Amendment that would allow revisions to the plan as contained in Exhibits B or C dated February 17, 2015.
 - b. The SIA (Subdivision Improvements Agreement) will include the amount necessary to implement Exhibits B-2, with the funds to be retained by the HOA for a period of four years. **Applicant to discuss.**
 3. Prior to commencement of initial construction, the applicant should prepare a construction management plan for approval by the Town Administrator. **Applicant has agreed.**

PARKING SUMMARY
 OFF-STREET PARKING: 0 SPACES
 ON-STREET PARKING: 87 SPACES
 TOTAL: 87 SPACES
 DOES NOT REMOVE ANY OPEN SPACE.



PARKING EXHIBIT - ON-STREET - 2 SIDES



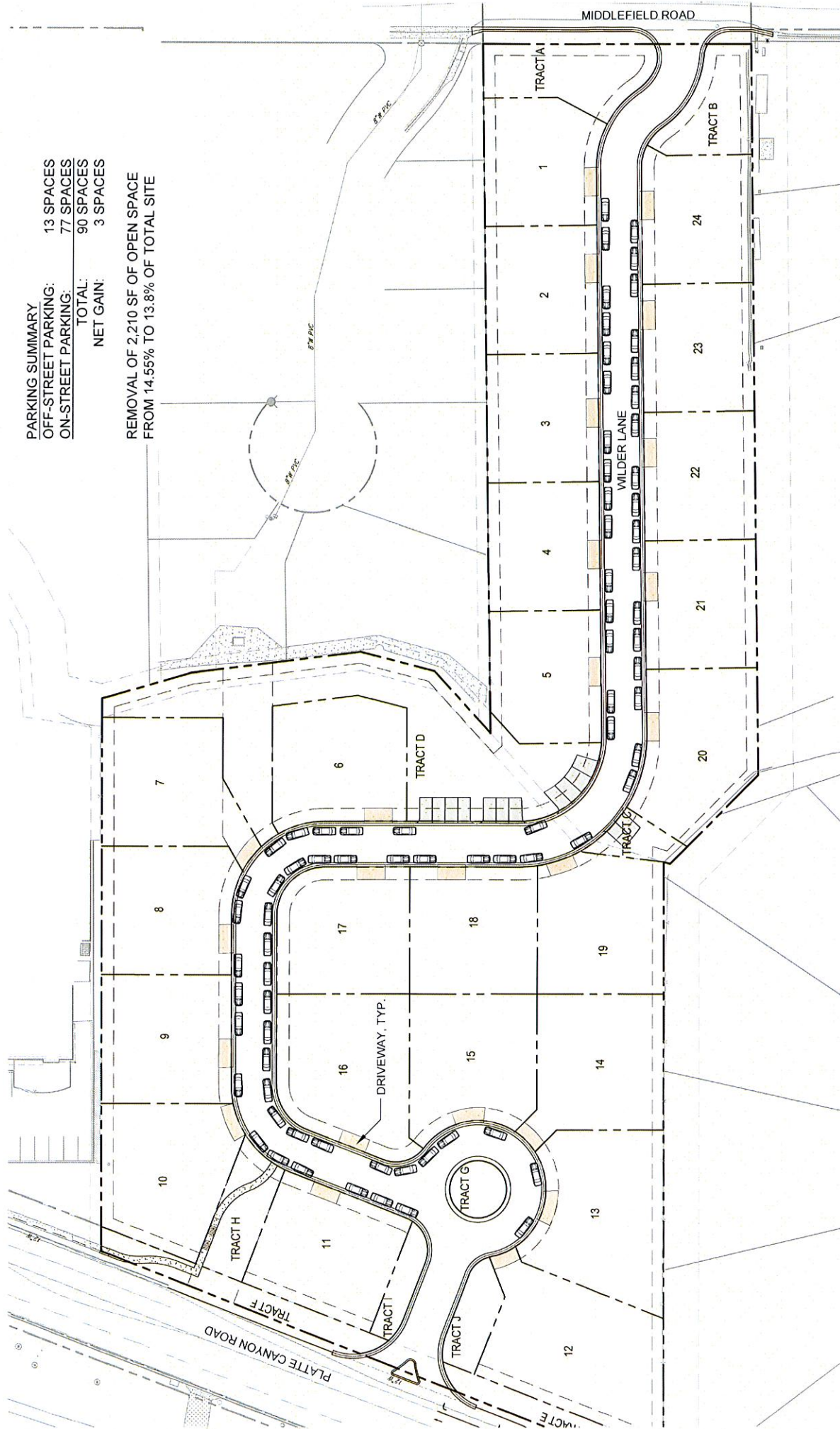
PARKING SUMMARY
 OFF-STREET PARKING: 0 SPACES
 ON-STREET PARKING: 55 SPACES
 TOTAL: 55 SPACES

DOES NOT REMOVE ANY OPEN SPACE.

PARKING EXHIBIT - ON-STREET - ONE SIDE

PARKING SUMMARY
 OFF-STREET PARKING: 13 SPACES
 ON-STREET PARKING: 77 SPACES
 TOTAL: 90 SPACES
 NET GAIN: 3 SPACES

REMOVAL OF 2,210 SF OF OPEN SPACE
 FROM 14.55% TO 13.8% OF TOTAL SITE

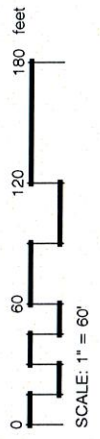
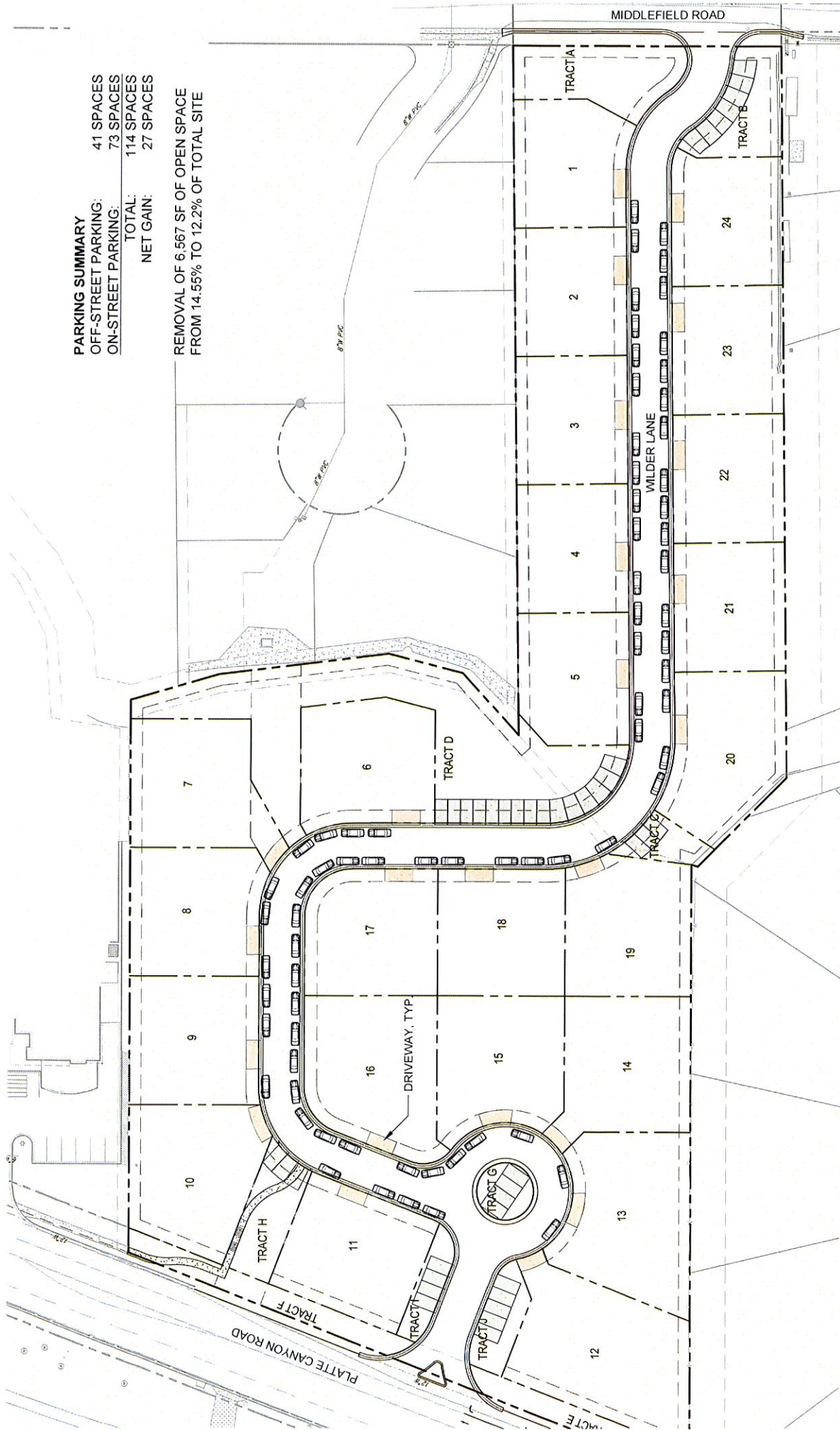


PARKING EXHIBIT - APPLICANT

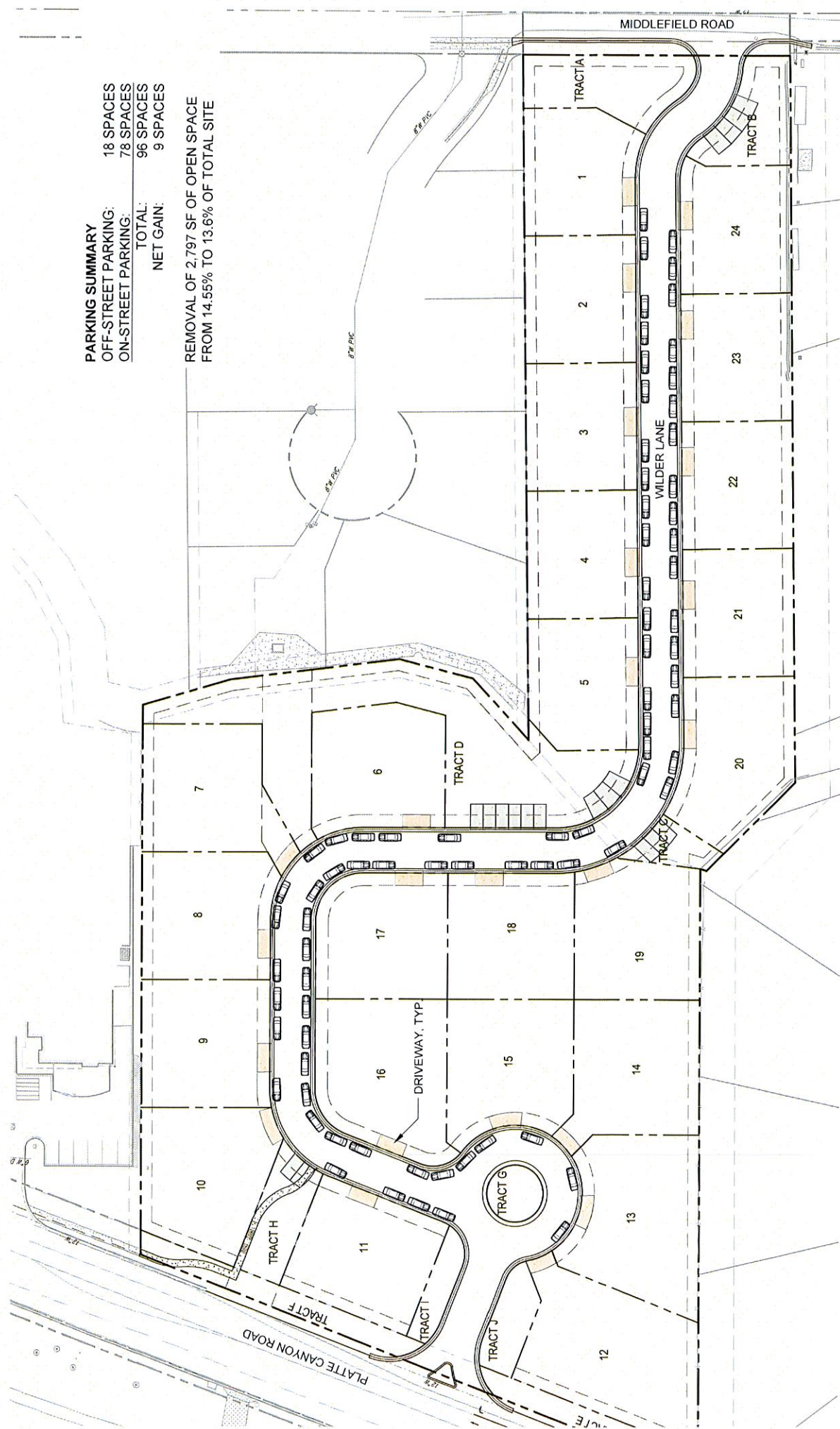
B-1

PARKING SUMMARY
 OFF-STREET PARKING: 41 SPACES
 ON-STREET PARKING: 73 SPACES
 TOTAL: 114 SPACES
 NET GAIN: 27 SPACES

REMOVAL OF 6,567 SF OF OPEN SPACE
 FROM 14.55% TO 12.2% OF TOTAL SITE

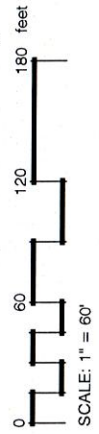


PARKING EXHIBIT - ENGINEERING STAFF



PARKING SUMMARY
 OFF-STREET PARKING: 18 SPACES
 ON-STREET PARKING: 78 SPACES
 TOTAL: 96 SPACES
 NET GAIN: 9 SPACES

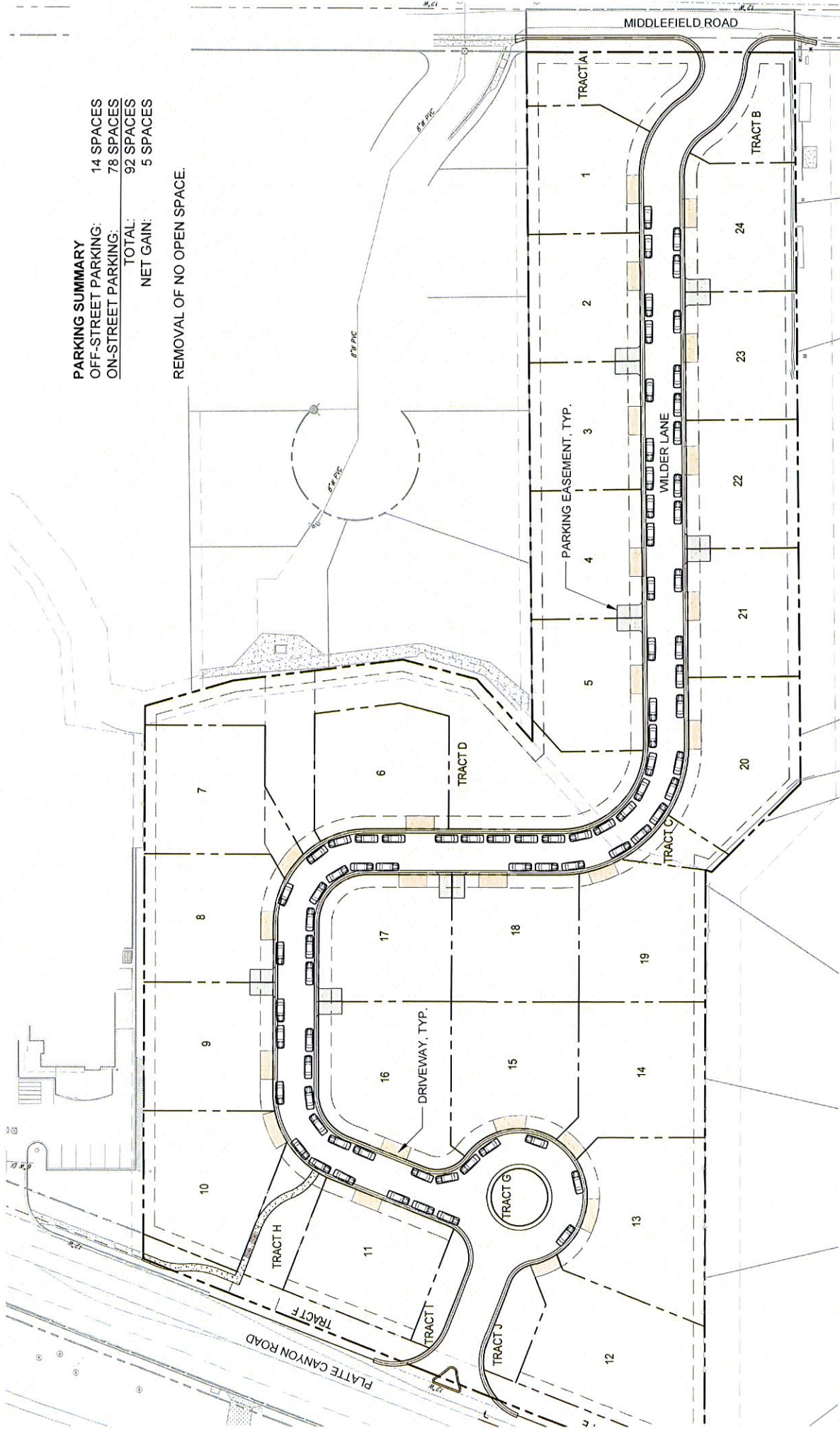
REMOVAL OF 2,797 SF OF OPEN SPACE
 FROM 14.55% TO 13.6% OF TOTAL SITE



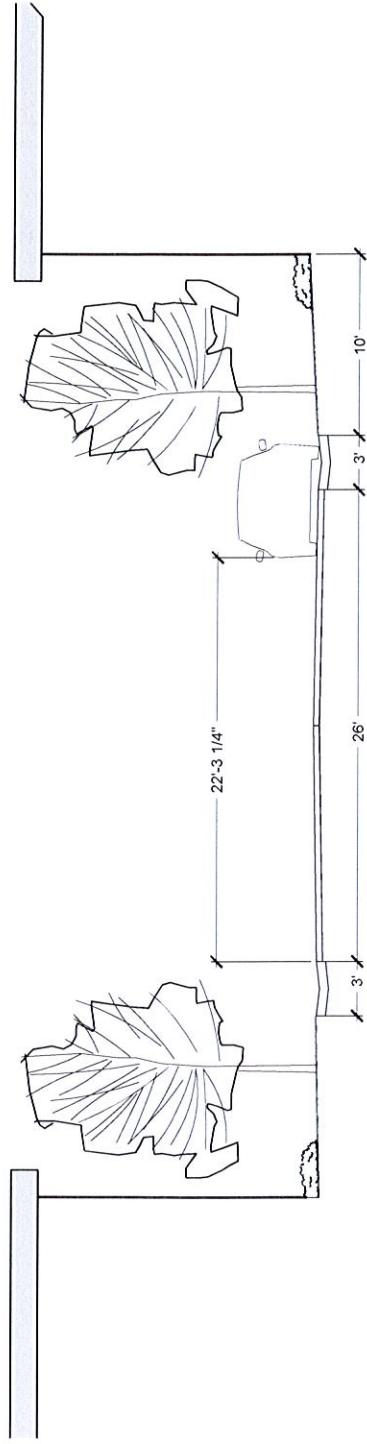
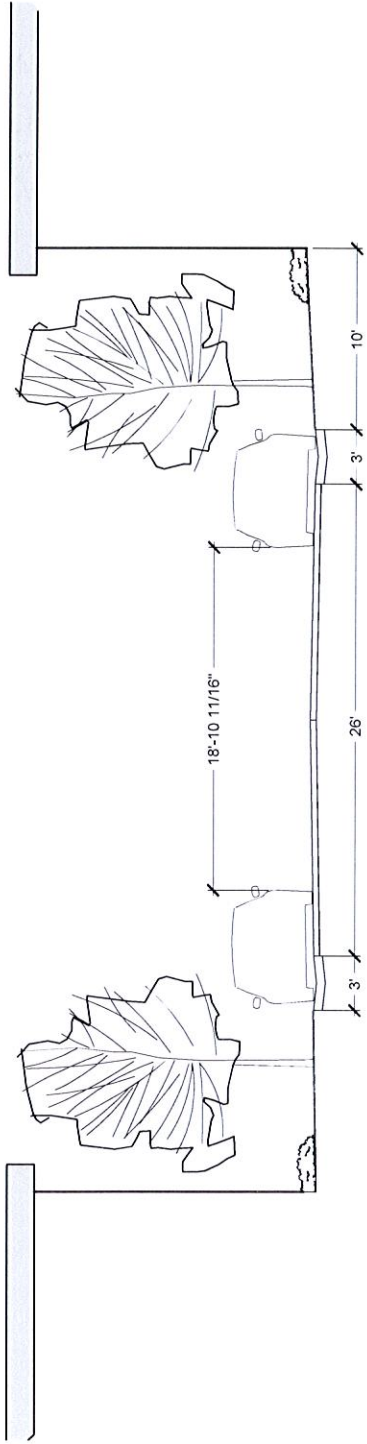
PARKING EXHIBIT - STAFF ALTERNATIVE

PARKING SUMMARY
 OFF-STREET PARKING: 14 SPACES
 ON-STREET PARKING: 78 SPACES
 TOTAL: 92 SPACES
 NET GAIN: 5 SPACES

REMOVAL OF NO OPEN SPACE.

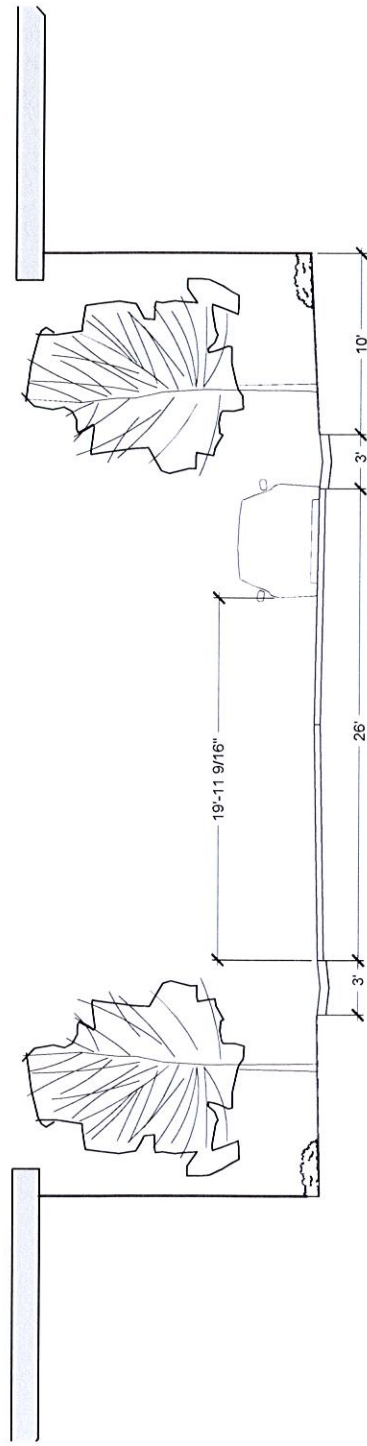
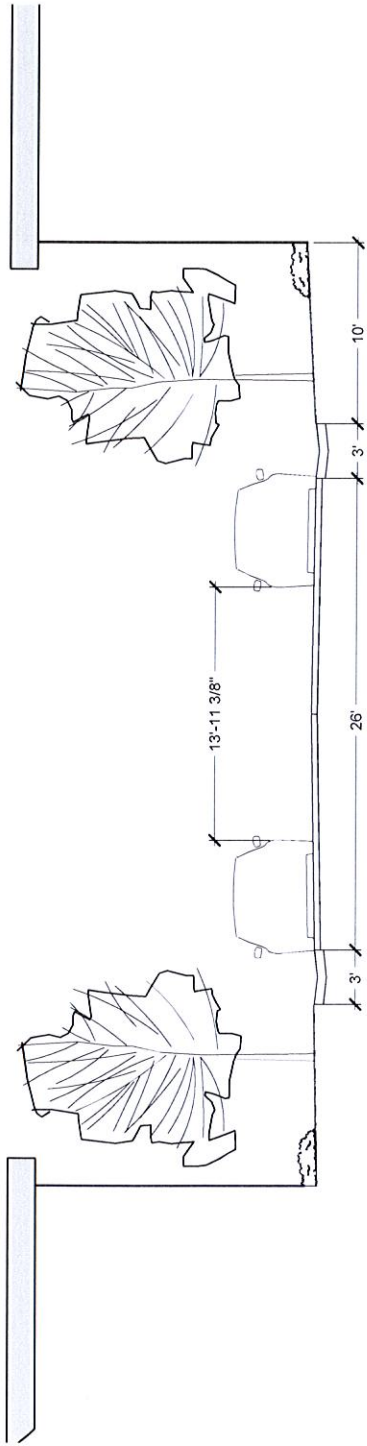


C PARKING EXHIBIT - EASEMENTS



STREET SECTIONS - PARKING ON PAN

D-1



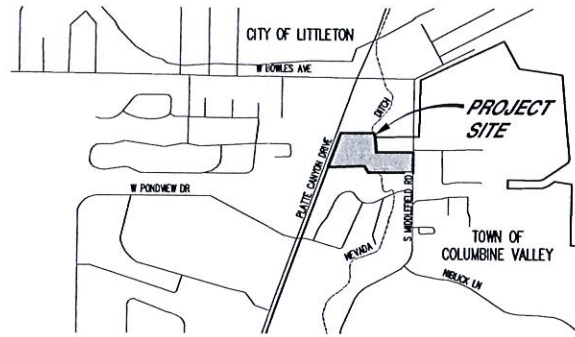
STREET SECTIONS - NO PARKING ON PAN

D-2

WILDER LANE

FINAL PLAN

A PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO
COVER SHEET



LEGAL DESCRIPTION:

