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 6105, PAGE 198, AND ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN
OUTCLAND DEED RECORDED DECEMBER 12, 1994 IN BOOK 7801, PAGE 334 ALL BEING RECORDED IN THE CLERK AND
RECORDERS OFFICE, COUNTY OF ARRAPHOLE, STATE OF COLORADO, LYING WITHIN THE NORTHEAST DURINGER OF SECTION
19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SXTH PRINCIPAL MERIDIAN, TOWN OF COLUMBINE VALLEY, SAID
COUNTY AND STATE, WORE PARTICULARLY DESCRIBED AS FOLLOWS:
COUNTY AND STATE, WORE PARTICULARLY DESCRIBED AS FOLLOWS:
COUNTENONS AT THE NORTHEAST CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF SAID SECTION 19 BEARS
SOUTH 001042*WEST, WITH ALL BEARNISS HERRIN BEING REFERENCED TO THIS LINE;
THENCE ALONG SAID EAST LINE SOUTH 001042*WEST, A DISTANCE OF 897.93 FEET TO THE EASTERLY PROLONGATION
OF THE SOUTHERLY LINE OF COUNTRY CLUB WILLAS FINAL PLAT RECORDED NOVEMBER 18, 2000 AT RECEPTION NO.
BOIL49362 IN THE OFFICE OF SAID CLERK AND RECORDER, AND THE POINT OF BEGINNING,
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 001042* 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) COUNTSES:

REDEPTION NO. ISOUDTO, IN THE OFFICE OF SAID CLENK AND RECORDER;
THENCE DEPARTING SAID EAST LINE ALONG SAID LAST DESCRIBED EASTERLY PROLONGATION AND SAID NORTHERLY
BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 8979'00' WEST, A DISTANCE OF 542.26 FEET;

2. NORTH 44*20'4' WEST, A DISTANCE OF 4.63 FEET;

3. NORTH 1825'48" EAST, A DISTANCE OF 4.63 FEET;

4. SOUTH 8979'00' WEST, A DISTANCE OF 4.63 FEET;

4. SOUTH 8979'00' WEST, A DISTANCE OF 427.55 FEET TO THE NORTHWEST CORNER OF SAID THE VILLAGE IN COLUMBINE VALLEY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-MAY OF SOUTH PLATTE CANYON ROUD, THENCE ALONG SAID EASTERLY RIGHT-OF-MAY, NORTH 2123'42' 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 SAID EASTERLY RIGHT-OF-MAY, NORTH SAID, AND PLATTE CANYON SQUARE AND THE EASTERLY SUTENSION THEREOF, SOUTH B935'458" EAST, A DISTANCE OF 36.62 FEET TO A POINT ON THE WESTERLY BOUDARY OF CREEKSIDE AT COLUMBRIKE RECORDED MARCH 9, 1983 AT RECEPTION NO. 2255071 IN THE OFFICE OF SAID CLERK AND RECORDER, SAID POINT BEING ON THE APPROXIMATE CENTRERLINE OF THE NEWADA DITOR, SOUTH 16700'58" EAST, A DISTANCE OF 34.26 FEET TO THE NORTHWEST CORNER OF SAID COUNTRY CLUB AT YILLAS FINAL PLAT;
THENCE ALONG SAID WESTERLY BOUNDARY AND THE APPROXIMATE CENTRERLINE OF THE NEWADA DITOR, SOUTH 16700'58" EAST, A DISTANCE OF 53.07 FEET;

2) SOUTH 0554'40" EAST, A DISTANCE OF 53.07 FEET;

4) SOUTH 4739'28" WEST, A DISTANCE OF 53.97 FEET;

4) SOUTH 4739'31" WEST, A DISTANCE OF 53.97 FEET;

4) SOUTH 4736'31" WEST, A DISTANCE OF 53.97 FEET;

5) SOUTH 14739'28" WEST, A DISTANCE OF 53.97 FEET;

4) SOUTH 4736'31" WEST, A DISTANCE OF 53.97 FEET;

4) SOUTH 4736'31" WEST, A DISTANCE OF 53.97 FEET;

5) SOUTH 4736'31" WEST, A DISTANCE OF 53.97 FEET;

4) SOUTH 4736'31" WEST, A DISTANCE OF 53.97 FEET;

SOUTH 47:36'31" WEST, A DISTANCE OF 58.67 FEET TO THE SOUTHWEST CORNER OF SAID COUNTRY CLUB VILLAS

Thence along the southerly boundary of Said Country Club Villas final plat and the easterly projection thereof, north 8913'43" east, a distance of 513.13 feet to the point of beginning. Containing an area of 6.617 acres, (288,233 square feet), more or less.

STANDARD NOTES:

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

THAT NO DEVELOPMENT, OMSTRUCTION OR IMPROVEMENTS SHALL BE CERTIFIED FOR OCCUPANCY UNLESS AND UNTIL ALL REQUIRED PUBLIC INFOVEMENTS, AS DEFINED WITHIN THE SUBDIVIDER IMPROVEMENTS AGREEMENT FOR THIS PREJUMINARY PLAN ARE IN PLACE AND ACCEPTED BY THE TOWN OF OCCUMINENT WALLEY.

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, HERS, SUCCESSORS AND ASSIGNS OR HOA. IN THE EVENT THAT SUCH CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAUD OWNER, THE TOWN OF COLUMBINE VALLEY SHALL HAVE THE RIGHT TO ENTER SUCH EASEMENTS AND PERFORM NECESSARY WORK, THE COST OF WHICH SAUD OWNER, HERS, SUCCESSORS AND ASSIGNS AGREET TO PAY UPON BILLIUM.

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 OF 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 RICHT TO ALLOW THE HOMEOWNERS ASSOCIATION TO ENTER SUCH EASEMENT(S) AND PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID DWHER, HEIRS, SUCCESSOR AND ASSIGNS AGREE TO PAY UPON BILLING, ANY CLAMIS AND RESULTING, JUDGMENTS FOR DAMAGE TO DOWNSTREAM PROPERTIES CAUSED BY THE LACK OF ADCOUNTE MAINTENANCE BEING PERFORMED BY THE SAID PROPERTY OWNER. THE PROPERTY OWNER SHALL BE BORNE SOLELY BY THE SAID PROPERTY OWNER. THE PROPERTY OWNER SHALL BE BORNE SOLELY BY THE SAID PROPERTY OWNER. THE PROPERTY OWNER SHALL BE BORNE SOLELY BY THE SAID PROPERTY OWNER. THE PROPERTY OWNER SHALL BE BORNE SOLELY BY THE SAID PROPERTY OWNER. THE PROPERTY OWNER THE PROPERTY OWNER THE PROPERTY OWNER THE PROPERTY OWNER. THE PROPERTY OWNER. THE PROPERTY OWNER. THE PROPERTY OWNER THE PROPERTY OWNER. THE PROPERTY OWNER THE PROPERTY OWNER. THE PROPE

JITLEL MAINTIENANUE
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 STATED WHITH ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL
THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OR HOA SHALL BE RESPONSIBLE
FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE
AS STATED ABOVE.

LANDSCAPE MAINTENANCE.
THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR OTHER ENTITY OTHER THAN THE TOWN
OF COLUMBINE VALLEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE PERIMETER FENCING,
LANDSCAPED AREAS AND SIDEWALKS WITHIN THE PUBLIC ROW ADJACENT TO THIS PLANNED DEVELOPMENT.

THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OTHER THAN THE TOWN SHALL BE RESPONSIBLE TO MAINTAIN ALL COMMON OPEN SPACE AND OTHER LANDSCAPED AREAS ASSOCIATED

SIGHT TRIANGLE MAINTENANCE/CLEARANCE
CORNER VISION CLEARANCE REQUIREMENT: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO MEW THAT IS MORE THAN FORTY-TWO INCHES (42") IN HEIGHT SHALL BE ERECTED, PLACED MAINTAINED WITHIN A TRANGLE 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.

