LEGAL DESCRIPTION

PREPARED BY AZTEC CONSULTANTS)

COMMENCING AT CORNER NUMBER 1 LOCATED IN THE NEVADA DITCH, 6 FEET WEST FROM CENTER OF NORTHEAST 1/4 OF SAID SECTION 30, THENCE IN A CENTERLINE OF SAID DITCH WITH SOUTH LINE OF NORTHEAST 1/4 OF SAID SECTION 30, SAID CORNER NUMBER 2 BEING 468 FEET, MORE OR LESS, WEST FROM SOUTHWEST CORNER OF SOUTHEAST 1/4 NORTHEAST 1/4 OF SAID SECTION 30, THENCE EAST ALONG SOUTH LINE 1156.6 FEET MORE OR LESS TO CORNER NUMBER 3, THENCE NORTH 1320 FEET TO CORNER NUMBER 4, THENCE WEST 676.5 FEET, MORE OR LESS, TO CORNER NUMBER 1, THE PLACE OF

COUNTY OF ARAPAHOE, STATE OF COLORADO

NORTHWEST 1/4 NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN LYING EAST OF THE NEVADA

COUNTY OF ARAPAHOE, STATE OF COLORADO

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

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

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

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

- THENCE SOUTH 83 DEGREES 44 MINUTES 02 SECONDS EAST, 27.77 FEET
- THENCE SOUTH 78 DEGREES 50 MINUTES 11 SECONDS EAST, 76.98 FEET
- THENCE SOUTH 83 DEGREES 20 MINUTES 28 SECONDS EAST, 15.55 FEET
- THENCE SOUTH 84 DEGREES 48 MINUTES 12 SECONDS EAST, 7.57 FEET THENCE NORTH 86 DEGREES 09 MINUTES 37 SECONDS EAST, 7.72 FEET
- THENCE NORTH 79 DEGREES 57 MINUTES 55 SECONDS EAST, 23.11 FEET THENCE NORTH 57 DEGREES 36 MINUTES 54 SECONDS EAST, 17.48 FEET
- THENCE NORTH 61 DEGREES 58 MINUTES 24 SECONDS EAST, 6.84 FEET
- THENCE NORTH 41 DEGREES 02 MINUTES 15 SECONDS EAST, 6.33 FEE
- THENCE NORTH 35 DEGREES 52 MINUTES 22 SECONDS EAST, 7.67 FEET 11) THENCE NORTH 27 DEGREES 32 MINUTES 55 SECONDS EAST, 7.67 FEET
- THENCE NORTH 19 DEGREES 51 MINUTES 32 SECONDS EAST, 7.74 FEET
- THENCE NORTH 15 DEGREES 08 MINUTES 46 SECONDS EAST, 7.72 FEET
- THENCE NORTH 05 DEGREES 54 MINUTES 46 SECONDS EAST, 6.66 FEET
- THENCE NORTH 01 DEGREES 16 MINUTES 12 SECONDS WEST, 6.96 FEET
- 16) THENCE NORTH 04 DEGREES 23 MINUTES 46 SECONDS EAST, 6.73 FEET
- 17) THENCE NORTH 16 DEGREES 55 MINUTES 18 SECONDS WEST, 8.77 FEET

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

18) THENCE NORTH 43 DEGREES 25 MINUTES 18 SECONDS EAST, 172.41 FEET TO THE

INTERSECTION WITH THE CENTERLINE OF THE NEVADA DITCH,

- THENCE SOUTH 37 DEGREES 58 MINUTES 45 SECONDS EAST, 79.24 FEET THENCE SOUTH 47 DEGREES 17 MINUTES 26 SECONDS EAST, 88.46 FEET
- THENCE SOUTH 15 DEGREES 04 MINUTES 07 SECONDS EAST, 26.93 FEET
- THENCE SOUTH 29 DEGREES 11 MINUTES 51 SECONDS WEST, 38.95 FEET THENCE SOUTH 53 DEGREES 40 MINUTES 23 SECONDS WEST, 126,61 FEET
- THENCE SOUTH 53 DEGREES 02 MINUTES 34 SECONDS WEST, 262.80 FEET
- THENCE SOUTH 73 DEGREES 18 MINUTES 03 SECONDS WEST, 41,76 FEET
- THENCE SOUTH 55 DEGREES 21 MINUTES 10 SECONDS WEST, 79.16 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 NORTHEAST 1/4,

