

STANDARD NOTES:

THE OWNER(S) OF WILDER COMMONS KNOWN AS WILDER COMMONS, 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 PLAT/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, 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 PD.

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.).

PRIVATE STREET MAINTENANCE (IF APPLICABLE)

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN THAT ARE NOT IN CONFORMANCE WITH THE TOWN OF COLUMBINE VALLEY ROADWAY DESIGN AND CONSTRUCTION STANDARDS WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE TOWN'S REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR HOA SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

FINAL PLAT CROSS-REFERENCE

THERE IS AN APPROVED FINAL PLAT FOR THE PROPERTY COVERED BY THIS PD 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 _____

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE VILLAGE IN COLUMBINE VALLEY RECORDED AUGUST 7, 1975 AT RECEPTION NO. 1500010 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY AND STATE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF SOUTH PLATTE CANYON ROAD; WHENCE THE NORTHEAST CORNER OF SAID SECTION 19 BEARS NORTH 45°09'24" EAST, A DISTANCE OF 1458.09 FEET; THENCE ALONG THE 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 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" WEST A DISTANCE OF 34.26 FEET TO THE NORTHWEST CORNER OF COUNTRY CLUB VILLAS FINAL PLAT RECORDED NOVEMBER 16, 2000 AT RECEPTION NO. 80149362 IN THE OFFICE OF SAID CLERK AND RECORDER; 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" WEST, A DISTANCE OF 30.75 FEET;
2. SOUTH 06°54'40" EAST, A DISTANCE OF 120.45 FEET;
3. SOUTH 14°29'58" 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, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN QUIT CLAIM DEED RECORDED DECEMBER 12, 1994 AT RECEPTION NO. 163351 IN THE OFFICE OF SAID CLERK AND RECORDER;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID QUITCLAIM DEED AND THE APPROXIMATE CENTERLINE OF SAID NEVADA DITCH THE FOLLOWING TWO (2) COURSES:

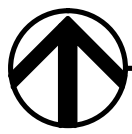
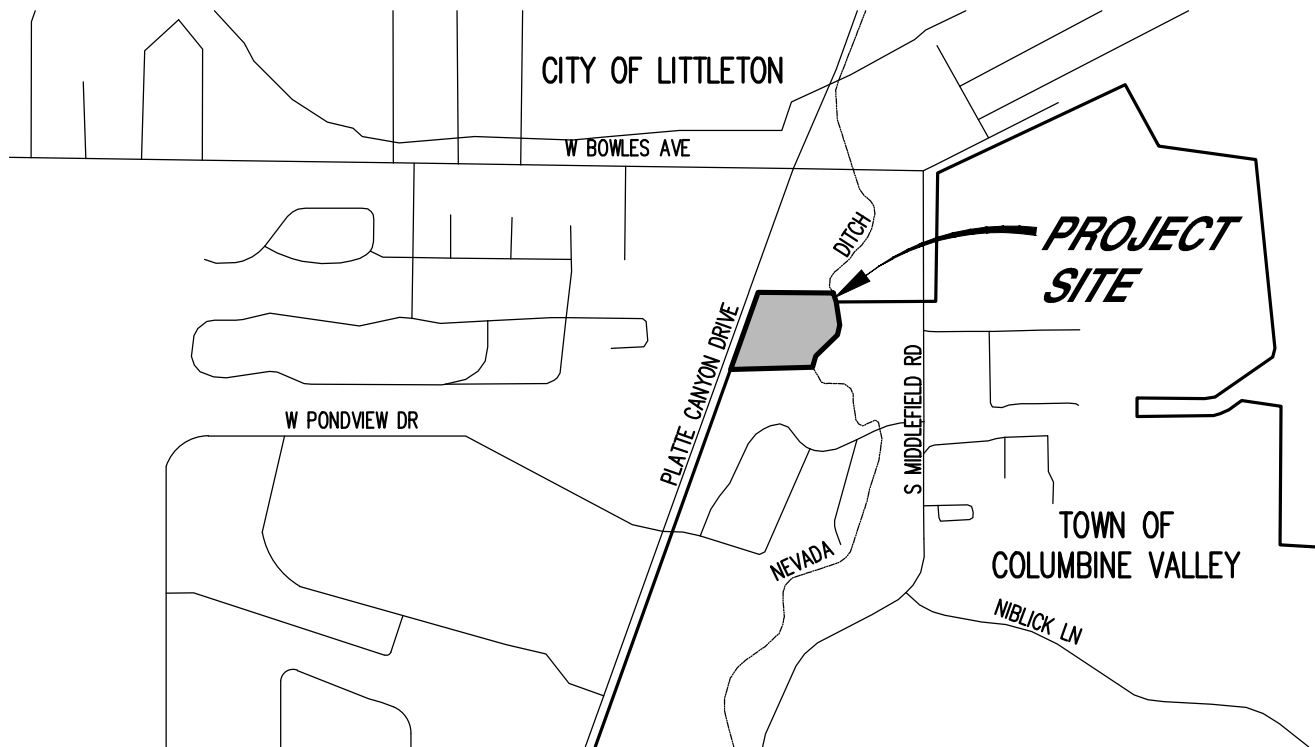
1. CONTINUING SOUTH 47°36'31" WEST, A DISTANCE OF 99.20';
2. SOUTH 16°56'54" WEST, A DISTANCE OF 58.93 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK 2 OF SAID THE VILLAGE IN COLUMBINE VALLEY;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND THE APPROXIMATE CENTERLINE OF THE NEVADA DITCH SOUTH 89°59'00" WEST, A DISTANCE OF 427.53 FEET ALONG THE NORTHERLY BOUNDARY OF SAID THE VILLAGE IN COLUMBINE VALLEY TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING.