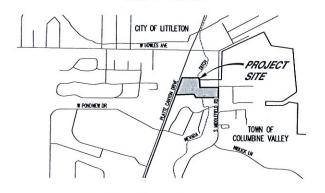
DRIVES, PARKING AREA AND UTILITY EASEMENTS MAINTENANCE
THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OTHER THAN THE TOWN OF COLUMBINE
VALLEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS
AND EASEMENTS (I.E., CROSS ACCESS EASEMENTS, DRAMAGE EASEMENTS, ETC.).

FINAL PLAT CROSS-REFERENCE

THERE IS AN APPROVED THAL PLAT FOR THE PROPERTY COVERED BY THIS PLANNED DEVELOPMENT PLAN. THE FINAL PLAT CONTAINS SURVEY DATA, LOT DIMENSIONS, EASEMENTS DIMENSIONS AND PURPOSE, SPECIAL AND STANDARD NOTES, AND OTHER INFORMATION RELEVANT TO THE PROPERTY. THE FINAL PLAT IS RECORDED IN THE OFFICE OF THE ARPANDE COUNTY CLERK AND RECORDER, BOOK _____, PAGE _____.

WILDER LANE

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



LAND USE TABULATION:

LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL

MAXIMUM ALLOWABLE UNITS: 24

MAXIMUM ALLOWABLE DENSITY: 4.0 DU/ACRE

ZONING DESIGNATION: RPD

EXISTING ZONING: MU AND AG

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

DEVELOPMENT STIPULATION	ONS CHART	
STANDARD		
ACREAGE	6.617 ACRE	
DENSITY	3.63 DU/ACRE	
MAX BUILDING COVERAGE	45%	
OPEN SPACE PUBLIC, COMMON, OR YARDS	38.5%	
BUILDING HEIGHT MAX.		
ONE STORY	30'-0	
TWO STORY: LOTS 7-10	35'-0	
SETBACKS		
FROM S. PLATTE CANYON RD. ROW	25'-0	
FRONT: FROM WILDER LANE ROW TO RESIDENCE	10'-0	
FROM WILDER LANE ROW TO GARGAE 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	HUMBER AND DIMENSIONS	
PROJECT IDENTIFICATION	TBO	
TENANT IDENTIFICATION (GROUND MOUNTED)	N/A	
TENANT IDENTIFICATION (FASCIA OR WALL)	N/A	
DIRECTIONAL - INFORMATION	N/A	
TEMPORARY	TBO	
WALLS, FENCES, HEDGES (3)	TYPE, MATERIALS, HEIGHT	
NORTH PROPERTY LINE	TOWN WALL, WOOD, ARTIFICIAL WOOD, OR EXISTING CCV WALL	
EAST PROPERTY LINE	LANDSCAPE BUFFER	
SOUTH PROPERTY LINE	WOOD OR ARTIFICIAL WOOD	
WEST PROPERTY LINE	TOWN WALL AND WROUGHT IRON	
EXTERIOR LIGHTING	HEIGHT AND FIXTURE TYPE	
	SEE NARRATIVE	

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

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

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

100 YEAR FLOODPLAIN NOTE:

TOU 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 LEVES FROM 1%

ANNUAL CHANCE FLOOD PER FEDERAL ENERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR

ARAPAHOC COUNTY, COLORADO AND INCORPORATED AREAS PARL 431 OF 725, MAP NO. 08005CO431K WITH

A MAP REVISED DATE OF DECOMBER 17, 2010. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

CONDITIONS:

VICINITY MAP

- THE WILDER LANE PRELIMINARY PLAN ILLUSTRATES A PROPOSED SINGLE FAMILY RESUDENTIAL PLANNING AREA WITH PROPOSED ROADS, SINGLE FAMILY LOTS AND OPEN SPACE AREAS. NO DEVELOPMENT WILL BE ALLOWED OR BUILDING PERMITS ISSUED UNTIL SUBDIVISION PLANS FOR THE PLANNING AREA ARE APPROVED.
- THE TOTAL NUMBER OF UNITS SHALL NOT EXCEED THE MAXIMUM NUMBER INDICATED IN THE LAND USE TABULATION.
- ALLOWABLE ENCROACHMENTS:
 ACHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS,
 WINDOW WELLS, BUILDING CONTLEVERS, CHIMNEYS, BAY
 WINDOWS, SIDING AND COUNTERFORTS SHALL BE ALLOWED TO
 ENCROACH INTO THE SETBACK AREAS AS FOLLOWS:
 A) 10' RESIDENCE FRONT SETBACK:
 D) 20' CARADEE FRO B) 20' GARAGE FRONT SETBACK: 4'
- C) 5' SIDE SETBACK: 3' COX. 1'

 PATIOS AND DECKS MAY EXTEND UP TO 10' INTO THE REAR
 SETBACK, BUT NOT CLOSER THAN 3' FOR THE REAR LOT LINE. AIR HANDLING UNITS MAY EXTEND UP TO 5' INTO THE REAR
- THE STREET SIGNAGE SHALL CONFORM AND BE SIMILAR TO THE TOWN OF COLUMBINE VALLEY STREET SIGNAGE IN TYPE AND PLACEMENT.
- OPEN SPACE TRACTS SHALL BE DEDICATED TO THE WILDER LANE HOMEOWHERS ASSOCIATION BY FINAL PLAT. HOA SHALL MAINTAIN ALL OPEN SPACE AND ALL PRIVATE YARDS.

6. TRASH SHALL BE PICKED UP CURB SIDE.

PROJECT TEAM:

PROPERTY OWNER NEISON REAL ESTATE PROPERTIES, INC. ATIN: H.W. NELSON 6444 E HAMPDEN AVENUE §350 DENVER, COLORADO 80222 P: 303-721-1650 neinc126qwest.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@bradb JAY NEESE P: 303-775-0892 joryranneese@gmail. DONALD R. SLACK P: 303-882-8695 dslack02@gmail.com CIVIL ENGINEER

THE LUND PARTNERSHIP ATTN: JAMIE OVERGAARD 12265 WEST BAYAUD AVENUE, SUITE 130

LAKEWOOD, CO 80228 P: 303-989-1461 F: 303-989-4094 SURVEYOR

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

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

SHEET INDEX:

1 OF 10 COVER SHEET 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

. A (CHOOSE ONE: QUALIFIED TITLE INSURANCE COMPANY, TITLE J/WE.
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 MILDER LANE, LOCATED AT 5000 SOUTH PLATTE CANYON ROAD AND 6051 S. MIDDLEFIED ROAD IN COLUMBINE VALLEY, COLORADO, WHICH PROPERTY DESCRIED 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 PLANKED DEVELOPMENT FROM THE TOWN OF COLUMBINE VALLEY.

2-1-1-1		
JAY	NEESE.	MANAGER

STATE OF COLORADO)
COUNTY OF	SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF __ 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

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 ____

COUNTY CLERK



- LUND

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

DEVELOPER

SCALE: NO SCALE 638-0401 PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237 SHEET 1 OF 10

DATE:

11/17/14

THENCE DEPARTING SAID EAST LINE ALONG SAID LAST DESCRIBED EASTERLY PROLONGATION AND SAID NORTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 8917/10" WEST, A DISTANCE OF 542.26 FEET;
2. NORTH 44/42'04" WEST, A DISTANCE OF 542.26 FEET;
3. NORTH 18/25/48" EAST, A DISTANCE OF 4.83 FEET;
4. SOUTH 8925/04" WEST, A DISTANCE OF 4.27.5 FEET TO THE NORTHWEST CORNER OF SAID THE WILLAGE IN COLUMBINE VALLEY, SAID POINT BEING ON THE EASTERLY RIGHT-0F-WAY OF SOUTH PLATTE CARYON ROAD;
THENCE ALONG SAID EASTERLY RIGHT-0F-WAY, NORTH 21/23/42" EAST, A DISTANCE OF 427.25 FEET TO THE SOUTHWEST CORNER OF PLATTE CARYON SOURCE RECORDED JUNE 1, 1979 AT RECEPTION NO. 1853/76 IN THE OFFICE OF SAID CLERK AND RECORDER. SOUTH 893-64 SEE FEET TO A PLOTT ON THE EASTERLY EXTENSION THEREOF, SOUTH 893-64 SEE PERSON THEREOF, SOUTH 893-64 SEE TO THE NORTHWEST CORNER OF THE NEWADA DITCH;
THENCE ALONG SAID WESTERLY BOUNDARY AND THE APPROXIMATE CONTENUENCE OF THE NEWADA DITCH;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID COUNTRY CLUB WILLAS FINAL PLAT AND THE APPROXIMATE CONTENUENCE OF THE NEWADA DITCH, SOUTH 1670-58 SEAST, A DISTANCE OF 34.26 FEET TO THE NORTHWEST CORNER OF SAID COUNTRY CLUB AT VALLAS FINAL PLAT AND THE APPROXIMATE CONTENUENCE OF THE NEWADA DITCH, SOUTH 1670-58 SEAST, A DISTANCE OF 50.397 FEET;
2) SOUTH 1673-651 WEST, A DISTANCE OF 50.597 FEET;
3) SOUTH 1473-651 WEST, A DISTANCE OF 58.67 FEET TO THE SOUTHWEST CORNER OF SAID COUNTRY CLUB VILLAS FINAL PLAT;
FINAL PLAT;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID COUNTRY CLUB WILLAS FINAL PLAT AND THE EASTERLY PROJECTION THEREOF, NORTH 8913/43" EAST, A DISTANCE OF 513.13 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 6.617 ACRES, (288,233 SQUARE FEET), MORE OR LESS.

STANDARD NOTES:

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

IMPROVEMENTS COMPLETED
THAT NO DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS SHALL BE CERTIFIED FOR OCCUPANCY UNLESS AND
UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS, AS DEFINED WITHIN THE SUBDIMDER IMPROVEMENTS AGREEMENT
FOR THIS PRELIMINARY PLAN ARE IN PLACE AND ACCEPTED BY THE TOWN OF COLUMBINE VALLEY.

EMERGENCY AND SERVICE VEHICLE ACCESS
THE BLERGENCY AND SERVICE VEHICLE ACCESS EASEMENT(S) SHOWN HEREON SHALL BE CONSTRUCTED AND
MAINTAINED BY THE OWNER AND SUBSCOULENT OWNERS, HERS, 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 RECESSARY WORK,
THE COST OF MINICH SAID OWNER, HERS, SUCCESSORS AND ASSIGNS AGREE TO PAY UPON BILLING.

WHEN STORMWATER DRAINAGE EASEMENT(S) ARE REQUIRED, THE FOLLOWING LANGUAGE SHALL APPEAR ON THE FACE OF THE PLAT:

ON THE FACE OF THE PLATE

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, HERS, 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, HERS, SUCCESSOR AND ASSIGNS ASKEE 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 THAIL BE BORNE SOLLET BY THE SAID
PROPERTY OWNER. THE PROPERTY OWNER HEREBY RELEASES, INDEMNITIES AND HOURS HARMLESS THE TOWN OF
COLUMBINE VALLEY FROM ANY AND ALL LUBBILITY RESULTING FROM THE LACK OF ADEQUATE MITMENANCE OF
SAID STORMWATER MANAGEMENT SYSTEM/FACILITIES, NO BUILDINGS, FILLS, EXCAVATIONS, STRUCTURES, FENCES
OR OTHER ALTERATIONS SHALL BE CONSTRUCTURES, NO BUILDINGS, FILLS, EXCAVATIONS, STRUCTURES, FENCES
OR OTHER ALTERATIONS SHALL BE CONSTRUCTURES WITHIN A STORMWATER DRAINAGE EASEMENT(S) WITHOUT THE
EXPRESS WRITTEN CONSENT OF THE TOWN."

SIRCE I MAINTENANCE
IT IS NUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL
NOT BE MANTAINED 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, HERS, 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, THER 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 PERMETER FENCING,
LANDSCAPED AREAS AND SDEWALKS WITHIN THE PUBLIC ROW ADJACENT TO THIS PLANNED DEVELOPMENT.

THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OTHER THAN THE TOWN SHALL BE RESPONSIBLE TO MAINTAIN ALL COMMON OPEN SPACE AND OTHER LANDSCAPED AREAS ASSOCIATED

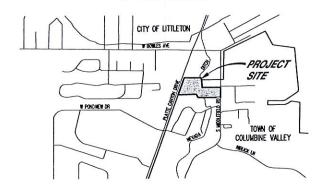
SIGHT TRIANGLE MAINTENANCE/CLEARANCE
CORNER WISON CLEARANCE REQUIREMENT: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER
COSSTRUCTION TO VIEW THAT IS NORE THAN FORTY—TWO NICHES (42") IN HEIGHT SHALL BE ERECTED, PLACED
OR MAINTAINED WITHIN A TRANSCE FORMED BY THE POINT OF INTERSECTION OF LOT LINES ABUTTING A STREET
AND THE POINTS LOCATED ALONG THE LOT LINES THIRTY FEET (30") FROM THE POINT OF INTERSECTION.

DRIVES, PARKING AREA AND UTILITY EASEMENTS MAINTENANCE
 THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OTHER THAN THE TOWN OF COLUMBINE VALLEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (I.E., CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.).

FINAL PLAT CROSS-REFERENCE

WILDER LANE

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



LAND USE TABULATION:

LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL

MAXIMUM ALLOWABLE UNITS: 24

MAXIMUM ALLOWABLE DENSITY: 4.0 DU/ACRE

ZONING DESIGNATION: RPD

EXISTING ZONING: MU AND AG

AREA	TABULAT	ION
USE	AREA	X OF TOTAL
RIGHT OF WAY	1.155 ACRE	17.43%
OPEN SPACE/TRACTS	0.953 ACRE	14.55%
LOTTED AREA	4.500 ACRE	68.00%
TOTAL	6.617 ACRE	100.00%

DEVELOPMENT STIPULATION	INS CHART
STANDARD	
ACREAGE	6.617 ACRE
DENSITY	3.63 DU/ACRE
MAX BUILDING COVERAGE	45%
OPEN SPACE PUBLIC, COMMON, OR YARDS	38.5%
BUILDING HEIGHT MAX.	
ONE STORY	30'-0
TWO STORY: LOTS 7-10	35'-0
SETBACKS	
FROM S. PLATTE CANYON RD. ROW	25'-0
FRONT: FROM WILDER LANE ROW TO RESIDENCE	10'-0
FROM WILDER LANE ROW TO GARGAE FACING STREET	20'-0
SDE:	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	TBO
TENANT IDENTIFICATION (GROUND MOUNTED)	N/A
TENANT IDENTIFICATION (FASCIA OR WALL)	N/A
DIRECTIONAL - INFORMATION	N/A
TEMPORARY	TBO
WALLS, FENCES, HEDGES (3)	TYPE, MATERIALS, HEIGHT
HORTH PROPERTY LINE	TOWN WALL, WOOD, ARTIFICIAL WOOD, OR EXISTING CCV WALL
EAST PROPERTY LINE	LANDSCAPE BUFFER
SOUTH PROPERTY LINE	WOOD OR ARTIFICIAL WOOD
WEST PROPERTY LINE	TOWN WALL AND WROUGHT IRON
EXTERIOR LIGHTING	HEIGHT AND FIXTURE TYPE
	SEE NARRATIVE

(TBD) TO BE DETERMINED

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

BUILDING PERMITS / CERTIFICATES OF OCCUPANCY
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT NO BUILDING PERMITS OR CERTIFICATES OF
OCCUPANCY (CO'S) WILL BE APPROVED OR ISSUED UNIT. 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:

100 YEAR FLOODPLAIN NOTE:
THE SURVEYED PARCEL SHOWN HEREIN LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD AREAS, AREAS OF
0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD MTH AVERAGE DEPTHS OF LESS THAN
1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SOURCE MILE; AND AREAS PROTECTED BY LEVERS FROM 1%
ANNUAL CHANCE FLOOD PER FEDERAL ENERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR
ARAPHAGE 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 DEPICIED
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