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

COUNTY OF ARAPAHOE, STATE OF COLORADO

CONTAINING AND AREA OF 104,283 ACRES, (4.542,589 SQUARE FEET), MORE OR LESS,

STANDARD NOTES

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

STREET MAINTENANCE

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

DRAINAGE MAINTENANCE

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

LANDSCAPE MAINTENANCE

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

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

SITE TRIANGLE MAINTENANCE

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

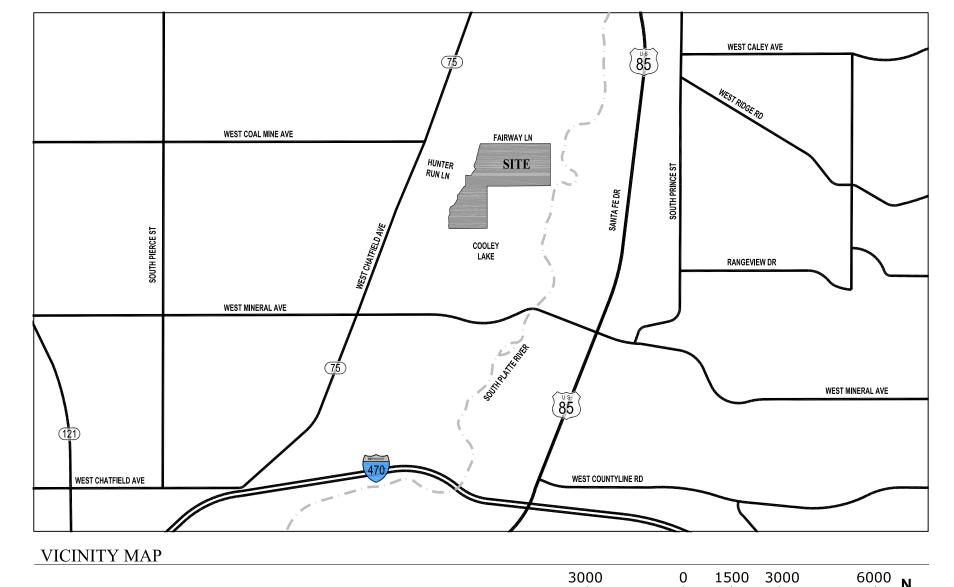
DRAINAGE MASTER PLAN NOTE

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

- 1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- 2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE TOWN WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE TOWN ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE TOWN MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- 3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.3.2 OF THE ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE TOWN AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

Wild Plum Preliminary Development Plan A Part of the NE $\frac{1}{4}$ of Section 30 and the NW $\frac{1}{4}$ of Section 29,

Township 5 South, Range 68 West of the Sixth Principal Mertidan, County of Arapahoe, State of Colorado 104.283 Acres



AREA TABULATION

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

ADEA TABLU ATION

DEVELOPMENT STIPULATIONS

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

FILING 2 WILL INCLUDE THE REMAINDER OF THE PROPERTY

DESCRIPTION OF TRACTS

STATEMENT OF OWNERSHIP AND CONTROL

SIGNED THIS_____ DAY OF _____, AD ____

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

STATE OF COLORADO COUNTY OF ARAPAHOE THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD ____, _, TAYLOR MORRISON OF COLORADO, INC. MY COMMISSION EXPIRES MY ADDRESS IS WITNESS MY HAND AND OFFICIAL SEAL.