WILDER COMMONS

PRELIMINARY 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



VICINITY MAP

SCALE: 1"=1000'

LAND USE TABULATION:

LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL

MAXIMUM ALLOWABLE UNITS: 16

MAXIMUM ALLOWABLE DENSITY: 4.0 DU/ACRE

ZONING DESIGNATION: PUD

AREA TABULATION		
USE	AREA	% OF TOTAL
ROAD/TRACT D	0.455 ACRE	11.05%
OPEN SPACE/TRACTS	0.757 ACRE	18.39%
LOTTED AREA	2.905 ACRE	70.56%
TOTAL	4.117 ACRE	100.00%

DEVELOPMENT STIPULATIONS CHART	
STANDARD	
ACREAGE	4.117 ACRE
DENSITY	3.88 DU/ACRE
BUILDING COVERAGE	50%
OPEN SPACE PUBLIC OR COMMON	0.757 ACRE
BUILDING HEIGHT MAX.	30'-0
SETBACKS	
FROM S. PLATTE CANYON RD. ROW	25'-0
FRONT:	
SIDE LOADED GARAGE	2'-0
FRONT LOADED GARAGE	5'-0
RESIDENCE FRONT	20'-0
SIDE:	
SIDE LOADED GARAGE	3'-0
FRONT LOADED GARAGE	5'-0
RESIDENCE FRONT	5'-0
REAR	10'-0
MIN. DISTANCE BETWEEN BUILDINGS:	
GARAGE TO GARAGE	6'-0
GARAGE TO RESIDENCE ON ADJ LOT	8'-0
RESIDENCE TO RESIDENCE	10'-0
PARKING	
PARKING (OFF STREET)	16 LOTS x 2 = 32
WITH ON STREET PARKING	45
SIGNAGE	NUMBER AND DIMENSIONS
PROJECT IDENTIFICATION	TBD
TENANT IDENTIFICATION (GROUND MOUNTED)	0
TENANT IDENTIFICATION (FASCIA OR WALL)	0
DIRECTIONAL - INFORMATION	0
TEMPORARY	0
WALLS, FENCES, HEDGES	TYPE, MATERIALS, HEIGHT
NORTH PROPERTY LINE	TBD
EAST PROPERTY LINE	NO FENCING
SOUTH PROPERTY LINE	TBD
WEST PROPERTY LINE	TOWN WALL
EXTERIOR LIGHTING	HEIGHT AND FIXTURE TYPE
	TBD

TBD = TO BE DETERMINED

CONDITIONS:

1. THE WILDER COMMONS PRELIMINARY PLAN ILLUSTRATES A PROPOSED SINGLE FAMILY RESIDENTIAL PLANNING AREA WITH PROPOSED PRIVATE 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.
2. THE TOTAL NUMBER OF UNITS SHALL NOT EXCEED THE MAXIMUM NUMBER INDICATED IN THE LAND USE TABULATION.
3. ENCROACHMENT 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.
4. THE STREET SIGNAGE SHALL CONFORM AND BE SIMILAR TO THE TOWN OF COLUMBINE VALLEY STREET SIGNAGE IN TYPE AND PLACEMENT.
5. COMMUNITY PARKING SHALL BE PROVIDED ALONG THE PRIVATE ROAD.
6. OPEN SPACE TRACTS SHALL BE DEDICATED TO THE WILDER COMMONS HOMEOWNERS ASSOCIATION BY FINAL PLAT.
7. TRASH SHALL BE PICKED UP CURB SIDE.

