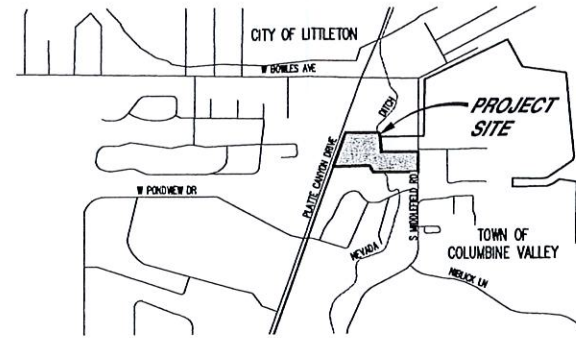




# WILDER LANE

## 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



VICINITY MAP  
SCALE: 1"=1000'

### 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 QUILCRAW 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. B0149362 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 368.52 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 34.26 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.

### 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
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	6.617 ACRE
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 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	NUMBER AND DIMENSIONS
PROJECT IDENTIFICATION	TBD
TENANT IDENTIFICATION (GROUND MOUNTED)	N/A
TENANT IDENTIFICATION (FASCA 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 OCY 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  
(OCY) 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 (COO'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. 08005C0431K WITH A MAP REVISED 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 HAMPTON AVENUE #350  
DENVER, COLORADO 80222  
P: 303-721-1650  
nelson12@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@plattecpartners.com  
JAY NEESE  
P: 303-775-0892  
jryanneese@gmail.com  
DONALD R. SLACK  
P: 303-882-8895  
dstack02@gmail.com

### CIVIL ENGINEER

THE LUND PARTNERSHIP  
ATTN: JAMIE OVERGARD  
12265 WEST BAYAUD AVENUE, SUITE 130  
LAKEWOOD, CO 80228  
P: 303-989-1461  
F: 303-989-4094  
jovergard@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 }  
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 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
		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

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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 COMPLIMENT 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 CURBOUT 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.

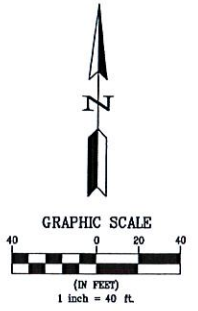
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 <b>SAGE DESIGN GROUP</b> <small>Landscape Architecture Site Planning Civil Architecture</small> 1506 South Pearl Street, Ste. 200 Denver, Colorado 80210 P: 303.470.2855 (p) 303.470.2894 (f)	 <b>LUND</b> <small>PARTNERSHIP</small> 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 <b>CIVIL ENGINEERING &amp; SURVEYING</b>	<b>DEVELOPER</b>  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

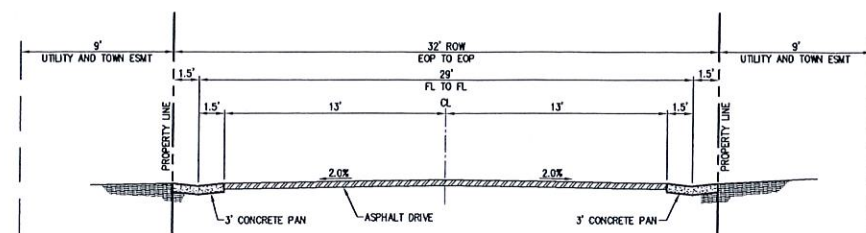
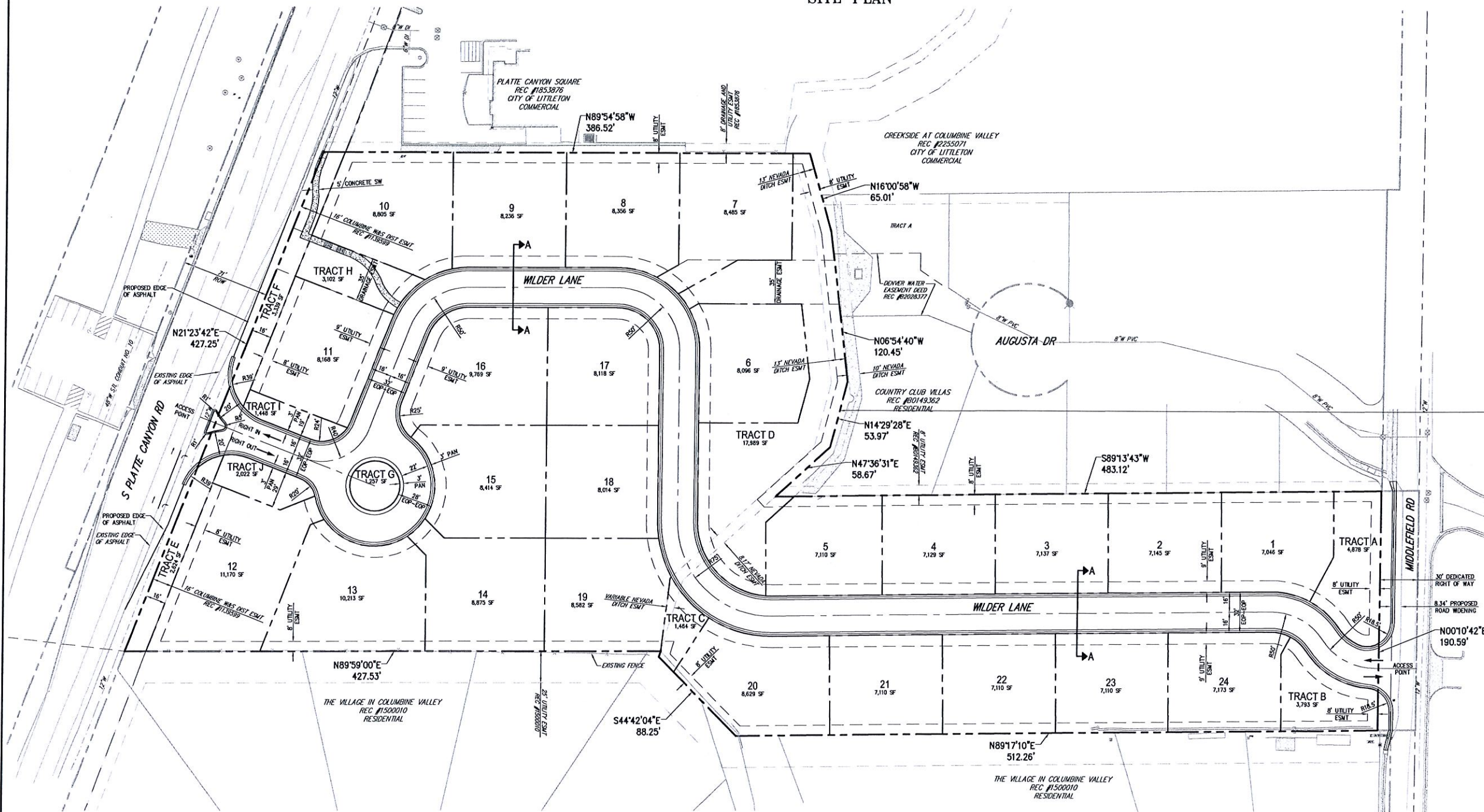
FINAL PLAN

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TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SITE PLAN



LEGEND:

EOP EDGE OF PAN



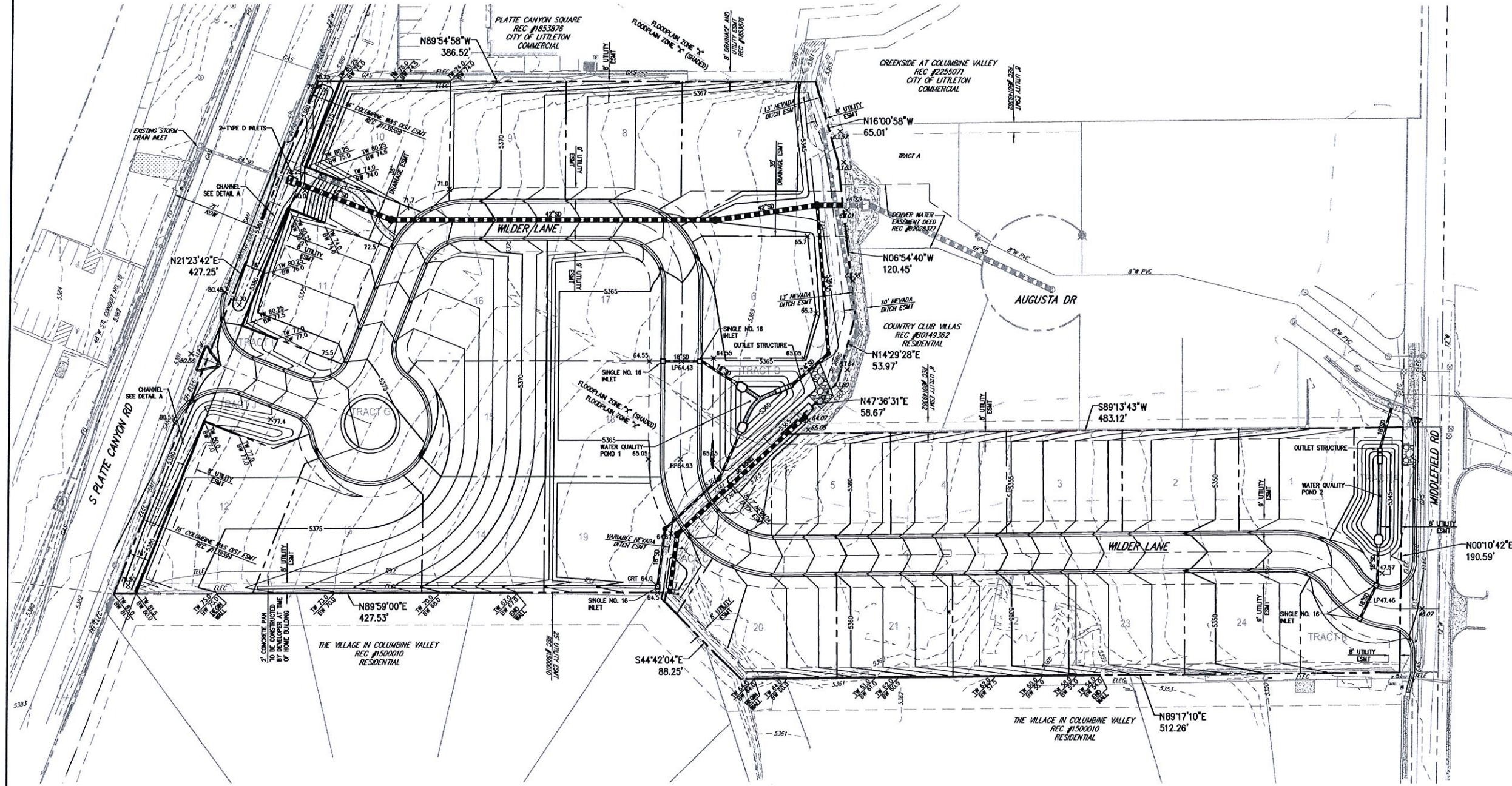
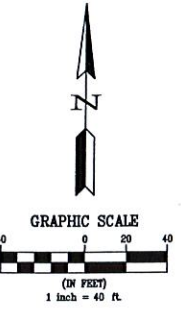
SECTION A-A  
LOCAL ROAD (PUBLIC)