BOARD OF TRUSTEES APPROVAL

NOTARY PUBLIC

MAYOR: TOWN OF COLUMBINE VALLEY

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

COUNTY CLERK AND RECORDER'S ACCEPTANCE

COUNTY CLERK

THIS PLAN WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY. COLORADO ON THIS _____ DAY OF ______, AD _____; RECEPTION NUMBER , TIME . BOOK , PAGE

SPECIAL NOTES

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

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

LAND USE TABULATION LAND USE: SINGLE FAMILY RESIDENTIAL MAXIMUM ALLOWABLE UNITS: 105 MAXIMUM

ALLOWABLE DENSITY: 1.0 DU/ACRE EXISTING ZONING DESIGNATION: RA (AGRICULTURE) PROPOSED ZONING DESIGNATION: PD (PLANNED DEVELOPMENT)

SHEET INDEX SHEET 1 - COVER SHEET

SHEET 2 - NOTES SHEET 3 - SITE PLAN NORTH SHEET 4 -SITE PLAN SOUTH

SHEET 5 - CONCEPTUAL MONUMENT DESIGN

sheet number

sheet title

planning & la

pcs group, inc.

tel (303) 531-4905 www.pcsgroupco.com

engineering

ENERTIA

CONSULTI

Denver CO, 80202

ph:720.502.6568

applicant

5440 Lakeshore Drivel

Contact: Garrett Baum

project name

Littleton, CO 80123

JPB Holdings

303-884-7300

Enertia Consulting Group LLC. 1529 Market Street, Suite 200

1001 16th street, 3B-180 Denver, Co 80265

creating spaces

Sheet 1 Cover

0		0
5		
4		
3		
2		
1		
No.	Revisions	Date
0	Submittal - 1	04.27.16

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

Wild Plum Preliminary Development Plan A Part of the NE $\frac{1}{4}$ of Section 30 and the NW $\frac{1}{4}$ of Section 29,

Township 5 South, Range 68 West of the Sixth Principal Mertidan, County of Arapahoe, State of Colorado 104.283 Acres

Notes / Development Standards

General Notes

I. Statement of Intent

The purpose of this planned development is to develop approximately 105 acres, known as the Wild Plum Farm into a single family residential neighborhood that compliments the quality and character of the Town of Columbine Valley and the site's adjacent neighborhoods. The intent of this development is to develop 105 single family detached homes, representing a gross density of 1.0 DU/Acre across the property.

II. General Provisions

A. Conformance

Development of the Wild Plum community shall conform to all restrictions, regulations and procedures adopted by Ordinance by the Town of Columnbine Valley, at the time of platting and building permit application, except as expressly provided otherwise in this Planned Development Plan (PDP), together with the provisions contained within any Annexation Contract (as to the real property described within any said contract).

The provisions of this PDP shall prevail and govern the development of this planned community, except where the provisions of the PDP do not clearly address a specific subject. For subjects not addressed herein, the appropriate jurisdictional regulations and codes shall take precedence, and the most restrictive standards shall apply.

B. Density Variations

In no event shall the total number of 105 residential dwelling units within the Wild Plum planned development be exceeded. The total number of dwelling units actually developed within in a portion of community may be less than the number established on the Planned Development Plan. Remaining units may be transferred to other portions of the property in whole or in part, up to the maximum unit count of 105 units. In making such transfers, the lotted area as defined on the Area Tabulation chart of the Development Plan may change by up to twenty percent (20%) of the area defined, without needing to amend the Development Plan.

C. Land Use Parcel Boundaries

Lotted area boundaries are shown on the PDP, and are generally determined by their relationship to roads, open space and adjacent land uses. Modifications in lotted area boundaries and streets are permitted and will occur with planning and engineering refinement. Final lotting and tract boundaries and road alignments shall be determined and shown on a Final PDP or Plat, without any amendment to the PDP being required; provided the changes in the single family lotted area do not exceed 20 percent of the defined lotted area.

D. Administrative Changes

The graphic drawings contained within the Planned Development Plan are intended to depict general locations and illustrate concepts expressed in the narrative provisions of the PDP. They are not intended to be final or to represent the ultimate build out of Wild Plum, but rather, they are included to depict potential design solutions that will evolve within the community, as we move to the Final Development Plan stage.

It is the goal of this PDP to serve as a guiding document for the appropriate build out of the Wild Plum Community. Given the scale of the project, and the associated timeline it will take to entitle, it is important that this PDP be approved with an understanding of inherent flexibility.