WILDER COMMONS

TWO (2) PARCELS OF LAND BEING ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 4, 1991 IN BOOK 6105, PAGE 198, AND ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUILCUM DEED RECORDED DECEMBER 12, 1994 IN BOOK 7801, PAGE 334 ALL BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE, COUNTY OF ARAPAHOE, STATE OF COLORADO, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF COLUMBINE VALLEY, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF SAID SECTION 19 BEARS SOUTH 00°10'42" WEST, WITH ALL BEARINGS HEREIN BEING REFERENCED TO THIS LINE;
THENCE ALONG SAID EAST LINE SOUTH 00°10'42" WEST, A DISTANCE OF 897.93 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF COUNTRY CLUB VILLAS FINAL PLAT RECORDED NOVEMBER 16, 2000 AT RECEPTION NO. 80149362 IN THE OFFICE OF SAID CLERK AND RECORDER, AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°10'42" WEST, A DISTANCE OF 190.82 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF THE VILLAGE IN COLUMBINE VALLEY RECORDED AUGUST 7, 1975 AT RECEPTION NO. 1500010, IN THE OFFICE OF SAID CLERK AND RECORDER;
THENCE DEPARTING SAID EAST LINE ALONG SAID LAST DESCRIBED EASTERLY PROLONGATION AND SAID NORTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:
1. SOUTH 89°17'10" WEST, A DISTANCE OF 542.26 FEET;
2. NORTH 44°42'04" WEST, A DISTANCE OF 88.39 FEET;
3. NORTH 18°25'48" EAST, A DISTANCE OF 4.63 FEET;
4. SOUTH 89°59'00" WEST, A DISTANCE OF 427.53 FEET TO THE NORTHWEST CORNER OF SAID THE VILLAGE IN COLUMBINE VALLEY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF SOUTH PLATTE CANYON ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 21°23'42" EAST, A DISTANCE OF 427.25 FEET TO THE SOUTHWEST CORNER OF PLATTE CANYON SQUARE RECORDED JUNE 1, 1979 AT RECEPTION NO. 1853876 IN THE OFFICE OF SAID CLERK AND RECORDER;
THENCE DEPARTING SAID EAST LINE ALONG THE SOUTHERLY BOUNDARY OF SAID PLATTE CANYON SQUARE AND THE EASTERLY EXTENSION THEREOF, SOUTH 89°54'58" EAST, A DISTANCE OF 386.52 FEET TO A POINT ON THE WESTERLY BOUNDARY OF CREEKSIDE AT COLUMBINE RECORDED MARCH 9, 1983 AT RECEPTION NO. 2255071 IN THE OFFICE OF SAID CLERK AND RECORDER, SAID POINT BEING ON THE APPROXIMATE CENTERLINE OF THE NEVADA DITCH;
THENCE ALONG SAID WESTERLY BOUNDARY AND THE APPROXIMATE CENTERLINE OF THE NEVADA DITCH, SOUTH 16°00'58" EAST, A DISTANCE OF 34.28 FEET TO THE NORTHWEST CORNER OF SAID COUNTRY CLUB AT VILLAS FINAL PLAT;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID COUNTRY CLUB VILLAS FINAL PLAT AND THE APPROXIMATE CENTERLINE OF THE NEVADA DITCH THE FOLLOWING FOUR (4) COURSES:
1) CONTINUING SOUTH 16°00'58" EAST, A DISTANCE OF 30.75 FEET;
2) SOUTH 06°54'40" EAST, A DISTANCE OF 120.45 FEET;
3) SOUTH 14°29'28" WEST, A DISTANCE OF 53.97 FEET;
4) SOUTH 47°36'31" WEST, A DISTANCE OF 58.67 FEET TO THE SOUTHWEST CORNER OF SAID COUNTRY CLUB VILLAS FINAL PLAT;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID COUNTRY CLUB VILLAS FINAL PLAT AND THE EASTERLY PROJECTION THEREOF, NORTH 89°13'43" EAST, A DISTANCE OF 513.13 FEET TO THE POINT OF BEGINNING,
CONTAINING AN AREA OF 6.617 ACRES, (288,233 SQUARE FEET), MORE OR LESS.

STANDARD NOTES:

THE OWNER(S) OF WILDER LANE, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING:

- IMPROVEMENTS COMPLETED**
THAT NO DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS SHALL BE CERTIFIED FOR OCCUPANCY UNLESS AND UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS, AS DEFINED WITHIN THE SUBDIVIDER IMPROVEMENTS AGREEMENT FOR THIS PRELIMINARY PLAN ARE IN PLACE AND ACCEPTED BY THE TOWN OF COLUMBINE VALLEY.
- EMERGENCY AND SERVICE VEHICLE ACCESS**
THE EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT(S) SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OR HOA. IN THE EVENT THAT SUCH CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE TOWN OF COLUMBINE VALLEY SHALL HAVE THE RIGHT TO ENTER SUCH EASEMENTS AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREE TO PAY UPON BILLING.
- STORM DRAINAGE EASEMENTS**
WHEN STORMWATER DRAINAGE EASEMENT(S) ARE REQUIRED, THE FOLLOWING LANGUAGE SHALL APPEAR ON THE FACE OF THE PLAT:
"THE STORMWATER DRAINAGE EASEMENT(S) SHOWN HEREON IS (ARE) FOR THE PURPOSE OF ACCESS, OPERATION, MAINTENANCE, REPAIR AND ALTERNATION OF THE STORMWATER QUANTITY AND QUALITY MANAGEMENT SYSTEM/FACILITIES INCLUDED WITHIN THE SAID EASEMENT(S). THE OPERATION, MAINTENANCE AND REPAIR OF SUCH STORMWATER MANAGEMENT SYSTEM/FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS OR HOMEOWNERS ASSOCIATION. IN THE EVENT THAT THE OPERATION, MAINTENANCE AND REPAIR OF THE STORMWATER MANAGEMENT SYSTEM/FACILITIES ARE NOT PERFORMED BY SAID OWNER, THE TOWN OF COLUMBINE VALLEY SHALL HAVE THE RIGHT TO ALLOW THE HOMEOWNERS ASSOCIATION TO ENTER SUCH EASEMENT(S) AND PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSOR AND ASSIGNS AGREE TO PAY UPON BILLING. ANY CLAIMS AND RESULTING JUDGMENTS FOR DAMAGE TO DOWNSTREAM PROPERTIES CAUSED BY THE LACK OF ADEQUATE MAINTENANCE BEING PERFORMED BY THE SAID PROPERTY OWNER SHALL BE BORNE SOLELY BY THE SAID PROPERTY OWNER. THE PROPERTY OWNER HEREBY RELEASES, INDEMNIFIES AND HOLDS HARMLESS THE TOWN OF COLUMBINE VALLEY FROM ANY AND ALL LIABILITY RESULTING FROM THE LACK OF ADEQUATE MAINTENANCE OF SAID STORMWATER MANAGEMENT SYSTEM/FACILITIES. NO BUILDINGS, FILLS, EXCAVATIONS, STRUCTURES, FENCES OR OTHER ALTERATIONS SHALL BE CONSTRUCTED WITHIN A STORMWATER DRAINAGE EASEMENT(S) WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN."
- STREET MAINTENANCE**
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE TOWN 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 OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OR HOA SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.
- LANDSCAPE MAINTENANCE**
THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR OTHER ENTITY OTHER THAN THE TOWN OF COLUMBINE VALLEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS WITHIN THE PUBLIC ROW ADJACENT TO THIS PLANNED DEVELOPMENT.
THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OTHER THAN THE TOWN SHALL BE RESPONSIBLE TO MAINTAIN ALL COMMON OPEN SPACE AND OTHER LANDSCAPED AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- SIGHT TRIANGLE MAINTENANCE/CLEARANCE**
CORNER VISION CLEARANCE REQUIREMENT: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VIEW THAT IS MORE THAN FORTY-TWO INCHES (42") IN HEIGHT SHALL BE ERRECTED, PLACED OR MAINTAINED WITHIN A TRIANGLE FORMED BY THE POINT OF INTERSECTION OF LOT LINES ABUTTING A STREET AND THE POINTS LOCATED ALONG THE LOT LINES THIRTY FEET (30') FROM THE POINT OF INTERSECTION.
- DRIVES, PARKING AREA AND UTILITY EASEMENTS MAINTENANCE**
THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OTHER THAN THE TOWN OF COLUMBINE VALLEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (I.E., CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.).
- FINAL PLAT CROSS-REFERENCE**
THERE IS AN APPROVED FINAL PLAT FOR THE PROPERTY COVERED BY THIS PLANNED DEVELOPMENT PLAN. THE FINAL PLAT CONTAINS SURVEY DATA, LOT DIMENSIONS, EASEMENTS DIMENSIONS AND PURPOSE, SPECIAL AND STANDARD NOTES, AND OTHER INFORMATION RELEVANT TO THE PROPERTY. THE FINAL PLAT IS RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, BOOK _____, PAGE _____.

LAND USE TABULATION:

LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL
MAXIMUM ALLOWABLE UNITS: 24
MAXIMUM ALLOWABLE DENSITY: 4.0 DU/ACRE
ZONING DESIGNATION: RPD
EXISTING ZONING: MU AND AG

| AREA TABULATION | | |
|-------------------|------------|------------|
| USE | AREA | % OF TOTAL |
| RIGHT OF WAY | 1.155 ACRE | 17.43% |
| OPEN SPACE/TRACTS | 0.963 ACRE | 14.55% |
| LOTTED AREA | 4.500 ACRE | 68.00% |
| TOTAL | 6.617 ACRE | 100.00% |

| DEVELOPMENT STIPULATIONS CHART | |
|--|--|
| STANDARD ACREAGE | 6.617 ACRE |
| DENSITY | 3.63 DU/ACRE |
| MAX BUILDING COVERAGE | 45% |
| OPEN SPACE PUBLIC, COMMON, OR YARDS BUILDING HEIGHT MAX. | 38.5% |
| ONE STORY | 30'-0" |
| TWO STORY: LOTS 7-10 | 35'-0" |
| SETBACKS | |
| FROM S. PLATTE CANYON RD. ROW | 25'-0" |
| FRONT: FROM WILDER LANE ROW TO RESIDENCE | 10'-0" |
| FROM WILDER LANE ROW TO GARAGE FACING STREET | 20'-0" |
| SIDE: | 5'-0" |
| REAR: LOTS 1-5, 12-14, 23, 24 | 15'-0" |
| ALL OTHER LOTS | 10'-0" |
| PARKING | |
| PARKING (OFF STREET) | 24 LOTS x 2 = 48 |
| SIGNAGE | |
| PROJECT IDENTIFICATION | TBD |
| TENANT IDENTIFICATION (GROUND MOUNTED) | N/A |
| TENANT IDENTIFICATION (FASCOA OR WALL) | N/A |
| DIRECTIONAL - INFORMATION | N/A |
| TEMPORARY | TBD |
| WALLS, FENCES, HEDGES (3) | TYPE, MATERIALS, HEIGHT |
| NORTH PROPERTY LINE | TOWN WALL, WOOD, ARTIFICIAL WOOD, OR EXISTING CCV WALL |
| EAST PROPERTY LINE | LANDSCAPE BUFFER |
| SOUTH PROPERTY LINE | WOOD OR ARTIFICIAL WOOD |
| WEST PROPERTY LINE | TOWN WALL AND WROUGHT IRON |
| EXTERIOR LIGHTING | HEIGHT AND FIXTURE TYPE |
| SEE NARRATIVE | |

(TBD) TO BE DETERMINED
(CCV) COUNTRY CLUB VILLAS
(3) OTHER THAN AT TOWN WALL, FENCES ONLY OCCUR AT RESIDENCE LOT LINES, NOT ENTIRE PERIMETER, BUT NO FENCES WILL OCCUR AT ANY SIDE LOT LINE BETWEEN DIRECTLY ADJACENT LOTS.

BUILDING PERMITS / CERTIFICATES OF OCCUPANCY
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT NO BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY (CO'S) WILL BE APPROVED OR ISSUED UNTIL THE TOWN ADMINISTRATOR OR TOWN PLANNER HAVE DETERMINED THAT THE STRUCTURES PROPOSED IN THE BUILDING PERMIT APPLICATIONS OR CERTIFICATE OF OCCUPANCY ARE CONSISTENT WITH THE STRUCTURAL ELEVATIONS CONTAINED IN THE APPROVED FINAL DEVELOPMENT PLAN.

100 YEAR FLOODPLAIN NOTE:
THE SURVEYED PARCEL SHOWN HEREIN LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND FLOOD ZONE "X" (SHADED) OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS PANEL 431 OF 725, MAP NO. 080050431K WITH A MAP REVISED DATE OF DECEMBER 17, 2010. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

CONDITIONS:

- THE WILDER LANE PRELIMINARY PLAN ILLUSTRATES A PROPOSED SINGLE FAMILY RESIDENTIAL PLANNING AREA WITH PROPOSED ROADS, SINGLE FAMILY LOTS AND OPEN SPACE AREAS. NO DEVELOPMENT WILL BE ALLOWED OR BUILDING PERMITS ISSUED UNTIL SUBDIVISION PLANS FOR THE PLANNING AREA ARE APPROVED.
- THE TOTAL NUMBER OF UNITS SHALL NOT EXCEED THE MAXIMUM NUMBER INDICATED IN THE LAND USE TABULATION.
- ALLOWABLE ENCROACHMENTS:
ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, CUTTERS, WINDOW WELLS, BUILDING CANTILEVERS, CHIMNEYS, BAY WINDOWS, SIDING AND COUNTERFORTS SHALL BE ALLOWED TO ENCRACH INTO THE SETBACK AREAS AS FOLLOWS:
A) 10' RESIDENCE FRONT SETBACK: 0'
B) 20' GARAGE FRONT SETBACK: 0'
C) 5' SIDE SETBACK: 3'
D) 10' OR 15' REAR SETBACK: 4'
PATIOS AND DECKS MAY EXTEND UP TO 10' INTO THE REAR SETBACK, BUT NOT CLOSER THAN 3' FOR THE REAR LOT LINE. AIR HANDLING UNITS MAY EXTEND UP TO 5' INTO THE REAR SETBACK ONLY.
- THE STREET SIGNAGE SHALL CONFORM AND BE SIMILAR TO THE TOWN OF COLUMBINE VALLEY STREET SIGNAGE IN TYPE AND PLACEMENT.
- OPEN SPACE TRACTS SHALL BE DEDICATED TO THE WILDER LANE HOMEOWNERS ASSOCIATION BY FINAL PLAT. HOA SHALL MAINTAIN ALL OPEN SPACE AND ALL PRIVATE YARDS.
- TRASH SHALL BE PICKED UP CURB SIDE.

PROJECT TEAM:

PROPERTY OWNER
NELSON REAL ESTATE PROPERTIES, INC.
ATTN: H.W. NELSON
6444 E HAMPDEN AVENUE #350
DENVER, COLORADO 80222
P: 303-721-1650
nenc12@west.net

PROPERTY OWNER/APPLICANT/DEVELOPER
PLATTE CANYON PARTNERS, LLC
4725 SOUTH MONACO STREET #205
DENVER, CO 80237
TOM BRADBURY
P: 303-708-1105
tom.bradbury@plattcanyonpartners.com

CIVIL ENGINEER
THE LUND PARTNERSHIP
ATTN: JAMIE OVERGAARD
12265 WEST BAYAUD AVENUE, SUITE 130
LAKEWOOD, CO 80228
P: 303-989-1461
F: 303-989-4094
jovergaard@lundpartnership.net

SURVEYOR
AZTEC CONSULTANTS
ATTN: DAN DAVIS
8000 SOUTH LINCOLN STREET #201
LITTLETON, CO 80122
P: 303-713-1898
ddavis@aztecconsultants.com

LANDSCAPE ARCHITECT
SAGE DESIGN
ATTN: PHIL SAGE
1500 SOUTH PEARL STREET #200
DENVER, CO 80210
P: 303-470-2855
phil@sagedesigngroup.com

ARCHITECT
STUDIO GUNN
ATTN: BRYAN GUNN
3773 CHERRY CREEK NORTH DRIVE #575
DENVER, CO 80209
P: 303-388-5044
bgunn@studogunn.com

SHEET INDEX:

- 1 OF 10 COVER SHEET
- 2 OF 10 NOTES
- 3 OF 10 SITE PLAN
- 4 OF 10 GRADING PLAN
- 5 OF 10 LANDSCAPE PLAN
- 6 OF 10 LANDSCAPE PLAN
- 7 OF 10 LANDSCAPE PLAN
- 8 OF 10 LANDSCAPE PLAN
- 9 OF 10 LANDSCAPE PLAN
- 10 OF 10 LANDSCAPE PLAN

TITLE VERIFICATION

I/WE _____, A (CHOOSE ONE: QUALIFIED TITLE INSURANCE COMPANY, TITLE ATTORNEY OR ATTORNEY AT LAW), DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF LAND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS IN THE OWNER'S NAME, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

(TITLE OF OFFICIAL) TITLE INSURANCE COMPANY _____

(TITLE ATTORNEY) OR (ATTORNEY AT LAW) _____

STATEMENT OF OWNERSHIP AND CONTROL

BE IT KNOWN THAT PLATTE CANYON PARTNERS, LLC ARE THE OWNERS OR OPTION HOLDERS OF THE PROPERTY KNOWN AS THE WILDER LANE, LOCATED AT 6000 SOUTH PLATTE CANYON ROAD AND 6051 S. MIDDLEFIELD ROAD IN COLUMBINE VALLEY, COLORADO, WHICH PROPERTY DESCRIBED ON THIS FINAL PLAN AND THAT AS THE OWNERS OR OPTION HOLDERS OF THE PROPERTY WE HAVE THE LEGAL RIGHT AND AUTHORITY TO REQUEST APPROVAL OF THIS PLANNED DEVELOPMENT FROM THE TOWN OF COLUMBINE VALLEY.

BY: _____
JAY NEESE, MANAGER

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014, BY JAY NEESE, AS MANAGER, OF PLATTE CANYON VALLEY, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

BOARD OF TRUSTEES APPROVAL

THIS FINAL PLAN WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLUMBINE VALLEY, COLORADO THIS _____ DAY OF _____, 2015.

MAYOR: TOWN OF COLUMBINE VALLEY ATTEST: TOWN CLERK

TOWN OF COLUMBINE VALLEY PLANNING AND ZONING COMMISSION REVIEW

THE TOWN OF COLUMBINE VALLEY, COLORADO PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, AD 2015, REVIEWED THIS FINAL DEVELOPMENT PLAN.

CHAIRPERSON _____ 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 2015.

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

DATE _____ COUNTY CLERK

| | | | | |
|--|---|--|----------|----------|
| SAGE DESIGN GROUP 1500 South Pearl Street, Ste 200 Denver, Colorado 80210 303.470.2855 (p) 303.470.2854 (f) | LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 CIVIL ENGINEERING & SURVEYING | DEVELOPER | DATE: | 11/17/14 |
| | | PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237 | SCALE: | NO SCALE |
| | | JOB NO.: | 638-0401 | |
| | | SHEET 1 OF 10 | | |

WILDER LANE

FINAL PLAN

A PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO COVER SHEET

LEGAL DESCRIPTION:

WILDER COMMONS
TWO (2) PARCELS A PARCEL OF LAND BEING ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 4, 1991 IN BOOK 8105, PAGE 198, AND ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OUTCLAIM DEED RECORDED DECEMBER 12, 1994 IN BOOK 7801, PAGE 334 ALL BEING RECORDED IN THE CLERK AND RECORDERS OFFICE, COUNTY OF ARAPAHOE, STATE OF COLORADO, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF COLUMBINE VALLEY, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF SAID SECTION 19 BEARS SOUTH 00°10'42" WEST, WITH ALL BEARINGS HEREIN BEING REFERENCED TO THIS LINE;
THENCE ALONG SAID EAST LINE SOUTH 00°10'42" WEST, A DISTANCE OF 897.93 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF COUNTRY CLUB VILLAS FINAL PLAT RECORDED NOVEMBER 16, 2000 AT RECEPTION NO. B0149382 IN THE OFFICE OF SAID CLERK AND RECORDER, AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°10'42" WEST, A DISTANCE OF 190.62 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF THE VILLAGE IN COLUMBINE VALLEY RECORDED AUGUST 7, 1975 AT RECEPTION NO. 1500010, IN THE OFFICE OF SAID CLERK AND RECORDER;
THENCE DEPARTING SAID EAST LINE ALONG SAID LAST DESCRIBED EASTERLY PROLONGATION AND SAID NORTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:
1. SOUTH 89°17'10" WEST, A DISTANCE OF 542.28 FEET;
2. NORTH 44°42'04" WEST, A DISTANCE OF 88.39 FEET;
3. NORTH 18°25'48" EAST, A DISTANCE OF 4.63 FEET;
4. SOUTH 89°59'00" WEST, A DISTANCE OF 427.53 FEET TO THE NORTHWEST CORNER OF SAID THE VILLAGE IN COLUMBINE VALLEY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF SOUTH PLATTE CANYON ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 21°23'42" EAST, A DISTANCE OF 427.25 FEET TO THE SOUTHWEST CORNER OF PLATTE CANYON SQUARE RECORDED JUNE 1, 1979 AT RECEPTION NO. 1853876 IN THE OFFICE OF SAID CLERK AND RECORDER;
THENCE DEPARTING SAID EAST LINE ALONG THE SOUTHERLY BOUNDARY OF SAID PLATTE CANYON SQUARE AND THE EASTERLY EXTENSION THEREOF, SOUTH 89°54'58" EAST, A DISTANCE OF 386.52 FEET TO A POINT ON THE WESTERLY BOUNDARY OF CREEKSIDE AT COLUMBINE RECORDED MARCH 9, 1993 AT RECEPTION NO. 2255071 IN THE OFFICE OF SAID CLERK AND RECORDER, SAID POINT BEING ON THE APPROXIMATE CENTERLINE OF THE NEVADA DITCH;
THENCE ALONG SAID WESTERLY BOUNDARY AND THE APPROXIMATE CENTERLINE OF THE NEVADA DITCH, SOUTH 16°00'58" EAST, A DISTANCE OF 34.26 FEET TO THE NORTHWEST CORNER OF SAID COUNTRY CLUB AT VILLAS FINAL PLAT;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID COUNTRY CLUB VILLAS FINAL PLAT AND THE APPROXIMATE CENTERLINE OF THE NEVADA DITCH THE FOLLOWING FOUR (4) COURSES:
1) CONTINUING SOUTH 16°00'58" EAST, A DISTANCE OF 30.75 FEET;
2) SOUTH 06°54'40" EAST, A DISTANCE OF 120.45 FEET;
3) SOUTH 14°29'28" WEST, A DISTANCE OF 53.97 FEET;
4) SOUTH 47°36'31" WEST, A DISTANCE OF 58.67 FEET TO THE SOUTHWEST CORNER OF SAID COUNTRY CLUB VILLAS FINAL PLAT;
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID COUNTRY CLUB VILLAS FINAL PLAT AND THE EASTERLY PROJECTION THEREOF, NORTH 89°13'43" EAST, A DISTANCE OF 513.13 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 6.617 ACRES, (288,233 SQUARE FEET), MORE OR LESS.