SHEET INDEX:

- 1 OF 6 COVER SHEET
- 2 OF 6 SITE PLAN
- 3 OF 6 DRAINAGE PLAN
- 4 OF 6 UTILITY PLAN
- 5 OF 6 LANDSCAPE PLAN
- 6 OF 6 BUILDING ELEVATION

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
neinc12@qwest.net

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
jbrjanneese@gmail.com

CIVIL ENGINEER

THE LUND PARTNERSHIP
ATTN: JAMIE OVERGAARD
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LAKEWOOD, CO 80228
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F: 303-989-4094
jovergaard@lundpartnership.net

SURVEYOR

AZTEC CONSULTANTS
ATTN: DAN DAVIS
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LITTLETON, CO 80122
P: 303-713-1898
ddavis@azteconsultants.com

LANDSCAPE ARCHITECT

SAGE DESIGN
ATTN: PHIL SAGE
1500 SOUTH PEARL STREET #200
DENVER, CO 80210
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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

STATEMENT OF OWNERSHIP AND CONTROL

BE IT KNOWN THAT PLATTE CANYON PARTNERS, LLC ARE THE OWNERS OF THE PROPERTY KNOWN AS THE WILDER COMMONS, LOCATED AT 6000 SOUTH PLATTE CANYON ROAD IN 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 DEVELOPMENT FROM THE TOWN OF COLUMBINE VALLEY.

BY: _____
JAY NEESE, MANAGER

BY: _____
TOM BRADBURY, MANAGER

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2014,

BY JAY NEESE, AS MANAGER, AND TOM BRADBURY, AS MANAGER OF PLATTE CANYON VALLEY, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

BOARD OF TRUSTEES APPROVAL

THIS PRELIMINARY PLAN WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLUMBINE VALLEY, COLORADO

THIS ____ DAY OF _____ 2014.

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 2014, REVIEWED THIS PRELIMINARY DEVELOPMENT PLAN.

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 2014.