In granting Plat and/or Final Development Plan approval the Town Board of Trustees shall allow variations for the purpose of

- 1. Final road alignment;s
- 2. Final configuration of Lot and tract sizes and shapes;
- 3. Final Building envelopes;
- 4. Final access and parking locations;
- 5. Final parcel definitions:
- 6. Final signage / monument design and location; and
- 7. Landscaping adjustments

E. Metropolitan Districts

A metropolitan district is a quasi-governmental agency, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law or its Service Plan, its activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Service Plan, the Municipal Code, or the Intergovernmental Agreement. It is intended that the District will provide a part or all of the public improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of district improvements.

The District is also being created to provide ongoing operations and maintenance services as specifically set forth in its Service Plan and as may be stated in any applicable Intergovernmental Agreement.

F. Homeowner Associations

Homeowner Associations (HOAs) composed of property owners in residential areas may be created for the following purposes: a) to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members. At Wild Plum, a Homeowner's Association(s) shall be created to serve the purposes outlined above.

G. Underground Utility Requirements

All new electrical and communications distribution lines shall be placed underground, unless came cannot be accomplished by direct burial.

H. Soil Tests

Soil test for building sites shall be provided at the time of building permit application for the purpose of establishing engineering criteria for building foundation design.

Roadway Design

The roadways shown within this Preliminary PDP are in general conformance with the Town's Street Design Criteria, and it is acknowledged that adherence with these Criteria will be required and reviewed at the time of final roadway design and submittal. If however, it is determined during the entitlement and design refinement process that alternative street sections may be beneficial to the community, these can be approved by the Town at the Final Development Plan stage without amendment of the PDP document.

Stormwater Management

The surface components, landscaping and ground cover, located in the storm water swales and detention areas, will be maintained by the Wild Plum Metropolitan District and/or Homeowners Association.

III. Single Family Residential Use Areas

A. Filing 1 / Residential Use Area 1

The intent of this section is to define those single family lots located within Wild Plum, but fronting along Fairway Lane as Filing 1 / Residential Use Area 1. These lots are located directly across the street from homes in Columbine Valley (Old Town), the architectural standards associated with these homes will closely reflect those standards and covenants applicable across the street, as outlined below.

ii) Permitted Uses

- 2. Principal and Accessory Uses as permitted in the Residential (R-1) District (Old Town)

iii) Lot and Building Standards

- Maximum number of single family detached homes: 11
- Minimum Lot Size: 20,000 square feet
- Minimum Setbacks:

Front:: 30 feet to front loaded garage

Front: 30 feet to livable space / front porch / side loaded garage 15 feet Minimum Distance Between Buildings: 30 feet 40 feet

- Maximum Building Height: 25 feet as measured from grade line at the front of the home, along Fairway Lane. These homes shall be permitted to be walkouts on the back of the home, facing south.
- All other architectural features, including but not limited to: Exterior Materials/Finishes, Windows, Doors, Color, Roofing, Walls/Fences/Hedges, Landscape Materials and Driveways shall follow the Columbine Valley Old Town Covenants.

B. Filing 2 / Residential Use Area 2

Filing 2 / Residential Use Area 2 will encompass the remainder of the Wild Plum property, exclusive of the single family lots fronting on Fairway Lane. The intent of these Standards is to provide a distinctive, recognizable style of high-quality architectural character in residential development that avoids featureless design and repetition of facades. The design of individual residential buildings and groups of buildings shall employ a variety of design features, such as wall and roof massing, textured surfaces, bay windows, the creation of shadow lines, a varied color palette, window patterns, and similar residential architectural devices to avoid the creation of monotonous residential neighborhoods and streetscapes.

- Detached Single Family Residences
- Accessory structures including:
- 2.1. A private attached garage, a maximum of 800 square feet;
- 2.2. No more than one (1) mini-structure, a maximum of 200 square feet and eight (8) feet tall.
- 3. Open space including natural areas, open areas, and landscape areas.
- 4. Pocket parks and other common areas.

iii) Lot and Building Standards

- Maximum number of single family detached homes: 94
- Minimum Lot Size: 10,000 square feet
- Minimum Setbacks: Front::
- 25 feet to front loaded garage 15 feet to livable space / front porch / side loaded garage Front:

Side to Street: 10 feet

25 feet Rear: Rear to open space: 15 feet

- Maximum Building Height: 35 feet
- Corner lots must comply with the visioin clearance triangle requirements as specified in the Town of Columbine Valley Zoning Code and Land Use Manual.
- All setbacks shall be measured from the property line to to the foundation wall. However, the following encroachments shall be allowed into all setbacks:
- i) Eaves, roof overhangs, gutters, masonry, fireplaces and chimneys may protrude up to 24 inches into the setback. ii) Window wells, bay windows, building cantilevers and counterforts may protrude 36 inches into the setback. iii) Unenclosed covered patios & decks may protrude up to 8 feet into the rear setback.

iv) Off Street Parking

A minimum of four (4) off-street parking spaces shall be provided for each residential unit, at least two (2) of which shall be included within an enclosed garage and two (2) of which shall be in the accompanying driveway. On street parking will also be permitted to accommodate guests and visitors.

v) Fencing & Retaining Walls

- Individual lot fencing shall be permitted, but shall be limited to 3-rail open fencing with a maximum height of 48". Fencing opacity shall be at least 50%. Fencing material shall be: wood, masonry, metal, vinyl, or PVC. Wire mesh may be added to open rail fencing for animal containment.
- Fencing permitted along the side and rear property lines. Wing fences shall return to the home at a point a minimum of 3' behind the front facade of the home on the connecting side.
- 3. Fences on corner lots shall comply with vision clearance requirements of the Town of Columbine Valley. 4. Barbed wire and electric fences are not allowed.
- Retaining walls over 36 inches shall be certified by a professional engineer as to design and structural stability. Retaining walls shall be minimized and where necessary, should be comprised of layered smaller walls, as opposed to singular, taller walls as appropriate.

vi) Landscaping

- On lot landscaping will be required. Front yard landscaping will be installed by the builder and will, at a minimum, include one (1) evergreen tree, one (1) canopy or ornamental deciduous tree, and (10) shrubs or ornamental grasses. It will also include appropriate groundcover and mulch so as to not leave any exposed soil areas prone to erosion, including a rock mulch dry zone around all foundations. Rear yard landscaping will be the responsibility of the homeowner.
- Maintenance of on lot landscaping will be the responsibility of the homeowner and will be enforced by the Homeowner's Association per developed covenants, codes and restrictions.

Lighting shall comply with the Town of Columbine Valley Zoning Code and Land Use Manual.

viii) Design / Architecture

- 1. Single family detached architecture will be provided for Town review in conjunction with the Final Development
- 2. Residential architecture at Wild Plum will ensure quality and compatibility within the community.
- 3. Architectural Variety and Character:

a) Architectural Variety

i) No identical model plan and elevation shall be repeated directly across any street from the same model plan and

ii) No identical model plan and elevation shall be repeated more than once within every 4 lots on the same side of

iii) At least 2 alternative elevations for each model plan shall be submitted to the Town for review, except for any custom or semi-custom homes that may be included at Wild Plum, such as those within Filing 1 along Fairway Lane or at the end of Hunter Run Lane, which will only include 1 elevation style.

b) Architectural Character

Each single family detached model plan and elevation shall demonstrate the following design attributes:

i. Design Standards

a) Each elevation shall include a minimum of two windows (or one window and one door) per floor.

b) A variety of roof forms should be used. Single unbroken roof pitches should be avoided, except where a single roof treatment is an essential element of the Architectural Style.

c) The main roof should extend beyond the primary facade by a minimum of one foot.

d) An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide one or more of the following design enhancements listed below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. (1) The addition of one window unit.

- (2) A change in wall plane such as a cantilevered living space, fireplace/chimney, bay or boxed window. (3) A covered porch or deck.
- (4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
- (5) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, belly bands and window grids, or other decorative siding treatment.
- (6) Roof window dormers.
- (7) Clerestory windows, or windows with transoms above the main window.

e) Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4"x4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8"x8"minimum finished.

IV. Open Space Areas

This section establishes standards for the project open space. It is the intent of this section to provide for natural open space and conservation areas for passive enjoyment, as well as for more actively programmed parks and open spaces. These use areas may be private or public and will be determined at the time of final platting.