STANDARD NOTES:

THE OWNER(S) OF WILDER LANE, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING:

- IMPROVEMENTS COMPLETED**
THAT NO DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS SHALL BE CERTIFIED FOR OCCUPANCY UNLESS AND UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS AS DEFINED WITHIN THE SUBDIVIDER IMPROVEMENTS AGREEMENT FOR THIS PRELIMINARY PLAN ARE IN PLACE AND ACCEPTED BY THE TOWN OF COLUMBINE VALLEY.
- EMERGENCY AND SERVICE VEHICLE ACCESS**
THE EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT(S) SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OR HOA. IN THE EVENT THAT SUCH CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE TOWN OF COLUMBINE VALLEY SHALL HAVE THE RIGHT TO ENTER SUCH EASEMENTS AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREE TO PAY UPON BILLING.
- STORM DRAINAGE EASEMENTS**
WHEN STORMWATER DRAINAGE EASEMENT(S) ARE REQUIRED, THE FOLLOWING LANGUAGE SHALL APPEAR ON THE FACE OF THE PLAT:
"THE STORMWATER DRAINAGE EASEMENT(S) SHOWN HEREON IS (ARE) FOR THE PURPOSE OF ACCESS, OPERATION, MAINTENANCE, REPAIR AND ALTERNATION OF THE STORMWATER QUANTITY AND QUALITY MANAGEMENT SYSTEM/FACILITIES INCLUDED WITHIN THE SAID EASEMENT(S). THE OPERATION, MAINTENANCE AND REPAIR OF SUCH STORMWATER MANAGEMENT SYSTEM/FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OR HOMEOWNERS ASSOCIATION. IN THE EVENT THAT THE OPERATION, MAINTENANCE AND REPAIR OF THE STORMWATER MANAGEMENT SYSTEM/FACILITIES ARE NOT PERFORMED BY SAID OWNER, THE TOWN OF COLUMBINE VALLEY SHALL HAVE THE RIGHT TO ALLOW THE HOMEOWNERS ASSOCIATION TO ENTER SUCH EASEMENT(S) AND PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREE TO PAY UPON BILLING. ANY CLAIMS AND RESULTING JUDGMENTS FOR DAMAGE TO DOWNSTREAM PROPERTIES CAUSED BY THE LACK OF ADEQUATE MAINTENANCE BEING PERFORMED BY THE SAID PROPERTY OWNER SHALL BE BORNE SOLELY BY THE SAID PROPERTY OWNER. THE PROPERTY OWNER HEREBY RELEASES, INDEMNIFIES AND HOLDS HARMLESS THE TOWN OF COLUMBINE VALLEY FROM ANY AND ALL LIABILITY RESULTING FROM THE LACK OF ADEQUATE MAINTENANCE OF SAID STORMWATER MANAGEMENT SYSTEM/FACILITIES. NO BUILDINGS, FILLS, EXCAVATIONS, STRUCTURES, FENCES OR OTHER ALTERATIONS SHALL BE CONSTRUCTED WITHIN A STORMWATER DRAINAGE EASEMENT(S) WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN."
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IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE TOWN 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 OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OR HOA SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.
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THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR OTHER ENTITY OTHER THAN THE TOWN OF COLUMBINE VALLEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (I.E., CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.).
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- DRIVES, PARKING AREA AND UTILITY EASEMENTS MAINTENANCE**
THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OTHER THAN THE TOWN OF COLUMBINE VALLEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (I.E., CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.).
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THERE IS AN APPROVED FINAL PLAT FOR THE PROPERTY COVERED BY THIS PLANNED DEVELOPMENT PLAN. THE FINAL PLAT CONTAINS SURVEY DATA, LOT DIMENSIONS, EASEMENTS DIMENSIONS AND PURPOSE, SPECIAL AND STANDARD NOTES, AND OTHER INFORMATION RELEVANT TO THE PROPERTY. THE FINAL PLAT IS RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, BOOK _____, PAGE _____.



SCALE: 1"=100'

LAND USE TABULATION:

LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL

MAXIMUM ALLOWABLE UNITS: 24

MAXIMUM ALLOWABLE DENSITY: 4.0 DU/ACRE

ZONING DESIGNATION: RPD

EXISTING ZONING: MU AND AG

| USE | AREA | % OF TOTAL |
|-------------------|------------|------------|
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| TOTAL | 6.617 ACRE | 100.00% |

| DEVELOPMENT STIPULATIONS CHART | |
|---|--|
| STANDARD ACREAGE | 6.617 ACRE |
| DENSITY | 3.63 DU/ACRE |
| MAX BUILDING COVERAGE | 45% |
| OPEN SPACE PUBLIC, COMMON, OR YARDS | 38.5% |
| BUILDING HEIGHT MAX. | |
| ONE STORY | 30'-0" |
| TWO STORY: LOTS 7-10 | 35'-0" |
| SETBACKS | |
| FROM S. PLATTE CANYON RD. ROW | 25'-0" |
| FRONT: FROM WILDER LANE ROW TO RESIDENCE | 10'-0" |
| FROM WILDER LANE ROW TO GARAGE FRONT STREET | 20'-0" |
| SIDE: | 5'-0" |
| REAR: LOTS 1-5, 12-14, 23, 24 | 15'-0" |
| ALL OTHER LOTS | 10'-0" |
| PARKING | |
| PARKING (OFF STREET) | 24 LOTS x 2 = 48 |
| SIGNAGE | NUMBER AND DIMENSIONS |
| PROJECT IDENTIFICATION | TBD |
| TENANT IDENTIFICATION (GROUND MOUNTED) | N/A |
| TENANT IDENTIFICATION (FASDA OR WALL) | N/A |
| DIRECTIONAL - INFORMATION | N/A |
| TEMPORARY | TBD |
| WALLS, FENCES, HEDGES (3) | TYPE, MATERIALS, HEIGHT |
| NORTH PROPERTY LINE | TOWN WALL, WOOD, ARTIFICIAL WOOD, OR EXISTING CCV WALL |
| EAST PROPERTY LINE | LANDSCAPE BUFFER |
| SOUTH PROPERTY LINE | WOOD OR ARTIFICIAL WOOD |
| WEST PROPERTY LINE | TOWN WALL AND MESH/IRON |
| EXTERIOR LIGHTING | HEIGHT AND FIXTURE TYPE |
| | SEE NARRATIVE |

(TBD) TO BE DETERMINED (CCV) COUNTRY CLUB VILLAS

(3) OTHER THAN AT TOWN WALL FENCES ONLY OCCUR AT RESIDENCE LOT LINES, NOT ENTIRE PERIMETER, BUT NO FENCES WILL OCCUR AT ANY SIDE LOT LINE BETWEEN DIRECTLY ADJACENT LOTS.

BUILDING PERMITS / CERTIFICATES OF OCCUPANCY

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT NO BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY (CO'S) WILL BE APPROVED OR ISSUED UNTIL THE TOWN ADMINISTRATOR OR TOWN PLANNER HAVE DETERMINED THAT THE STRUCTURES PROPOSED IN THE BUILDING PERMIT APPLICATIONS OR CERTIFICATE OF OCCUPANCY ARE CONSISTENT WITH THE STRUCTURAL ELEVATIONS CONTAINED IN THE APPROVED FINAL DEVELOPMENT PLAN.

100 YEAR FLOODPLAIN NOTE:

THE SURVEYED PARCEL SHOWN HEREIN LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND FLOOD ZONE "X" (SHADED) OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS PANEL 431 OF 725, MAP NO. 080503043K WITH A MAP REVISION DATE OF DECEMBER 17, 2010. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

PROJECT TEAM:

PROPERTY OWNER
NELSON REAL ESTATE PROPERTIES, INC.
ATTN: H.W. NELSON
6444 E HAMPPDEN AVENUE #350
DENVER, COLORADO 80222
P: 303-721-1650
neinc12@westnet

PROPERTY OWNER/APPLICANT/DEVELOPER

PLATTE CANYON PARTNERS, LLC
4725 SOUTH MONACO STREET #205
DENVER, CO 80237
TOM BRADBURY
P: 303-708-1105
tom.bradbury@bradburycompanies.com
JAY NEESE
P: 303-775-0892
jbrayneese@gmail.com

CIVIL ENGINEER

THE LUND PARTNERSHIP
ATTN: JAMIE OVERGAARD
12265 WEST BAYAUD AVENUE, SUITE 130
LAKEWOOD, CO 80228
P: 303-989-1461
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jovergaard@lundpartnership.net

SURVEYOR

AZTEC CONSULTANTS
ATTN: DAN DAVIS
8000 SOUTH LINCOLN STREET #201
LITTLETON, CO 80122
P: 303-713-1898
ddavis@aztecconsultants.com

LANDSCAPE ARCHITECT

SAGE DESIGN
ATTN: PHIL SAGE
1500 SOUTH PEARL STREET #200
DENVER, CO 80210
P: 303-470-2855
phil@sagedesigngroup.com

ARCHITECT

STUDIO GUNN
ATTN: BRYAN GUNN
3773 CHERRY CREEK NORTH DRIVE #575
DENVER, CO 80209
P: 303-388-5044
bcgunn@studiogunn.com

SHEET INDEX:

- 1 OF 10 COVER SHEET
- 2 OF 10 NOTES
- 3 OF 10 SITE PLAN
- 4 OF 10 GRADING PLAN
- 5 OF 10 LANDSCAPE PLAN
- 6 OF 10 LANDSCAPE PLAN
- 7 OF 10 LANDSCAPE PLAN
- 8 OF 10 LANDSCAPE PLAN
- 9 OF 10 LANDSCAPE PLAN
- 10 OF 10 LANDSCAPE PLAN

TITLE VERIFICATION

I/WE _____, A (CHOOSE ONE: QUALIFIED TITLE INSURANCE COMPANY, TITLE ATTORNEY OR ATTORNEY AT LAW), DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF LAND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS IN THE OWNER'S NAME, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

(TITLE OF OFFICIAL) TITLE INSURANCE COMPANY

(TITLE ATTORNEY) OR (ATTORNEY AT LAW)

STATEMENT OF OWNERSHIP AND CONTROL

BE IT KNOWN THAT PLATTE CANYON PARTNERS, LLC ARE THE OWNERS OR OPTION HOLDERS OF THE PROPERTY KNOWN AS THE WILDER LANE, LOCATED AT 6000 SOUTH PLATTE CANYON ROAD AND 6051 S. MIDDLEFIELD ROAD IN COLUMBINE VALLEY, COLORADO, WHICH PROPERTY DESCRIBED ON THIS FINAL PLAN AND THAT AS THE OWNERS OR OPTION HOLDERS OF THE PROPERTY WE HAVE THE LEGAL RIGHT AND AUTHORITY TO REQUEST APPROVAL OF THIS PLANNED DEVELOPMENT FROM THE TOWN OF COLUMBINE VALLEY.

BY: _____
JAY NEESE, MANAGER

STATE OF COLORADO } SS

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014, BY JAY NEESE, AS MANAGER, OF PLATTE CANYON VALLEY, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

BOARD OF TRUSTEES APPROVAL

THIS FINAL PLAN WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLUMBINE VALLEY, COLORADO THIS _____ DAY OF _____, 2015.

MAYOR: TOWN OF COLUMBINE VALLEY

ATTEST: TOWN CLERK

TOWN OF COLUMBINE VALLEY PLANNING AND ZONING COMMISSION REVIEW

THE TOWN OF COLUMBINE VALLEY, COLORADO PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, AD 2015, REVIEWED THIS FINAL DEVELOPMENT PLAN.

CHAIRPERSON

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 2015.

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

DATE _____ COUNTY CLERK

SAGE DESIGN GROUP
1500 South Pearl Street, Ste. 200
Denver, Colorado 80210
P: 303.470.2855 (p) 303.470.2894 (f)

LUND PARTNERSHIP
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P: 303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

DEVELOPER
DATE: 11/17/14
SCALE: NO SCALE
JOB NO.: 638-0401
SHEET 1 OF 10
PLATTE CANYON PARTNERS, LLC
4725 SOUTH MONACO STREET #205
DENVER, CO 80237

WILDER LANE

FINAL PLAN

A PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO
NOTES

DEVELOPMENT NOTES:

ARCHITECTURE:

WILDER LANE WILL BE DEVELOPED AS A CONTEMPORARY/MODERN HOME SUBDIVISION REMINISCENT OF THE MID-CENTURY HOME DEVELOPMENTS THAT WERE COMPLETED IN THE DENVER AREA AFTER WORLD WAR II.

THE EXTERIOR MATERIALS PALLETTE WILL VARY FROM HOUSE TO HOUSE AS WILL THE DESIGN, BUT EACH WILL COMPLEMENT THE OTHER TO FORM AN ARCHITECTURALLY SIGNIFICANT COMMUNITY. MATERIALS EXPECTED TO BE USED INCLUDE WOOD OR HARDBOARD SIDING, STUCCO, METAL, STONE, BRICK OR OTHER TYPES OF ARCHITECTURAL MASONRY.

ROOF LINES WILL ALSO VARY FROM NEAR FLAT TO SLOPING, AGAIN, REMINISCENT OF MID-CENTURY MODERN FORMS. ROOF MATERIALS ON SLOPING ROOFS MAY BE ASPHALT SHINGLES OR EPDM MEMBRANE OR SIMILAR. ROOF MATERIALS ON FLAT ROOFS SHALL BE EPDM MEMBRANE OR SIMILAR. COLOR: BLACK

APPLICANT WILL SUBMIT 4-5 HOME DESIGNS WITH THE FINAL PLAN SUBMITTAL THAT WILL PROVIDE ADDITIONAL INSIGHT REGARDING DESIGN INTENT. FUTURE HOMES BEYOND THESE INITIAL DESIGNS WILL REMAIN CONSISTENT WITH THAT INTENT WHILE VARYING FROM HOUSE TO HOUSE FOR DESIGN DIVERSITY AND CREATIVITY REASONS.

FENCING WILL BE A HORIZONTAL SLAT TYPE FENCE 6 IN HEIGHT, GENERALLY ENCLOSING THE SIDE OF ANY LOT NOT DIRECTLY ADJACENT TO ANOTHER LOT, AND THE REAR OF EACH LOT. THERE WILL BE NO FENCE BETWEEN EACH LOT. FOR PRIVACY PURPOSES, PATIOS MAY ALSO BE SCREENED WITH FENCING TO MATCH THE PERIMETER, LANDSCAPING, OR BOTH. PERIMETER FENCING WILL BE INSTALLED BY THE DEVELOPER OF THE SUBDIVISION; INTERNAL LOT FENCING BY THE HOMEBUILDER ON A LOT-BY-LOT BASIS.

LANDSCAPING WILL ATTEMPT TO UNIFY EACH HOUSE DESIGN INTO A VISUAL WHOLE WITH EACH HOUSE SELECTING MATERIALS FROM AN APPROVED PLANT MATERIALS LIST.



ALL DESIGN WILL BE OVERSEEN AND APPROVED BY AN ARCHITECTURAL CONTROL COMMITTEE TO ENSURE THAT THE DESIGN GOALS ARE MET FOR EACH HOUSE AND THE COMMUNITY AT LARGE.

SITE LIGHTING WILL BE ALLOWED INTEGRAL TO BOTH THE LANDSCAPING AND THE HOME DESIGN AS APPROPRIATE AND WILL INCLUDE A PEDESTAL TYPE LIGHT AT EACH HOME FRONTAGE TO DEFINE THE STREET EDGE AT NIGHT.

ACCESS/ROADS:

WILDER LANE'S PRIMARY ENTRANCE AND FRONT DOOR IS ITS ACCESS ON MIDDLEFIELD ROAD ACROSS FROM THE NORTH CURB CUT INTO THE TOWN HALL PARKING LOT. THE PROPOSED NAME FOR THAT STREET IS WILDER LANE.

A SECONDARY ACCESS IS LOCATED ON PLATTE CANYON AND RESTRICTED TO RIGHT-IN/RIGHT-OUT MOVEMENTS ONLY. THE ROW WIDTH IS 32' BACK OF PAN TO BACK OF PAN CONSISTENT WITH OTHER STREETS WITHIN THE TOWN. TO ACHIEVE A ROADWAY COMPARABLE TO A 50' ROW, A 9' EASEMENT HAS BEEN PROVIDED ON BOTH SIDES OF THE STREET FOR VARIOUS PUBLIC PURPOSES. PARKING WILL BE ALLOWED ON THE STREET EXCEPT OVERNIGHT PER TOWN ORDINANCE.

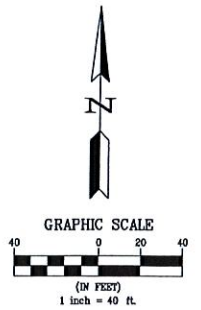
| | | | | |
|---|--|---|----------|----------|
|  SAGE DESIGN GROUP <small>Landscaping & Site Planning Site Planning Civil & Survey Architecture</small> 1508 South Pearl Street, Ste 200 Denver, Colorado 80210 303.478.2850 (p) 303.478.2884 (f) |  LUND <small>ARCHITECT PARTNERSHIP</small> 12265 W Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 CIVIL ENGINEERING & SURVEYING | DEVELOPER PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237 | DATE: | 11/17/14 |
| | | | SCALE: | NO SCALE |
| | | JOB NO.: | 638-0401 | |
| SHEET 2 OF 10 | | | | |

WILDER LANE / FINAL PLAN
COVER SHEET

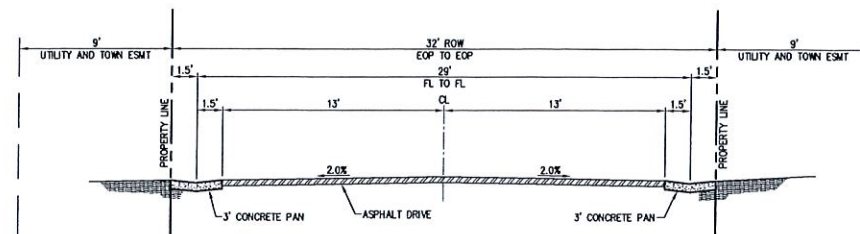
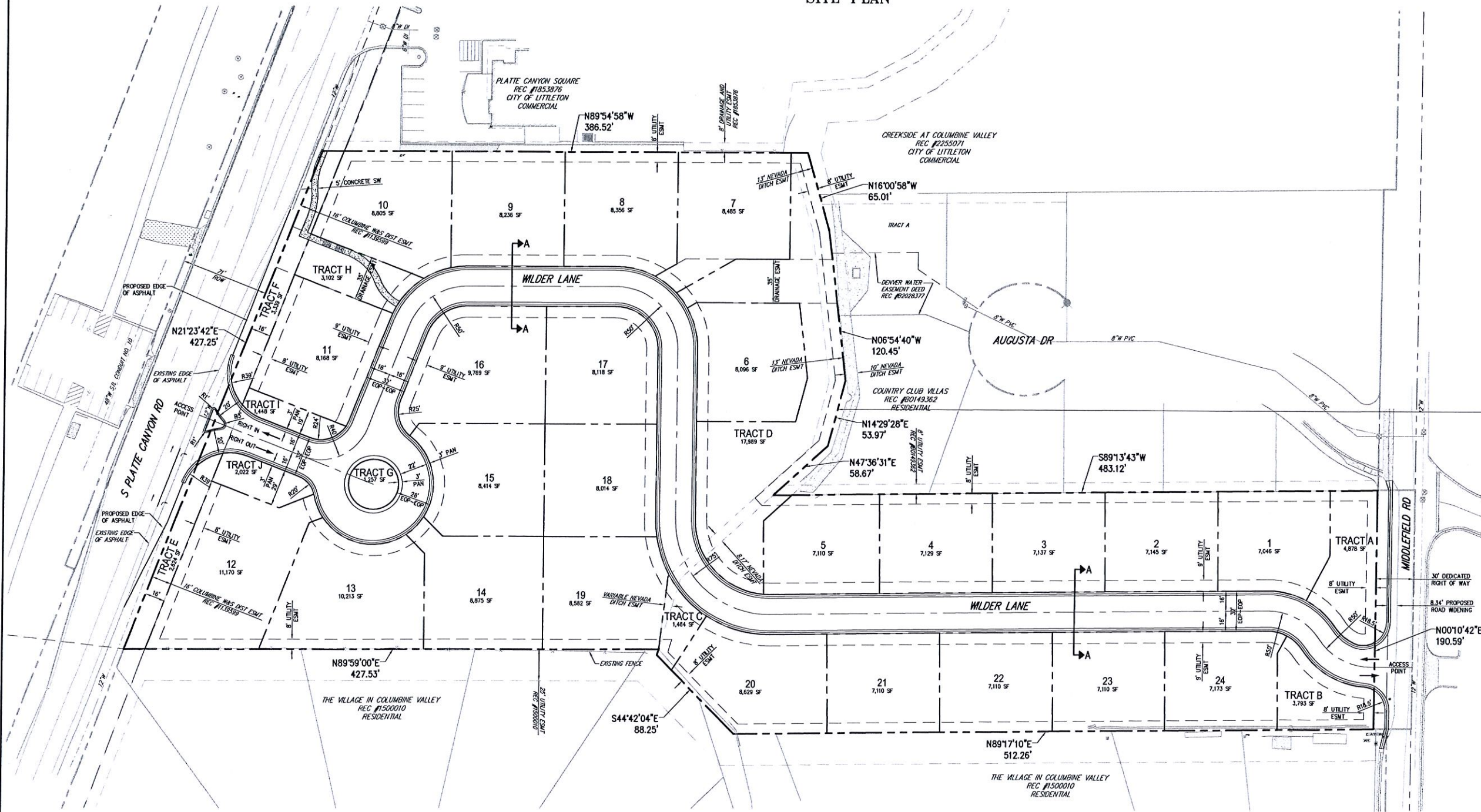
WILDER LANE

FINAL PLAN

A PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE PLAN



LEGEND:
EOP EDGE OF PAN



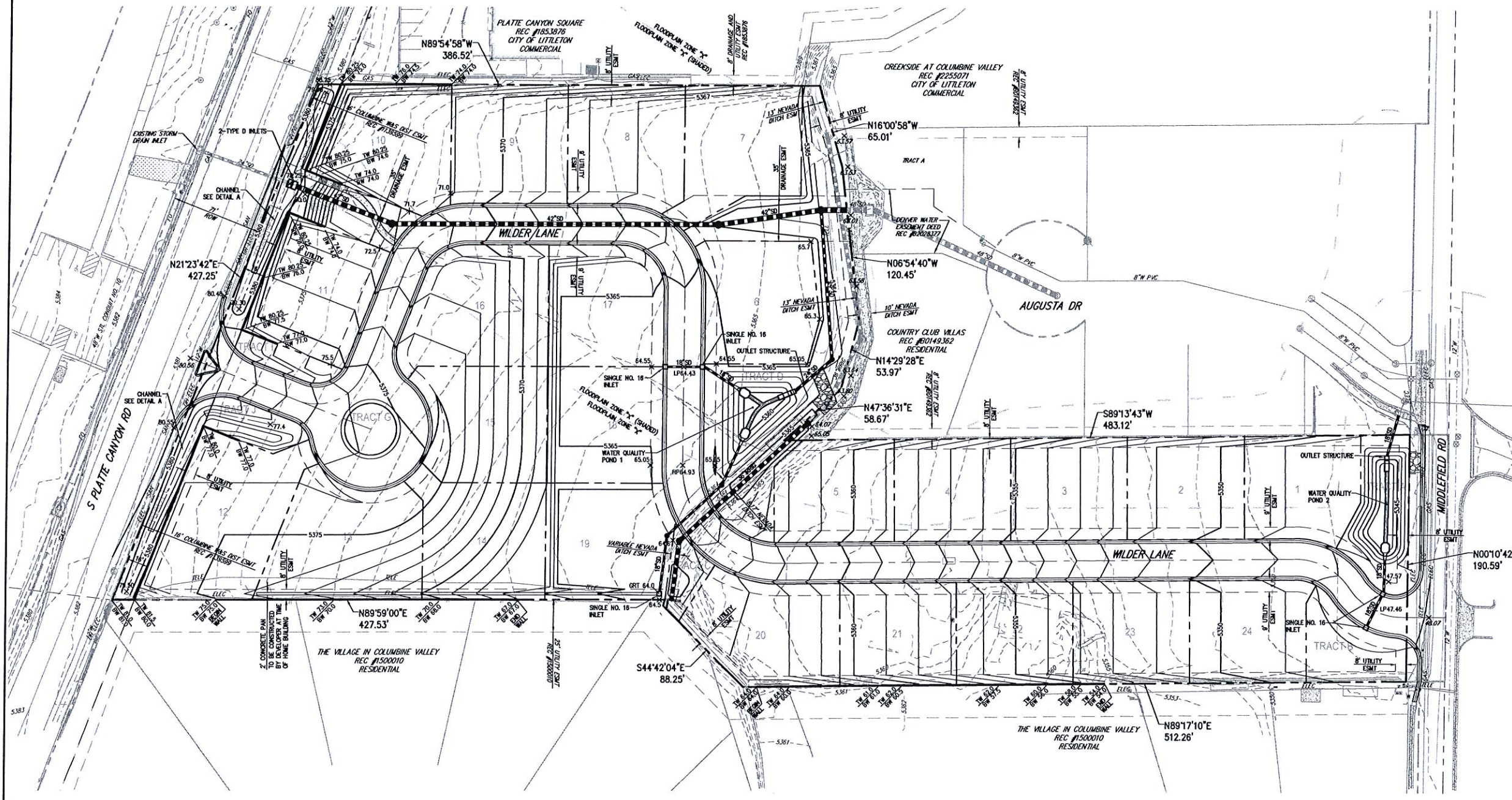
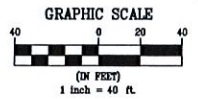
SECTION A-A
LOCAL ROAD (PUBLIC)

| | | | | |
|--|--|---|---------------|----------|
| <p>SAGE DESIGN GROUP 1500 South Pearl Street, Ste 200 Denver, Colorado 80228 P: 303.989.1461 F: 303.989.4094</p> | <p>LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094</p> | DEVELOPER | DATE: | 11/17/14 |
| | | PLATE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237 | SCALE: | 1"=40' |
| | | | JOB NO.: | 638-0401 |
| | | | SHEET 3 OF 10 | |

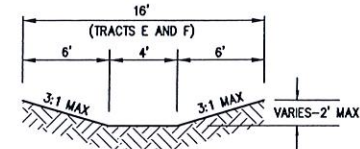
WILDER LANE

FINAL PLAN

A PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO
GRADING PLAN



- LEGEND:**
- EXISTING FIRE HYDRANT
 - EXISTING GATE VALVE
 - EXISTING WATER MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING INLET
 - EXISTING POWER POLE
 - EXISTING STORM DRAIN
 - EXISTING WATER
 - EXISTING SANITARY SEWER
 - EXISTING GAS
 - EXISTING ELECTRIC
 - EXISTING TELEPHONE
 - EXISTING FIBER OPTIC
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED MANHOLE
 - PROPOSED INLET
 - PROPOSED STORM DRAIN
 - PROPOSED RETAINING WALL