CONDITIONS:

VICINITY MAP

- THE MILDER LANE PRELIMINARY PLAN ILLUSTRATES A PROPOSED SINGLE FAMILY RESIDENTIAL PLANNING AREA WITH PROPOSED ROADS, SINGLE FAMILY 10TS AND OPEN SPACE AREAS, NO DEVELOPMENT WILL BE ALLOWED OR BUILDING PERMITS ISSUED UNTIL SUBDIVISION PLANS FOR THE PLANNING AREA ARE APPROVED.
- THE TOTAL NUMBER OF UNITS SHALL NOT EXCEED THE MAXIMUM NUMBER INDICATED IN THE LAND USE TABULATION.
- 3. ALLOWABLE ENCROACHMENTS:
 ACHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS,
 WINDOW WELLS, BUILDING CANTILEVERS, CHIMNEYS, BAY
 WINDOW, SIDING AND COUNTERFORTS SHALL BE ALLOWED TO
 ENCROACH INTO THE STEMACK AREAS AS FOLLOWS:

 1) O'RESPECTOR FRONT SETBACK: 0'

 1) 20' GARAGE FRONT SETBACK: 4'
- D) 10' OR 15' REAR SETBACK: 4'
 PATIOS AND DECKS MAY EXTEND UP TO 10' INTO THE REAR
 SETBACK, BUT NOT CLOSER THAN 3' FOR THE REAR LOT LINE. AIR HANDLING UNITS MAY EXTEND UP TO 5' INTO THE REAR
- 4. THE STREET SIGNAGE SHALL CONFORM AND BE SIMILAR TO THE TOWN OF COLUMBINE VALLEY STREET SIGNAGE IN TYPE AND PLACEMENT.
- OPEN SPACE TRACTS SHALL BE DEDICATED TO THE WILDER LANE HOMEOWNERS ASSOCIATION BY FINAL PLAT. HOA SHALL MAINTAIN ALL OPEN SPACE AND ALL PRIVATE YARDS.
- 6. TRASH SHALL BE PICKED UP CURB SIDE.

PROPERTY OWNER PROPERTY OWNER

NEISON REAL ESTATE PROPERTIES, INC.

ATTN: H.W. NELSON
6444 E HAMPDEN AVENUE #350

DENVER, COLORADO 80222
P: 303-721-1850

PROJECT TEAM:

PROPERTY OWNER/APPLICANT/DEVELOPER

PROPERTY OWNER/ APPLICANT/L PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237 TOM BRADBURY P. 303-708-1105 tom.bradburydompdurycompanies.com JAY NESS P. 303-775-0892 braganess-Soundil.com joryranneese@gmail. DONALD R. SLACK P: 303-882-8695

dslack02@amoil.com

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

SURVEYOR

AZTEC CONSULTANTS
ATTN: DAN DAVIS
BOOD SOUTH LINCOLN STREET #201 LITTLETON, CO 80122
P: 303-713-1898

LANDSCAPE ARCHITECT

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

ARCHITECT

STUDIO GUNN
ATTN: BRYAN GUNN
3773 CHERRY CREEK NORTH DRIVE #575
DENVER, CO 80209
P: 303—388—5044

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

SAGE DESIGN GROUP

1500 South Pearl Street, Ste.20
Landscare Arthitecture Denver, Colorado 80210
Sed Cause indisecture 303.470.2855 (p) 303.470.2894 (

LUND

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 BESOURCHED 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

STATEMENT OF OWNERSHIP AND CONTINES.

BE IT INDIGNM THAT PLATTE CANYON PARTINERS, LLC ARE THE OWNERS OR OPTION HOLDERS OF THE PROPERTY KNOWN AS THE WILDER LANE, LCCATED AT 6000 SOUTH PLATTE CANYON ROAD AND 6501 S. MIDDLEFILD 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 LECAL RIGHT AND AUTHORITY TO REQUEST APPROVAL OF THIS PLANNED DEVELOPMENT FROM THE TOWN OF COLUMBINE VALLEY.

STATE OF COLORADO COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ______
BY JAY NEESE, AS WANAGER, 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

DEVELOPER

12265 W. Bayaud Avenue, Suite 13 Lakewood, Colorado 80228 P:303.989.1461 F: 303.989.4094

CIVIL ENGINEERING & SURVEYING

PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET \$205 DENVER, CO 80237

SHEET 1 OF 10 WILDER LANE / FINAL PLAN

DATE:

SCALE:

JOB NO .

11/17/14

NO SCALE

638-0401

DEVELOPMENT NOTES:

ARCHITECTURE:
MIDER 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 COMPUNENT 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 EPOM MEMBRANE OR SIMILAR. ROOF MATERIALS ON FLAT ROOFS SHALL BE EPOM MEMBRANE OR SIMILAR. COLORS: 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 BETWEN EACH LOT. FOR PRIVACY PURPOSES, PATIOS MAY JASO BE SCREENED WITH FENCING TO MATCH THE PERIMETER, LANDSCAPING, OR BOTH. PERIMETER FENCING WILL BE INSTALLE BY THE DEVELOPER OF THE SUBDIVISION; INTERNAL LOT FENCING BY THE HOMEBUILDER ON A LOT-BY-LOT BASIS.

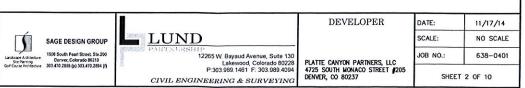
LANDSCAPING WILL ATTEMPT TO UNIFY EACH HOUSE DESIGN INTO A VISUAL WHOLE WITH EACH HOUSE SELECTING MATERIALS FROM AN APPROVED PLANT MATERIALS LIST.

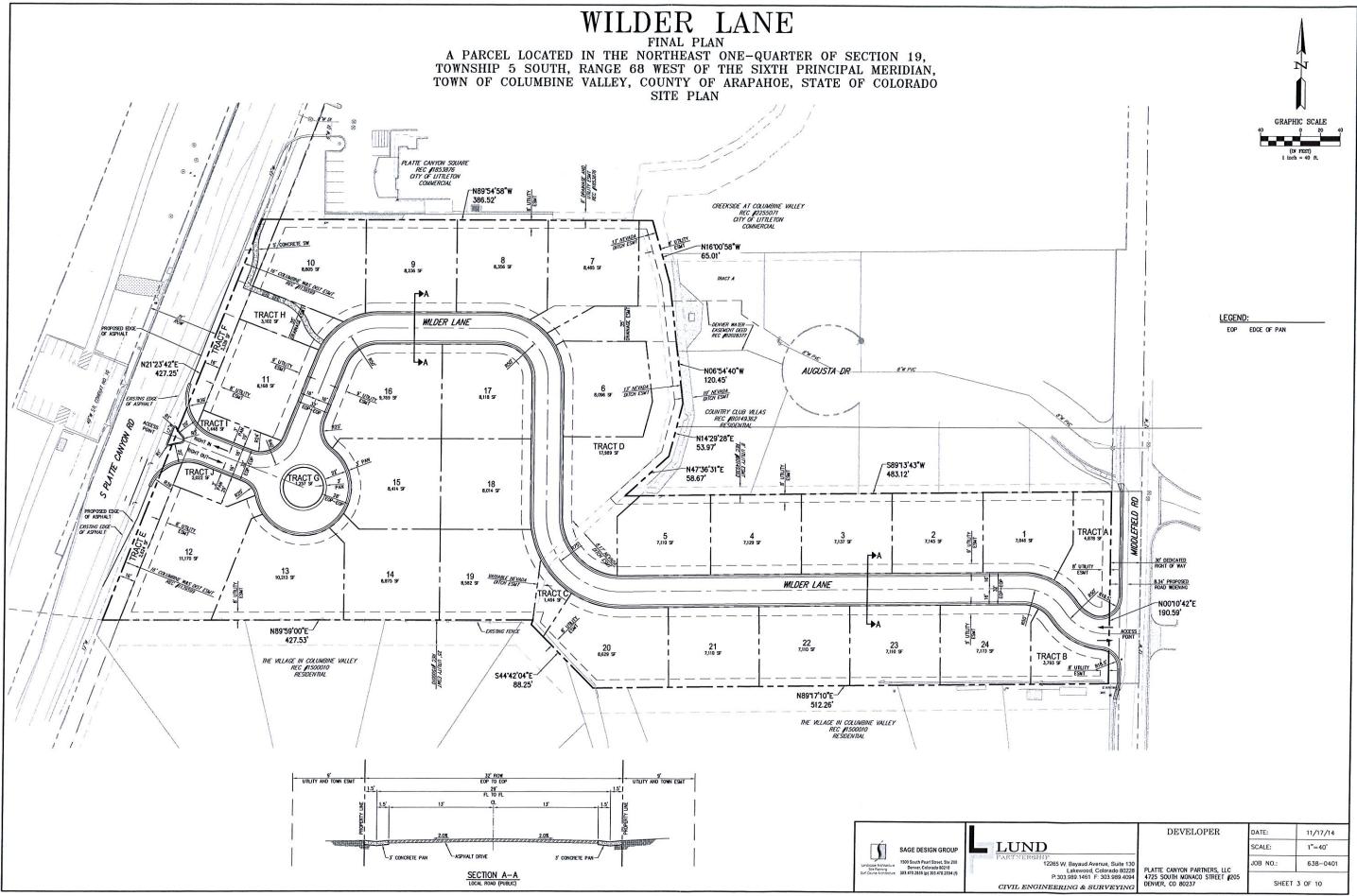
all design will be overseen and approved by an architectural control committee to ensure that the design goals are met for each house and the community at large.