B. Permitted Uses

- 1. Natural open space;
- Passive public and private recreational uses, including but not limited to: picnic grounds, native, naturalized or landscaped areas, and visual buffer open space;
- 3. Active public and private recreational uses, including but not limited to: playgrounds, outdoor fitness, swimming pools, court activities, parks and playfields;
- 4. Open space including natural areas, open areas, and landscape areas; 5. Trails for biking, hiking, walking and riding;
- 6. Floodplains and drainageways, both natural and man-made, including storm detention facilities; 7. Public right-of-way;
- 8. Ancillary structures and parking;
- 9. Neighborhood / HOA club facilities;
- 10. Signage and monumentation; 11. Any other uses which are consistent with the above.

C. Design Standards

- A minimum of 20% of the property shall remain in open space.
 - All lighting shall be of a type such that no offensive glare shall be imposed on adjacent residential uses.
- Active recreational areas shall be situated so as to minimize adverse noise, lighting and traffic impacts on adjacent
- 4. Maintenance shall be by either the Town, the metropolitan district, HOA, or similar entity.

D. Fencing and Retaining Walls

- 1. Common area fencing shall be permitted, but shall be limited to 3-rail open fencing with a maximum height of 48". Fencing opacity shall be at least 50%. Fencing material shall be: wood, masonry, metal, vinyl, or PVC. Wire mesh may be added to open rail fencing for animal containment.
- 2. Fences on corner lots shall comply with vision clearance requirements of the Town of Columbine Valley.
- 3. Barbed wire and electric fences are not allowed.
- 4. Retaining walls over 36 inches shall be certified by a professional engineer as to design and structural stability.
- 5. Retaining walls shall be minimized and where necessary, should be comprised of layered smaller walls, as opposed to singular, taller walls as appropriate.

E. Landscaping

- Common area and tract landscaping will be provided for Town review via a conceptual landscape plan.
- 2. Floodplain areas on the property will be maintained as open space in a generally natural condition, although some grading and revegetation may occur to accommodate man-made features such as stormwater detention and water quality facilities and trails.
- Maintenance of common area landscaping will be the responsibility of the Homeowner's Association or Metropolitan District.