<p>SAGE DESIGN GROUP 1500 South Pearl Street, Ste 200 Denver, Colorado 80210 P: 303.989.1451 F: 303.989.4094 303.470.2855 (p) 303.470.2194 (f)</p>	<p>LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1451 F: 303.989.4094 CIVIL ENGINEERING &amp; SURVEYING</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

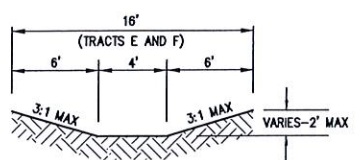
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GRADING PLAN



- 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%)

<p>SAGE DESIGN GROUP 1500 South Pearl Street, Ste 200 Denver, Colorado 80210 P: 303.478.2855 (t) 303.478.2894 (f)</p>	<p>LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 CIVIL ENGINEERING &amp; SURVEYING</p>	DEVELOPER	DATE: 11/17/14
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









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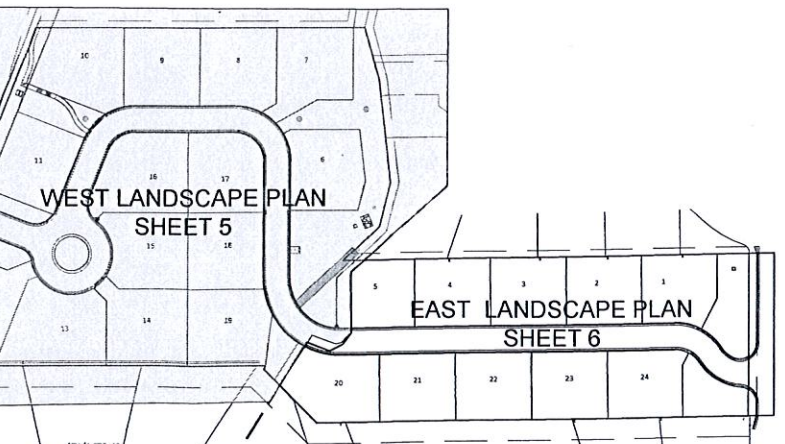
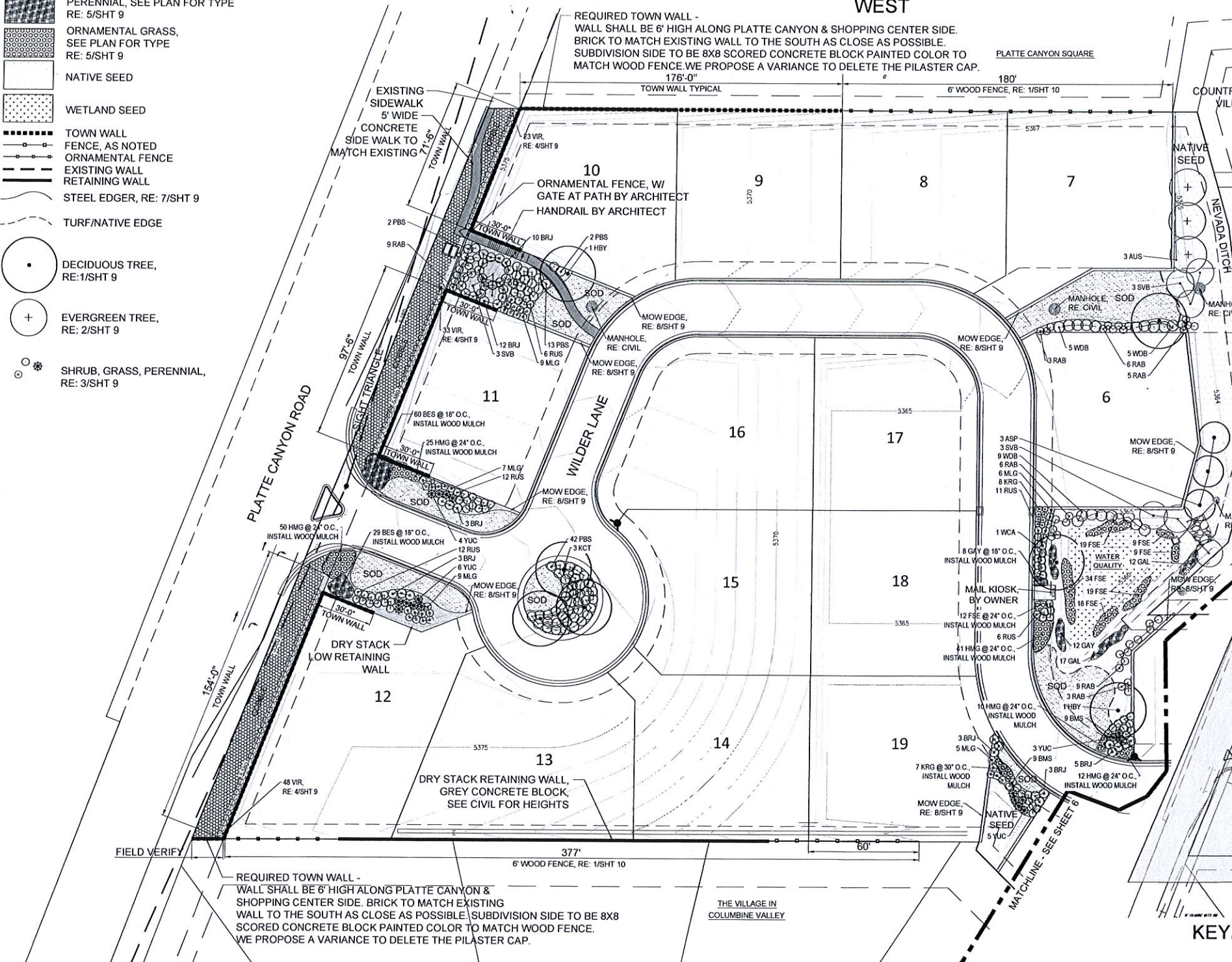
## LANDSCAPE PLAN WEST

### LEGEND

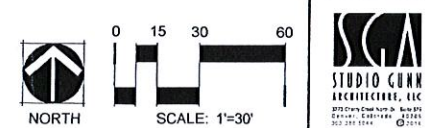
-  SOD
-  COBBLE MULCH
-  RIVER ROCK MULCH
-  PERENNIAL, SEE PLAN FOR TYPE  
RE: 5/SHT 9
-  ORNAMENTAL GRASS,  
SEE PLAN FOR TYPE  
RE: 5/SHT 9
-  NATIVE SEED
-  WETLAND SEED
-  TOWN WALL
-  FENCE, AS NOTED
-  ORNAMENTAL FENCE
-  EXISTING WALL
-  RETAINING WALL
-  STEEL EDGER, RE: 7/SHT 9
-  TURF/NATIVE 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
<b>DECIDUOUS TREES</b>			
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
<b>DECIDUOUS ORNAMENTAL TREES</b>			
SVB	SHADEBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	8' MULTI STEM
			SUBTOTAL:
<b>EVERGREEN TREES</b>			
AUS	AUSTRIAN PINE	PINUS NIGRA	6', B&B
<b>DECIDUOUS SHRUBS</b>			
RAB	TALL GREEN RABBITBRUSH	CHRYSOTHAMNUS NASEOSUS 'GRAVEOLENS'	5 GAL. CONT.
RUS	RUSSIAN SAGE	PEROVSKIA ARTIFICIFOLIA	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.
<b>EVERGREEN AND BROADLEAF SHRUBS</b>			
BRJ	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	5 GAL. CONT.
			SUBTOTAL:
<b>ORNAMENTAL GRASSES</b>			
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.
<b>GROUND COVERS, VINES &amp; PERENNIAL FLOWERS</b>			
BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL. CONT.
VIR	VIRGINIA CREEPER	PARTHENOCESSUS 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	LIASTRIS SPICATA	1 GAL. CONT.