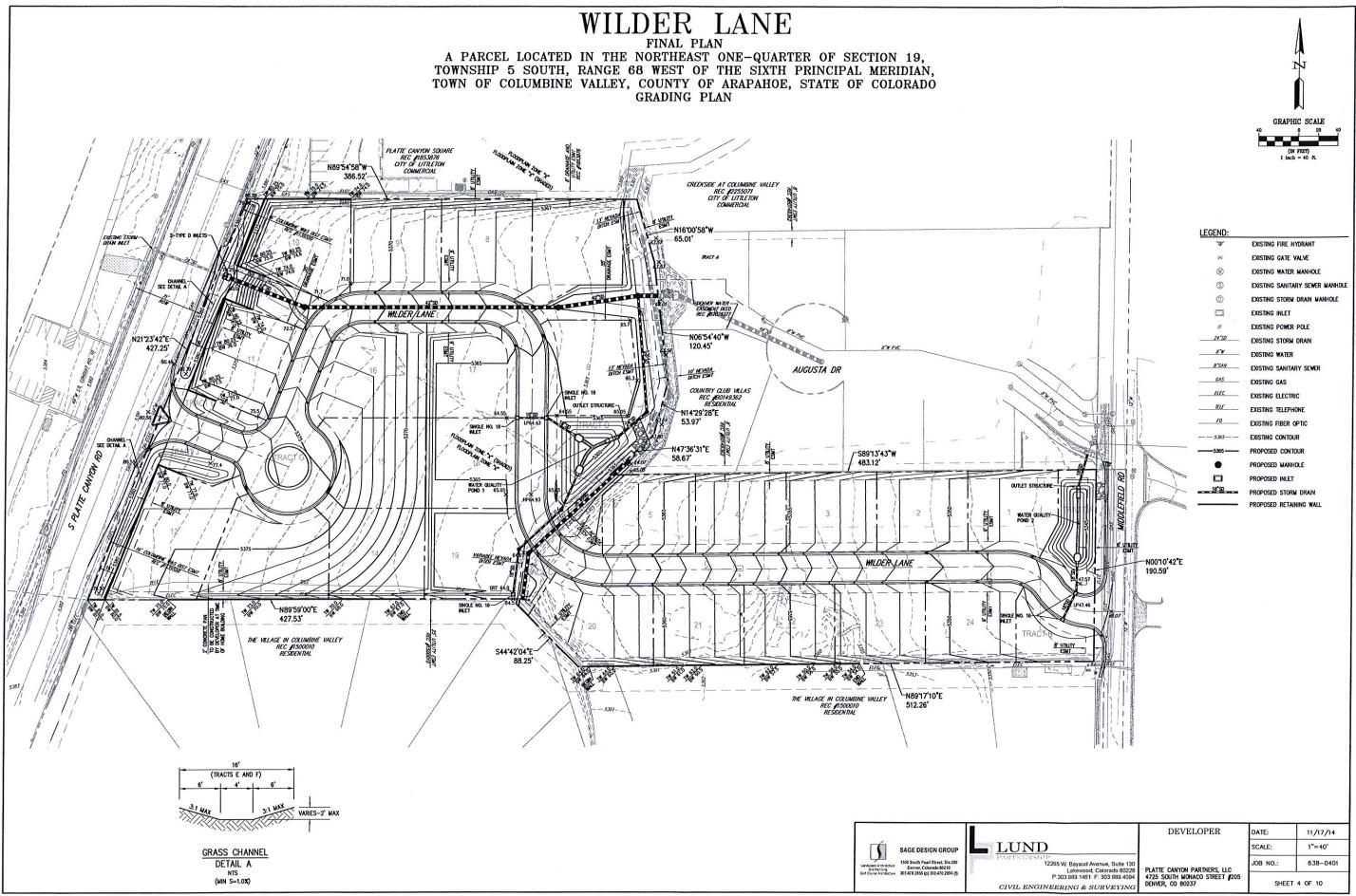
STE LIGHTING WILL BE ALLOWED INTEGRAL TO BOTH THE LANDSCAPING AND THE HOME DESIGN AS APPROPRIATE AND WILL INCLUDE A PEDESTAL TYPE LIGHT AT EACH HOME FRONTAGE TO DEFINE THE STREET EDGE AT NIGHT.