GRASS CHANNEL
DETAIL A
NTS
(MIN S=1.0%)

| | | | | |
|---|--|--|----------|----------|
| SAGE DESIGN GROUP 1506 South Pearl Street, Ste 200 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 303.678.2550 (g) 303.470.2884 (f) | LUND PARTNERSHIP 12265 W Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 | DEVELOPER | DATE: | 11/17/14 |
| | | SCALE: | 1"=40' | |
| | | JOB NO.: | 638-0401 | |
| | | SHEET 4 OF 10 | | |
| CIVIL ENGINEERING & SURVEYING PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237 | | WILDER LANE / FINAL PLAN GRADING PLAN | | |

















WILDER LANE

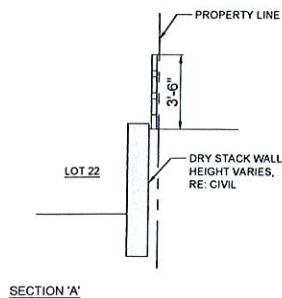
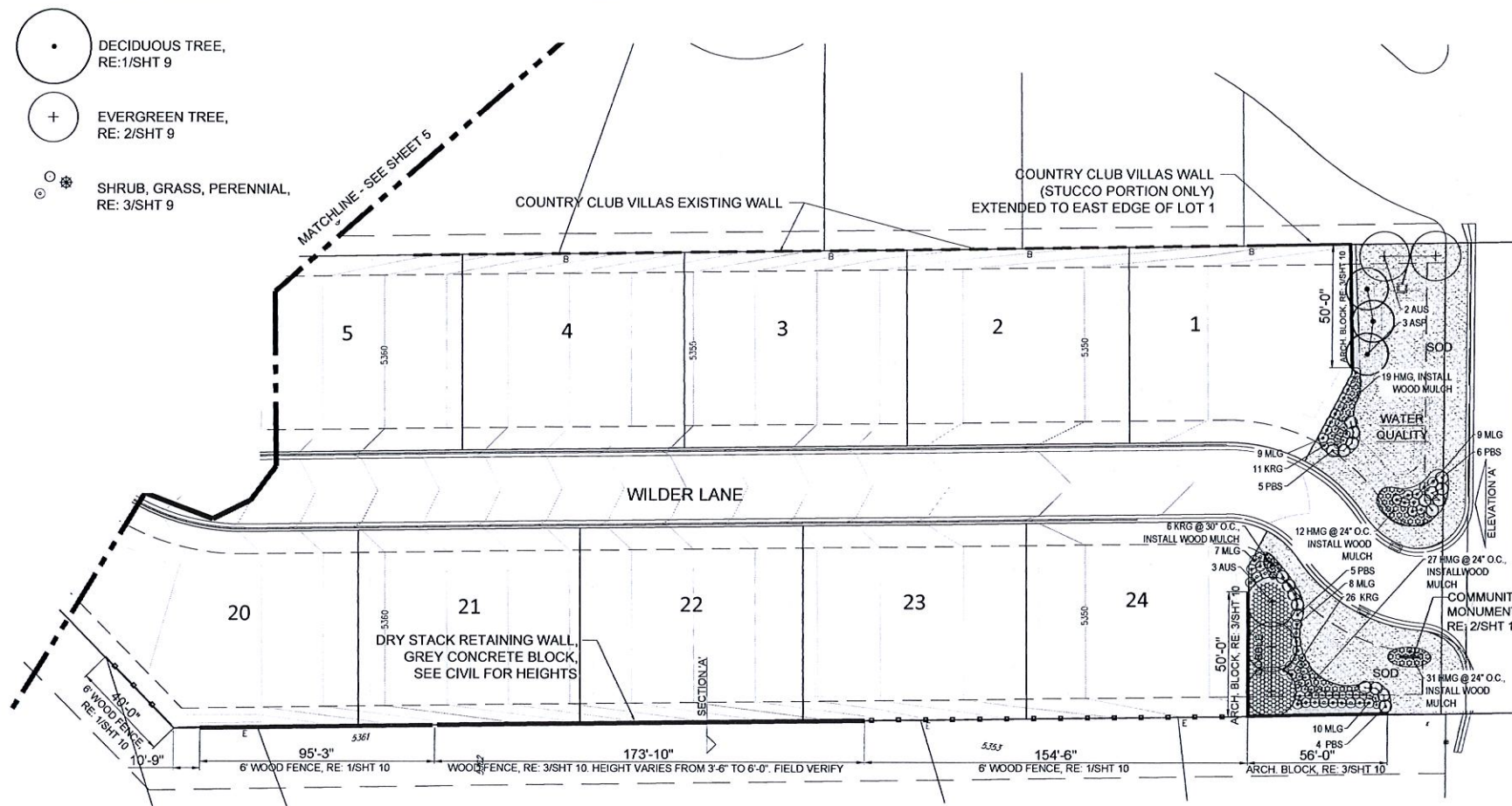
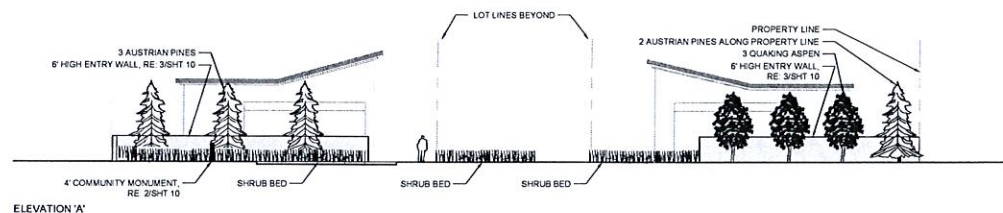
FINAL PLAN

A PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE PLAN EAST

LEGEND

-  SOD
-  COBBLE MULCH
-  RIVER ROCK MULCH
-  PERENNIAL, SEE PLAN FOR TYPE
RE: 5/SHT 9
-  ORNAMENTAL GRASS,
SEE PLAN FOR TYPE
RE: 5/SHT 9
-  NATIVE SEED
-  WETLAND SEED
-  TOWN WALL
FENCE, AS NOTED
-  ORNAMENTAL FENCE
-  EXISTING WALL
-  RETAINING WALL
-  STEEL EDGER, RE: 7/SHT 9
-  TURF/NATIVE EDGE
-  DECIDUOUS TREE,
RE: 1/SHT 9
-  EVERGREEN TREE,
RE: 2/SHT 9
-  SHRUB, GRASS, PERENNIAL,
RE: 3/SHT 9



LANDSCAPE PLANT LIST

| SYMBOL | COMMON NAME | BOTANICAL NAME | SIZE & CONDITION |
|------------------------|---------------------------------|------------------------------|------------------|
| DECIDUOUS TREES | | | |
| HBV | HACKBERRY | CELTIS OCCIDENTALIS | 2 1/2' CAL B&B |
| KCT | KENTUCKY COFFEE TREE (SEEDLESS) | GYMNOCADUS DIOICA 'ESPRESSO' | 2 1/2' CAL B&B |
| WCA | WESTERN CATALPA | CATALPA SPECIOSA | 2 1/2' CAL B&B |
| ASP | QUAKING ASPEN | POPULUS TREMULOIDES | 10' CLUMP |

DECIDUOUS ORNAMENTAL TREES

| | | | |
|-----|------------------------|------------------------|---------------|
| SVB | SHADEBLOW SERVICEBERRY | AMELANCHIER CANADENSIS | 8' MULTI STEM |
| | | | SUBTOTAL: |

EVERGREEN TREES

| | | | |
|-----|---------------|-------------|---------|
| AUS | AUSTRIAN PINE | PINUS NIGRA | 8', B&B |
|-----|---------------|-------------|---------|

DECIDUOUS SHRUBS

| | | | |
|-----|---------------------------|-------------------------------------|-------------|
| RAB | TALL GREEN RABBITBRUSH | CHRYSOTHAMNUS NASEOSUS 'GRAVEOLENS' | 5 GAL CONT. |
| RUS | RUSSIAN SAGE | PEROVSKIA ARTIPLICIFOLIA | 5 GAL CONT. |
| YUC | IVORY TOWER YUCCA | YUCCA FILAMENTOSA 'IVORY TOWER' | 5 GAL CONT. |
| BMS | BLUE MIST SPIREA | SPIRAEA CARYOPTERIS INCANA | 5 GAL CONT. |
| PBS | PAWNEE BUTTES SAND CHERRY | PRUNUS BESSEYI 'PAWNEE BUTTES' | 5 GAL CONT. |
| WDB | WILLOW, DWARF ARCTIC BLUE | SALIX PURPUREA 'NANA' | 5 GAL CONT. |

EVERGREEN AND BROADLEAF SHRUBS

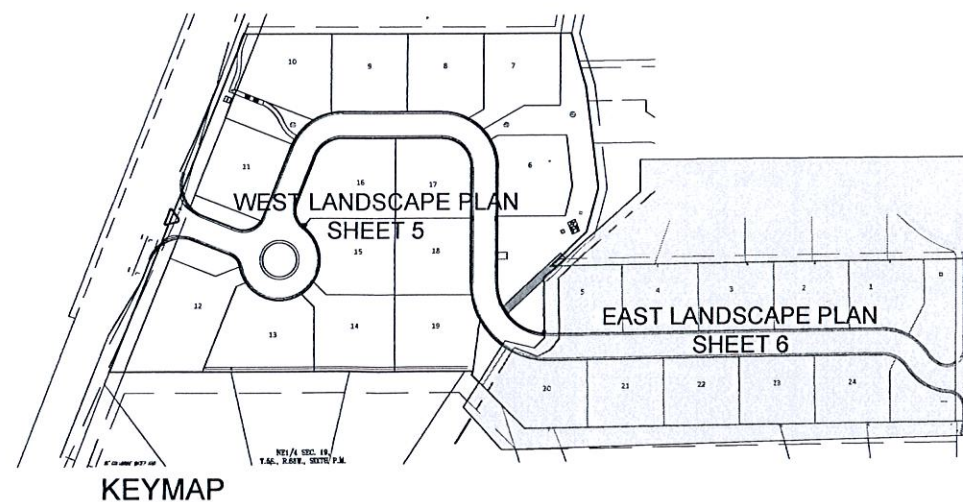
| | | | |
|-----|------------------|----------------------------------|-------------|
| BRJ | BLUE RUG JUNIPER | JUNIPERUS HORIZONTALIS 'WILTONI' | 5 GAL CONT. |
| | | | SUBTOTAL: |

ORNAMENTAL GRASSES

| | | | |
|-----|--------------------------|-------------------------------------|-------------|
| HMG | HEAVY METAL SWITCH GRASS | PANICUM VIRGATUM 'HEAVY METAL' | 1 GAL CONT. |
| KRG | KOREAN REED GRASS | CALAMAGROSTIS BRACHYTRICHA | 5 GAL CONT. |
| MLG | MORNING LIGHT GRASS | MISCANTHUS SINENSIS 'MORNING LIGHT' | 5 GAL CONT. |
| FSE | FOXTAIL SEDGE | CAREX VULPINOIDEA | 1 GAL CONT. |

GROUND COVERS, VINES & PERENNIAL FLOWERS

| | | | |
|-----|-------------------------------|---|-------------|
| BES | BLACK EYED SUSAN | RUBECKIA FULGIDA 'GOLDSTRUM' | 1 GAL CONT. |
| VIR | VIRGINIA CREEPER | PARTHENOCISSUS QUINQUEFOLIA ENGELMANNII | 5 GAL CONT. |
| MSY | MOONSHINE YARROW | ACHILLEA X 'MOONSHINE' | 1 GAL CONT. |
| GAL | GALLARDIA, ORANGES AND LEMONS | GALLARDIA ARISTOGA 'ORANGES AND LEMONS' | 1 GAL CONT. |
| GAY | GAYFEATHER | LIATRIS SPICATA | 1 GAL CONT. |



SAGE DESIGN GROUP
Site Planning
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Engineering
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www.sagedesigngroup.com

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DEVELOPER
PLATTE CANYON PARTNERS, LLC
4725 SOUTH MONACO STREET #205
DENVER, CO 80237

DATE: 11/19/14
SCALE: 1" = 30'-0"
JOB NO.: 6.38-0401
SHEET 6 OF 10

WILDER LANE

FINAL PLAN

A PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE PLANT LIST

| SYMBOL | COMMON NAME | BOTANICAL NAME | SIZE & CONDITION |
|------------------------|---------------------------------|-------------------------------|------------------|
| DECIDUOUS TREES | | | |
| HBV | HACKBERRY | CELTIS OCCIDENTALIS | 2 1/2" CAL. B&B |
| KCT | KENTUCKY COFFEE TREE (SEEDLESS) | GYMNOCLADUS DIOICA 'ESPRESSO' | 2 1/2" CAL. B&B |
| WCA | WESTERN CATALPA | CATALPA SPECIOSA | 2 1/2" CAL. B&B |
| ASP | QUAKING ASPEN | POPULUS TREMULOIDES | 10' CLUMP |

DECIDUOUS ORNAMENTAL TREES

| | | | |
|-----|------------------------|------------------------|---------------|
| SVB | SHADEBLOW SERVICEBERRY | AMELANCHIER CANADENSIS | 8' MULTI STEM |
| | | | SUBTOTAL: |

EVERGREEN TREES

| | | | |
|-----|---------------|-------------|---------|
| AUS | AUSTRIAN PINE | PINUS NIGRA | 8', B&B |
|-----|---------------|-------------|---------|

DECIDUOUS SHRUBS

| | | | |
|-----|---------------------------|-------------------------------------|--------------|
| RAB | TALL GREEN RABBITBRUSH | CHRYSOTHAMNUS NASEOSUS 'GRAVEOLENS' | 5 GAL. CONT. |
| RUS | RUSSIAN SAGE | PEROVSKIA ARTICIFICIFOLIA | 5 GAL. CONT. |
| YUC | IVORY TOWER YUCCA | YUCCA FILAMENTOSA 'IVORY TOWER' | 5 GAL. CONT. |
| BMS | BLUE MIST SPIREA | SPIRAEA CARYOPTERIS INCANA | 5 GAL. CONT. |
| PBS | PAWNEE BUTTES SAND CHERRY | PRUNUS BESSEYI 'PAWNEE BUTTES' | 5 GAL. CONT. |
| WDB | WILLOW, DWARF ARCTIC BLUE | SALIX PURPUREA 'NANA' | 5 GAL. CONT. |

EVERGREEN AND BROADLEAF SHRUBS

| | | | |
|-----|------------------|-----------------------------------|--------------|
| BRJ | BLUE RUG JUNIPER | JUNIPERUS HORIZONTALIS 'WILTONII' | 5 GAL. CONT. |
| | | | SUBTOTAL: |

ORNAMENTAL GRASSES

| | | | |
|-----|--------------------------|-------------------------------------|--------------|
| HMG | HEAVY METAL SWITCH GRASS | PANICUM VIRGATUM 'HEAVY METAL' | 1 GAL. CONT. |
| KRG | KOREAN REED GRASS | CALAMAGROSTIS BRACHYTRICHA | 5 GAL. CONT. |
| MLG | MORNING LIGHT GRASS | MISCANTHUS SINENSIS 'MORNING LIGHT' | 5 GAL. CONT. |
| FSE | FOXTAIL SEDGE | CAREX VULPINOIDEA | 1 GAL. CONT. |

GROUND COVERS, VINES & PERENNIAL FLOWERS

| | | | |
|-----|-------------------------------|---|--------------|
| BES | BLACK EYED SUSAN | RUDEBECKIA FULGIDA 'GOLDSTRUM' | 1 GAL. CONT. |
| VIR | VIRGINIA CREEPER | PARTHENOCISSUS QUINQUEFOLIA ENGELMANNII | 5 GAL. CONT. |
| MSY | MOONSHINE YARROW | ACHILLEA X 'MOONSHINE' | 1 GAL. CONT. |
| GAL | GALLARDIA, ORANGES AND LEMONS | GALLARDIA ARISTOGA 'ORANGES AND LEMONS' | 1 GAL. CONT. |

SOD AND NATIVE SEED

| | | |
|-------|--|--|
| SOD * | 100% IMPROVED BLUEGRASS SOD BY GREEN VALLEY TURF COMPANY - THERMAL BLUE BLEND. LOCATE PER PLANS. | INSTALL PER MANUFACTURERS INSTRUCTIONS |
|-------|--|--|

| NATIVE SEED | LOW GROW GRASS MIX BY ARKANSAS VALLEY SEED. LOCATE PER PLANS. | SPECIES | % MIX | IBS/AC | CONTRACTOR SHALL APPLY NATIVE SEED AND STRAW MULCH BY MECHANICAL DRILLING. SEED AREAS TO HAVE 100% ESTABLISHMENT PER MANUFACTURERS RECOMMENDED RATES. ALL SEED AREAS THAT HAVE NOT BEEN ESTABLISHED AFTER ONE GROWING SEASON WILL BE REQUIRED TO RE-SEED AREAS FOR 100% ESTABLISHMENT. |
|------------------------------|---|----------------------------|-------|--------|--|
| LOW-GROWTH DRILL SEEDING MIX | | EPHRAMM CRESTED WHEATGRASS | 30 | 12 | |
| | | SHEEP FESCUE | 25 | 10 | |
| | | PERENNIAL RYE | 20 | 8 | |
| | | CHEWINGS FESCUE | 15 | 6 | |
| | | KENTUCKY BLUEGRASS | 10 | 4 | |

| WETLAND SEED MIX | BROADCAST RATE IS 30 LBS/ACRE. LOCATE PER PLANS. | SPECIES | IBS/AC | CONTRACTOR SHALL APPLY NATIVE SEED AND STRAW MULCH BY MECHANICAL DRILLING PER DOUGLAS COUNTY GESC PLAN. SEED AREAS TO HAVE 100% ESTABLISHMENT PER MANUFACTURERS RECOMMENDED RATES. ALL SEED AREAS THAT HAVE NOT BEEN ESTABLISHED AFTER ONE GROWING SEASON WILL BE REQUIRED TO RE-SEED AREAS FOR 100% ESTABLISHMENT. |
|------------------|--|------------------------------|--------|---|
| | | WOOLY SEDGE | 1.34 | |
| | | NEBRASKA SEDGE | 0.81 | |
| | | INLAND SAL GRASS | 1.68 | |
| | | CREEPING SPIKERUSH | 1.34 | |
| | | BALTIC RUSH | 1.34 | |
| | | SAND DROPSEED | 0.67 | |
| | | SWITCHGRASS | 5.38 | |
| | | WESTERN WHEATGRASS | 8.81 | |
| | | BLUEBUNCH WHEATGRASS (SECAR) | 0.61 | |
| | | GREEN NEEDLE GRASS (LORDORM) | 0.61 | |

MULCH

| | | |
|------------------|---|-------------|
| LANDSCAPE FABRIC | 3 OZ. SUPERIOR LANDSCAPE FABRIC BY PIONEER SAND COMPANY - 303-791-3535, LOCATE UNDER SPECIFIED MULCH | |
| WOOD MULCH | WASHINGTON CEDAR ('GORILLA HAIR') BY PIONEER SAND COMPANY - 303-791-3535, WITH NO LANDSCAPE FABRIC, LOCATE PER PLANS. | 4" IN DEPTH |

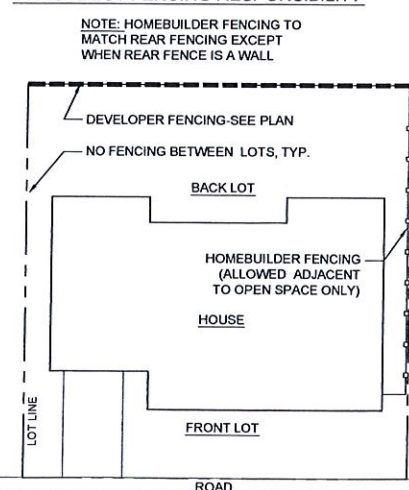
GENERAL LANDSCAPE NOTES:

- THE BASE PLANS ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. HOWEVER, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL MATERIAL LOCATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES THAT ARE FOUND. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITY LINES. NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THESE PLANS FOR PERTINENT INFORMATION RELATING TO SITE CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL HAVE ONE (1) APPROVED COPY OF PLANS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONSTRUCTION BARRICADES, SIGNS, AND WARNING DEVICES NECESSARY DURING CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL PERMITS AT THEIR OWN EXPENSE, WHICH ARE NECESSARY TO PERFORM ALL PROPOSED WORK AND SHALL COMPLY WITH ALL NOTIFICATION AND INSPECTION REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH THE GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, (ETC). LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR DAMAGES TO THE UTILITY LINES, STRUCTURES OR INJURIES THEREFROM. FOR EXISTING UTILITY INFORMATION CONTACT "THE UTILITY NOTIFICATION CENTER OF COLORADO" AT 1-800-922-1987. A MINIMUM OF THREE (3) BUSINESS DAY NOTICE IN ADVANCE OF LOCATIONS NEEDED ARE REQUIRED.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS OUTSIDE THE CONSTRUCTION ZONE FROM STORM WATER RUNOFF, EROSION, AND/OR DEPOSITION OF DEBRIS RESULTING FROM CONSTRUCTION OF THIS PROJECT. ANY AREAS OUTSIDE THE CONSTRUCTION ZONE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT HIS COST.
- THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED OR NATIVE VEGETATION, DOMESTIC AND NON-DOMESTIC ANIMALS, OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM HIS OPERATIONS.
- WHERE PROVIDED, AREA TAKEOFFS AND QUANTITY ESTIMATES ARE PROVIDED FOR CONTRACTOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL MATERIALS AND SIZES SHOWN ON THE PLANS. IN THE CASE OF DISCREPANCIES, PLANS TAKE PRECEDENCE OVER PLANT CALL-OUTS AND/OR LISTS.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPE & HARDSCAPE MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E.: WOOD/ROCK MULCH, EDGER, LANDSCAPE FABRIC (ETC).
- THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE ANY CONSTRUCTION TAKES PLACE.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AND MAINTAINED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. ALL REPLACEMENT COST SHALL BE BORN BY THE CONTRACTOR.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CURRENT CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.

MISCELLANEOUS NOTES:

- FENCING LAYOUT IS SHOWN FOR REFERENCE ONLY. ALL LAYOUT TO BE SITE VERIFIED.
- FENCING AND MONUMENT DETAILS IN THIS DRAWING SET WERE CREATED BY THE MODERN FENCE COMPANY. ALL CONSTRUCTION COORDINATION HAS BEEN BETWEEN CLIENT AND THE MODERN FENCE COMPANY.
- PEDESTAL LIGHTS TO BE LOCATED BY OWNER.

TYPICAL LOT FENCING RESPONSIBILITY



PLANTING NOTES:

Minimum Plant size Requirements and Soil Preparation:

- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS, ALL EVERGREEN TREES SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
- ALL TREES TO BE STAKED OR GUYED PER DECIDUOUS TREE AND EVERGREEN TREE DETAILS.
- ALL TREE LOCATIONS ARE TO BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR TO BID SOIL AMENDMENTS AT 5 CUBIC YARDS OF A-1 COMPOST AND FILLED TO A DEPTH OF 6" FOR EVERY 1,000 S.F. OF LANDSCAPE AREA (SHRUB BEDS, NATIVE SEED AND SOD AREAS). FINAL AMOUNTS OF AMENDMENTS SHALL BE DETERMINED BY TOPSOIL ANALYSIS REPORT. IF AMOUNTS REQUIRED ARE GREATER THEN THE 5 CUBIC YARDS PER 1000 S.F. A CHANGE ORDER WILL BE INITIATED. IF AMOUNTS REQUIRED ARE LESS THEN THE 5 CUBIC YARDS PER 1000 S.F. A CREDIT SHALL BE GIVEN BACK TO THE OWNER.
- CONTRACTOR SHALL OBTAIN A LABORATORY SOIL ANALYSIS REPORT (EXISTING ONSITE SOIL) TO PROVIDE ANALYSIS OF EXISTING SITE SOIL FERTILITY AND RECOMMENDATIONS FOR SOIL AMENDMENTS, FERTILIZER PRODUCTS AND APPLICATION RATES FOR SHRUB BED AND SOD AREAS. SOIL SAMPLES SHALL BE TAKEN TO A DEPTH OF NOT LESS THEN 6 INCHES AND AN AGGREGATE OF AT LEAST THREE SAMPLES PER PLANTING AREA TYPE (SHRUB BEDS AND SOD), MIXED TOGETHER TO CONSTITUTE ONE SAMPLE. ONE SAMPLE FOR SHRUB BED AND SOD AREAS SHALL BE SUBMITTED IN A SEPARATE BAGS AND MARKED WITH PLANTING AREA TYPE (SHRUB BED AND SOD). SUBMIT SAMPLES TO A SOILS LABORATORY FOR ANALYSIS (COLORADO ANALOGICAL LABORATORIES (COMPLETE NUTRIENT TEST), 303-659-2313). CONTRACTOR SHALL SUBMIT SOILS ANALYSIS REPORT(S) AND RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE ANY AMENDMENTS ARE ORDERED, DELIVERED TO SITE OR ANY WORK TAKES PLACE. EACH SOIL ANALYSIS REPORT SHALL LIST TYPE (SHRUB BED AND SOD SAMPLE) CLEARLY. ALL LABORATORY TESTING SHALL BE BORN BY THE CONTRACTOR. CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE IF MORE INFORMATION IS REQUIRED FOR SOIL TESTING.
- BACKFILL MATERIAL FOR ALL TREES AND SHRUBS CONSIST OF THE FOLLOWING MIXTURE:
 - TWO (2) PARTS AMENDED TOPSOIL (BASED ON SOILS ANALYSIS REPORT)
 - ONE (1) PART ORGANIC SOIL AMENDMENT
 MATERIALS TO BE THOROUGHLY BLENDED AND MIXED IN BULK PRIOR TO BACKFILLING. BACKFILLING MIX TO BE MIXED TO HOMOGENEOUS CONDITION IN SPECIFIC AREA AWAY FROM PLANT EXCAVATIONS.
- PRIOR TO PLANTING ANY TREES ON SITE, THE LANDSCAPE CONTRACTOR SHALL PERFORM A SOIL PERCOLATION TEST TO DETERMINE IF THERE ARE ANY DRAINAGE PROBLEMS. THE LANDSCAPE CONTRACTOR IS REQUIRED TO DIG ONE HOLE (A MINIMUM OF ONE LOCATION). THE HOLE SHALL BE EQUAL IN SIZE TO THE LARGEST TREE PLANTING PIT REQUIRED FOR PARTICULAR LOCATION. ADDITIONAL LOCATIONS WILL BE REQUIRED IF VARIOUS SOIL TYPES ARE FOUND AROUND THE SITE AND/OR IF THE OWNER'S REPRESENTATIVE FINDS IT NECESSARY. THE LANDSCAPE CONTRACTOR SHALL VERIFY PERCOLATION TEST PIT LOCATIONS WITH OWNER'S REPRESENTATIVE AND FILL EACH HOLE WITH WATER AND MONITOR HOW MUCH WATER IS REMAINING IN THE HOLE AFTER 24 HOURS. MAKE A WRITTEN REPORT TO THE OWNER REPRESENTATIVE. IF IT IS DETERMINED THAT SOIL DRAINAGE IS A PROBLEM A RESOLUTION WILL BE WORKED OUT BY THE OWNER AND IF NECESSARY A CHANGE ORDER WILL BE INITIATED. CONTRACTOR TO CONTACT A CERTIFIED ARBORIST FOR POSSIBLE SOLUTIONS IF THERE ARE SOIL DRAINAGE ISSUES. ALL TREES, SHRUBS, PERENNIALS, NATIVE SEED AND SOD AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 1-YEAR PERIOD AFTER INITIAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- FERTILIZER FOR PLANT BACKFILL SHALL BE DETERMINED BY SOILS REPORT AND SHALL BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- ALL TREES TO BE PLANTED A MINIMUM OF (3) THREE FEET FROM ALL EDGER.