REQUIRED TOWN WALL -  
WALL SHALL BE 6" HIGH ALONG PLATTE CANYON &  
SHOPPING CENTER SIDE. BRICK TO MATCH EXISTING  
WALL TO THE SOUTH AS CLOSE AS POSSIBLE. SUBDIVISION SIDE TO BE 8X8  
SCORED CONCRETE BLOCK PAINTED COLOR TO MATCH WOOD FENCE.  
WE PROPOSE A VARIANCE TO DELETE THE PILASTER CAP.



**SCA**  
STUDIO CORN  
ARCHITECTS, LLC  
200 South Cook Street, Suite 200  
Denver, CO 80202  
303.291.1544

**SAGE DESIGN GROUP**  
Site Planning  
Landscape Architecture  
Engineers  
(303) 470-2855  
www.sagedesigngroup.com

**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: 11/19/14  
SCALE: 1" = 30'-0"  
JOB NO.: 638-0401  
SHEET 5 OF 10

















# WILDER LANE

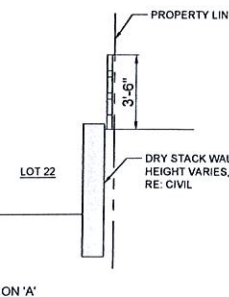
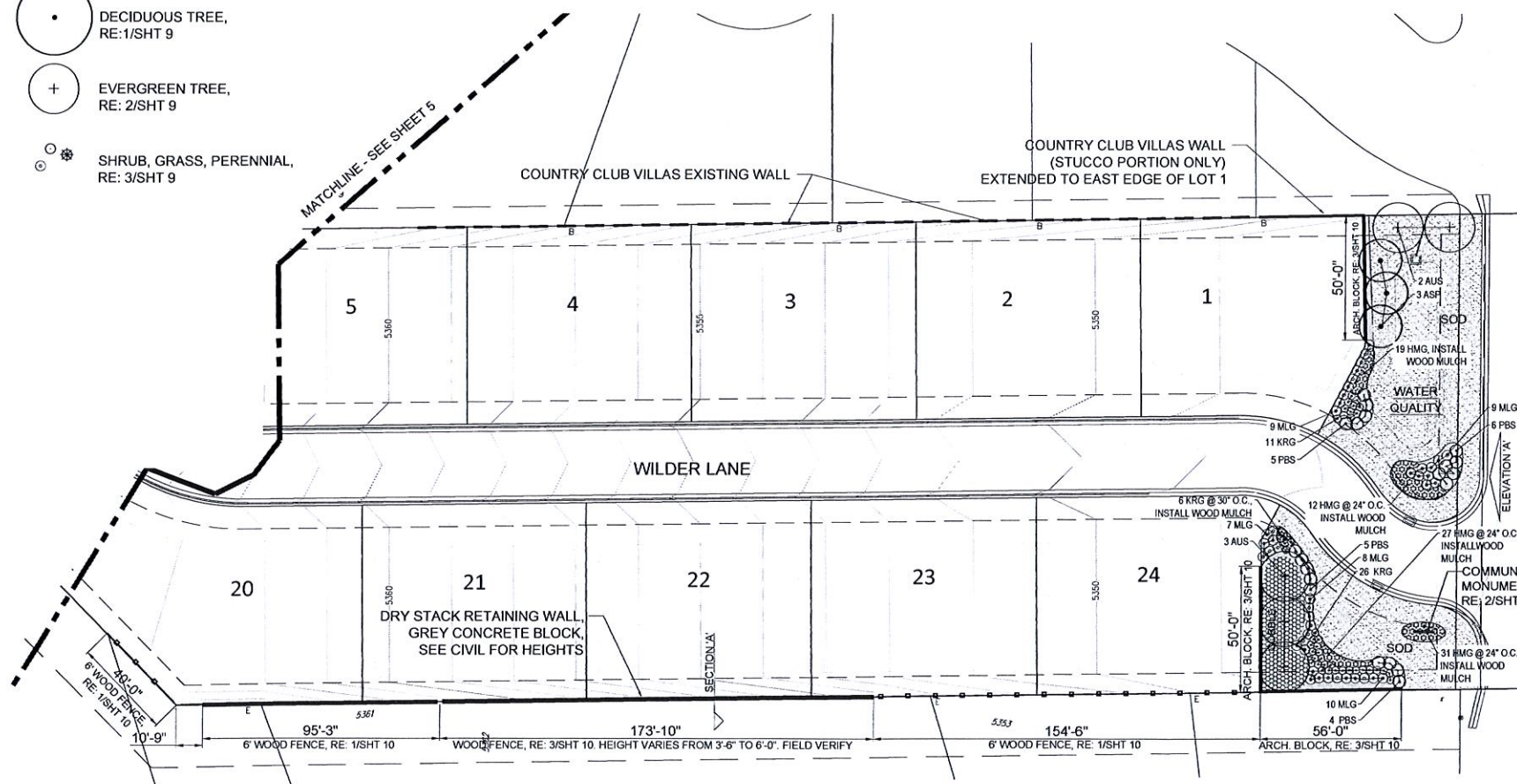
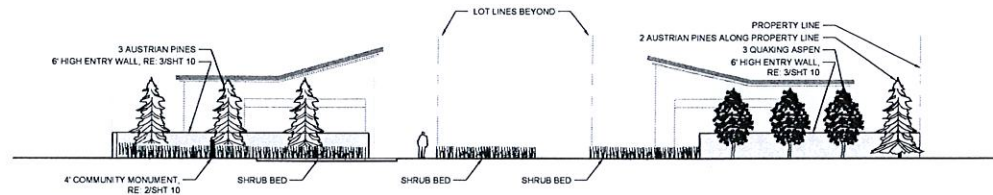
## FINAL PLAN

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 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
<b>DECIDUOUS TREES</b>			
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
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### DECIDUOUS SHRUBS

RAB	TALL GREEN RABBITBRUSH	CHRYSOHAMNUS NASEOSUS 'GRAVEOLENS'	5 GAL CONT.
RUS	RUSSIAN SAGE	PEROVSKIA ARTIPPLICIFOLIA	5 GAL CONT.
YUC	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	5 GAL CONT.
BMS	BLUE MIST SPIREA	SPIRAEA CAROPTERIS 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

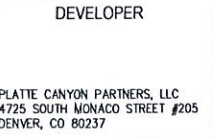
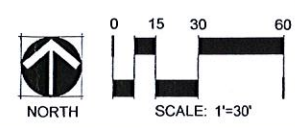
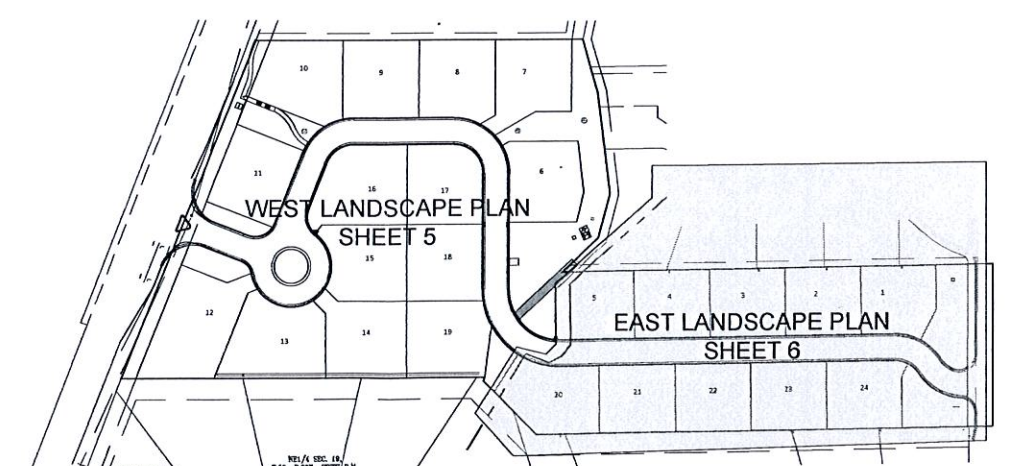
BRJ	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	5 GAL CONT.
			SUBTOTAL:

### 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	RUDBECKIA 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.