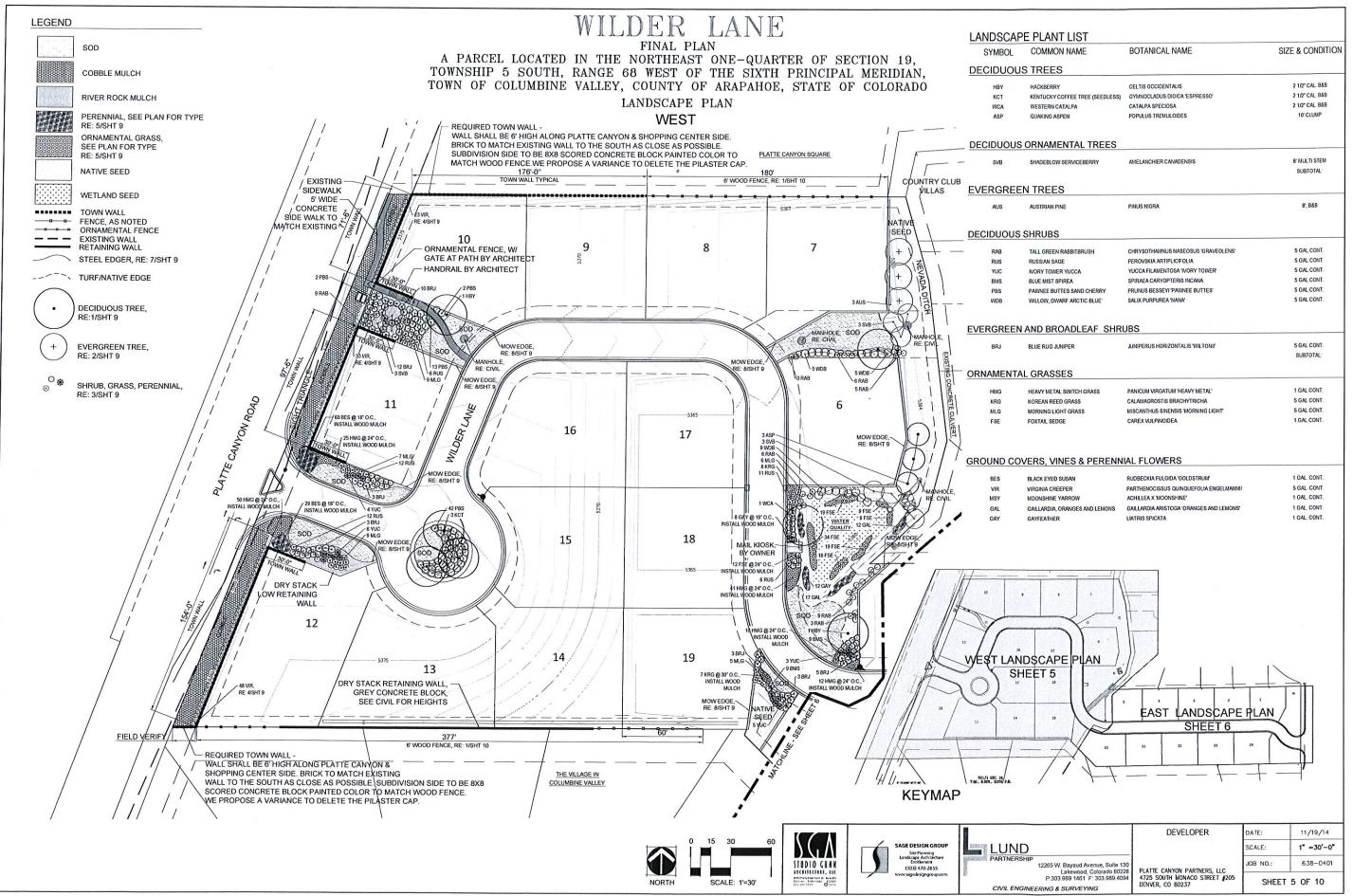
ACCESS/ROADS: WILDER LANES PRIMARY ENTRANCE AND FRONT DOOR'IS ITS ACCESS ON MIDDLEFIELD ROAD ACROSS FROM THE NORTH CURBOUT INTO THE TOWN HALL PARKING LOT. THE PROPOSED NAME FOR THAT STREET IS WILDER LANE.

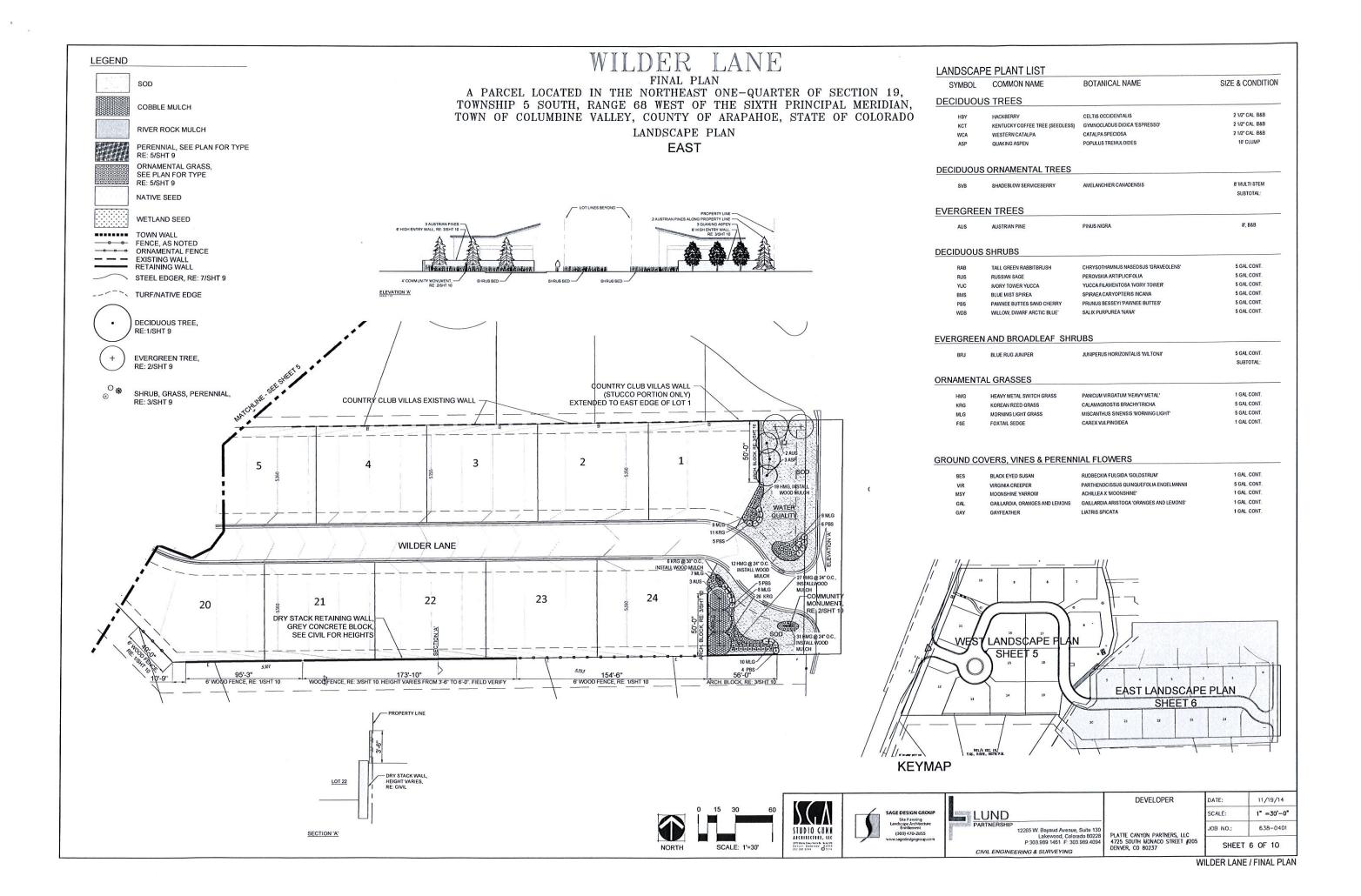
A SECONDARY ACCESS IS LOCATED ON PLATTE CANYON AND RESTRICTED TO RICHT-IN/RIGHT-OUT MOVEMENTS ONLY. THE ROW WIDTH IS 32 BACK OF PAN TO BACK OF PAN CONSISTENT WITH OTHER STREETS WITHIN THE TOWN. TO ACHIEVE A ROADWAY COMPARABLE TO A 50' ROW, A 9' EASEMENT HAS BEEN PROVIDED ON BOTH SDESS OF THE STREET FOR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