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

DATE _____

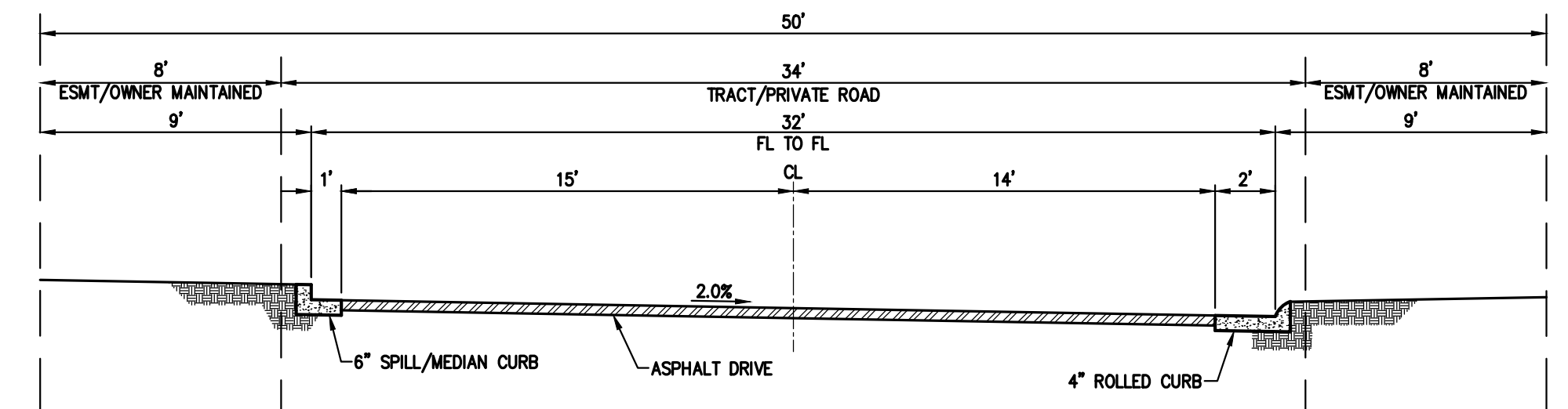
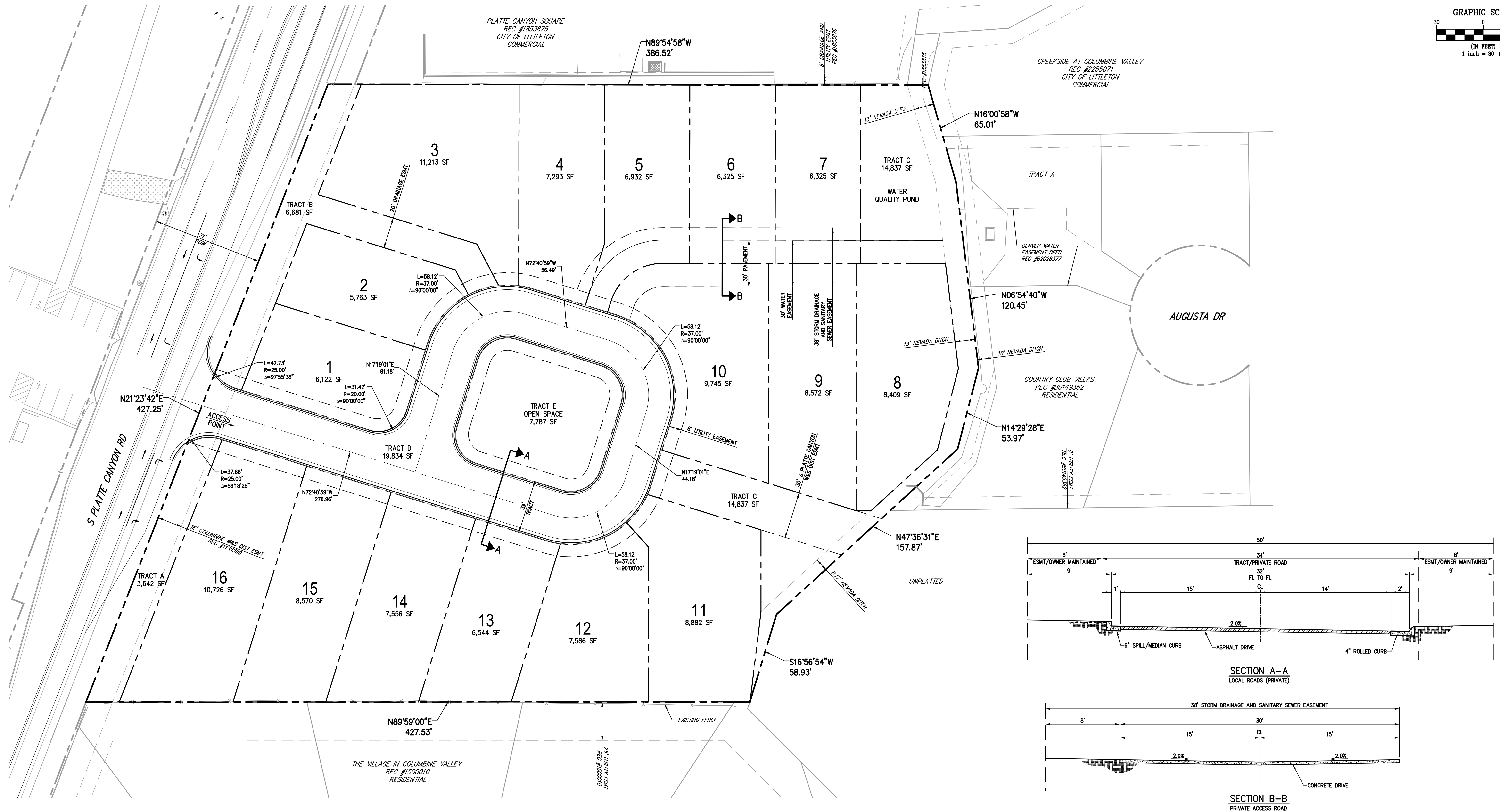
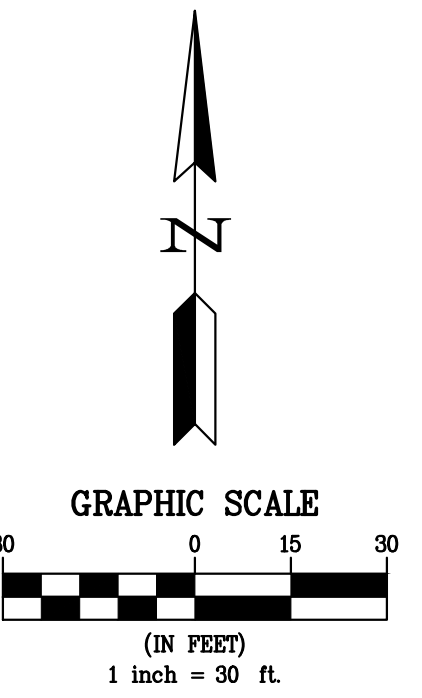
COUNTY CLERK