DEVELOPER	DATE:	11/19/14
	SCALE:	1" = 30'-0"
	JOB NO.:	638-0401
		SHEET 6 OF 10



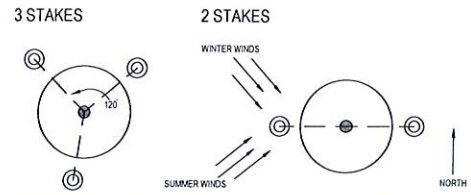




# WILDER LANE

## 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

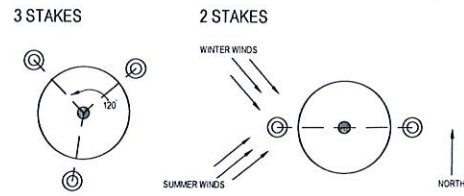


GUYING DETAIL (FOR DECIDUOUS PLANTINGS)

- DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD AFTER PLANTING AND STAKING. KEEP CROWN SHAPE TYPICAL OF SPECIES.
- WRAP ENTIRE SURFACE OF TRUNK UP TO 2ND BRANCH. SECURE TREE WRAP EVERY 2' AND TOP AND BOTTOM WITH DUCT TAPE.
- ARBOR BRACE TREE GUYING SYSTEM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. USE 3 GUY LINES (INCLUDING ALL COMPONENTS, MODEL ATG-R/ATG-HD) FOR ALL TREES UP TO 4" CALIPER. USE 3 GUY LINES (INCLUDING ALL COMPONENTS, MODEL ATG-J) FOR ALL TREES UP TO 7" CALIPER.
- CENTER AT TRUNK 4" DEPTH SPECIFIED MULCH AT EDGE OF RING, INSIDE WATERING SAUCER, KEEP MULCH 6" FROM TRUNK. SMOOTH WATERING SAUCER PRIOR TO SODDING/SEEDING IN IRRIGATION AREAS. WATER SAUCER TO BE 2.5' (FEET) FROM TRUNK OF DECIDUOUS TREE. TREES INSTALLED IN SOD AND/OR NATIVE SEED SHALL INCLUDE A 4" DEPTH WOOD MULCH RING INSIDE WATERING SAUCER.
- PLANT TREE 2-4" ABOVE SURROUNDING GRADE LEVEL ON UNDISTURBED SOIL. SET TRUNK PLUMB.
- EARTHEN WATERING SAUCER
- AMENDED SOIL - TO BOTTOM OF ROOTBALL AND ALL AROUND ROOTBALL SEE SPECIFICATIONS FOR ADJUSTMENTS.
- REMOVE ALL TWINE AND WIRE FROM TOP 1/3 OF ROOT OF ROOTBALL. CUT BURLAP FROM TOP OF ROOTBALL.
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE
- INITIAL STABILIZING BACKFILL (AMENDED), 1/3 DEPTH, COMPACTED.

1 DECIDUOUS TREE DETAIL  
SHT 9

N.T.S.

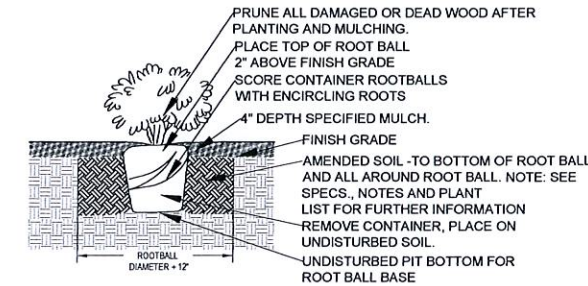


GUYING DETAIL (FOR EVERGREEN PLANTINGS)

- DO NOT PRUNE LEADER. PRUNE ALL BROKEN AND DEAD BRANCHES AFTER PLANTING AND MULCHING. PRUNE TO TYPICAL FORM OF SPECIES. DO NOT PRUNE LOWER BRANCHES.
- ARBOR BRACE TREE GUYING SYSTEM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. USE 3 GUY LINES (INCLUDING ALL COMPONENTS, MODEL ATG-R/ATG-HD) FOR ALL TREES UP TO 4" CALIPER. USE 3 GUY LINES (INCLUDING ALL COMPONENTS, MODEL ATG-J) FOR ALL TREES UP TO 7" CALIPER.
- INSTALL CROWN OF ROOTBALL 4" ABOVE SURROUNDING FINISH GRADE.
- SPECIFIED MULCH, KEEP 6" FROM TREE TRUNK.
- TREES INSTALLED IN SOD AND/OR NATIVE SEED SHALL INCLUDE A 4" DEPTH WOOD MULCH RING INSIDE WATERING SAUCER.
- EARTHEN WATERING SAUCER
- AMENDED SOIL - TO BOTTOM OF ROOTBALL AND ALL AROUND ROOTBALL SEE SPECIFICATIONS FOR ADJUSTMENTS.
- INITIAL STABILIZING BACKFILL (AMENDED), 1/3 DEPTH, COMPACTED, EXISTING SUBSOIL.

2 EVERGREEN TREE DETAIL  
SHT 9

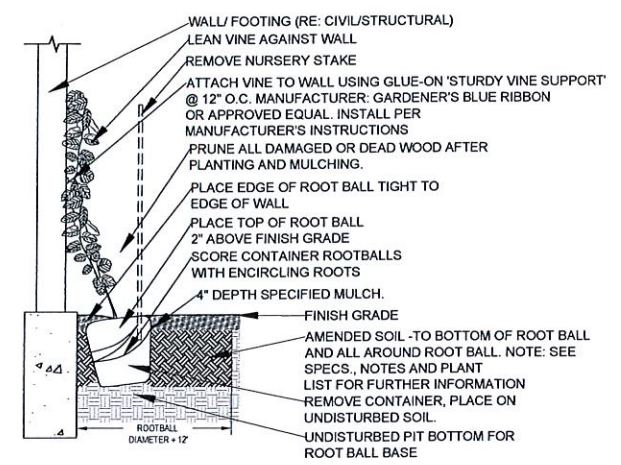
N.T.S.



- PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING AND MULCHING.
- PLACE TOP OF ROOTBALL 2" ABOVE FINISH GRADE
- SCORE CONTAINER ROOTBALLS WITH ENCIRCLING ROOTS
- 4" DEPTH SPECIFIED MULCH.
- FINISH GRADE
- AMENDED SOIL - TO BOTTOM OF ROOTBALL AND ALL AROUND ROOTBALL. NOTE: SEE SPECS., NOTES AND PLANT LIST FOR FURTHER INFORMATION
- REMOVE CONTAINER, PLACE ON UNDISTURBED SOIL.
- UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE

3 SHRUB DETAIL  
SHT 9

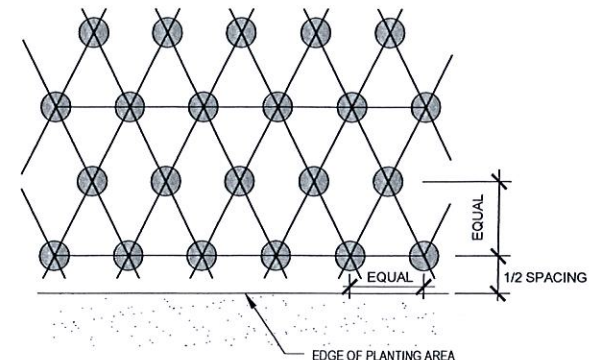
N.T.S.



- WALL/ FOOTING (RE: CIVIL/STRUCTURAL)
- LEAN VINE AGAINST WALL
- REMOVE NURSERY STAKE
- ATTACH VINE TO WALL USING GLUE-ON 'STURDY VINE SUPPORT' @ 12" O.C. MANUFACTURER: GARDENER'S BLUE RIBBON OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS
- PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING AND MULCHING.
- PLACE EDGE OF ROOTBALL TIGHT TO EDGE OF WALL
- PLACE TOP OF ROOTBALL 2" ABOVE FINISH GRADE
- SCORE CONTAINER ROOTBALLS WITH ENCIRCLING ROOTS
- 4" DEPTH SPECIFIED MULCH.
- FINISH GRADE
- AMENDED SOIL - TO BOTTOM OF ROOTBALL AND ALL AROUND ROOTBALL. NOTE: SEE SPECS., NOTES AND PLANT LIST FOR FURTHER INFORMATION
- REMOVE CONTAINER, PLACE ON UNDISTURBED SOIL.
- UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE

4 VINE PLANTING  
SHT 9

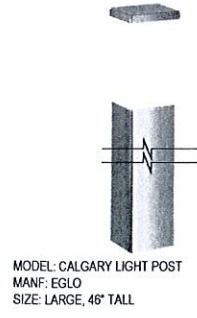
N.T.S.



NOTE: ALL SHRUBS, PERENNIALS, AND GRASSES TO BE PLANTED AT EQUAL TRIANGULAR SPACING. REFER TO PLANT SCHEDULE FOR SPACING OF PLANTS.

5 PLANT MATERIAL SPACING  
SHT 9

N.T.S.

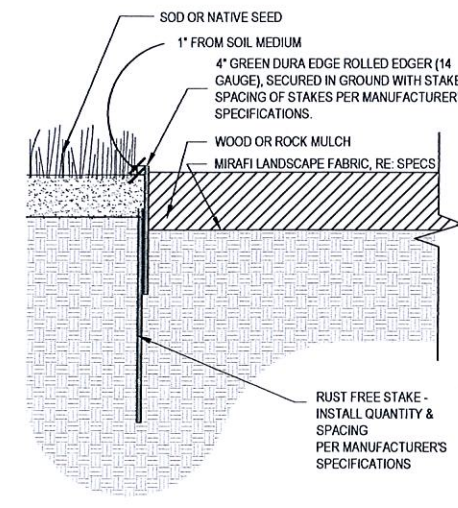


MODEL: CALGARY LIGHT POST  
MANF: EGO  
SIZE: LARGE, 46" TALL

NOTE: THERE WILL BE ONE LIGHT PER HOUSE LOCATED IN FRONT YARD SETBACK. FINAL LOCATION TBD PER EACH LOT SITE PLAN. INSTALLATION BY HOME BUILDER.

6 PEDESTAL LIGHT  
SHT 9

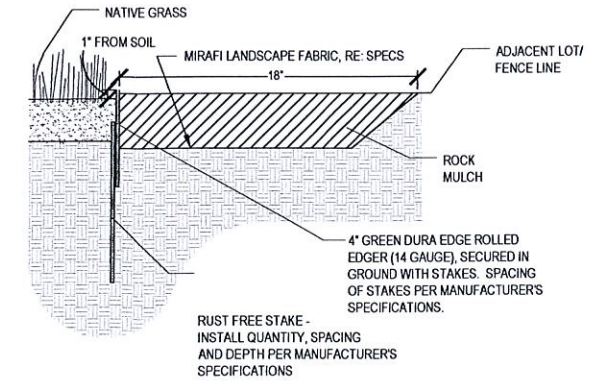
N.T.S.