SYMBOL	PE PLANT LIST COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
DECIDUOU	S TREES		
HBY	HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B
кст	KENTUCKY COFFEE TREE (SEEDLES		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	i	
SVB	SHADEBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	8' MULTI STEM SUBTOTAL:
VERGREE	N TREES		
AUS	AUSTRIAN PINE	PINUS NIGRA	8', B&B
ECIDUOUS	SHRUBS		
RAB	TALL GREEN RABBITBRUSH	CHRYSOTHAMNUS NASEOSUS 'GRAVEOLENS'	5 GAL CONT.
RUS	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	5 GAL CONT.
YUC BMS	IVORY TOWER YUCCA BLUE MIST SPIREA	YUCCA FILAMENTOSA 'IVORY TOWER'	5 GAL CONT.
PBS	PAWNEE BUTTES SAND CHERRY	SPIRAEA CARYOPTERIS INCANA PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL CONT. 5 GAL CONT.
WDB	WILLOW, DWARF ARCTIC BLUE	SALIX PURPUREA 'NANA'	5 GAL CONT.
VERGREEN	AND BROADLEAF SH	RUBS	
BRJ	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS WILTONII	5 GAL CONT.
D			SUBTOTAL:
	L GRASSES		
HMG	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	1 GAL CONT.
KRG MLG	KOREAN REED GRASS MORNING LIGHT GRASS	CALAMAGROSTIS BRACHYTRICHA	5 GAL CONT.
FSE	FOXTAIL SEDGE	MISCANTHUS SINENSIS 'MORNING LIGHT' CAREX VULPINOIDEA	5 GAL CONT. 1 GAL CONT.
ROUND CO	/ERS, VINES & PEREN	NIAL 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	GAILLARDIA, ORANGES AND LEMONS	GAILLARDIA ARISTOGA 'ORANGES AND LEMONS'	1 GAL. CONT.
OD AND NA	ATIVE SEED		
SOD * All sod areas to be fully gated with an automatic irrigation system)	100% IMPROVED BLUEGRASS SOD BY GREEN VALLEY TURF COMPANY - THERMAL BLUE BLEND, LOCATE PER PLANS.		INSTALL PER MANUFACTURES INSTRUCTIONS
NATIVE SEED OW-GROWTH DRILL	LOW GROW GRASS MIX BY ARKANSAS VALLEY SEED.	SPECIES % MIX IBS/AC EPHRAMIM CRESTED WHEATGRASS 30 12	CONTRACTOR SHALL APPLY NATIVE SEED AND STRAW MULCH
SEEDING MIX	LOCATE PER PLANS.	SHEEP FESCUE	BY MECHANICAL DRILLING. SEED AREAS TO HAVE 100% ESTABLISHMENT PER MANUFACTURER'S RECOMMENDED RATES. ALL SEED AREAS THAT HAVE NOT BEEN ESTABLISHED AFTER ONE GROWING SEASON WILL BE REQUIRED TO RE-SEED AREAS
WETLAND SEED MIX	BROADCAST RATE IS 30 LBS/ACRE. LOCATE PER PLANS.	SPECIES IBS/IAN	FOR 100% ESTABLISHMENT. CONTRACTOR SHALL APPLY NATIVE SEED AND STRAW MULCH BY MECHANICAL DRILLING PER DOUGLAS COUNTY GESC PLAN.
		CREEPING SPIKERUSH	GROWING SEASON WILL BE REQUIRED TO RE-SEED AREAS
			FOR 100% ESTABLISHMENT
IULCH			FOR 100% ESTABLISHMENT

WASHINGTON CEDAR

("GORILLA HAIR") BY PIONEER SAND COMPANY - 303-791-3535

FABRIC, LOCATE PER PLANS

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

GENERAL LANDSCAPE NOTES:

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

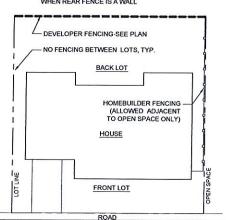
ISCELLANEOUS NOTES:

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

4" IN DEPTH

TYPICAL LOT FENCING RESPONSIBILITY

NOTE: HOMEBUILDER FENCING TO MATCH REAR FENCING EXCEPT WHEN REAR FENCE IS A WALL



PLANTING NOTES:

Minimum Plant size Requirements and Soil Preparation:

- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE
 RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS ALL EVERGREEN TREES SHALL BE UNSHEARED AND FULL TO THE GROUND PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI 760 1
- 2. ALL TREES TO BE STAKED OR GUYED PER DECIDIOUS TREE AND EVERGREEN TREE DETAILS.
 3. ALL TREE LOCATIONS ARE TO BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE
- PRIOR TO INSTALLATION... CONTRACTOR TO BID SOIL AMENDMENTS AT 5 CUBIC YARDS OF A-1 COMPOST AND TILLED TO A DEPTH OF 6" FOR EVERY 1,000 S.F. OF LANDSCAPE AREA (SHRUB BEDS, NATIVE SEED AND SOD
- AREAS). FINAL AMOUNTS OF AMENDMENTS SHALL BE DETERMINED BY TOPSOIL ANALYSIS REPORT IF AMOUNTS REQUIRED ARE GREATER THEN THE 5 CUBIC YARDS PER 1000 S.E. A CHANGE ORDER WILL BE INITIATED. IF AMOUNTS REQUIRED ARE LESS THEN THE 5 CUBIC YARDS PER 1000 S.F. A CREDIT SHALL BE GIVEN BACK TO THE OWNER.
- 5 CONTRACTOR SHALL OBTAIN A LABORATORY SOIL ANALYSIS REPORT (EXISTING ONSITE SOIL) TO PROVIDE ANALYSIS OF EXISTING SITE SOIL FERTILITY AND RECOMMENDATIONS FOR SOIL

 AMENDMENTS, FERTILIZER PRODUCTS AND APPLICATION RATES FOR SHRUB BED AND SOD AREAS. SOIL SAMPLES SHALL BE TAKEN TO A DEPTH OF NOT LESS THEN 6 INCHES AND AN AGGREGATE OF AT LEAST THREE SAMPLES PER PLANTING AREA TYPE (SHRUB BEDS AND SOD), MIXED TOGETHER TO CONSTITUTE ONE SAMPLE. ONE SAMPLE FOR SHRUB BED AND SOD AREAS SHALL BE SUBMITTED IN A SEPARATE BAGS AND MARKED WITH PLANTING AREA TYPE (SHRUB BED AND SOD) SUBMIT SAMPLES TO A SOILS LABORATORY FOR ANALYSIS (COLORADO ANALOGICAL LABORATORIES (COMPLETE NUTRIENT TEST), 303 - 659 - 2313). CONTRACTOR SHALL SUBMIT SOILS ANALYSIS REPORT(S) AND RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVA BEFORE ANY AMENDMENTS ARE ORDERED, DELIVERED TO SITE OR ANY WORK TAKES PLACE EACH SOIL ANALYSIS REPORT SHALL LIST TYPE (SHRUB BED AND SOD SAMPLE) CLEARLY. ALL LABORATORY TESTING SHALL BE BORN BY THE CONTRACTOR, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE IF MORE INFORMATION IS REQUIRED FOR SOIL TESTING.

 6. BACKFILL MATERIAL FOR ALL TREES AND SHRUBS CONSIST OF THE FOLLOWING MIXTURE
- A. TWO (2) PARTS AMENDMENTED TOPSOIL (BASED ON SOILS ANALYSIS REPORT B ONE (1) PART ORGANIC SOIL AMENDMENT

MATERIALS TO BE THOROUGHLY BLENDED AND MIXED IN BULK PRIOR TO BACKFILLING BACKFILLING MIX TO BE MIXED TO HOMOGENEOUS CONDITION IN SPECIFIC AREA AWAY FROM PLANT EXCAVATIONS

- PRIOR TO PLANTING ANY TREES ON SITE, THE LANDSCAPE CONTRACTOR SHALL PERFORM A SOIL PERCOLATION TEST TO DETERMINE IF THERE ARE ANY DRAINAGE PROBLEMS. THE LANDSCAPE CONTRACTOR IS REQUIRED TO DIG ONE HOLE (A MINIMUM OF ONE LOCATION). THE HOLE SHALL BE EQUAL IN SIZE TO THE LARGEST TREE PLANTING PIT REQUIRED FOR PARTICULAR LOCATION.