 SAGE DESIGN GROUP <small>Landscape Architecture Site Planning Golf Course Architecture</small> 1500 South Pearl Street, Ste.200 Denver, Colorado 80210 303.470.2855 (p) 303.470.2884 (f)	 LUND PARTNERSHIP <small>CIVIL ENGINEERING & SURVEYING</small> 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P:303.989.1461 F: 303.989.4094	DEVELOPER PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237	DATE:	03/03/2014
			SCALE:	NO SCALE
			JOB NO.:	638-0201
			SHEET 1 OF 6	

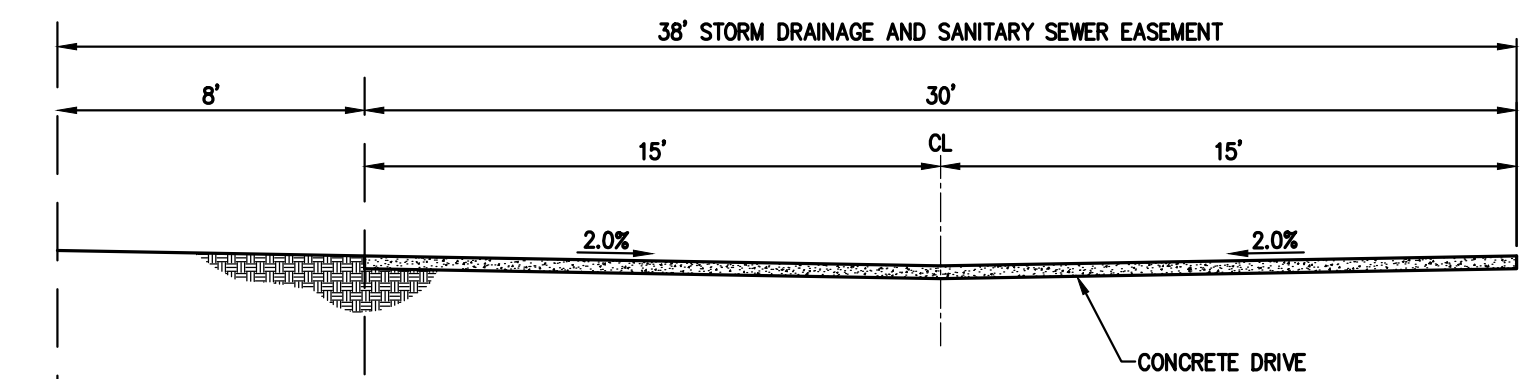
WILDER COMMONS

PRELIMINARY 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



SECTION A-A
LOCAL ROADS (PRIVATE)