Fine Grading and Drainage:

- OWNER'S REPRESENTATIVE SHALL APPROVE ALL DRAINAGE SWALE LOCATIONS PRIOR TO INSTALLATION OF LANDSCAPE FABRIC, MULCH AND PLANT MATERIAL.
- CONTRACTOR TO FIELD VERIFY ALL DOWNSPOUT AND INLET LOCATIONS. DO NOT PLACE ANY TREES OR SHRUBS IN THE BOTTOM OF SWALES OR WITHIN 3' OF ANY INLET OR DOWNSPOUT. RELOCATE PLANT MATERIAL AS NEEDED.

Edging:

- FURNISH AND INSTALL GREEN DURA EDGE (WITH ROLLED TOP) MODEL - EDT 144010 (14 GA X 4" X 10') WITH RUST FREE STAKES BETWEEN ALL PLANTING BEDS AND TURF AREAS AS SHOWN ON PLANS. INSTALL QUANTITY AND SPACING OF STAKES PER MANUFACTURERS SPECIFICATIONS. THE TOP OF ALL EDGING MATERIAL SHALL BE 1/2" INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS.
- CONTRACTOR SHALL SUBMIT SAMPLES OF EDGER AND STAKES TO OWNER FOR APPROVAL BEFORE ORDERING OR INSTALLATION.

Weed Barrier and Shrub Bed Mulch:

- SHRUB BEDS TO BE MULCHED WITH WASHINGTON CEDAR ('GORILLA HAIR') TO A MINIMUM DEPTH OF 4 INCHES WITH NO LANDSCAPE FABRIC. ROCK MULCH SHALL BE 1.5"-2" DIAMETER LOCAL WASHED RIVER ROCK, AND ALL COBBLE AREAS TO BE 5"-12" HORIZON COBBLE, BOTH (ROCK MULCH AND COBBLE) TO BE PLACED OVER MIRAFI LANDSCAPE FABRIC. SEE PLANT LIST, LANDSCAPE PLANS AND SITE IMPROVEMENT PLANS FOR MORE INFORMATION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER FABRIC AND MULCH HAVE BEEN INSTALLED.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCH TYPES & FABRIC TO OWNER FOR APPROVAL BEFORE ORDERING OR INSTALLATION.

Irrigation System:

- COORDINATE IRRIGATION INSTALLATION WITH PROPOSED TREE LOCATIONS TO ENSURE PROPER FINAL PLACEMENT OF TREES.
- CONTRACTOR TO LOCATE AND INSTALL IRRIGATION MATERIALS AWAY FROM ALL RETAINING WALLS AS TO NOT COMPROMISE THE WALLS STRUCTURAL INTEGRITY.
- LANDSCAPE CONTRACTOR TO INSTALL IRRIGATION SYSTEM PER PLANS.

PLANTING NOTES (CONTINUED):

SOILS REPORT NOTE

- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT COPY OF THE SOILS REPORT AND FOLLOW ALL REQUIREMENTS PERTAINING TO IRRIGATION AND LANDSCAPE INSTALLATION AND MAINTENANCE PRACTICES. IF THESE DRAWINGS ARE IN CONFLICT IN ANY WAY WITH THE REPORT, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY TO WORK OUT A RESOLUTION.

MAINTENANCE SCHEDULE

LANDSCAPE CONTRACTOR SHALL INCLUDE 1 YEAR MAINTENANCE CONTRACT. LANDSCAPE INSTALLATION. MAINTENANCE TO INCLUDE:

- MOWING OF MANICURED TURF ZONES SHALL OCCUR ONCE A WEEK. DATE AND TIME TO BE DETERMINED BY OWNER
- EDGE OF ALL TURF AREAS WITH A STEEL BLADED EDGER ADJACENT TO WALKS AND DRIVEWAYS TWICE A MONTH
- (4) FOUR WINTER WATERINGS ON ALL TREES AND EVERGREEN SHRUBS.
- MANICURED TURF AREAS SHALL BE FERTILIZED TWICE YEARLY IN APRIL AND SEPTEMBER.
- MANICURED TURF AREAS SHALL BE AERATED ONCE ANNUALLY IN SEPTEMBER.
- NATIVE GRASS AREAS SHALL BE MOWED WHEN DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE, EXCEPT ALONG FENCE LINES, SWALE INLETS, AND DRAINAGE CROSSINGS WHICH SHALL BE MOWED BI-WEEKLY.
- NATIVE GRASS AREAS SHALL RECEIVE A COMPLETE BROAD LEAF HERBICIDE TREATMENT ONCE ANNUALLY THE THIRD WEEK OF MAY.
- IF REQUESTED BY THE OWNER, NATIVE AREAS SHALL BE OVERSEED OR RE-SEED THE THIRD WEEK IN JUNE.
- PERENNIALS AND ORNAMENTAL GRASSES SHALL BE CUT BACK ONCE ANNUALLY IN SPRING (TYPICALLY MARCH).
- PLANTING BEDS SHALL BE WEDED BI-WEEKLY.
- TREES AND SHRUBS SHALL BE FERTILIZED ONCE ANNUALLY IN THE SPRING. THIS CAN BE CONCURRENT WITH FERTILIZATION OF THE MANICURED TURF IN APRIL.
- TRASH SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS.
- WEEKLY IRRIGATION SYSTEM CHECK, SPRING START UP, MAINTENANCE, WINTERIZATION, & WATER MANAGEMENT.

MAINTENANCE SPECIFICATIONS

PART 1 - GENERAL

A. WEEDING

- WEEDS REPRESENT THE GREATEST THREAT TO SUCCESSFUL ESTABLISHMENT OF AREAS. THEREFORE, A VIGOROUS, HIGH LEVEL OF WEED CONTROL IS NECESSARY TO MAINTAIN AN ATTRACTIVE, HEALTHY LANDSCAPE.
- SPOT CONTROL WEEDS BI-WEEKLY USING CHEMICAL AND/OR MECHANICAL MEANS. DO NOT SPRAY IN WINDY WEATHER. USE EXTRA CAUTION IN APPLICATION OF CHEMICALS TO PREVENT OVERSPRAY ONTO DESIRED PLANT MATERIAL.
- MECHANICAL MEANS ARE THE PREFERRED METHODS FOR REMOVAL OF WEEDS.
- PLANTING BEDS SHALL BE INSPECTED BI-WEEKLY FOR WEEDS.
- IF SPRAYING WEEDS, DEAD MATERIAL SHALL BE REMOVED FORM PLANTING BEDS IMMEDIATELY SO AS NOT TO CREATE TUMBLEWEEDS OR UNNECESSARY DEBRIS.

12. NATIVE TYPE GRASS AREA MAINTENANCE

A. MOWING

- CONTRACTOR SHALL SCHEDULE MOWING WITH OWNER'S REPRESENTATIVE AT THE TIME OF INITIAL ACCEPTANCE. MOWING WILL INCLUDE STRING TRIMMING AROUND FENCE POSTS, UNDER FENCE RAILS, AND AREAS TOO WET FOR MOWERS TO ENTER WITHOUT RISK OF CAUSING RUTTING.
- ANY IRRIGATION DAMAGES OBSERVED OR CAUSED FROM MOWING SHOULD BE IDENTIFIED WITH MARKER FLAGS IMMEDIATELY. FLAGGING SHALL REMAIN IN PLACE UNTIL CORRECTIVE ACTIONS HAVE BEEN PERFORMED.
- WHEN AREAS ARE TOO WET TO MOW WITH OUT DAMAGE AND THIS IS CAUSED BY IRRIGATION FROM A RESIDENTIAL LOT, THE CONTRACTOR SHALL TIE FLAGGING TAPE TO THE FENCE RAIL OF THE LOT(S) IMPACTING DRAINAGE.
- THE OWNER WILL SELECT AREAS TO BE MOWED FOR CONTROL OF ANNUAL GRASSES AND WEEDS. A DIAGRAM OF AREAS TO BE MOWED WILL BE PROVIDED BY THE OWNER. THE COST FOR MOWING WILL BE BASED ON UNIT COSTS SUPPLIED WITH THE BID DOCUMENTS.
- REQUESTS BY THE OWNER FOR MOWING SHALL BE COMPLETED WITHIN 10 CALENDAR DAYS OF THE REQUEST, UNLESS ALTERNATE AGREEMENTS ARE REACHED OR AS WEATHER ALLOWS.
- THE CONTRACTOR SHALL EXPECT TO PERFORM A SIGNIFICANT AMOUNT OF MOWING DURING THE SECOND WEEK OF MAY.
- DRAINAGE SWALES WILL ONLY BE MOWED WHEN DIRECTED BY THE OWNER'S REPRESENTATIVE.

B. WEED CONTROL

- WHERE SPECIFIED BY THE OWNER, A COMPLETE BROADLEAF HERBICIDE TREATMENT SHALL BE APPLIED DURING THE THIRD WEEK IN MAY. THE OWNER SHALL PROVIDE A DIAGRAM AND SCHEDULE FOR AREAS TO BE TREATED.
- THROUGH OUT THE GROWING SEASON WEED CONTROL OF NATIVE AREAS SHALL BE PERFORMED USING A SPOT TREATMENT METHOD.
- HERBICIDE SHALL BE APPLIED BY A LICENSED APPLICATOR OR UNDER THE DIRECT SUPERVISION OF A LICENSED APPLICATOR. ANY COLLATERAL DAMAGE AS A RESULT OF SPRAYING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SPRAY IN WINDY WEATHER. USE EXTRA CAUTION IN APPLICATION OF CHEMICALS TO PREVENT OVERSPRAY ONTO DESIRED PLANT MATERIAL.
- THE CONTRACTOR SHALL USE CHAPARRAL™ BRAND HERBICIDE (MANUFACTURED BY DOW AGROSCIENCE, LLC) FOR TREATMENT IN NATIVE AREAS. APPLY AND MIX IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT SPECIFICATIONS.
- CHEMICAL TREATMENT OF WEEDS WITHIN FOUR FEET OF FENCE LINES, OCCUPIED RESIDENTIAL LOTS, OR PLANTING BEDS SHALL BE PERFORMED USING A HAND SPRAYER OR BACK PACK SPRAYER TO MINIMIZE THE RISK OF OVERSPRAY.

C. OVERSEEDING AND RE-SEEDING

- WHEN DIRECTED BY THE OWNER RE-SEEDING AREAS SHALL BE ACCOMPLISHED USING A BROADCAST METHOD.
- THE COST OF SEEDING SHALL BE DETERMINED USING THE UNIT COSTS SUPPLIED IN THE BID DOCUMENTS MULTIPLIED BY AREA MEASUREMENTS.
- HYDROMULCHING SHALL BE REQUIRED ONLY WHEN SPECIFICALLY REQUESTED BY THE OWNER. HYDROMULCH AND TACKIFIER SHALL BE APPLIED AT A RATE EQUAL TO 2,000 LBS. PER ACRE.
- RESEEDING AND OVERSEEDING SHALL BEGIN TO OCCUR DURING THE THIRD WEEK IN JUNE.
- BROADCAST SEED RATES
 - SHORT GRASS - 36 POUNDS OF PURE LIVE SEED PER ACRE
 - TALL GRASS - 30 POUNDS OF PURE LIVE SEED PER ACRE
- NOXIOUS WEED CONTROL

REMOVE NOXIOUS WEEDS, AS DEFINED BY THE STATE OF COLORADO AND DOUGLAS COUNTY, FROM THE AREA WITHIN FIVE FEET OF THE PERIMETERS OF THE LANDSCAPED AREAS BY SPRAYING WITH AN APPROVED BROADLEAF HERBICIDE BY MAY 15TH AND OCTOBER 1 WITH SPOT APPLICATION AS REQUIRED. COST FOR SPOT APPLICATIONS, SHALL BE DONE ON A TIME AND MATERIAL BASIS PER THE CONTRACT DOCUMENTS.



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DEVELOPER
PLATIE CANYON PARTNERS, LLC
4725 SOUTH MONACO STREET #205
DENVER, CO 80237

DATE: 11/19/14
SCALE:
JOB NO.: 638-0401
SHEET 7 OF 10

WILDER LANE

FINAL PLAN

A PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEEDING

PART 1 - GENERAL

- 11 SUMMARY
 - A THE CONTRACTOR SHALL SUPPLY ALL MATERIAL AND LABOR NECESSARY FOR SEEDING OF IRRIGATED SEED MIX, DRYLAND GRASSES, NON-IRRIGATED SEED MIX, AND WETLAND SEEDING, IN AREAS SHOWN ON PLANS.
 - B THE CONTRACTOR WILL BE EXPECTED TO PRODUCE A LUSH STAND OF GRASSES BY THE END OF THE SECOND FULL GROWING SEASON.
- 12 REFERENCES
 - A REFERENCE STANDARDS. COMPLY WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER FEDERAL SEED ACT AND BE EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED.
 - B REFER TO GENERAL LANDSCAPE SECTION
 - C REFER TO LANDSCAPE MAINTENANCE SECTION
 - D REFER TO FINE GRADING AND SOIL PREPARATION SECTION
- 13 SYSTEM DESCRIPTION
 - A PERFORMANCE REQUIREMENTS
 - 1 IRRIGATED SEED AREAS

THIS INCLUDES ALL AREAS WITHIN THE LIMITS OF WORK THAT ARE RECENTLY PLANTED AND IRRIGATED. CONTRACTOR SHOULD MONITOR THESE AREAS ON A REGULAR BASIS FOR THE PRESENCE OF WEEDS. AREAS WILL REQUIRE INDIVIDUAL ATTENTION AND SEPARATE MAINTENANCE SCHEDULES. THIS CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND SUSTAINING A WEED-FREE, LUSH STAND OF SPECIFIED GRASSES. CHEMICAL, MECHANICAL, OR MANUAL METHODS SHOULD BE IMPLEMENTED TO PREVENT THE SPREAD OF WEEDS. MOWING IS THE PREFERRED METHOD TO HELP ESTABLISH NEWLY SEEDED AREAS. CONTRACTOR WILL BE EXPECTED TO RE-SEED OR OVER-SEED AREAS AS BARE SPOTS DEVELOP. BARE SPOTS SHOULD NOT EXCEED 8 INCHES SQUARE BY THE END OF THE FIRST FULL GROWING SEASON.
 - 2 NON-IRRIGATED SEED AREAS

THIS INCLUDES ALL AREAS WITHIN THE LIMITS OF WORK THAT ARE RECENTLY SEEDED AND DO NOT RECEIVE SUPPLEMENTAL WATERING. CONTRACTOR SHOULD MONITOR THESE AREAS ON A REGULAR BASIS FOR THE PRESENCE OF WEEDS. THESE AREAS WILL REQUIRE INDIVIDUAL ATTENTION AND DISTINCT MAINTENANCE SCHEDULES. CHEMICAL, MECHANICAL, OR MANUAL METHODS SHOULD BE IMPLEMENTED TO PREVENT THE SPREAD OF WEEDS. MOWING IS THE PREFERRED METHOD TO HELP ESTABLISH NEWLY SEEDED AREAS. CONTRACTOR WILL BE EXPECTED TO RE-SEED OR OVER-SEED AREAS AS BARE SPOTS DEVELOP. BARE SPOTS SHOULD NOT EXCEED 12 INCHES SQUARE BY THE END OF THE FIRST FULL GROWING SEASON.
- 14 SUBMITTALS

REFER TO SUBMITTALS IN GENERAL LANDSCAPE SECTION.
- 15 PROJECT/SITE CONDITIONS
 - A EXISTING CONDITIONS

VEHICULAR ACCESSIBILITY ON SITE SHALL BE AS DIRECTED BY OWNER'S REPRESENTATIVE. REPAIR DAMAGE TO PREPARED GROUND AND SURFACES CAUSED BY VEHICULAR MOVEMENT DURING WORK UNDER THIS SECTION TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO OWNER.
 - B ENVIRONMENTAL CONDITIONS

DO NOT DRILL OR SOW SEED DURING WINDY WEATHER OR WHEN GROUND IS FROZEN OR OTHERWISE UN-TILLABLE.
- 16 WARRANTY

AT COMPLETION OF WORK, FURNISH WRITTEN WARRANTY TO OWNER BASED UPON REQUIREMENTS AS SPECIFIED.
- 17 MAINTENANCE

THE INTERIM MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER EACH AREA IS SEEDED AND SHALL CONTINUE UNTIL SUBSTANTIAL COMPLETION OF ENTIRE PROJECT. FINAL ACCEPTANCE OF SEEDED AREAS WILL NOT BE GIVEN UNTIL OWNER'S REPRESENTATIVE IS SATISFIED WITH GERMINATION AND A FULL STAND OF GRASS IS IN A VIGOROUS GROWING CONDITION, WITH CONSISTENCY AND COMPLETION OF COVERAGE. DURING THIS TIME, CONTRACTOR IS RESPONSIBLE FOR WATERING, MOWING, SPRAYING, WEEDING, FERTILIZING AND ALL RELATED WORK AS NECESSARY TO ENSURE THAT SEEDED AREAS ARE IN A VIGOROUS GROWING CONDITION. PROVIDE ALL SUPERVISION, LABOR, MATERIAL AND EQUIPMENT TO MAINTAIN SEEDED AREAS.

PART 2 - PRODUCTS

- 21 MATERIALS
 - A SEED MIX

REFER TO PLANS FOR SEED MIXTURE
 - B SEEDING RATE

REFER TO PLANS FOR DRILLED SEED, SEEDING RATE.
 - C FERTILIZER

BIOSOL ALL-PURPOSE NATURAL ORGANIC FERTILIZER 6-1-3 MIXTURE; WWW.BIOSOLUSA.COM
 - D HYDROMULCH

STERILIZED, WOOD FIBER MADE FROM MECHANICALLY DEFIBRATED WHOLE WOOD CHIPS, COLORED GREEN WITH A NON-TOXIC DYE. CELLULOSE OR PAPER MULCHES WILL NOT BE ACCEPTED.
 - E TACKIFIER - NON-TOXIC, ORGANIC, STARCH BASED, TACKIFIER AGENT. APPROVED MANUFACTURERS ARE AS FOLLOWS:
 - 1 RANTEC - "SUPERTACK" OR "R-TACK" PRODUCTS WWW.RANTECCORP.COM
 - 2 CHEMSTAR - "STAR TACK 600" PRODUCT; WWW.CHEMSTAR.COM
- 22 SOURCE QUALITY CONTROL
 - A INSPECTION
 - 1 PRIMARILY FOR QUALITY; HOWEVER, OTHER REQUIREMENTS ARE NOT WAIVED EVEN THOUGH VISUAL INSPECTION RESULTS IN ACCEPTANCE.
 - 2 INSPECTION WILL BE MADE PERIODICALLY DURING SEEDING, AT COMPLETION AND AT END OF WARRANTY PERIOD BY OWNER'S REPRESENTATIVE.
 - 3 SEED MATERIAL IS SUBJECT TO INSPECTION AND ACCEPTANCE. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO ACCEPTANCE. ANY WORK AND SEED WHICH IN OWNER'S REPRESENTATIVE'S OPINION FAILS TO MEET SPECIFICATION REQUIREMENTS.
 - B TESTING REQUIREMENTS
 - 1 SEED AND SEED LABELS SHALL CONFORM TO CURRENT STATE AND FEDERAL REGULATIONS AND BE SUBJECT TO TESTING PROVISIONS OF THE ASSOCIATION OF OFFICIAL SEED ANALYSIS.
 - 2 THE OWNER'S REPRESENTATIVE MAY REQUIRE TESTS OF SEED VERIFICATION AT THE CONTRACTOR'S EXPENSE.

PART 3 - EXECUTION

- 31 EXAMINATION
 - A VERIFY THAT EXISTING SITE CONDITIONS ARE AS SPECIFIED AND INDICATED BEFORE BEGINNING WORK UNDER THIS SECTION.
 - B LAYOUT

VERIFY LAYOUT OF SEEDING AREAS AS INDICATED PRIOR TO STARTING SEEDING OPERATIONS.
 - C GRADES

INSPECT TO VERIFY THAT ROUGH GRADING IS WITHIN ±0.2 FOOT OF GRADES SPECIFIED AND INDICATED.
 - D UNSATISFACTORY CONDITIONS

REPORT IN WRITING TO GENERAL CONTRACTOR WITH A COPY TO THE OWNER'S REPRESENTATIVE.
 - E ACCEPTANCE

BEGINNING OF INSTALLATION MEANS ACCEPTANCE OF EXISTING CONDITIONS BY THIS CONTRACTOR.

PART 3 - EXECUTION CONTINUED

- 32 PREPARATION
 - A PROTECTION
 - 1 BE RESPONSIBLE FOR PROPER REPAIR TO LANDSCAPE, UTILITIES, FENCES, PAVEMENTS AND OTHER SITE IMPROVEMENTS DAMAGED BY OPERATIONS UNDER THIS SECTION.
 - 2 PAY FOR REPAIRS MADE BY CONTRACTOR(S) DESIGNATED BY OWNER.
 - 3 IDENTIFY PREPARED SEEDING AREAS REQUIRING PROTECTION AND ERECT BARRIERS FOR PROPER PROTECTION AND TRAFFIC CONTROL.
 - B EROSION CONTROL

TAKE MEASURES AND FURNISH EQUIPMENT AND LABOR NECESSARY TO CONTROL AND PREVENT SOIL EROSION, BLOWING SOIL AND ACCUMULATION OF WIND-DEPOSITED MATERIALS ON THE SITE THROUGHOUT THE DURATION OF WORK.
 - C SEEDING AREAS

REMOVE WEEDS, DEBRIS AND ROCKS LARGER THAN 3/4" WHICH MAY BINDER SEEDING OR SUBSEQUENT OPERATIONS. DISPOSE OF ACCUMULATED DEBRIS AT DIRECTION OF OWNER'S REPRESENTATIVE.
 - D FINE GRADING

PERFORM AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE, PREVENT PONDING AND DIRECT RUN-OFF INTO CATCH BASINS, DRAINAGE STRUCTURES, ETC. AND AS REQUIRED TO PROVIDE SMOOTH WELL-CONTOURED SURFACE PRIOR TO PROCEEDING. TOLERANCE: ±0.2 FOOT.
 - E SOIL PREPARATION
 - 1 SOIL PREPARATION IN ALL NATIVE SEED AREAS IS CRITICAL TO THE SUCCESS AND ESTABLISHMENT OF THE PLANT MATERIAL. CONTRACTOR IS TO ENSURE THAT ALL AREAS RECEIVE PROPER AND ADEQUATE SOIL PREPARATION.
 - 2 IF THE AREA TO BE DEVELOPED IS INFESTED WITH NOXIOUS OR INVASIVE WEEDS, A CHEMICAL APPLICATION WILL BE REQUIRED, AT A RATE RECOMMENDED ON THE CHEMICAL'S PRODUCT LABEL.
- 33 SEEDING
 - A DRILL OR PLANT IN MANNER SUCH THAT AFTER SURFACE IS RAKED AND ROLLED, SEED SHALL HAVE 1/4" OF COVER. ACCOMPLISH SEEDING BY "RANGELAND" TYPE DRILLS. ANY FURROWS LEFT BY DRILL SEEDING SHALL BE ROLLED TO A SMOOTH SURFACE. SMALLER AREAS INACCESSIBLE WITH A SEED DRILL CAN BE HAND BROADCAST AND THE SEED CAN BE RAKED INTO THE SURFACE.
 - B IF BROADCAST SEEDING IS NECESSARY, THE SEED RATE SHALL BE DOUBLED.
 - C IF HYDROSEEDING IS NECESSARY, THE SEED RATE SPECIFIED SHOULD BE MULTIPLIED BY FOUR.
 - D WHEN USING A DRILL TYPE SEEDER, THE SEEDER SHOULD COVER THE AREA TWICE. THE FIRST PASS AND SECOND PASSES SHOULD BE PERPENDICULAR TO EACH OTHER. EACH PASS OF THE SEEDER SHOULD APPLY APPROXIMATELY 1/2 OF THE REQUIRED SEEDING RATE.
 - E ON SLOPED OR SHAPED AREAS, THE FIRST PASS OF THE SEEDER SHALL ATTEMPT TO FOLLOW THE GENERAL CONTOUR.
 - F ALL SEEDING SHALL OCCUR BETWEEN MAY 15TH AND SEPTEMBER 15TH, UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
- 34 RESEEDING

AREAS SHALL BE RESEEDED BY HYDROSEEDING IN THE SPRING FOLLOWING INITIAL SEEDING. HYDROSEEDING SHALL BE COMPLETED AS EARLY AS POSSIBLE IN THE SPRING FOR IDEAL ESTABLISHMENT OF SEED. AREAS SHALL ALSO BE RESEEDED IF THEY EXHIBIT AREAS GREATER THAN THE ACCEPTABLE AMOUNTS NOTED IN PART 1 OF THIS SECTION. RESEEDING SHALL OCCUR CONTINUALLY DURING THE ESTABLISHMENT PERIOD.
- 35 MULCH
 - A UTILIZE HYDROMULCH AND TACKIFIER.
 - B HYDROMULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE WITH 3% TACKIFIER.
 - C TIMING

MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING. AREAS NOT MULCHED WITHIN 24 HOURS AFTER SEEDING SHALL BE RESEEDED WITH THE SPECIFIED SEED MIX PRIOR TO MULCHING.
 - D QUALITY CONTROL

REPAIR AND REMULCH AREAS IMPROPERLY MULCHED OR DAMAGED BY CONTRACTOR'S NEGLIGENCE, IN SPECIFIED MANNER. MULCH REMOVED BY CIRCUMSTANCES BEYOND THE CONTRACTOR'S CONTROL SHALL BE REPAIRED AND REMULCHED AS ORDERED WITH PAYMENT FOR THIS CORRECTIVE WORK, WHEN ORDERED, AT THE CONTRACT PRICES.