planning & la creating spaces

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

engineering **ENERTIA** CONSULTING GROUP

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

ph:720.502.6568 applicant

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

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Sheet 2 Notes

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Wild Plum

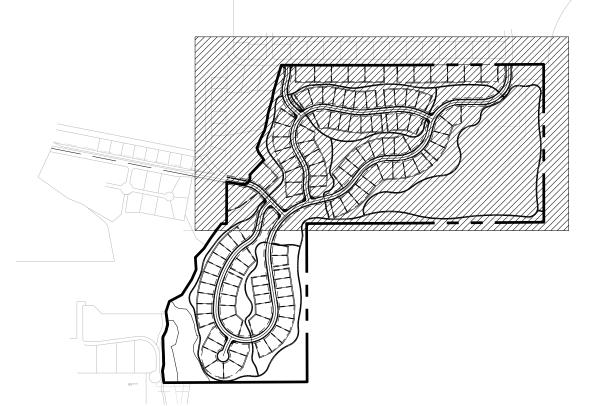
Preliminary Development Plan

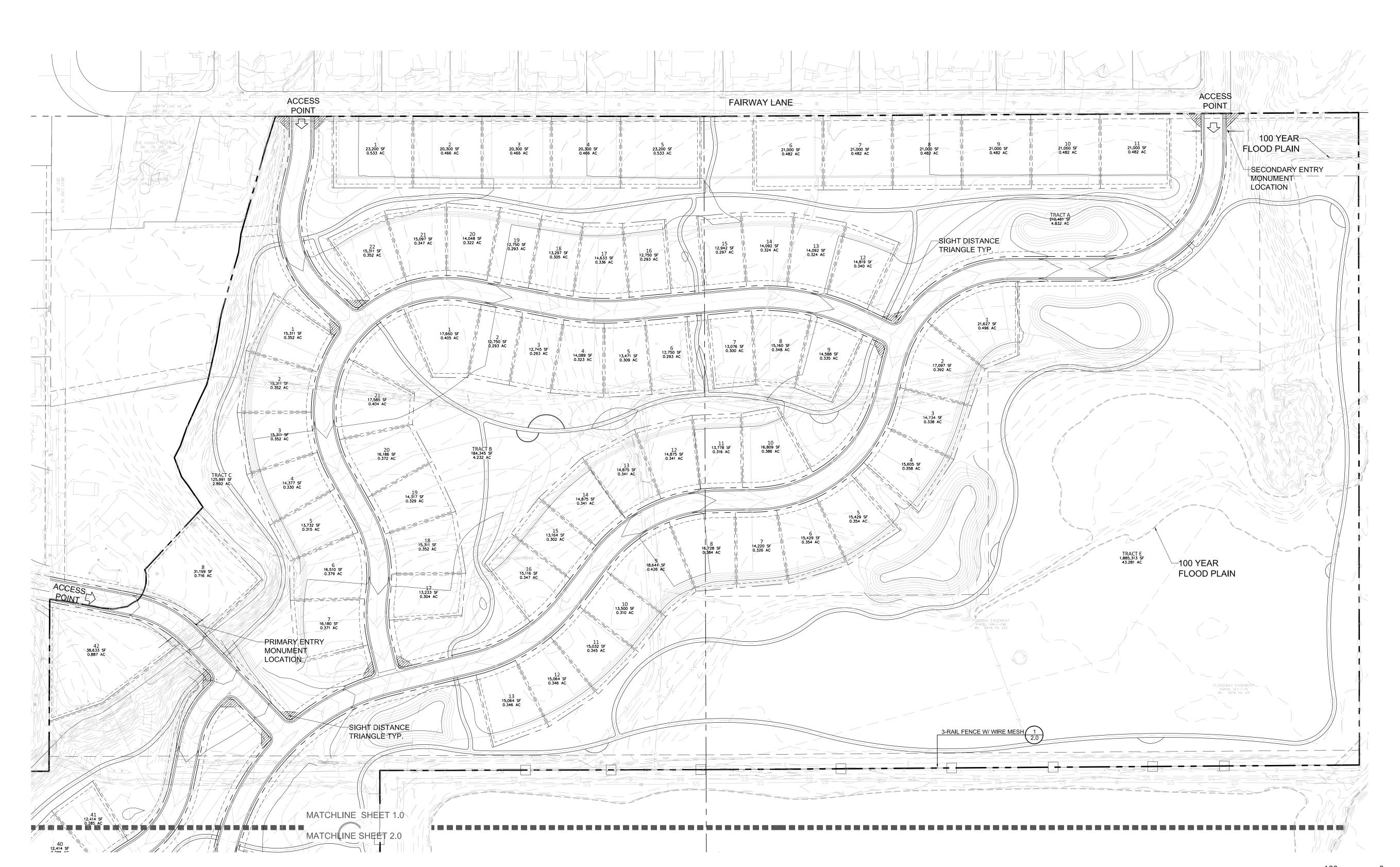
A Part of the NE \(\frac{1}{4} \) of Section 30 and the NW \(\frac{1}{4} \) of Section 29,

Township 5 South, Range 68 West of the Sixth Principal Mertidan,

County of Arapahoe, State of Colorado

104.283 Acres





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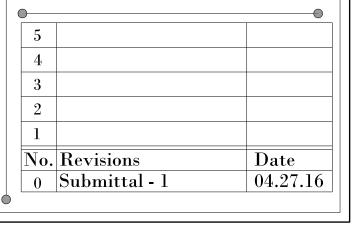
applicant JPB Holdings 5440 Lakeshore Drivel Littleton, CO 80123 Contact: Garrett Baum 303-884-7300

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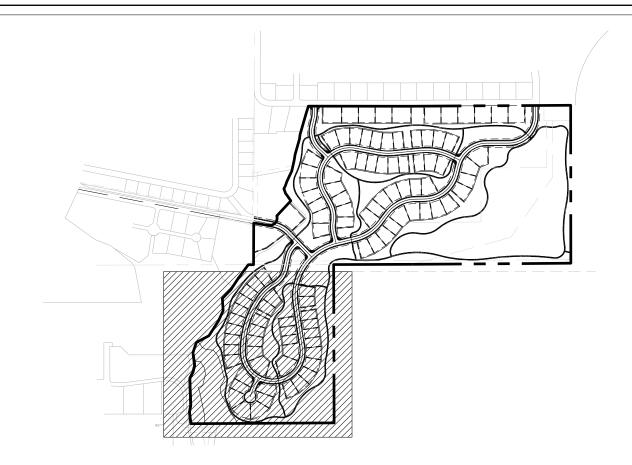
Sheet 3 Site Plan North



(IN FEET) 1 inch = 100 ft.