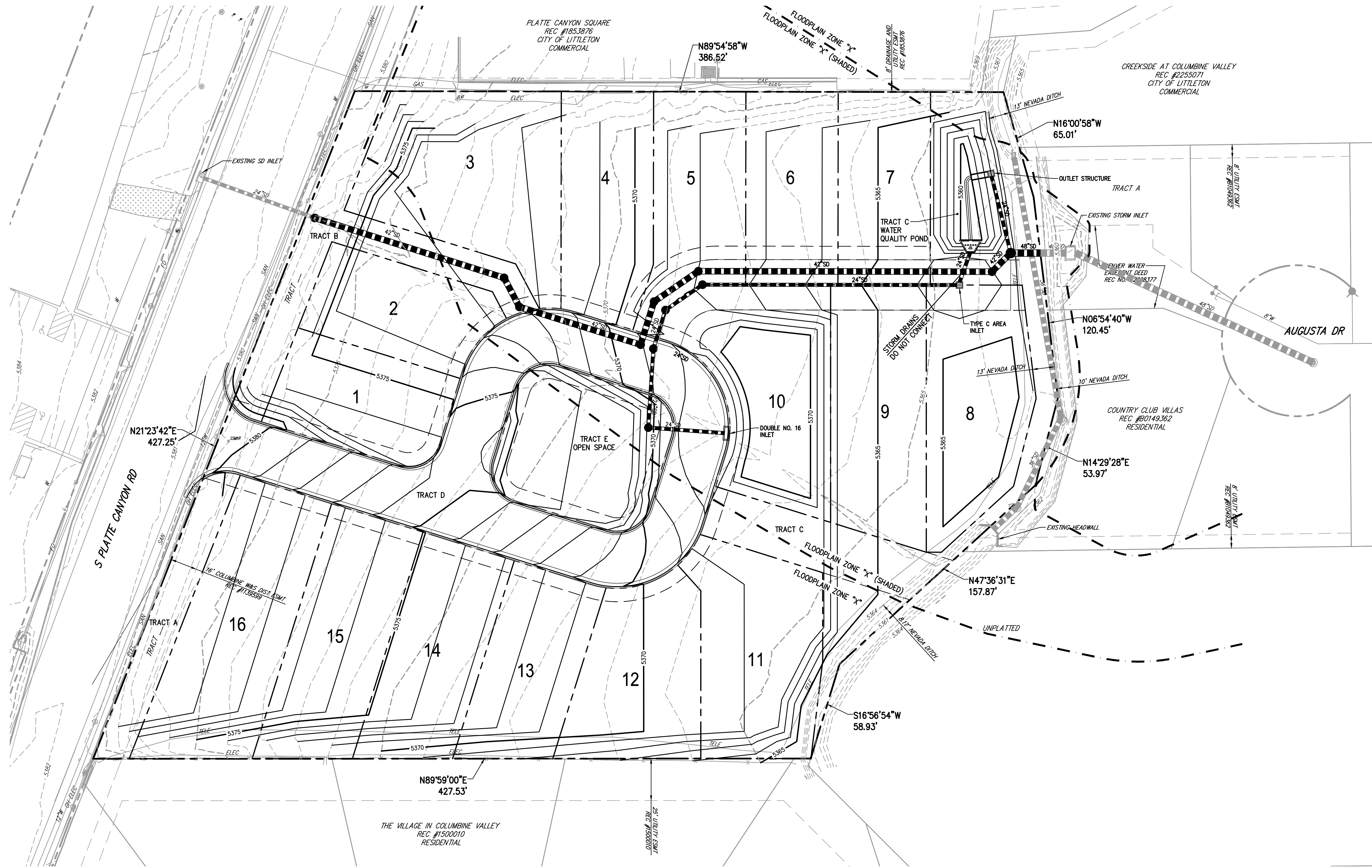
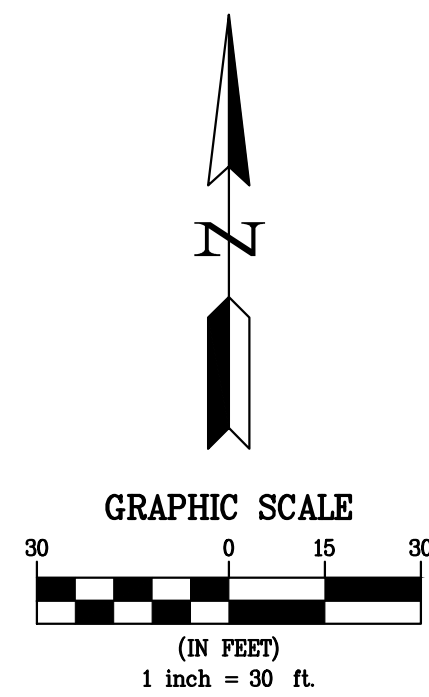
SECTION B-B
PRIVATE ACCESS ROAD

 SAGE DESIGN GROUP <small>Landscape Architecture Site Planning Golf Course Architecture</small> 1500 South Pearl Street, Ste. 200 Denver, Colorado 80210 P: 303.989.1461 F: 303.989.4094 303.470.2855 (p) 303.470.2884 (f)	 LUND PARTNERSHIP <small>CIVIL ENGINEERING & SURVEYING</small> 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094	DEVELOPER PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237	DATE:	03/03/2014
			SCALE:	1"=30'
			JOB NO.:	638-0201
			SHEET 2 OF 6	