PART 3 - EXECUTION CONTINUED

- 310 NATIVE TYPE GRASS AREA MAINTENANCE
 - A MOWING
 - 1 SCHEDULE MOWING A FOUR FOOT WIDE STRIP ALONG ALL FENCE LINES ON A BI-WEEKLY BASIS. MOWING WILL INCLUDE STRING TRIMMING AROUND FENCE POSTS, UNDER FENCE RAILS, AND AREAS TOO WET FOR MOWERS TO ENTER WITHOUT RISK OF CAUSING RUTTING.
 - 2 ANY IRRIGATION DAMAGES OBSERVED OR CAUSED FROM MOWING SHOULD BE IDENTIFIED WITH MARKERS PLACED IMMEDIATELY. FLAGGING SHALL REMAIN IN PLACE UNTIL CORRECTIVE ACTIONS HAVE BEEN PERFORMED.
 - 3 WHEN AREAS ARE TOO WET TO MOW WITH OUT DAMAGE AND THIS IS CAUSED BY IRRIGATION FROM A RESIDENTIAL LOT, THE CONTRACTOR SHALL TIE FLAGGING TAPE TO THE FENCE RAIL OF THE LOT(S) IMPACTING DRAINAGE.
 - 4 THE OWNER WILL SELECT AREAS TO BE MOWED FOR CONTROL OF ANNUAL GRASSES AND WEEDS. A DIAGRAM OF AREAS TO BE MOWED WILL BE PROVIDED BY THE OWNER. THE COST FOR MOWING WILL BE BASED ON UNIT COSTS SUPPLIED WITH THE BID DOCUMENTS.
 - 5 REQUESTS BY THE OWNER FOR MOWING SHALL BE COMPLETED WITHIN 10 CALENDAR DAYS OF THE REQUEST, UNLESS ALTERNATE AGREEMENTS ARE REACHED OR AS WEATHER ALLOWS.
 - 6 THE CONTRACTOR SHALL EXPECT TO PERFORM A SIGNIFICANT AMOUNT OF MOWING DURING THE SECOND WEEK OF MAY.
 - 7 DRAINAGE SWALES WILL ONLY BE MOWED WHEN DIRECTED BY THE OWNER'S REPRESENTATIVE.
 - B WEED CONTROL
 - 1 WHERE SPECIFIED BY THE OWNER, A COMPLETE BROADLEAF HERBICIDE TREATMENT SHALL BE APPLIED DURING THE THIRD WEEK IN MAY. THE OWNER SHALL PROVIDE A DIAGRAM AND SCHEDULE FOR AREAS TO BE TREATED.
 - 2 THROUGHOUT THE GROWING SEASON WEED CONTROL OF NATIVE AREAS SHALL BE PERFORMED USING A SPOT TREATMENT METHOD.
 - 3 HERBICIDE SHALL BE APPLIED BY A LICENSED APPLICATOR OR UNDER THE DIRECT SUPERVISION OF A LICENSED APPLICATOR. ANY COLLATERAL DAMAGE AS A RESULT OF SPRAYING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - 4 DO NOT SPRAY IN WINDY WEATHER. USE EXTRA CAUTION IN APPLICATION OF CHEMICALS TO PREVENT OVERSPRAY UNTO DESIRED PLANT MATERIAL.
 - 5 THE CONTRACTOR SHALL USE CHAPARRAL™ BRAND HERBICIDE (MANUFACTURED BY DOW AGROSCIENCE, LLC) FOR TREATMENT IN NATIVE AREAS. APPLY AND MIX IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT SPECIFICATIONS.
 - 6 CHEMICAL TREATMENT OF WEEDS WITHIN FOUR FEET OF FENCE LINES, OCCUPIED RESIDENTIAL LOTS, OR PLANTING BEDS SHALL BE PERFORMED USING A HAND SPRAYER OR BACK PACK SPRAYER TO MINIMIZE THE RISK OF OVERSPRAY.
 - C OVERSEEDING AND RE-SEEDING
 - 1 WHEN DIRECTED BY THE OWNER RE-SEEDING AREAS SHALL BE ACCOMPLISHED USING A BROADCAST METHOD.
 - 2 THE COST OF SEEDING SHALL BE DETERMINED USING THE UNIT COSTS SUPPLIED IN THE BID DOCUMENTS MULTIPLIED BY AREA MEASUREMENTS.
 - 3 HYDROMULCHING SHALL BE REQUIRED ONLY WHEN SPECIFICALLY REQUESTED BY THE OWNER. HYDROMULCH AND TACKIFIER SHALL BE APPLIED AT A RATE EQUAL TO 2,000 LBS. PER ACRE.
 - 4 RESEEDING AND OVERSEEDING SHALL BEGIN TO OCCUR DURING THE THIRD WEEK IN JUNE.
 - 5 BROADCAST SEED RATES
 - (a) SHORTGRASS - 36 POUNDS OF PURE LIVE SEED PER ACRE
 - (b) TALLGRASS - 30 POUNDS OF PURE LIVE SEED PER ACRE
- 311 NOXIOUS WEED CONTROL

REMOVE NOXIOUS WEEDS, AS DEFINED BY THE STATE OF COLORADO AND DOUGLAS COUNTY, FROM THE AREA WITHIN FIVE FEET OF THE PERIMETERS OF THE LANDSCAPED AREAS BY SPRAYING WITH AN APPROVED BROADLEAF HERBICIDE BY MAY 15TH AND OCTOBER 1 WITH SPOT APPLICATION AS REQUIRED. COST FOR SPOT APPLICATIONS, SHALL BE DONE ON A TIME AND MATERIAL BASIS PER THE CONTRACT DOCUMENTS.
- 312 NON-IRRIGATED NATIVE GRASS CARE
 - A EXPECTATIONS AND OVERALL MAINTENANCE
 - 1 THESE AREAS ARE TO REPLICATE THE FEEL OF A PRAIRIE, WITH TALLER GRASSES AND LIMITED MAINTENANCE.
 - 2 CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND SUSTAINING A WEED-FREE LUSH STAND OF NATIVE GRASSES. CONTRACTOR SHOULD MONITOR NON-IRRIGATED GRASS AREAS ON A REGULAR BASIS FOR THE PRESENCE OF WEEDS. CHEMICAL, MECHANICAL, OR MANUAL METHODS SHOULD BE IMPLEMENTED TO PREVENT THE SPREAD OF WEEDS. CONTRACTOR WILL BE EXPECTED TO SPOT SEED AND OVER SEED AREAS AS BARE SPOTS DEVELOP, PARTICULARLY AFTER MOWING AND HERBICIDE APPLICATIONS.
 - B ESTABLISHMENT
 - 1 ANY NON-IRRIGATED AREAS THAT ARE TO BE SEEDED, SHALL, WHERE POSSIBLE, BE SEEDED BETWEEN OCTOBER 1 AND APRIL 1 TO TAKE ADVANTAGE OF THE WINTER MOISTURE.
 - 2 SEEDED AREAS SHALL BE MOWED AS OFTEN AS ONCE A WEEK TO A 3" HEIGHT WHEN ANY VEGETATION REACHES 4" TO 5" IN HEIGHT. CLIPPINGS WILL BE LEFT ON SITE, BUT REMOVED FROM ANY PAVED OR HARD SURFACE. THIS MOWING SCHEDULE SHALL BE MAINTAINED FOR UP TO 3 GROWING SEASONS, UNTIL THE NON-IRRIGATED GRASS STAND IS ACCEPTED BY THE OWNER'S REPRESENTATIVE.
 - 3 THE AREAS WILL BE CLEANED OF TRASH PRIOR TO MOWING.
 - 4 WEED CONTROL - IN EARLY OCTOBER, THE NEWLY ESTABLISHED NON-IRRIGATED AREAS SHALL BE TREATED WITH A BROADLEAF HERBICIDE AT LABEL RATES.
 - 5 AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE, THE NON-IRRIGATED SEEDED AREAS SHALL BE MOVED EVERY THIRD YEAR IN MARCH TO A HEIGHT OF 3". CLIPPINGS WILL BE LEFT ON SITE, BUT REMOVED FROM ANY PAVED OR HARD SURFACE.
- 313 SYSTEM DESCRIPTION
 - A PERFORMANCE REQUIREMENTS

THE CONTRACTOR SHOULD MONITOR SEED AREAS ON A REGULAR BASIS FOR THE PRESENCE OF WEEDS. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND SUSTAINING A WEED-FREE, LUSH STAND OF THE SPECIFIED GRASSES AT THE CONCLUSION OF THE SECOND FULL LANDSCAPE SEASON. CHEMICAL, MECHANICAL, OR MANUAL METHODS SHOULD BE IMPLEMENTED TO PREVENT THE SPREAD OF WEEDS. MOWING IS THE PREFERRED METHOD TO HELP ESTABLISH NEWLY SEEDED AREAS. CONTRACTOR WILL BE EXPECTED TO RE-SEED OR OVER-SEED AREAS AS BARE SPOTS DEVELOP. THE FOLLOWING METHODS WILL BE USED TO MONITOR PERFORMANCE OF THE SEED DURING THE ESTABLISHMENT PERIOD.

 - 1 IRRIGATED TALL GRASS SEED AREAS

THIS INCLUDES ALL AREAS WITHIN THE LIMITS OF WORK HAVE BEEN SEEDED WITH THE TALL GRASS SEED MIXTURE LESS THAN TWO YEAR AGO AND HAVE COVERAGE BY THE IRRIGATION SYSTEM.

(a) SIX WEEKS AFTER SEEDING

A UNIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA. WEEDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE NO MORE THAN 10% OF THE ENTIRE AREA, AS DETERMINED BY A VISUAL ANALYSIS.
 - (b) ONE FULL GROWING SEASON AFTER SEEDING

A UNIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA. WEEDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE NO MORE THAN 10% OF THE ENTIRE AREA, AS MEASURED BY TAKING A TRANSECT OF RANDOM AREAS. THE TRANSECT LINE SHOULD BE SIX INCHES IN WIDTH AND SPECIFIED PLANTS SHOULD BE PRESENT AT NO MORE THAN SIX INCH INTERVALS ALONG THIS PATH.
 - (c) CONCLUSION OF THE SECOND FULL GROWING SEASON

A UNIFORM DENSITY OF THE SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA. WEED AND UNSPECIFIED SPECIES SHALL MAKE UP NO MORE THAN 1% OF THE PLANT COUNT AS DETERMINED BY TAKING A SIX INCH TRANSECT ACROSS RANDOM AREAS. SPECIFIED GRASSES SHOULD BE FOUND AT NOT MORE THAN SIX INCH INTERVALS ALONG THIS PATH.
 - 2 NON-IRRIGATED TALL GRASS SEED AREAS

THIS INCLUDES ALL AREAS WITHIN THE LIMITS OF WORK HAVE BEEN SEEDED WITH THE TALL GRASS SEED MIXTURE LESS THAN TWO YEAR AGO AND DO NOT HAVE COVERAGE BY THE IRRIGATION SYSTEM.

(a) SIX WEEKS AFTER SEEDING

A UNIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA. WEEDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE NO MORE THAN 10% OF THE ENTIRE AREA, AS DETERMINED BY A VISUAL ANALYSIS. SUFFICIENT MULCH AND SPECIFIED VEGETATION SHOULD BE PRESENT TO PROVIDE STABILITY OF SOIL.
 - (b) ONE FULL GROWING SEASON AFTER SEEDING

A UNIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA. WEEDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE NO MORE THAN 5% OF THE PLANT COUNT AS MEASURED BY TAKING A TRANSECT OF RANDOM AREAS. THE TRANSECT LINE SHOULD BE TWELVE INCHES IN WIDTH AND SPECIFIED PLANTS SHOULD BE PRESENT AT NO MORE THAN TWELVE INCH INTERVALS ALONG THIS PATH.
 - (c) CONCLUSION OF THE SECOND FULL GROWING SEASON

A UNIFORM DENSITY OF THE SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA. WEED AND UNSPECIFIED SPECIES SHALL MAKE UP NO MORE THAN 2% OF THE PLANT COUNT AS DETERMINED BY TAKING A TWELVE INCH TRANSECT ACROSS RANDOM AREAS. SPECIFIED GRASSES SHOULD BE FOUND AT NOT MORE THAN NINE INCH INTERVALS ALONG THIS PATH.
- 3 IRRIGATED SHORT GRASS SEED AREAS

THIS INCLUDES ALL AREAS WITHIN THE LIMITS OF WORK HAVE BEEN SEEDED WITH THE SHORT GRASS SEED MIXTURE LESS THAN TWO YEAR AGO AND HAVE FULL COVERAGE BY THE IRRIGATION SYSTEM.

(a) THREE WEEKS AFTER SEEDING

A UNIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA. WEEDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE NO MORE THAN 10% OF THE ENTIRE AREA, AS DETERMINED BY A VISUAL ANALYSIS. SUFFICIENT SPECIFIED VEGETATION SHOULD BE PRESENT TO PROVIDE STABILITY OF SOIL.
- (b) ONE FULL GROWING SEASON AFTER SEEDING

A UNIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA. WEEDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE NO MORE THAN 1% OF THE PLANT COUNT. THE OVERALL APPEARANCE OF THE AREA SHOULD HAVE FULL COVERAGE WITH THE SPECIFIED SPECIES AFTER MOWING OCCURS. THE AREA SHOULD HAVE A SIMILAR DENSITY TO A TURF GRASS LAWN WITH NO BARE SPOTS.
- (c) BLENDING BLUEGRASS SEED AREAS

THIS INCLUDES ALL AREAS WITHIN THE LIMITS OF WORK HAVE BEEN SEEDED WITH THE BLUEGRASS SEED MIXTURE LESS THAN TWO YEAR AGO AND HAVE FULL COVERAGE BY THE IRRIGATION SYSTEM.

(a) THREE WEEKS AFTER SEEDING

A UNIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA. WEEDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE NO MORE THAN 10% OF THE ENTIRE AREA, AS DETERMINED BY A VISUAL ANALYSIS. SUFFICIENT SPECIFIED VEGETATION SHOULD BE PRESENT TO PROVIDE STABILITY OF SOIL.
- (b) ONE FULL GROWING SEASON AFTER SEEDING

A UNIFORM DENSITY OF THE SPECIFIED TURF GRASSES SHOULD COMPLETELY FILL THE AREA WITH NO VISIBLE BARE AREAS. WEEDS SHOULD NOT BE PRESENT.

PART 3 - EXECUTION CONTINUED

- 314 SEEDING
 - A DRILL OR PLANT IN MANNER SUCH THAT AFTER SURFACE IS RAKED AND ROLLED, SEED SHALL HAVE 1/4" OF COVER. ACCOMPLISH SEEDING BY "RANGELAND" TYPE DRILLS. ANY FURROWS LEFT BY DRILL SEEDING SHALL BE ROLLED TO A SMOOTH SURFACE. SMALLER AREAS INACCESSIBLE WITH A SEED DRILL CAN BE HAND BROADCAST AND THE SEED CAN BE RAKED INTO THE SURFACE.
 - B WHEN USING A DRILL TYPE SEEDER, THE SEEDER SHOULD COVER THE AREA TWICE. THE FIRST PASS AND SECOND PASSES SHOULD BE PERPENDICULAR TO EACH OTHER. EACH PASS OF THE SEEDER SHOULD APPLY APPROXIMATELY 1/2 OF THE REQUIRED SEEDING RATE.
 - C HYDROSEEDING IS DISCOURAGED AND WILL ONLY BE USED UPON WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE AND DOUGLAS COUNTY ENGINEERING.
- 315 RESEEDING

AREAS SHALL BE RESEEDED IF THEY EXHIBIT AREAS GREATER THAN THE ACCEPTABLE AMOUNTS NOTED IN PART 1 OF THIS SECTION. RESEEDING SHALL OCCUR AS NEEDED DURING THE ESTABLISHMENT PERIOD.

PART 3 - EXECUTION CONTINUED

- 315 RESEEDING

AREAS SHALL BE RESEEDED IF THEY EXHIBIT AREAS GREATER THAN THE ACCEPTABLE AMOUNTS NOTED IN PART 1 OF THIS SECTION. RESEEDING SHALL OCCUR AS NEEDED DURING THE ESTABLISHMENT PERIOD.
- 316 MOWING AND TRIMMING
 - A MOWING IN THIS SECTION IS INTENDED TO PROVIDE GUIDANCE DURING THE ESTABLISHMENT PERIOD. LONG TERM MAINTENANCE IS ADDRESSED IN OTHER SECTIONS AND WILL FOLLOW A LESS RIGOROUS PATTERN. THE
 - B DESIGN GUIDELINES, STANDARDS, OR DIRECTIVES FROM CASTLE ROCK DEVELOPMENT GROUP SHALL SUPERSEDE ANY DIRECTIVES ON MOWING AND TRIMMING IN THE CASE WHERE DISCREPANCIES EXIST.
 - C IRRIGATED SEED AREAS
 - 1 CONTRACTOR SHOULD DISCUSS MOWING HEIGHTS WITH THE OWNER'S REPRESENTATIVE PRIOR TO SETTING DECK HEIGHT. CERTAIN GRASSES DO BEST IF MOWED HIGHER OR LOWER THAN THE FOUR INCHES SPECIFIED. THE CONTRACTOR SHOULD BE AWARE OF THIS HEIGHT AND REQUIRED MOWING METHODS PRIOR TO BIDDING THE PROJECT. THE ABSENCE OF THIS COMMUNICATION IS NOT CAUSE FOR ADJUSTING PRICES AFTER BIDS ARE ACCEPTED.
 - 2 IRRIGATED GRASSES SHOULD BE MOWED EVERY THREE WEEKS DURING THE GROWING SEASON (APRIL 1 TO OCTOBER 1).
 - 3 MOWING OF IRRIGATED GRASSES SHOULD BEGIN ONCE WEEDS REACH 8" IN HEIGHT, OR PRIOR TO FLOWERING (AND RE-SEEDING) OF WEEDS, CUTTING BACK TO 4". REMOVE CLIPPINGS FROM ADJACENT PAVEMENT OR IRRIGATED TURF AREAS.
 - 4 SECOND AND SUBSEQUENT GROWING SEASONS, IRRIGATED NATIVE AREAS SHOULD BE MOWED ONLY AS REQUIRED TO CONTROL WEEDS. CONTRACTOR SHALL MOW GRASSES TWICE DURING THESE GROWING SEASONS. THE FIRST MOWING SHALL OCCUR THE FIRST WEEK OF APRIL. A SECOND MOWING SHALL OCCUR THE FIRST WEEK OF JULY. THIS MOWING PATTERN SHALL CONTINUE UNTIL THE NATIVE GRASS STAND IS ADEQUATELY DEVELOPED, AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 - 5 AT NO TIME SHOULD WEEDS BE ALLOWED TO FLOWER OR REACH A HEIGHT OF EIGHT INCHES.
 - 6 MOWING SHOULD BE RESCHEDULED IF THE GROUND IS WET, AND THE POTENTIAL EXISTS FOR CAUSING DAMAGE FROM EQUIPMENT.
 - D NON-IRRIGATED SEED AREAS
 - 1 CONTRACTOR SHOULD DISCUSS MOWING HEIGHTS WITH THE OWNER'S REPRESENTATIVE PRIOR TO SETTING DECK HEIGHT. CERTAIN GRASSES DO BEST IF MOWED HIGHER OR LOWER THAN THE FOUR INCHES SPECIFIED. THE CONTRACTOR SHOULD BE AWARE OF THIS HEIGHT AND REQUIRED MOWING METHODS PRIOR TO BIDDING THE PROJECT. THE ABSENCE OF THIS COMMUNICATION IS NOT CAUSE FOR ADJUSTING PRICES AFTER BIDS ARE ACCEPTED.
 - 2 MOWING OF IRRIGATED GRASSES SHOULD BEGIN ONCE WEEDS REACH 8" IN HEIGHT, OR PRIOR TO FLOWERING (AND RE-SEEDING) OF WEEDS, CUTTING BACK TO 4". REMOVE CLIPPINGS FROM ADJACENT PAVEMENT OR IRRIGATED TURF AREAS.
 - 3 SECOND AND SUBSEQUENT GROWING SEASONS, NON-IRRIGATED SEED AREAS SHOULD BE MOWED ONLY AS REQUIRED TO CONTROL WEEDS. CONTRACTOR SHALL MOW GRASSES A MINIMUM OF ONCE DURING THESE GROWING SEASONS. MOWING SHALL OCCUR IN SPRING. MOWING SHALL SERVE AS A METHOD TO REDISTRIBUTE SEED. THIS MOWING PATTERN SHALL CONTINUE UNTIL THE NATIVE GRASS STAND IS ADEQUATELY DEVELOPED, AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 - 4 AT NO TIME SHOULD WEEDS BE ALLOWED TO FLOWER OR REACH A HEIGHT OF EIGHT INCHES.
 - 5 MOWING SHOULD BE RESCHEDULED IF THE GROUND IS WET, AND THE POTENTIAL EXISTS FOR CAUSING DAMAGE FROM EQUIPMENT.