RUST FREE STAKE - INSTALL QUANTITY & SPACING PER MANUFACTURER'S SPECIFICATIONS

7 STEEL EDGING  
SHT 9

N.T.S.



RUST FREE STAKE - INSTALL QUANTITY, SPACING AND DEPTH PER MANUFACTURER'S SPECIFICATIONS

8 MOW EDGE  
SHT 9

N.T.S.

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

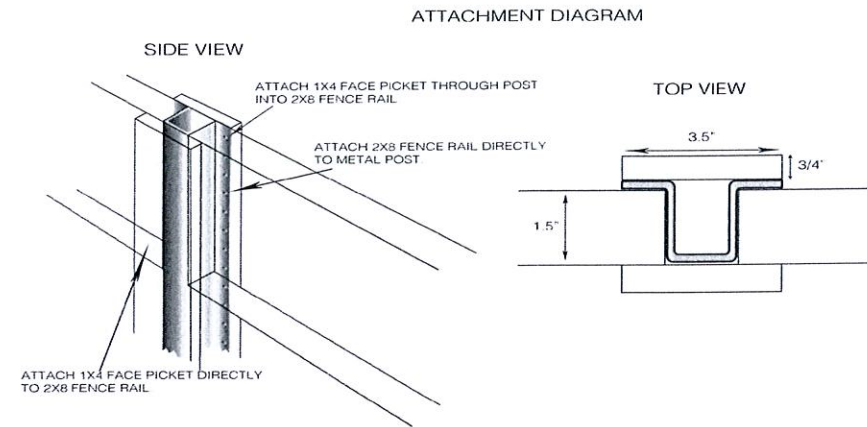
# WILDER LANE

FINAL PLAN

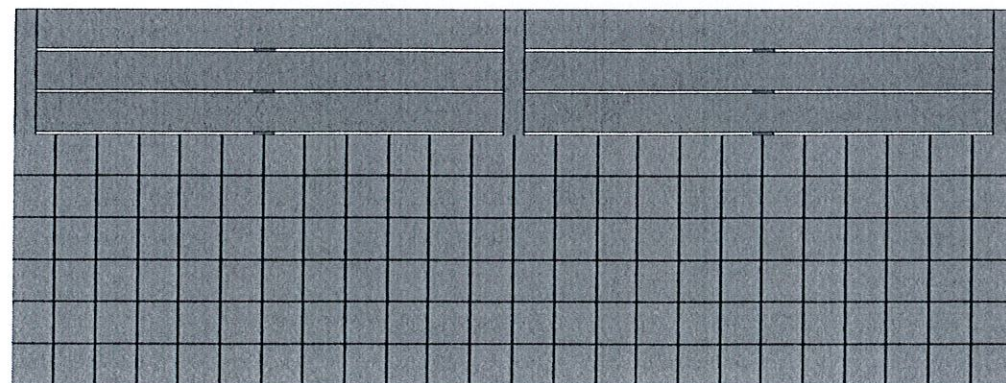
A PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,  
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO



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



denver  
**MODERNFENCE**



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

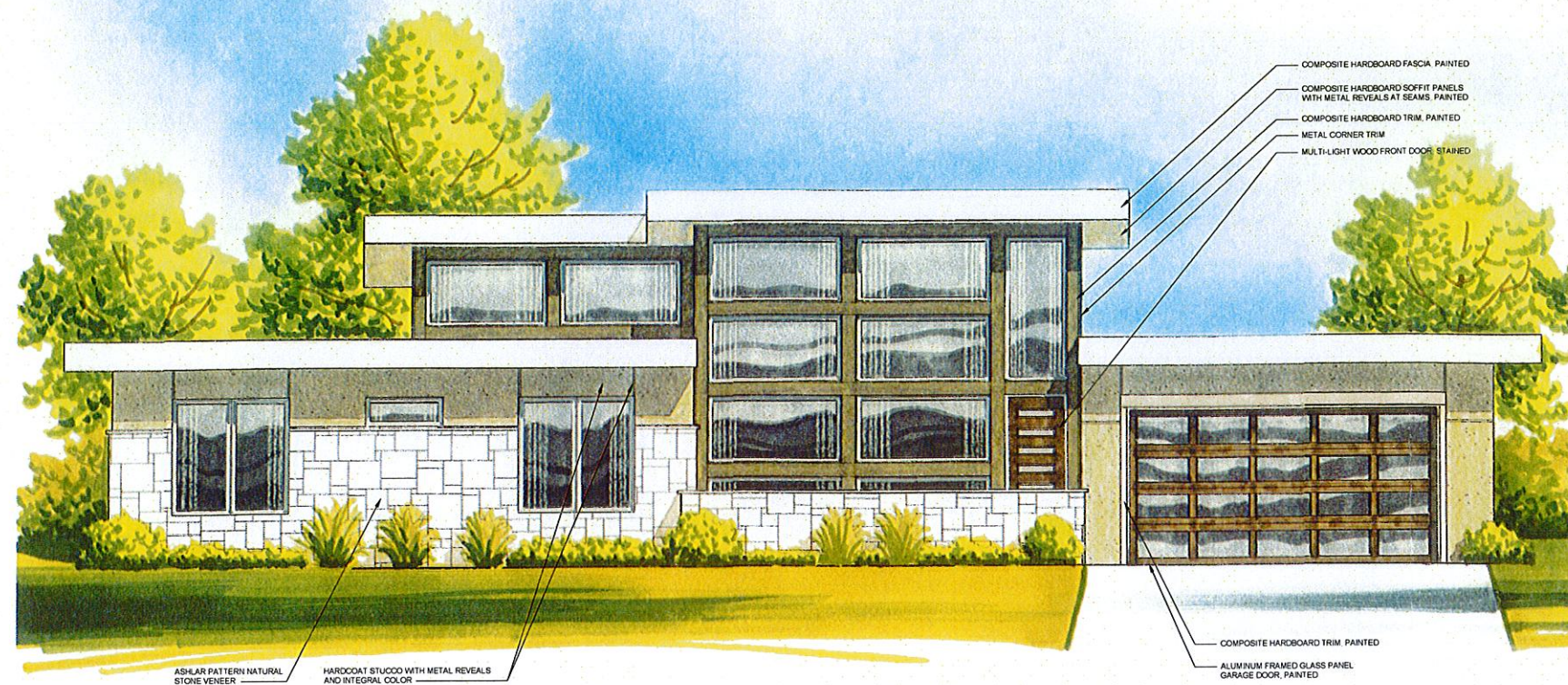
BRUSHED ALUMINUM FONT 8" (CAPITAL LETTER)



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.

			DEVELOPER PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237	DATE:	11/19/14
				SCALE:	N.T.S.
				JOB NO.:	638-0401
				SHEET 10 OF 10	

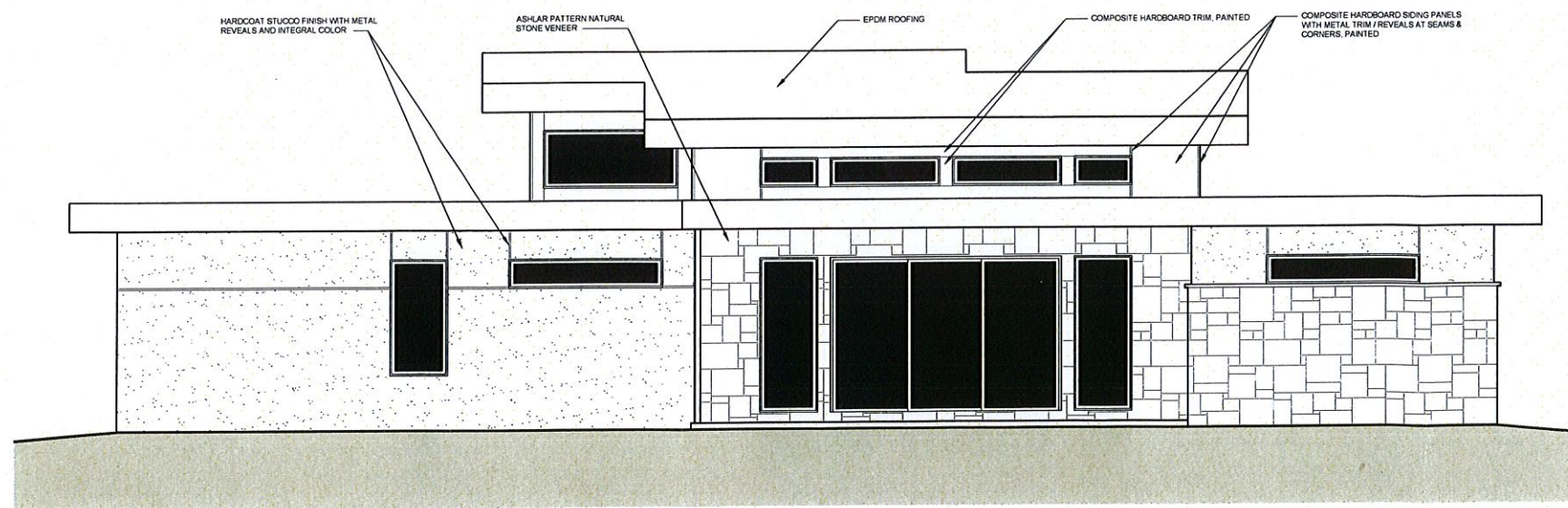


ASHLAR PATTERN NATURAL STONE VENEER  
 HARDCOAT STUCCO WITH METAL REVEALS AND INTEGRAL COLOR

COMPOSITE HARDBOARD FASCIA, PAINTED  
 COMPOSITE HARDBOARD SOFFIT PANELS WITH METAL REVEALS AT SEAMS, PAINTED  
 COMPOSITE HARDBOARD TRIM, PAINTED  
 METAL CORNER TRIM  
 MULTI-LIGHT WOOD FRONT DOOR, STAINED