WILDER COMMONS

PRELIMINARY 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



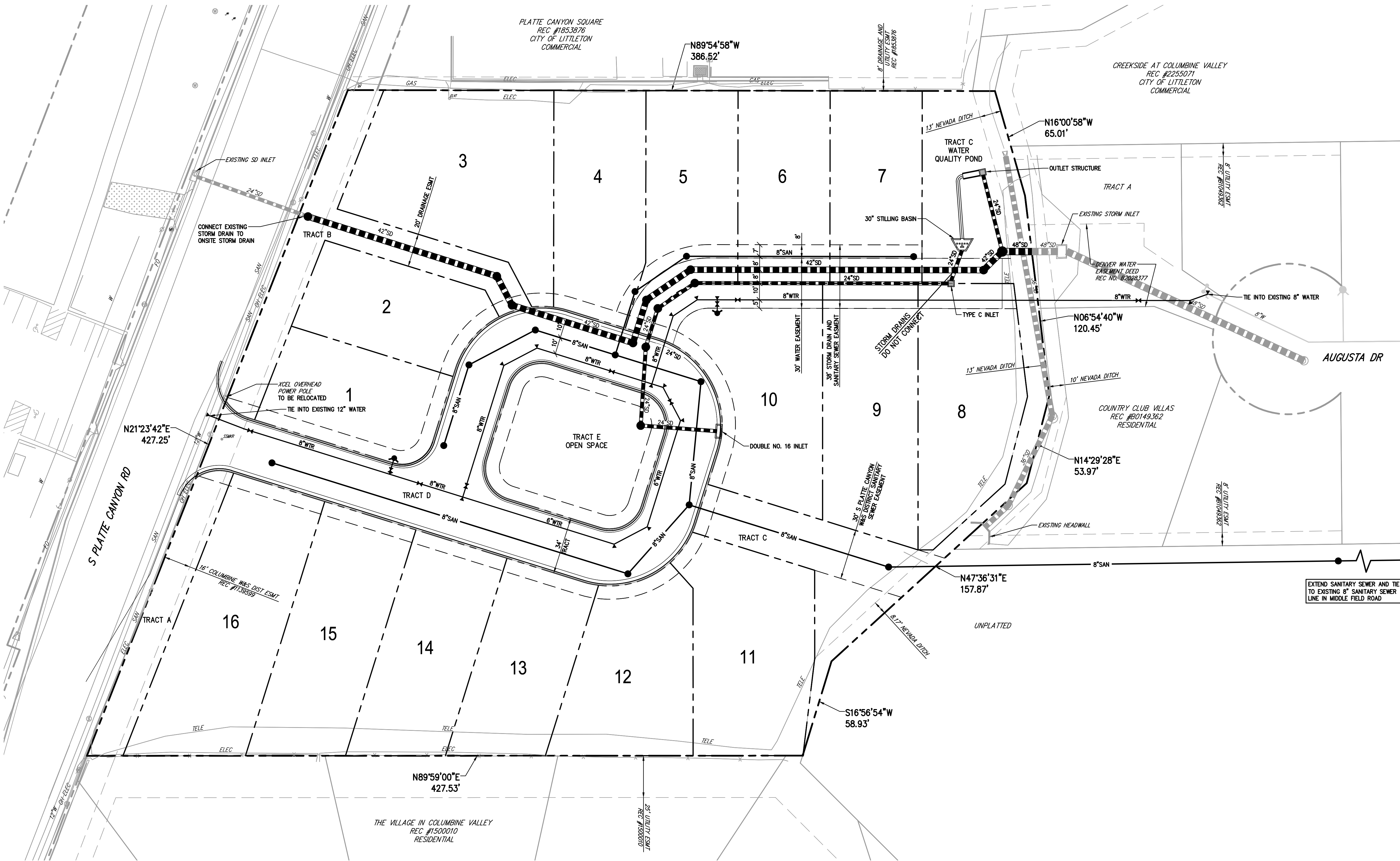
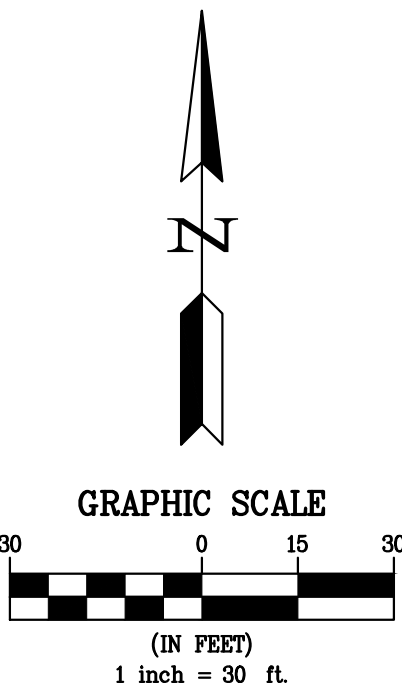
LEGEND:	
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING THRUST BLOCK
	EXISTING WATER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING INLET
	EXISTING MAILBOX
	EXISTING POWER POLE
	EXISTING STORM DRAIN
	EXISTING WATER
	EXISTING SANITARY SEWER
	EXISTING GAS
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED MANHOLE
	PROPOSED INLET
	PROPOSED STORM DRAIN

 SAGE DESIGN GROUP Landscape Architecture Site Planning Golf Course Architecture 1500 South Pearl Street, Ste. 200 Denver, Colorado 80210 P: 303.989.1461 F: 303.989.4094 303.470.2855 (p) 303.470.2884 (f)	 LUND PARTNERSHIP 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:	03/03/2014
			SCALE:	1"=30'
			JOB NO.:	638-0201
			SHEET 3 OF 6	