PART 3 - EXECUTION CONTINUED

- 317 WEED CONTROL
 - A MOWING IS THE PREFERRED METHOD OF WEED CONTROL ON NATIVE SEEDED AREAS.
 - B MOWING IS DISCOURAGED FOR WILDFLOWER AREAS, AS A METHOD OF WEED CONTROL.
 - C MANUAL, MECHANICAL, OR CHEMICAL METHODS AREA ACCEPTABLE.
 - D NOTIFY OWNER AT LEAST THREE DAYS IN ADVANCE BEFORE ANY CHEMICAL APPLICATION.
 - E AS REQUIRED, USING SELECTIVE HERBICIDES APPROVED BY OWNER. APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
 - F COMPREHENSIVE BROADLEAF WEED HERBICIDE PROGRAM AS NEEDED ONCE GRASSES HAVE REACHED 8" TO 12" HEIGHT.
 - G SPOT WEEDING WITH SYSTEMIC HERBICIDE PROGRAM ON BI-WEEKLY BASIS ON ENTIRE AREA TO ERADICATE ALL BROADLEAF WEEDS.
 - H HAND WEED AREAS WHERE WEEDS ARE EVIDENT AND SPRAY APPLICATION WOULD DAMAGE EXISTING GRASSES.
 - I INSECT AND DISEASE CONTROL
 - A AS REQUIRED, APPLY INSECTICIDE AND FUNGICIDE APPROVED BY OWNER. APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
 - B NOTIFY OWNER AT LEAST THREE DAYS IN ADVANCE BEFORE ANY CHEMICAL APPLICATION.
 - J FERTILIZER
 - A INITIAL FERTILIZER APPLICATION UNDER SOIL PREPARATION SECTION.
 - B FERTILIZER MAY BE MIXED WITH HYDROMULCH AND TACKIFIER, INSTEAD OF MIXING WITH SOIL AMENDMENTS, IF PRE-APPROVED BY OWNER'S REPRESENTATIVE.
 - C REFER TO LANDSCAPE MAINTENANCE SECTION FOR POST ESTABLISHMENT RECOMMENDATIONS.
- 320 MULCH
 - A UTILIZE STRAW AND CRIMP METHOD ON ALL SEEDED AREAS IN ACCORDANCE WITH DOUGLAS COUNTY GRADING EROSION & SEDIMENT CONTROL MANUAL (GESC) [HTTP://WWW.DOUGLAS.CO.US/PUBLICWORKS/ENGINEERING/DOCUMENTS/DOUGLAS_COUNTY_GESC_MANUAL_MARCH_20_2004.PDF](http://www.douglas.co.us/publicworks/engineering/documents/douglas_county_gesc_manual_march_20_2004.pdf)
 - B TIMING

AREAS SHALL BE MULCHED NO MORE THAN 24 HOURS FOLLOWING THE INSTALLATION OF SEED. IF WEATHER WILL NOT ALLOW THIS TO OCCUR, THEN SEEDING SHOULD BE DELAYED.
 - C QUALITY CONTROL

REPAIR AND REMULCH AREAS IMPROPERLY MULCHED OR DAMAGED BY CONTRACTOR'S NEGLIGENCE, IN SPECIFIED MANNER. MULCH REMOVED BY CIRCUMSTANCES BEYOND THE CONTRACTOR'S CONTROL SHALL BE REPAIRED AND REMULCHED AS ORDERED WITH PAYMENT FOR THIS CORRECTIVE WORK, WHEN ORDERED, AT THE CONTRACT PRICES.
- 321 EROSION CONTROL
 - A APPLY EROSION CONTROL NETTING TO ANY AREA WHICH IS VULNERABLE TO SOIL EROSION SUCH AS SWALES OR STEEP SLOPES (3:1 OR STEEPER SLOPES)
 - B IF CONTRACTOR FAILS TO NET SUCH AREAS AND SOIL EROSION SUBSEQUENTLY OCCURS, CONTRACTOR SHALL RE-ESTABLISH FINISH GRADE, SOIL PREPARATION, SEED BED, AND APPLY JUTE NETTING AT HIS OWN EXPENSE.
 - C EROSION CONTROL NETTING

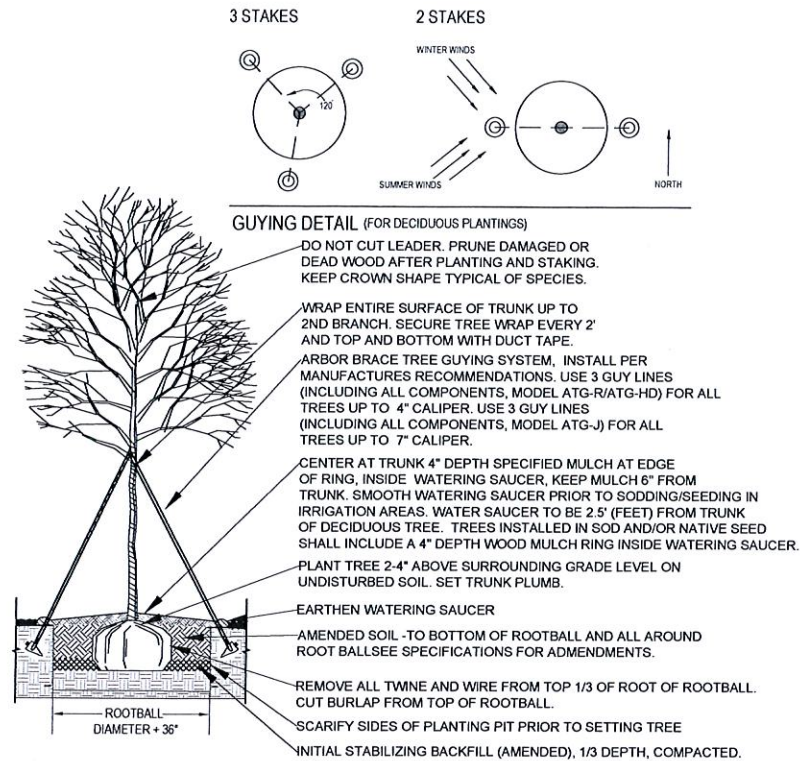
INSTALL IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

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|  <p>STUDIO GUNN ARCHITECTS, LLC 3750 South Wadsworth Blvd., Suite 200 Denver, CO 80226</p> |  <p>SAGE DESIGN GROUP Site Planning Landscape Architecture Entitlement (303) 470-2855 www.sagedesigngroup.com</p> |  <p>LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094</p> | <p>DEVELOPER</p> <p>PLATIE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237</p> | <p>DATE: 11/19/14</p> <p>SCALE:</p> <p>JOB NO.: 638-0401</p> <p style="text-align: center;">SHEET 8 OF 10</p> |
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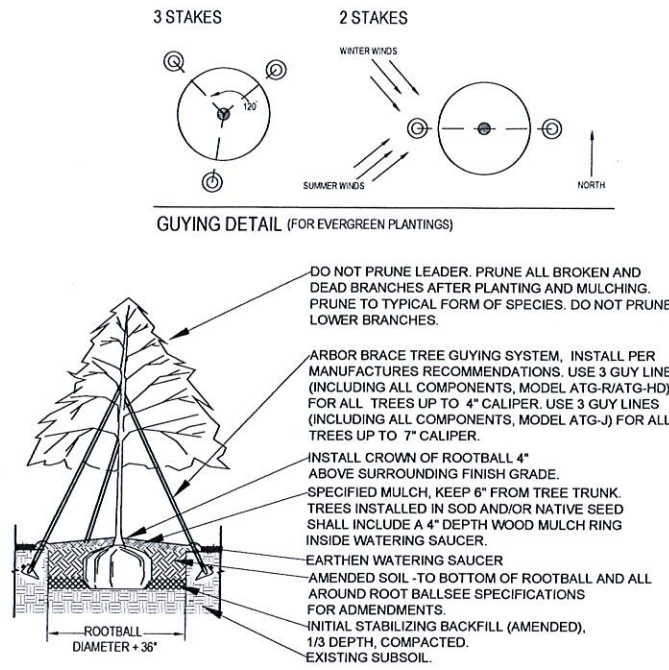
WILDER LANE

FINAL PLAN

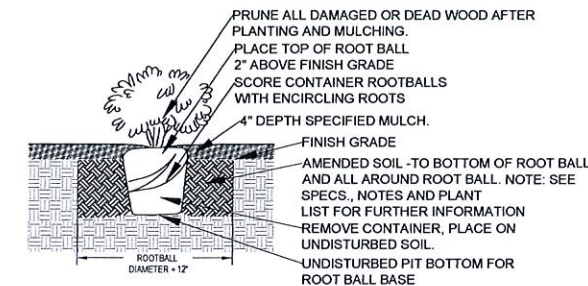
A PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO



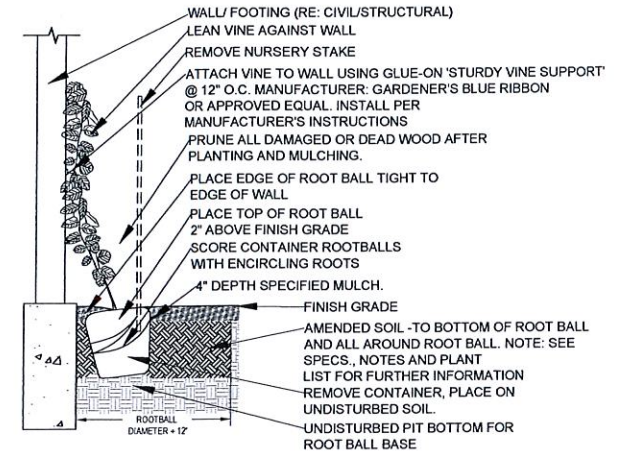
1 DECIDUOUS TREE DETAIL
SHT 9 N.T.S.



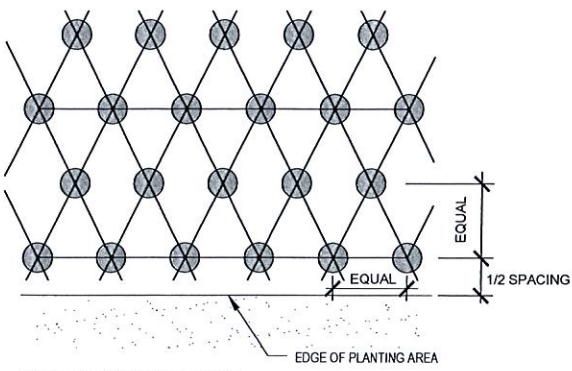
2 EVERGREEN TREE DETAIL
SHT 9 N.T.S.



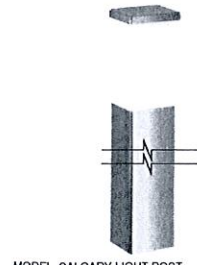
3 SHRUB DETAIL
SHT 9 N.T.S.



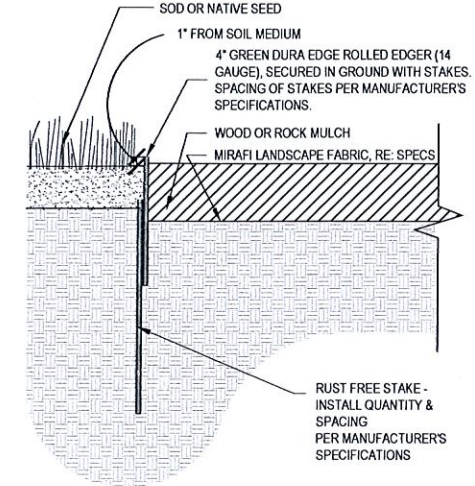
4 VINE PLANTING
SHT 9 N.T.S.



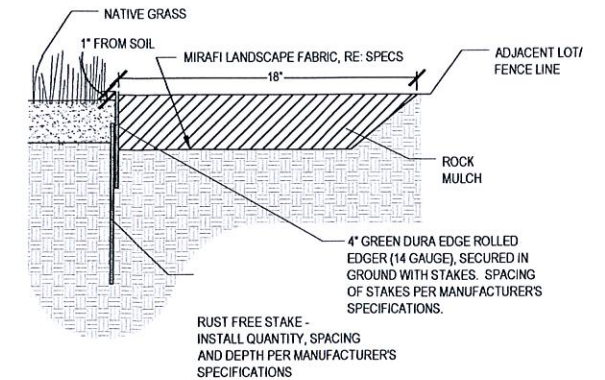
5 PLANT MATERIAL SPACING
SHT 9 N.T.S.



6 PEDESTAL LIGHT
SHT 9 N.T.S.



7 STEEL EDGING
SHT 9 N.T.S.



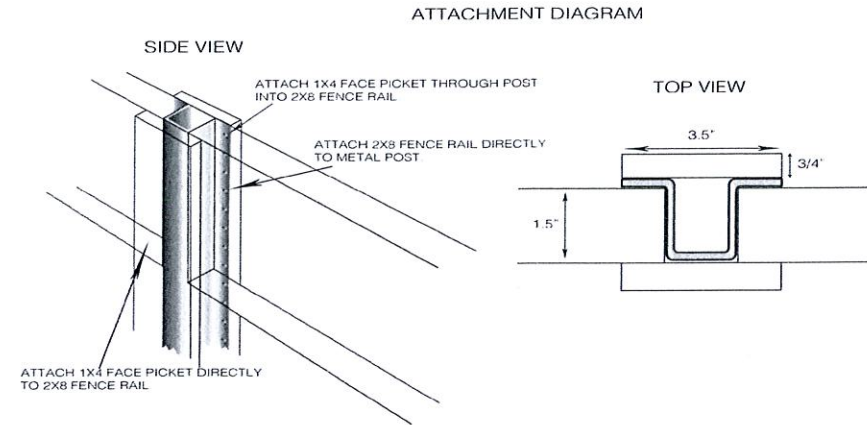
8 MOW EDGE
SHT 9 N.T.S.

| | | | | | |
|--|--|--|---|----------|---------------|
| | | | DEVELOPER | DATE: | 11/19/14 |
| | | | PLATE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237 | SCALE: | N.T.S. |
| 12265 W Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 CIVIL ENGINEERING & SURVEYING | | | JOB NO.: | 638-0401 | SHEET 9 OF 10 |
| | | | WILDER LANE / FINAL PLAN | | |

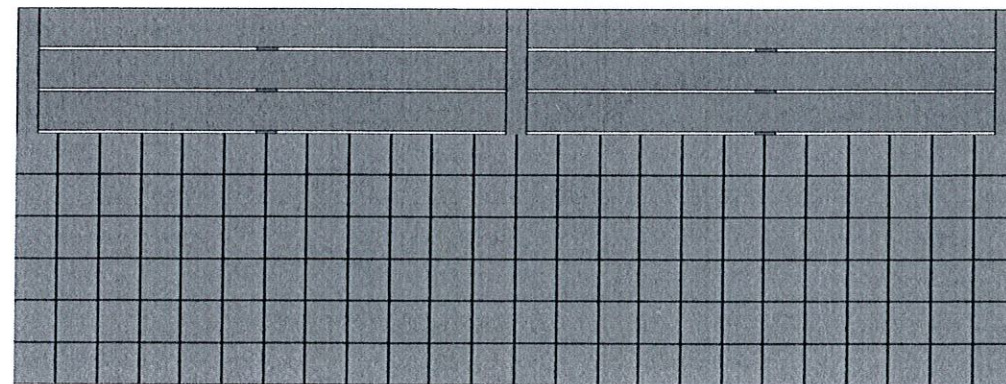
WILDER LANE

FINAL PLAN

A PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO



1
SHT 10 6' FENCE SAME LOOK BOTH SIDES
2X8'S WITH CHARCOAL COLOR SOLID STAIN.



3
SHT 10 4' GREY INTEGRAL COLOR 8X8 SCORED CONCRETE MASONRY BOTTOM 2' 2X8'S WITH CHARCOAL COLOR SOLID STAIN TOP.

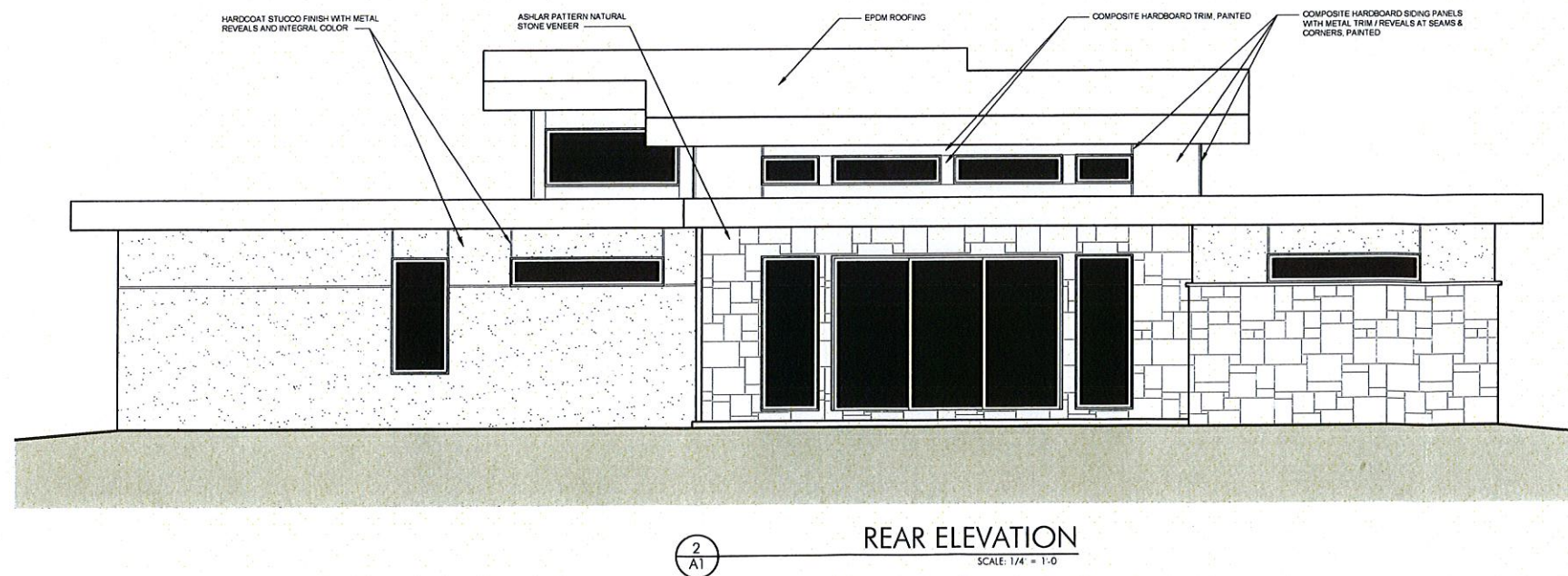
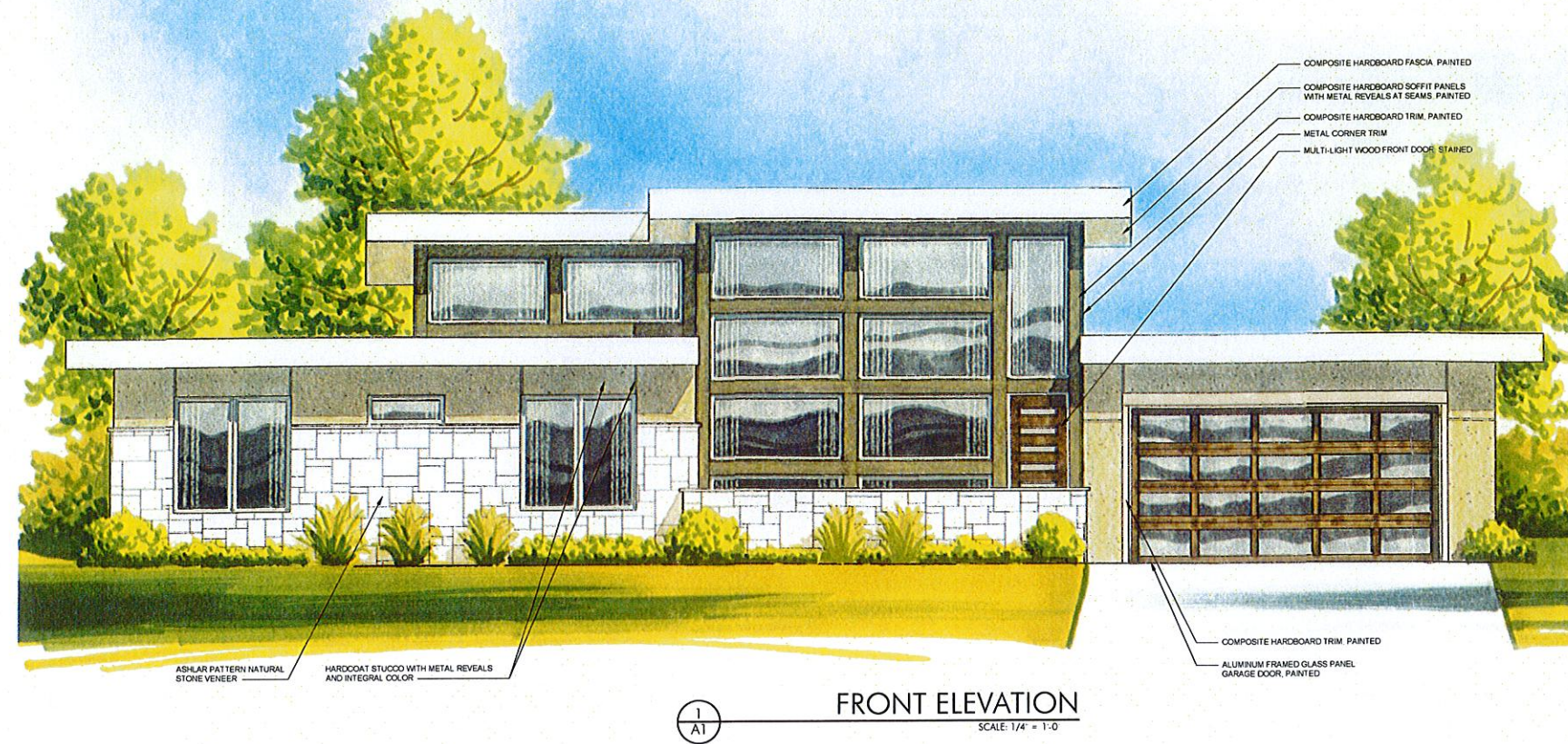
denver
MODERNFENCE

BRUSHED ALUMINUM FONT 8" (CAPITAL LETTER)



2
SHT 10 4' COMMUNITY MONUMENT
32" GREY INTEGRAL COLOR 8X8 SCORED CONCRETE MASONRY BOTTOM 16" 2X8'S WITH CHARCOAL COLOR SOLID STAIN TOP.
SIGN IS TO BE LIT INDIRECTLY FROM LANDSCAPE LIGHTS GROUND MOUNTED.

| | | | | | |
|---|--|--|--|----------|----------|
| <p>STUDIO GUNN ARCHITECTS, LLC 2700 E. Colfax Ave., Suite 100 Denver, Colorado 80202 303.733.1444</p> | <p>SAGE DESIGN GROUP Site Planning Landscape Architecture Engineering (303) 470-2855 www.sagedesigngroup.com</p> | <p>LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 CIVIL ENGINEERING & SURVEYING</p> | DEVELOPER | DATE: | 11/19/14 |
| | | | PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237 | SCALE: | N.T.S. |
| | | | JOB NO.: | 638-0401 | |
| | | | SHEET 10 OF 10 | | |



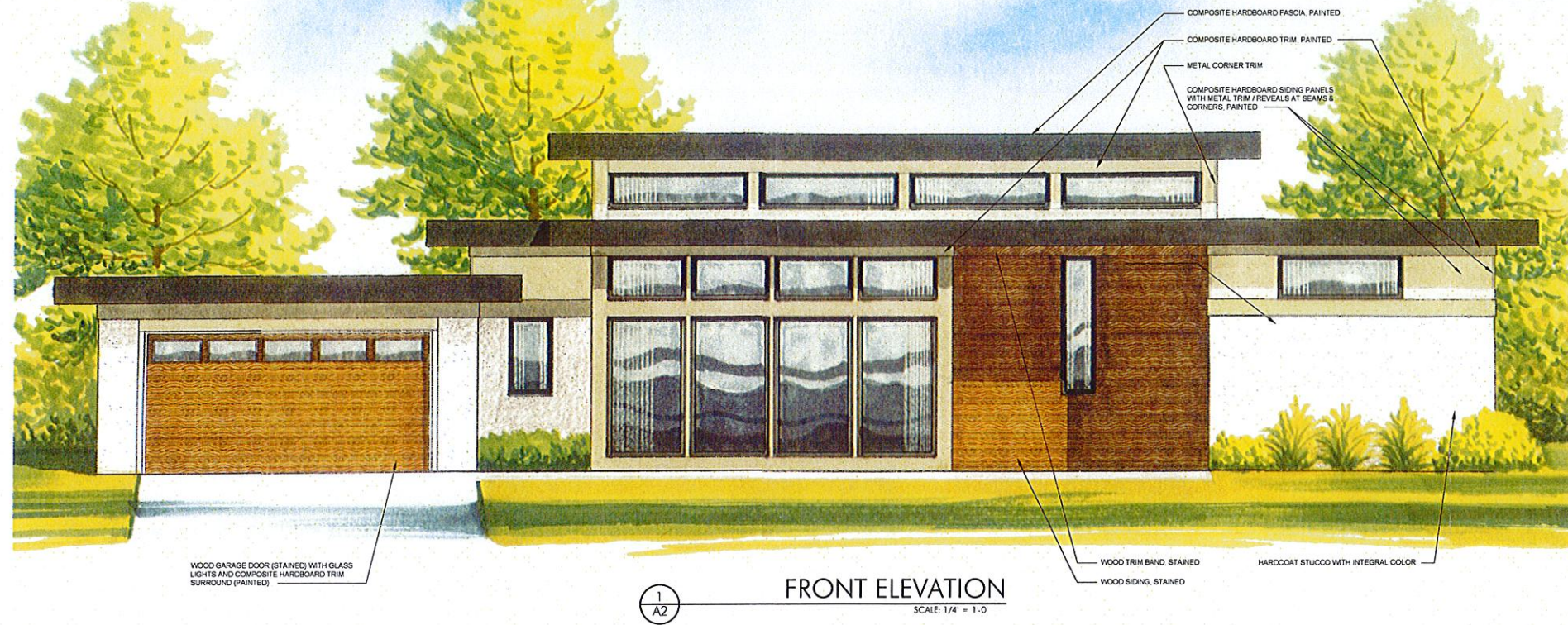
Single Family Residence
 Wilder Lane Columbine Valley, Colorado
 NEW CENTURY MODERN, LLC