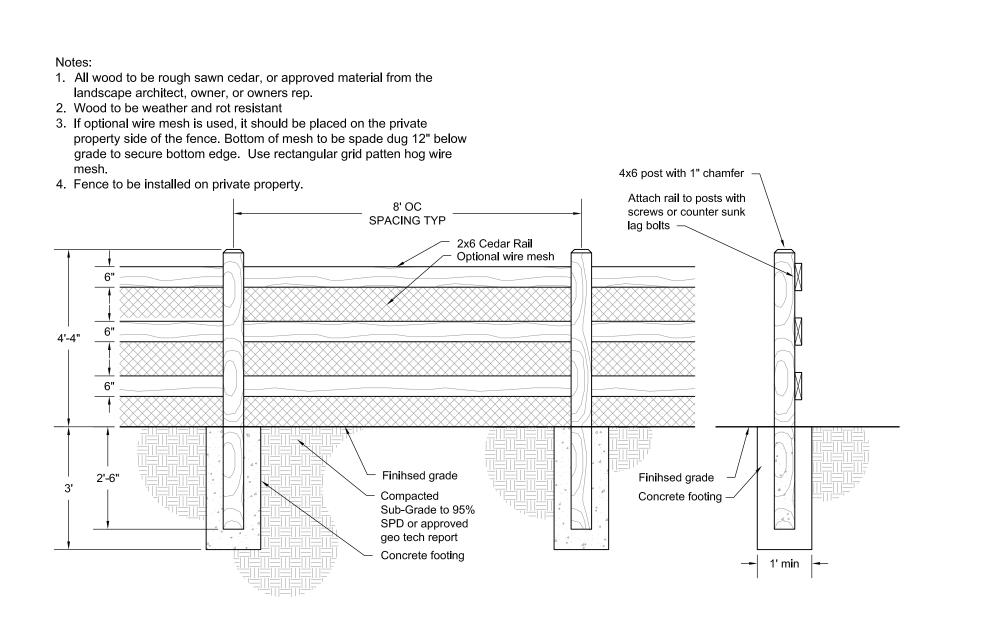
$\begin{array}{c} Wild\ Plum \\ Preliminary\ Development\ Plan \\ {\rm A\ Part\ of\ the\ NE\ \frac{1}{4}\ of\ Section\ 30\ and\ the\ NW\ \frac{1}{4}\ of\ Section\ 29,} \end{array}$

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





(IN FEET) 1 inch = 100 ft.



3-RAIL FENCE WITH MESHAT PROPERTY LINE ALONG COOLEY LAKE EDGE

2 WATER QUALITY SECTION AT COOLEY LAKE EDGE

3-RAIL FENCE W/ OPTIONAL MESH

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people creating spanning pcs group, inc. 1001 16th street, 3B-180

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

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applicant

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

project name

Wild Plum
Planned Development
Columbine Valley, Colorad

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SCALE: NTS

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Sheet 4
Site Plan South

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Wild Plum

Preliminary Development Plan

A Part of the NE \(\frac{1}{4} \) of Section 30 and the NW \(\frac{1}{4} \) of Section 29,

Township 5 South, Range 68 West of the Sixth Principal Mertidan,

County of Arapahoe, State of Colorado

104.283 Acres



ELEVATION - PRIMARY ENTRY MONUMENT CONCEPT

SCALE: NTS



2 PERSPECTIVE - PRIMARY ENTRY MONUMENT CONCEPT

SCALE: NTS

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applicant JPB Holdings 5440 Lakeshore Drivel Littleton, CO 80123 Contact: Garrett Baum

project name

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Sheet 5 Conceptual Monument Design

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