WILDER COMMONS

PRELIMINARY 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
UTILITY PLAN

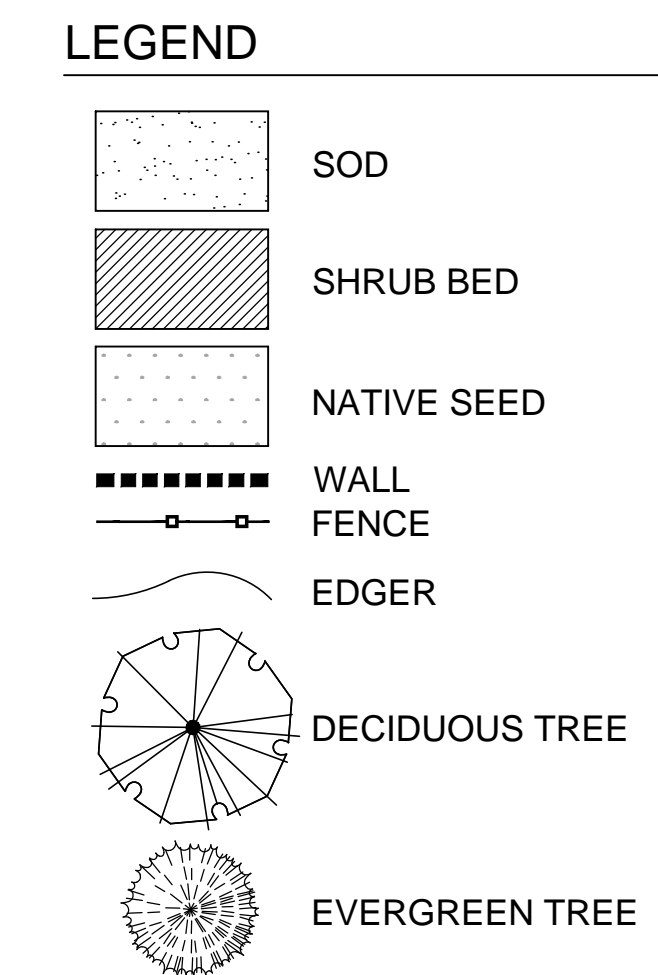


LEGEND:	
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING THRUST BLOCK
	EXISTING WATER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
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	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED THRUST BLOCK
	PROPOSED MANHOLE
	PROPOSED INLET
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER

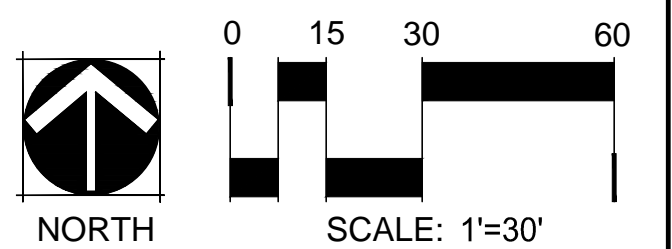
 SAGE DESIGN GROUP Landscape Architecture Site Planning Golf Course Architecture 1500 South Pearl Street, Ste. 200 Denver, Colorado 80210 P: 303.989.1461 F: 303.989.4094 303.470.2855 (p) 303.470.2884 (f)	 LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 CIVIL ENGINEERING & SURVEYING	DEVELOPER PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237	DATE:	03/03/2014
			SCALE:	1"=30'
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			SHEET 4 OF 6	

WILDER COMMONS / PRELIMINARY PLAN
UTILITY PLAN

PRELIMINARY 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



1. LANDSCAPE TO BE GENERALLY CONSISTENT WITH THE CHARACTER OF THE SURROUNDING NEIGHBORHOOD, UTILIZING SIMILAR PLANT MATERIALS AND DENSITY.
2. EXISTING ADJACENT LANDSCAPE WILL BE PROTECTED DURING CONSTRUCTION TO THE EXTENT POSSIBLE.
3. ENTRY LANDSCAPE WILL INCORPORATE A MIX OF TREES, SHRUBS, PERENNIALS AND GRASSES, THAT PROVIDE MULTI-SEASON COLOR AND INTEREST.



WILDER COMMONS

PRELIMINARY 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
BUILDING ELEVATIONS



<div><div><div></div></div><div><div>SAGE DESIGN GROUP</div><div>Landscape Architecture Site Planning Golf Course Architecture</div><div>1500 South Pearl Street, Ste. 200 Denver, Colorado 80210 P: 303.989.1461 F: 303.989.4094 303.470.2855 (p) 303.470.2884 (f)</div></div></div>	<div><div><div></div></div><div><div>LUND</div><div>PARTNERSHIP</div></div><div><div>12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 303.470.2855 (p) 303.470.2884 (f)</div><div>CIVIL ENGINEERING & SURVEYING</div></div></div>	DEVELOPER	DATE:	03/03/2014
			SCALE:	NO SCALE
			JOB NO.:	638-0201
			SHEET 6 OF 6	