PLANNED DEVELOPMENT
 ISSUE DATE:
 17 November 2014

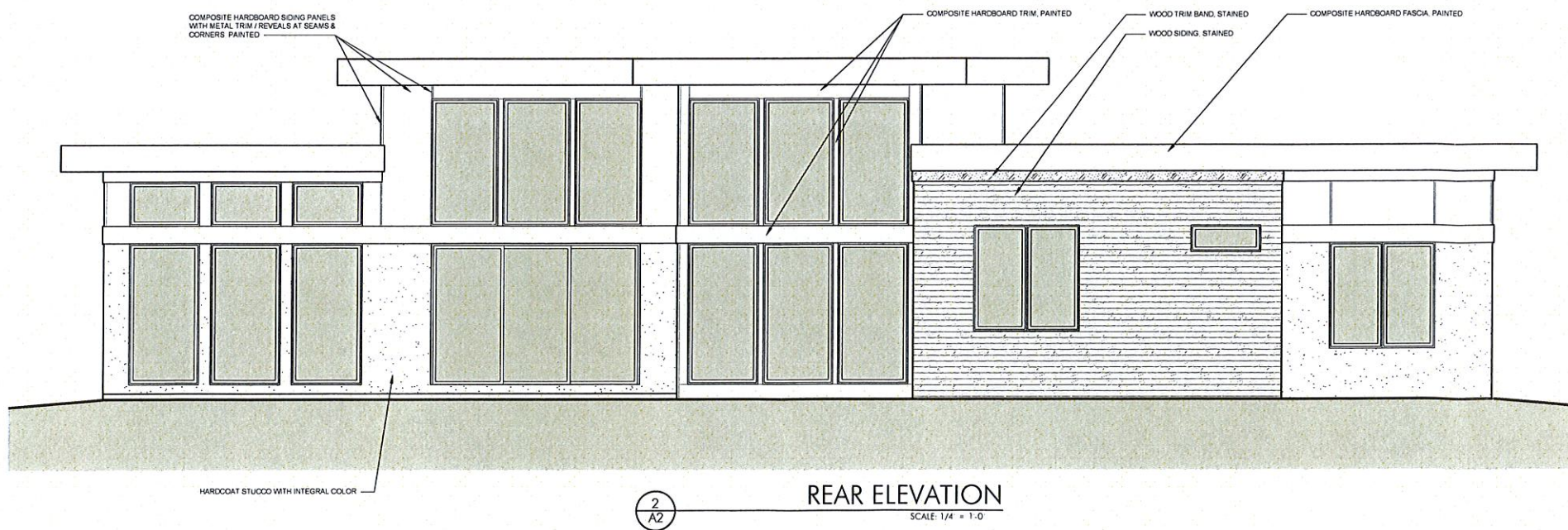
| REVISIONS | |
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| | |
| | |
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| | |

LOT 1
 EXTERIORS

A1



1
 A2
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2
 A2
REAR ELEVATION
 SCALE: 1/4" = 1'-0"

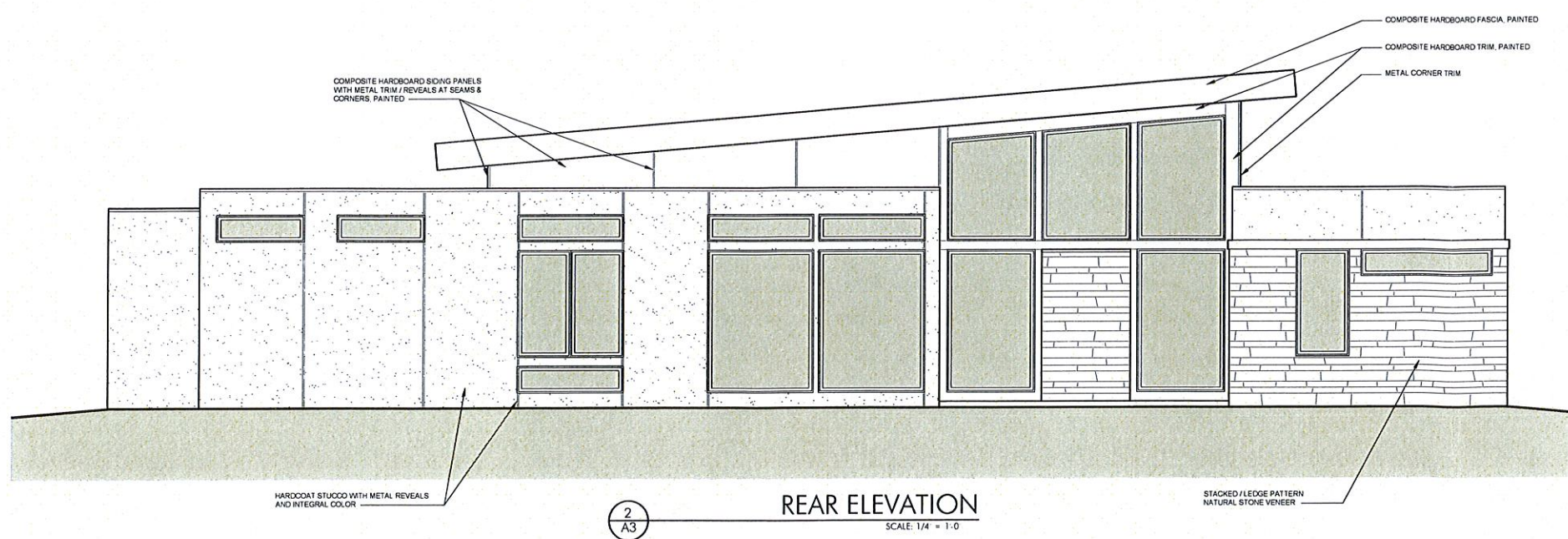
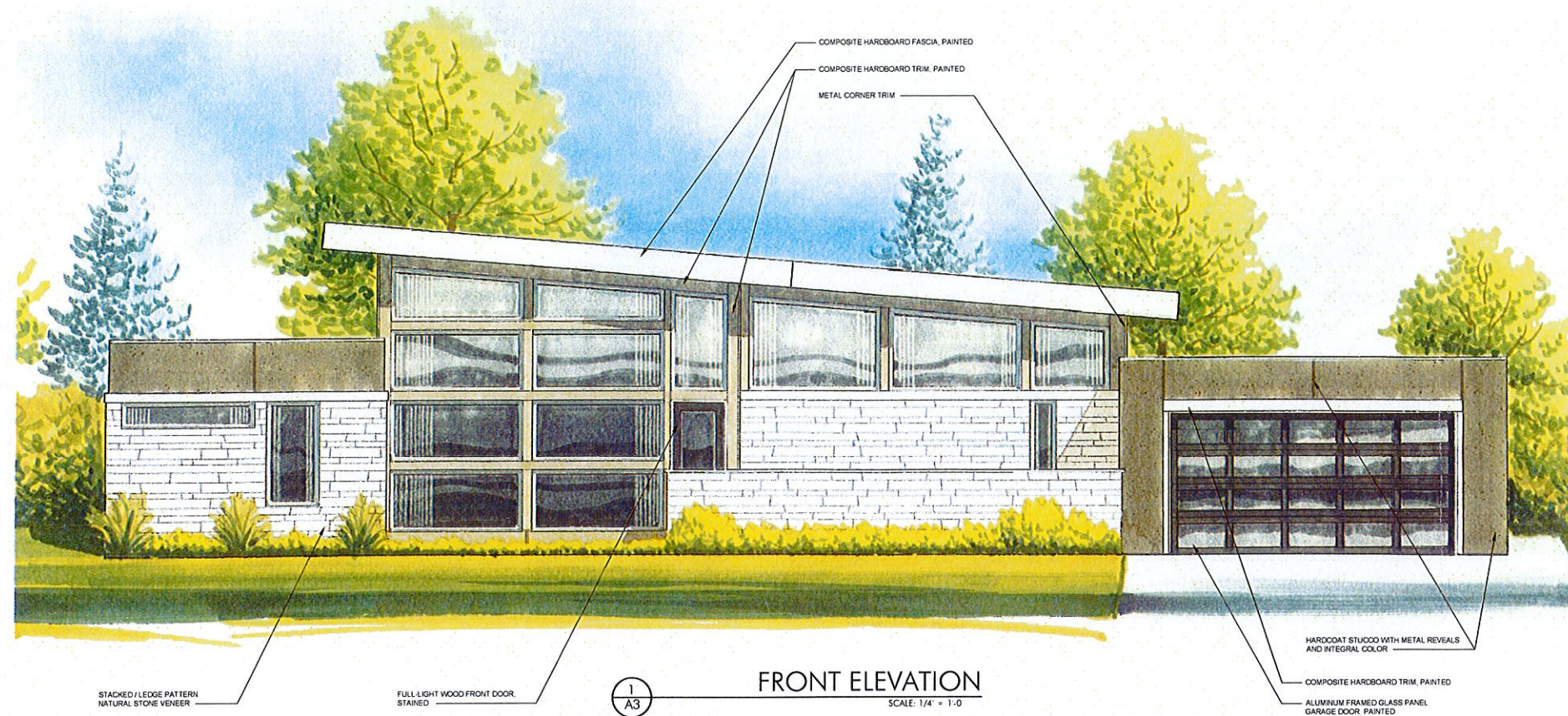
Single Family Residence
 Wilder Lane Columbine Valley, Colorado
 NEW CENTURY MODERN, LLC

PLANNED DEVELOPMENT
 ISSUE DATE:
 17 November 2014

| REVISIONS | |
|-----------|--|
| | |
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| | |

LOT 2
 EXTERIORS

A2



Single Family Residence
 Columbine Valley, Colorado
 Wilder Lane
 NEW CENTURY MODERN, LLC

PLANNED DEVELOPMENT

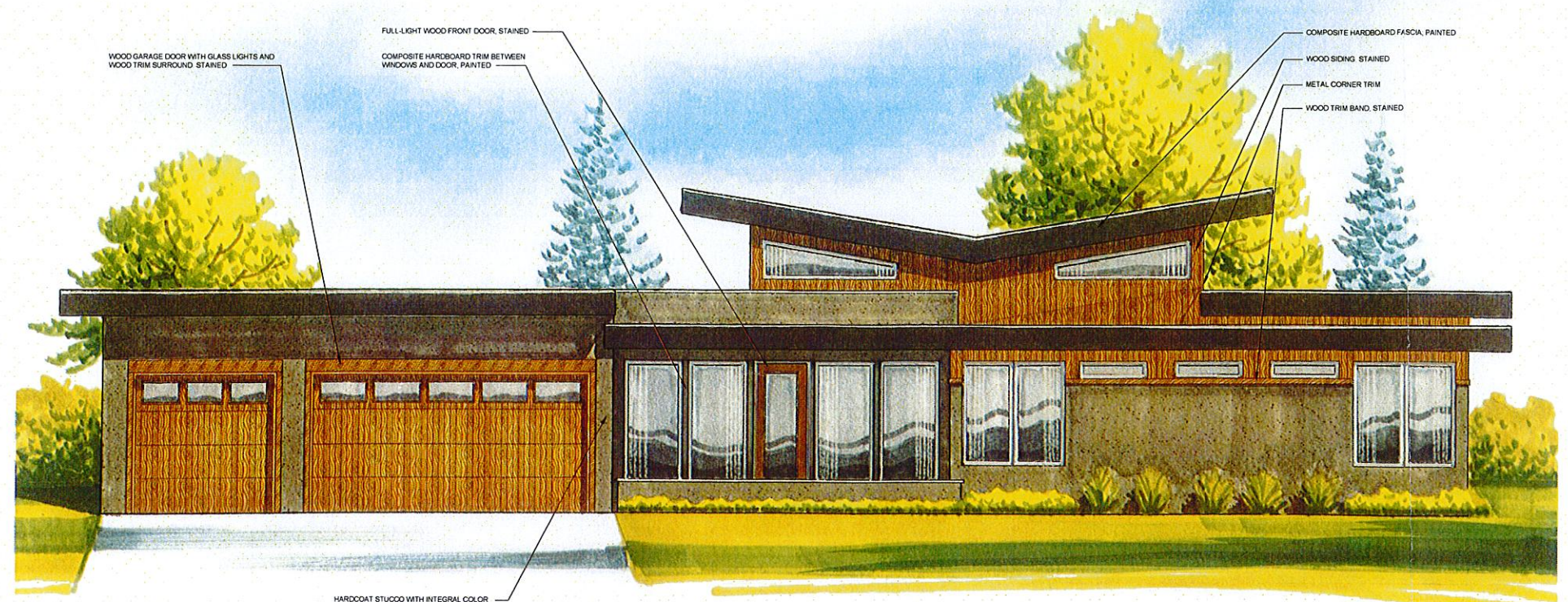
ISSUE DATE:
 17 November 2014

REVISIONS

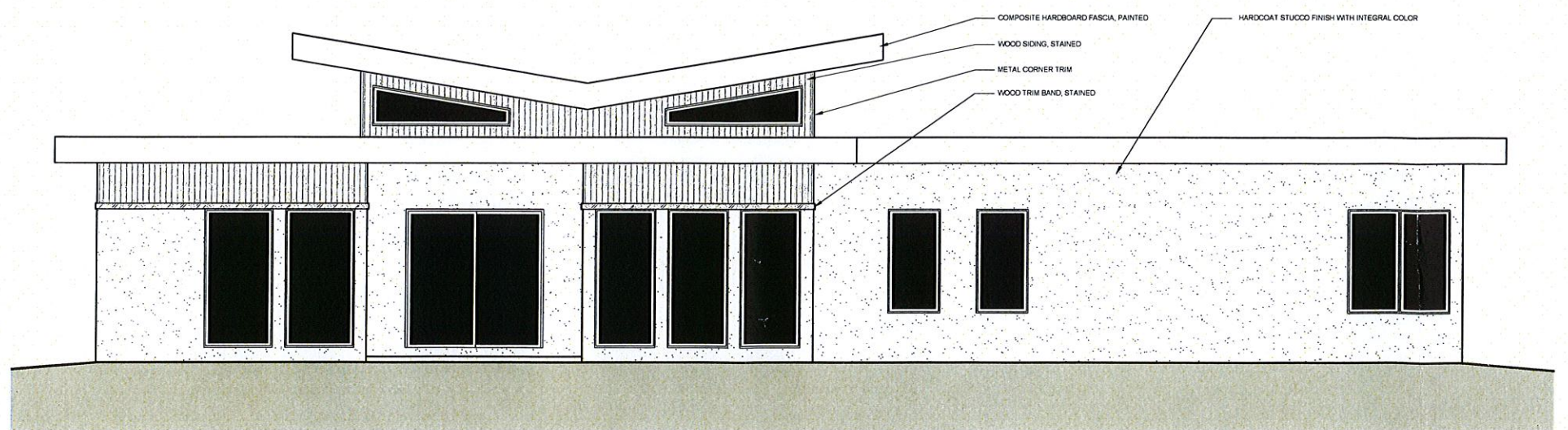
| NO. | DESCRIPTION |
|-----|-------------|
| | |
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| | |

LOT 3
 EXTERIORS

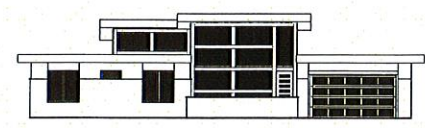
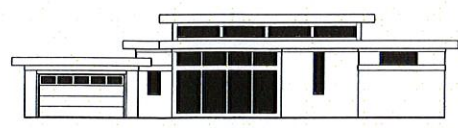
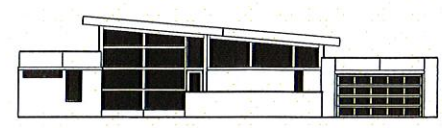
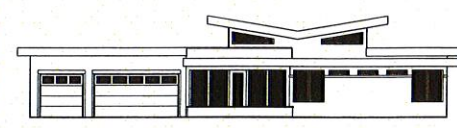
A3



1
A4
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2
A4
REAR ELEVATION
 SCALE: 1/4" = 1'-0"



3
A4
SCALE COMPARISON TO NEIGHBORS
 NOTE: SCALE OF NEIGHBORS HOUSES DIMINISHES WITH PERSPECTIVE SCALE: -7-1/16" = 1'-0"

Single Family Residence
 Wilder Lane Columbine Valley, Colorado
 NEW CENTURY MODERN, LLC

PLANNED DEVELOPMENT

ISSUE DATE:
17 November 2014

| REVISIONS | |
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LOT 4
 EXTERIORS;
 SCALE
 COMPARISON

A4

SURVEYOR'S NOTES

1. AFTER A DISCUSSION WITH CDOT, COLORADO DEPARTMENT OF TRANSPORTATION, ON JANUARY 14, 2014 THERE ARE NO RIGHT-OF-WAY PLANS/MAPS EXISTING FOR THE EASTERLY RIGHT-OF-WAY FOR PLATTE CANYON DRIVE AND THAT CDOT ACQUIRED THE RIGHT-OF-WAY BY PRESCRIPTION FROM ARAPAHOE COUNTY, THEREFORE, THE ESTABLISHMENT OF THE RIGHT-OF-WAY FOR THIS SURVEY IS BY RECORD PARCEL DESCRIPTIONS THAT ABUT THE EASTERLY RIGHT-OF-WAY OF PLATTE CANYON DRIVE.

BOUNDARY LEGEND

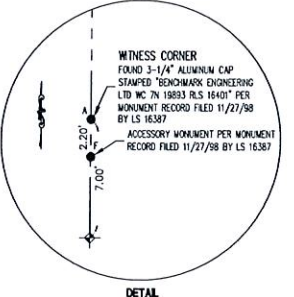
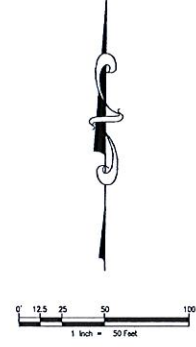
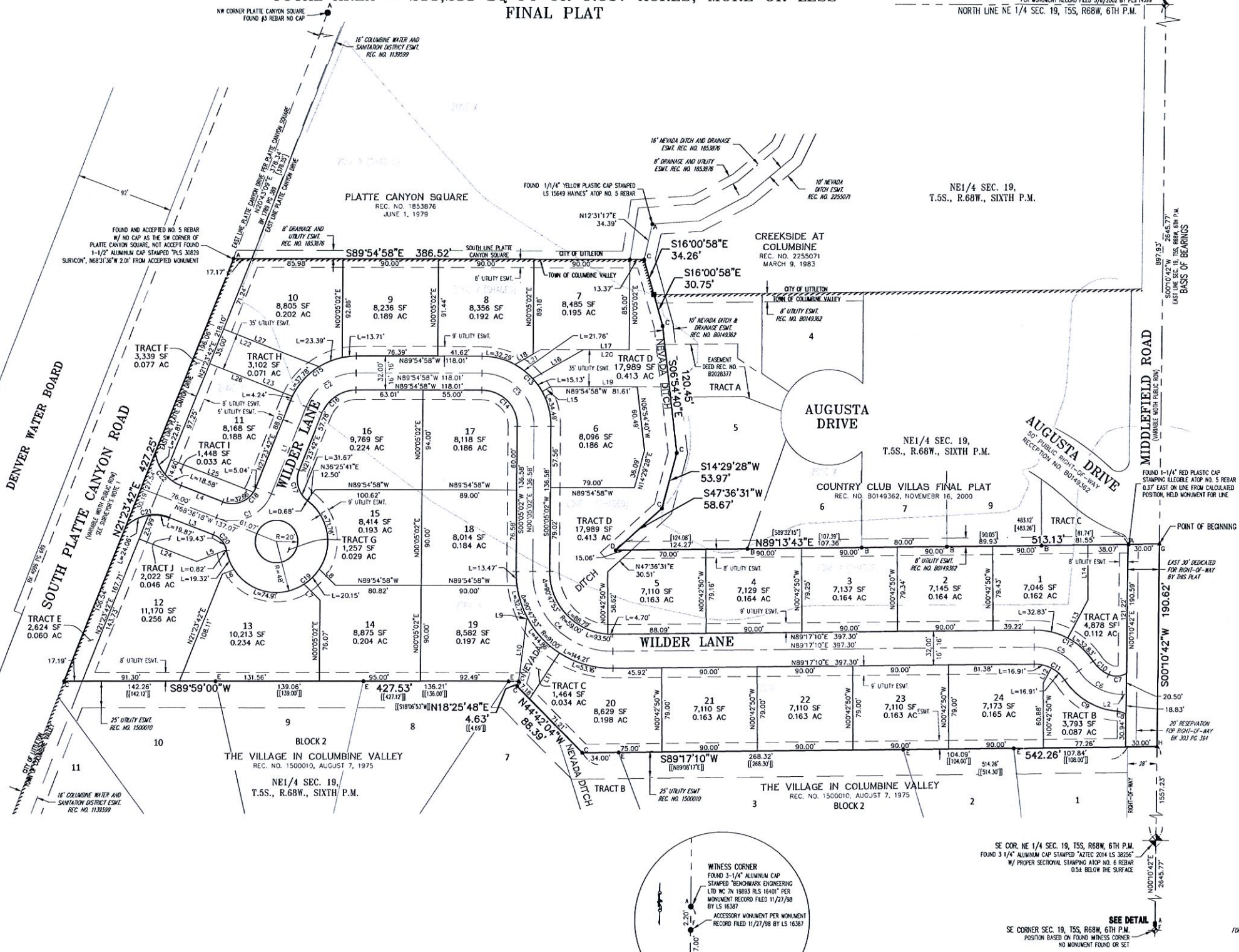
- ALLOTMENT MONUMENT AS NOTED
 - FOUND MONUMENT AS NOTED
 - FOUND 1-1/4" RED PLASTIC CAP STAMPED "LS 8231" ATOP A NO. 5 REBAR
 - FOUND 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256" ATOP A NO. 5 REBAR
 - FOUND 1-1/2" ALUMINUM CAP STAMPED "JR ENGINEERING LS 25369" ATOP A NO. 5 REBAR
 - FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 2568 MS&M" ATOP A NO. 5 REBAR
 - FOUND NO. 5 REBAR WITH NO IDENTIFICATION
 - FOUND 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256" ATOP A NO. 5 REBAR 0.5± BELOW SURFACE IN A MONUMENT BOX
 - FOUND 2" ALUMINUM CAP STAMPED "AZTEC 1" WC LS 38256" ATOP A NO. 5 REBAR 0.5± BELOW SURFACE IN A MONUMENT BOX
 - FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 25369 JR ENG" ATOP #5 REBAR.
- [.....] INDICATES RECORD PLAT INFORMATION PER COUNTRY CLUB VILLAS FINAL PLAT RECORDED AT RECEPTION NO. B0149362
- [.....] INDICATES RECORD PLAT INFORMATION PER THE VILLAGE IN COLUMBINE VALLEY PLAT RECORDED AT RECEPTION NO. 1500010
- INDICATES CITY OF LITTLETON/TOWN OF COLUMBINE VALLEY LIMITS

FINAL PLAT FOR WILDER LANE

LOCATED IN THE NORTHEAST 1/4 OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO
TOTAL AREA = 288,233 SQ FT OR 6.617 ACRES, MORE OR LESS
FINAL PLAT

| CURVE TABLE | | | |
|-------------|------------|--------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 90°00'00" | 40.00' | 62.83' |
| C2 | 88°41'20" | 50.00' | 59.94' |
| C3 | 90°00'00" | 50.00' | 78.54' |
| C4 | 90°47'53" | 75.00' | 118.85' |
| C5 | 56°59'42" | 50.00' | 49.74' |
| C6 | 56°06'10" | 50.00' | 48.98' |
| C7 | 54°24'15" | 18.50' | 17.57' |
| C8 | 27°15'41" | 18.50' | 8.80' |
| C9 | 51°39'33" | 66.39' | 59.88' |
| C10 | 31°59'35" | 35.12' | 19.61' |
| C11 | 56°59'42" | 34.00' | 33.82' |
| C12 | 56°59'42" | 66.00' | 65.65' |
| C13 | 90°00'00" | 66.00' | 103.67' |
| C14 | 90°00'00" | 34.00' | 53.41' |
| C15 | 88°41'20" | 66.00' | 79.12' |
| C16 | 88°41'20" | 34.00' | 40.76' |
| C17 | 74°09'10" | 25.00' | 32.36' |
| C18 | 90°00'00" | 24.00' | 37.70' |
| C19 | 222°11'13" | 48.00' | 186.14' |
| C20 | 58°02'03" | 20.00' | 20.26' |
| C21 | 65°22'48" | 38.50' | 43.93' |
| C22 | 61°35'51" | 38.50' | 41.39' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S21°23'42"W | 88.01' |
| L2 | N89°49'18"W | 3.57' |
| L3 | N68°36'18"W | 44.38' |
| L4 | N68°36'18"W | 42.13' |
| L5 | N68°27'32"E | 29.77' |
| L6 | N68°27'32"E | 11.68' |
| L7 | N45°04'14"W | 21.51' |
| L8 | N45°04'14"W | 21.62' |
| L9 | N47°31'09"E | 1.23' |
| L10 | N07°01'08"E | 58.63' |
| L11 | N32°45'31"E | 51.38' |
| L12 | N27°47'01"E | 15.93' |
| L13 | N27°47'01"E | 40.44' |
| L14 | N00°42'50"W | 51.98' |
| L15 | N60°08'24"E | 9.01' |
| L16 | N60°08'24"E | 54.82' |
| L17 | N89°54'58"W | 42.67' |
| L18 | N60°08'24"E | 20.04' |
| L19 | N89°54'58"W | 111.84' |
| L20 | N89°54'58"W | 116.90' |
| L21 | N60°08'24"E | 28.42' |
| L22 | N68°36'18"W | 112.93' |
| L23 | N68°36'18"W | 100.14' |
| L24 | N68°36'18"W | 58.10' |
| L25 | N68°36'18"W | 83.47' |
| L26 | N68°36'18"W | 84.14' |
| L27 | N68°36'18"W | 95.93' |



| | | |
|--|---|--|
| <p>AZTEC CONSULTANTS, INC. 399 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> | <p>DEVELOPER PLATTE CANYON PARTNERS, LLC</p> | <p>DATE OF PREPARATION: 11-20-2014</p> |
| | <p>4725 S. MONACO STREET, SUITE 205 DENVER, COLORADO (303) 708-1105</p> | <p>SCALE: T=50'</p> |
| | <p>AzTec Proj. No: 86114-04</p> | <p>SHEET 2 OF 2</p> |