COMPOSITE HARDBOARD TRIM, PAINTED  
 ALUMINUM FRAMED GLASS PANEL GARAGE DOOR, PAINTED

1  
A1  
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



HARDCOAT STUCCO FINISH WITH METAL REVEALS AND INTEGRAL COLOR

ASHLAR PATTERN NATURAL STONE VENEER

EPDM ROOFING

COMPOSITE HARDBOARD TRIM, PAINTED

COMPOSITE HARDBOARD SIDING PANELS WITH METAL TRIM/REVEALS AT SEAMS & CORNERS, PAINTED

2  
A1  
**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

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

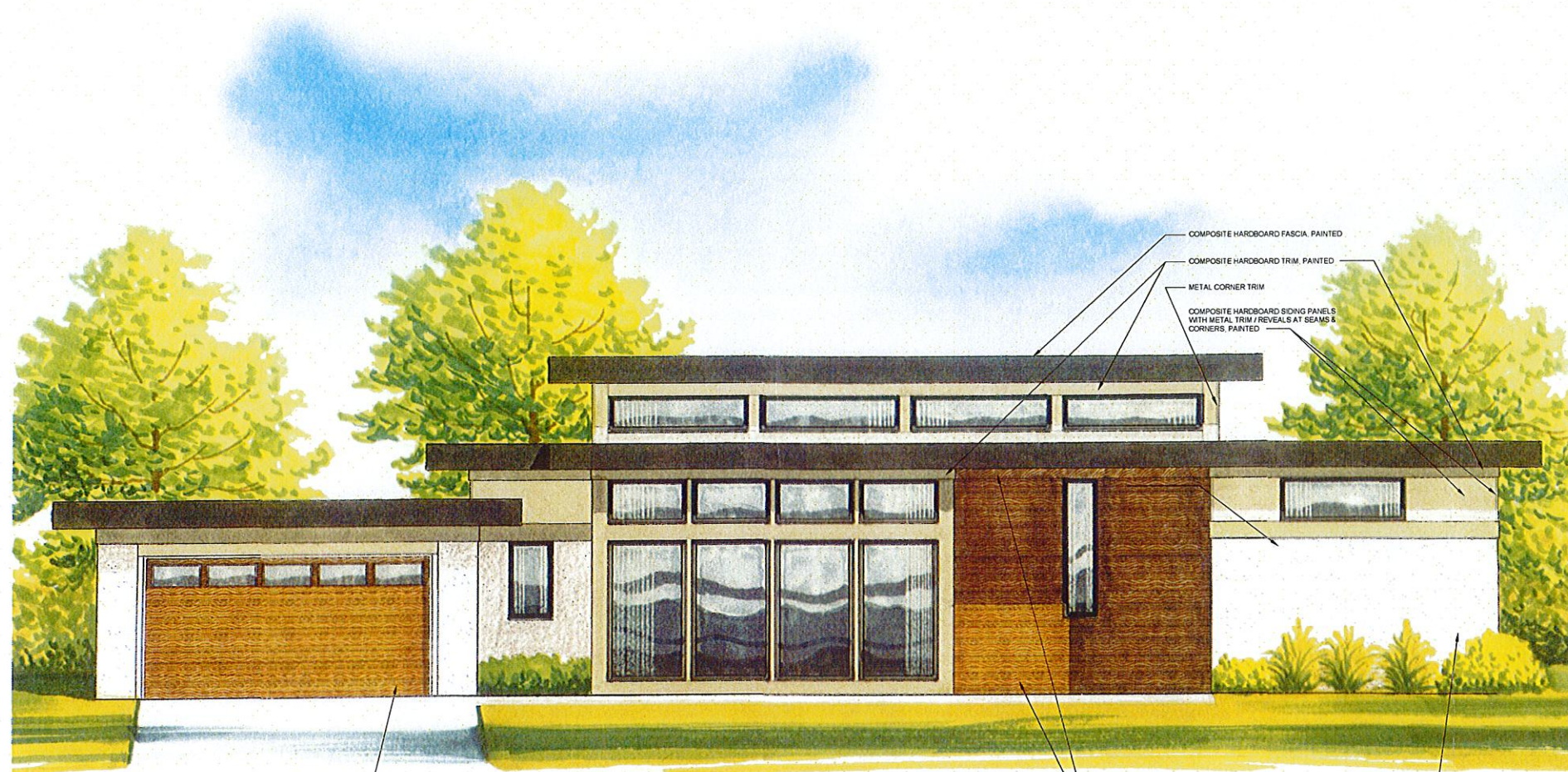
PLANNED DEVELOPMENT  
 ISSUE DATE:  
 17 November 2014

REVISIONS

NO.	DESCRIPTION

LOT 1  
 EXTERIORS

A1



WOOD GARAGE DOOR (STAINED) WITH GLASS LIGHTS AND COMPOSITE HARDBOARD TRIM SURROUND (PAINTED)

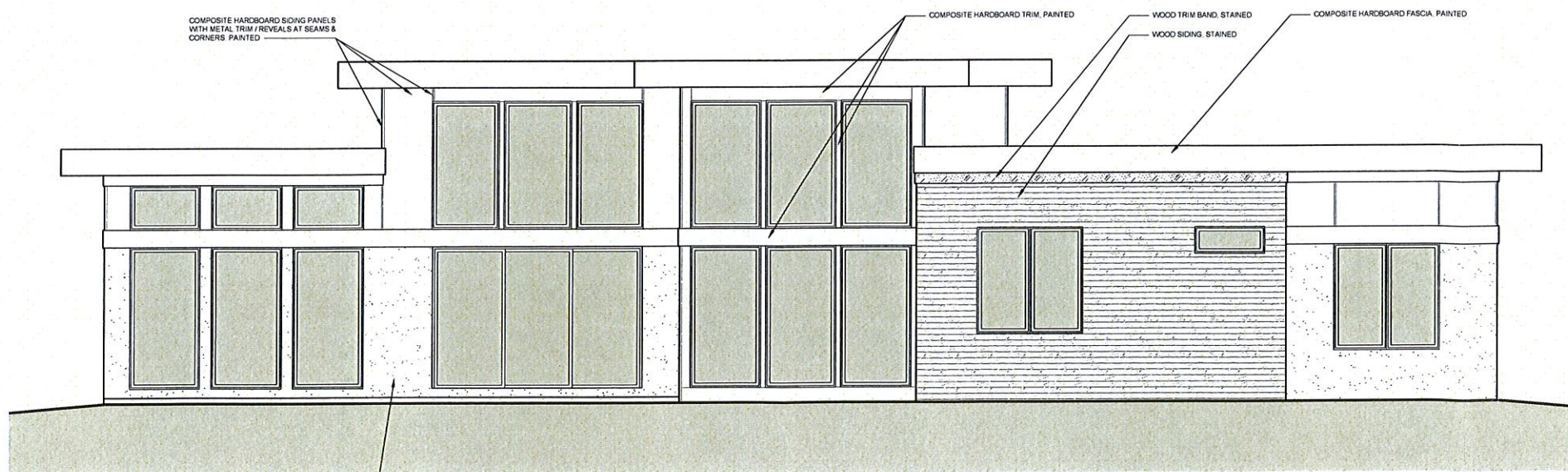
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 COMPOSITE HARDBOARD TRIM, PAINTED  
 METAL CORNER TRIM  
 COMPOSITE HARDBOARD SIDING PANELS WITH METAL TRIM / REVEALS AT SEAMS & CORNERS, PAINTED

WOOD TRIM BAND, STAINED  
 WOOD SIDING, STAINED  
 HARDCOAT STUCCO WITH INTEGRAL COLOR

1  
A2

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



COMPOSITE HARDBOARD SIDING PANELS WITH METAL TRIM / REVEALS AT SEAMS & CORNERS, PAINTED

COMPOSITE HARDBOARD TRIM, PAINTED  
 WOOD TRIM BAND, STAINED  
 WOOD SIDING, STAINED  
 COMPOSITE HARDBOARD FASCIA, PAINTED

HARDCOAT STUCCO WITH INTEGRAL COLOR

2  
A2

REAR ELEVATION

SCALE: 1/4" = 1'-0"

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

PLANNED DEVELOPMENT

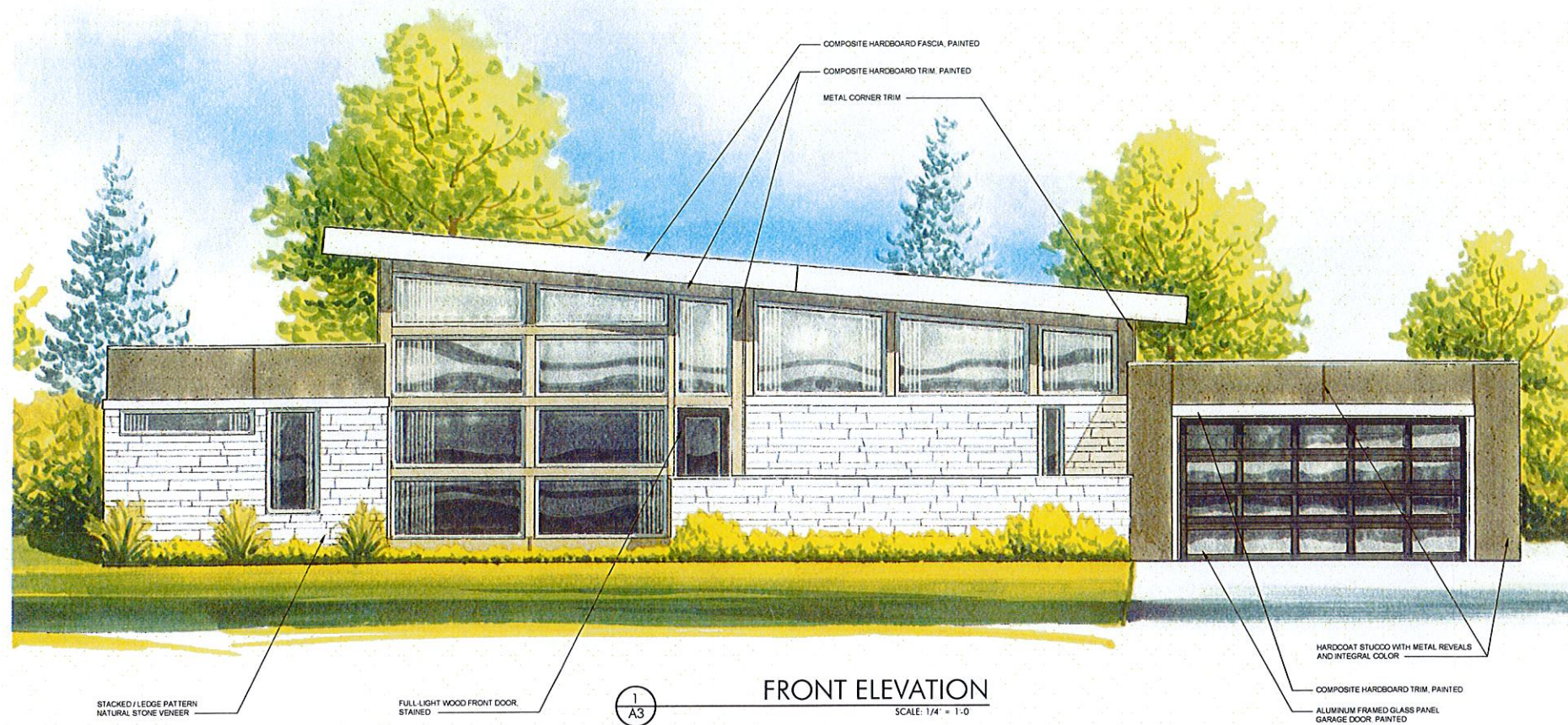
ISSUE DATE:  
 17 November 2014

REVISIONS

NO.	DESCRIPTION

LOT 2  
 EXTERIORS

A2



STACKED / LEDGE PATTERN  
NATURAL STONE VENEER

FULL-LIGHT WOOD FRONT DOOR,  
STAINED

1  
A3

**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

HARDOCAT STUCCO WITH METAL REVEALS  
AND INTEGRAL COLOR

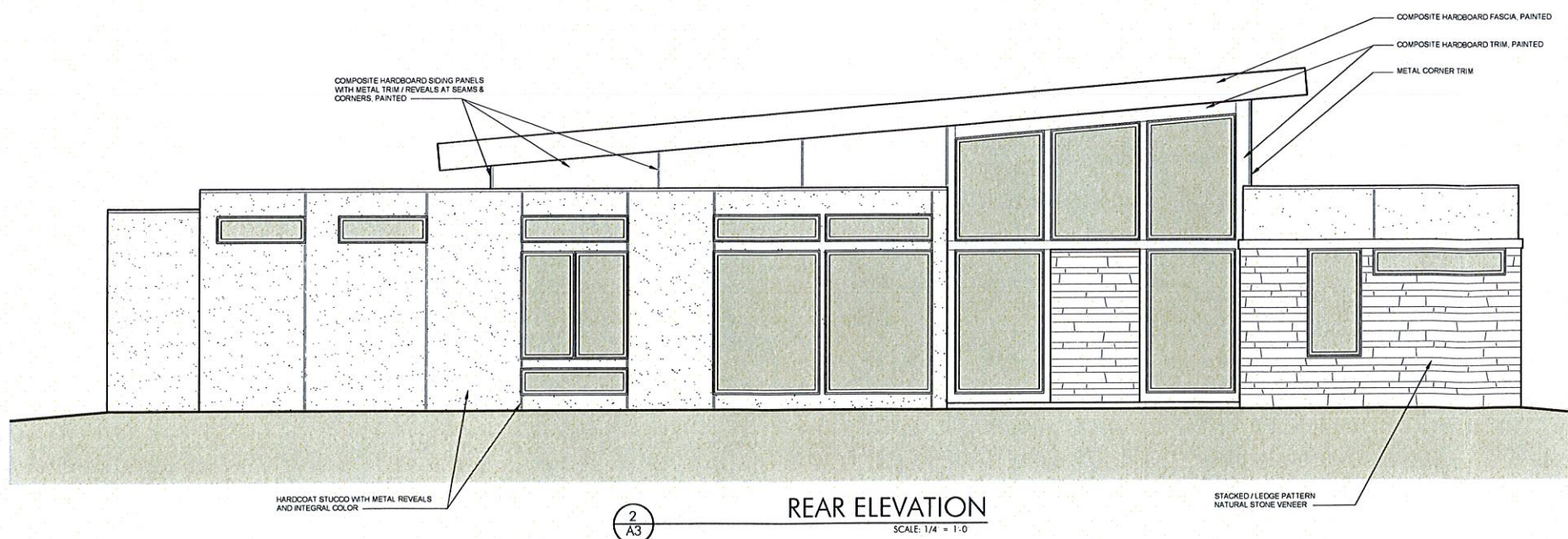
COMPOSITE HARDBOARD TRIM, PAINTED

ALUMINUM FRAMED GLASS PANEL  
GARAGE DOOR, PAINTED

COMPOSITE HARDBOARD FASCIA, PAINTED

COMPOSITE HARDBOARD TRIM, PAINTED

METAL CORNER TRIM



COMPOSITE HARDBOARD SIDING PANELS  
WITH METAL TRIM / REVEALS AT BEAMS &  
CORNERS, PAINTED

COMPOSITE HARDBOARD FASCIA, PAINTED

COMPOSITE HARDBOARD TRIM, PAINTED

METAL CORNER TRIM

HARDOCAT STUCCO WITH METAL REVEALS  
AND INTEGRAL COLOR

2  
A3

**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

STACKED / LEDGE PATTERN  
NATURAL STONE VENEER

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

**PLANNED DEVELOPMENT**

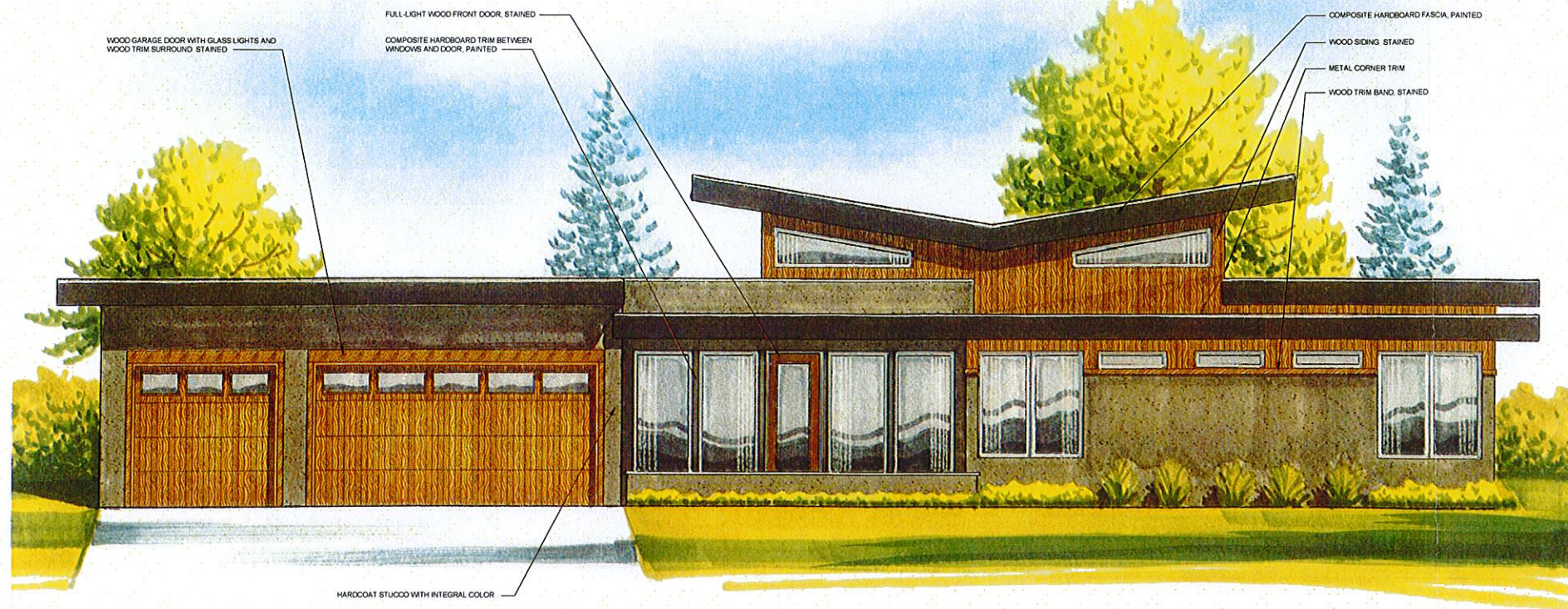
ISSUE DATE:  
17 November 2014

**REVISIONS**

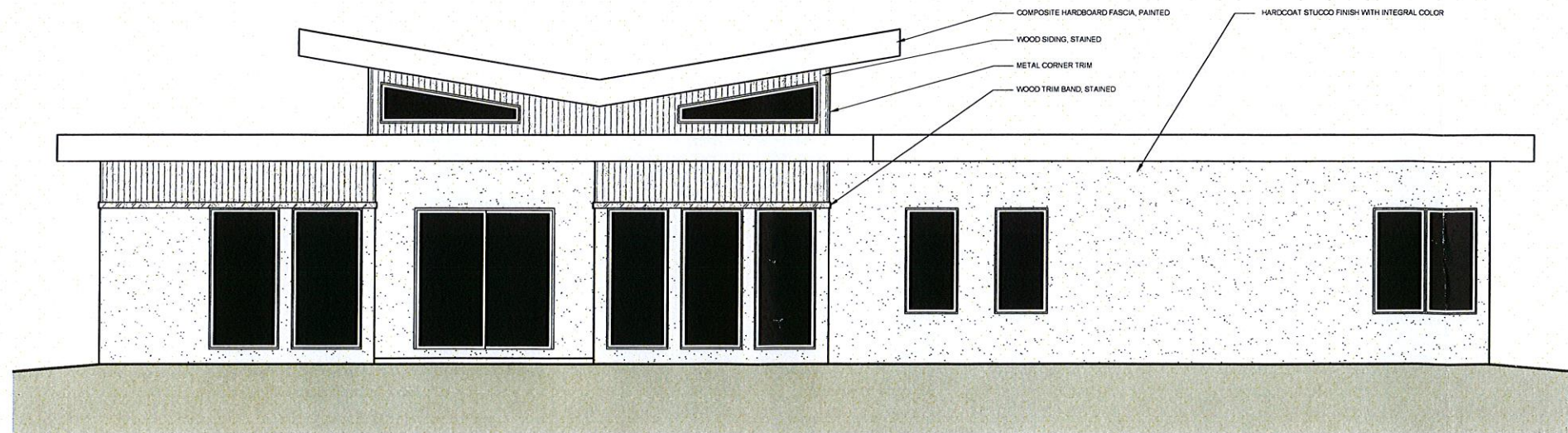
NO.	DESCRIPTION

LOT 3  
EXTERIORS

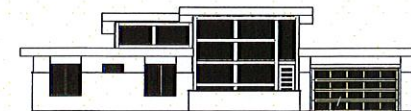
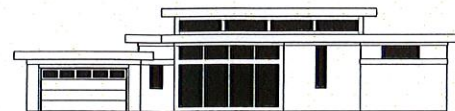
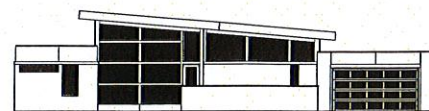
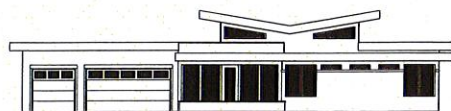
A3



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: -1/116" = 1'-0"

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

PLANNED DEVELOPMENT  
ISSUE DATE:  
17 November 2014

REVISIONS	

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 ABOUT THE EASTERLY RIGHT-OF-WAY OF PLATTE CANYON DRIVE.

**BOUNDARY LEGEND**

- ◆ ALIQUOT MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 1-1/4" RED PLASTIC CAP STAMPED "LS 8231" ATOP A B 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 D 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

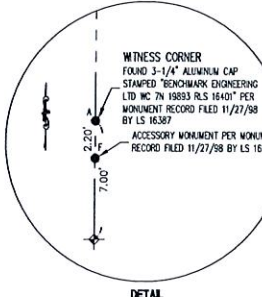
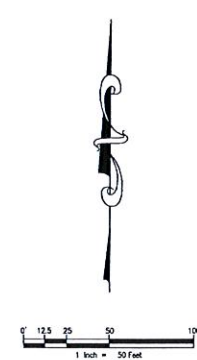
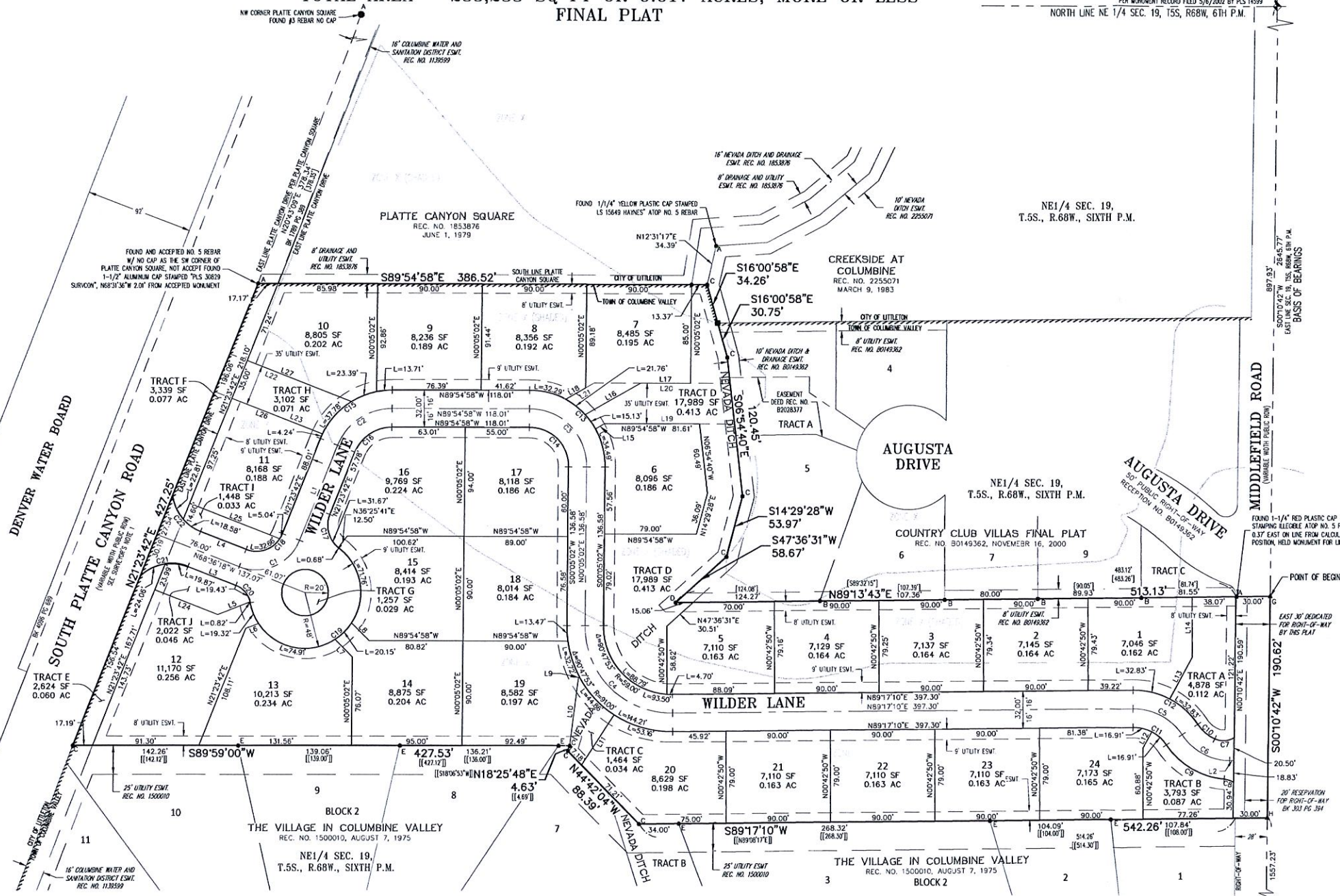
**FINAL PLAT FOR  
WILDER LANE**

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

POINT OF COMMENCEMENT  
NE CORNER SEC. 19, T5S, R68W, 6TH P.M.  
FOUND 3-1/4" ALUMINUM CAP STAMPING PARTIALLY KLEBBLE  
"COLO. DEPT. OF HIGHWAYS 1988 PLS NO 8872"  
PER MONUMENT RECORD FILED 5/6/2002 BY PLS 14599  
NORTH LINE NE 1/4 SEC. 19, T5S, R68W, 6TH P.M.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	40.00'	62.83'
C2	68°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'	48.96'
C7	54°24'15"	18.50'	17.57'
C8	27°15'41"	18.50'	8.80'
C9	51°39'33"	66.39'	59.86'
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	68°41'20"	66.00'	79.12'
C16	68°41'20"	34.00'	40.76'
C17	74°09'10"	25.00'	32.36'
C18	90°00'00"	24.00'	37.70'
C19	22°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°01'06"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	96.93'



**AZTEC**  
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**DEVELOPER**  
PLATTE CANYON PARTNERS, LLC  
4725 S. MONACO STREET, SUITE 205  
DENVER, COLORADO  
(303) 708-1105

DATE OF PREPARATION:	11-20-2014
SCALE:	1"=50'
SHEET 2 OF 2	

AzTec Proj. No.: 86114-04

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.