 ADDITIONAL LOCATIONS WILL BE REQUIRED IF VARIOUS SOIL TYPES ARE FOUND AROUND THE SITE AND/OR IF THE OWNERS'S REPRESENTATIVE FINDS IT NECESSARY. THE LANDSCAPE CONTRACTOR SHALL VERIFY PERCOLATION TEST PIT LOCATIONS WITH OWNER'S REPRESENTATIVE AND FILL EACH HOLE WITH WATER AND MONITOR HOW MUCH WATER IS REMAINING IN THE HOLE AFTER 24 HOURS, MAKE A WRITTEN REPORT TO THE OWNER REPRESENTATIVE, IF IT IS DETERMINED THA SOIL DRAINAGE IS A PROBLEM A RESOLUTION WILL BE WORKED OUT BY THE OWNER AND IF NECESSARY A CHANGE ORDER WILL BE INITIATED. CONTRACTOR TO CONTACT A CERTIFIED ARBORIST FOR POSSIBLE SOLUTIONS IF THERE ARE SOIL DRAINAGE ISSUES, ALL TREES, SHRUBS PERENNIALS, NATIVE SEED AND SOD AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 1-YEAR PERIOD AFTER INITIAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- 8. FERTILIZER FOR PLANT BACKFILL SHALL BE DETERMINED BY SOILS REPORT AND SHALL BE
- APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

 9. ALL TREES TO BE PLANTED A MINIMUM OF (3) THREE FEET FROM ALL EDGER

Fine Grading and Drainage:

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

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

Weed Barrier and Shrub Bed Mulch:

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

Irrigation System:

- COORDINATE IRRIGATION INSTALLATION WITH PROPOSED TREE LOCATIONS TO ENSURE
- PROPER FINAL PLACEMENT OF TREES CONTRACTOR TO LOCATE AND INSTALL IRRIGATION MATERIALS AWAY FROM ALL
- 3. LANDSCAPE CONTRACTOR TO INSTALL IRRIGATION SYSTEM PER PLANS

PLANTING NOTES (CONTINUED):

SOILS REPORT NOTE

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

MAINTENANCE SCHEDULE

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

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

MAINTENANCE SPECIFICATIONS

PART 1 - GENERAL

A. WEEDING

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

12 NATIVE TYPE GRASS AREA MAINTENANCE

- 1. CONSTRACTOR SHALL SCHEDULE MOWING WITH OWNER'S REPRESENTATIVE AT THE TIME OF INITIAL ACCEPTANCE. MOWING WILL INCLUDE STRING TRIMMING AROUND FENCE POSTS, UNDER FENCE RAILS, AND AREAS TOO WET FOR MOWERS TO ENTER WITHOUT RISK OF CAUSING RUTTING.
- 2. ANY IRRIGATION DAMAGES OBSERVED OR CAUSED FROM MOWING SHOULD BE IDENTIFIED WITH MARKER FLAGS IMMEDIATELY, FLAGGING SHALL REMAIN IN PLACE UNTIL CORRECTIVE ACTIONS HAVE BEEN PERFORMED
- 3. WHEN AREAS ARE TOO WET TO MOW WITH OUT DAMAGE AND THIS IS CAUSED BY IRRIGATION FROM A RESIDENTIAL LOT
- THE CONTRACTOR SHALL TIE FLAGGING TAPE TO THE FENCE RAIL OF THE LOT(S) IMPACTING DRAINAGE. 4. THE OWNER WILL SELECT AREAS TO BE MOWED FOR CONTROL OF ANNUAL GRASSES AND WEEDS. A DIAGRAM OF AREAS TO BE MOWED WILL BE PROVIDED BY THE OWNER. THE COST FOR MOWING WILL BE BASED ON UNIT COSTS SUPPLIED
- WITH THE BID DOCUMENTS. 5. REQUESTS BY THE OWNER FOR MOWING SHALL BE COMPLETED WITHIN 10 CALENDAR DAYS OF THE REQUEST, UNLESS ALTERNATE AGREEMENTS ARE REACHED OR AS WEATHER ALLOWS.
- 6. THE CONTRACTOR SHALL EXPECT TO PERFORM A SIGNIFICANT AMOUNT OF MOWING DURING THE SECOND WEEK OF MAY.
- 7. DRAINAGE SWALES WILL ONLY BE MOWED WHEN DIRECTED BY THE OWNER'S REPRESENTATIVE.

R WEED CONTROL

- 1. WHERE SPECIFIED BY THE OWNER, A COMPLETE BROADLEAF HERBICIDE TREATMENT SHALL BE APPLIED DURING THE
- 2. THROUGH OUT THE GROWING SEASON WEED CONTROL OF NATIVE AREAS SHALL BE PERFORMED USING A SPOT
- 3. HERBICIDE SHALL BE APPLIED BY A LICENSED APPLICATOR OR UNDER THE DIRECT SUPERVISION OF A LICENSED APPLICATOR. ANY COLLATERAL DAMAGE AS A RESULT OF SPRAYING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 4. DO NOT SPRAY IN WINDY WEATHER. USE EXTRA CAUTION IN APPLICATION OF CHEMICALS TO PREVENT OVERSPRAY
- 5. THE CONTRACTOR SHALL USE CHAPARRAL ** BRAND HERBICIDE (MANUFACTURED BY DOW AGROSCIENCE, LLC) FOR TREATMENT IN NATIVE AREAS, APPLY AND MIX IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT SPECIFICATIONS. 6. CHEMICAL TREATMENT OF WEEDS WITHIN FOUR FEET OF FENCE LINES, OCCUPIED RESIDENTIAL LOTS, OR PLANTING
- BEDS SHALL BE PERFORMED USING A HAND SPRAYER OR BACK PACK SPRAYER TO MINIMIZE THE RISK OF OVERSPRAY

C. OVERSEEDING AND RE-SEEDING

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

REMOVE NOXIOUS WEEDS, AS DEFINED BY THE STATE OF COLORADO AND DOUGLAS COUNTY, FROM THE AREA WITHIN FIVE FEET OF THE PERIMETERS OF THE LANDSCAPED AREAS BY SPRAYING WITH AN APPROVED BROADLEAF HERBICIDE BY MAY 5TH AND OCTOBER 1 WITH SPOT APPLICATION AS REQUIRED. COST FOR SPOT APPLICATIONS, SHALL BE DONE ON A TIME AND MATERIAL BASIS PER THE CONTRACT DOCUMENTS







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DENVER, CO 80237

PLATTE CANYON PARTNERS, LLC

DEVELOPER

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

SEEDING

PART 1 - GENERAL

11 SUMMARY

- A THE CONTRACTOR SHALL SUPPLY ALL MATERIAL AND LABOR NECESSARY FOR SEEDING OF IRRIGATED SEED MX. DRYLAND GRASSES, NON-IRRIGATED SEED MX. AND WETLAND SEEDING, IN AREAS SHOWN ON PLANS.
- B THE CONTRACTOR WILL BE EXPECTED TO PRODUCE A LUSH STAND OF GRASSES BY THE END OF THE SECOND FULL GROWING SEASON

12 REFERENCES

- A REFERENCE STANDARDS. COMPLY WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER FEDERAL SEED ACT AND BE EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED
- B. REFER TO GENERAL LANDSCAPE SECTION
- C REFER TO LANDSCAPE MAINTENANCE SECTION
- D. REFER TO FINE GRADING AND SOIL PREPARATION SECTION 13 SYSTEM DESCRIPTION

A PERFORMANCE REQUIREMENTS

1. IRRIGATED SEED AREAS

1 RRIGATED SEED AREAS WITH IN THE LIMITS OF WORK THAT ARE RECENTLY PLANTED AND IRRIGATED. CONTRACTOR SHOULD MONITOR THESE AREAS ON A REGULAR BASIS FOR THE PRESENCE OF WEEDS, AREAS WILL REQUIRE INDIVIDUAL ATTENTION AND SEPARATE MAINTENANCE SCHEDULES, THUST THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND SUSTAINING A WEED FREE, LUSH STAND OF SPECIFED GRASSES. CHEMICAL, WECHANICAL, OR MANUAL METHODS SHOULD BE IMPLEMENTED TO PREVENT THE SPREAD OF WEEDS MOWING IS THE PREFERRED METHOD TO HELP ESTABLISH NEWLY SEEDED AREAS. CONTRACTOR WILL BE EXPECTED TO RE-SEED OR OVER-SEED AREAS AS BARE SPOTS SPOYLED. FARS SPOTS SHOULD NOT EXCEED 8 INCHES SOUARE BY THE END OF THE FIRST FULL GROWING SEASON.

2 NON-IRRIGATED SEEDED AREAS

I MONIFIRICATED SEEDED AREAS

THIS INCLUDES ALL AREAS WITHIN THE LIMITS OF WORK THAT ARE RECENTLY SEEDED AND DO NOT
RECENE SUPPLEMENTAL WATERING. CONTRACTOR SHOULD MONITOR THESE AREAS ON A
RECULAR BASIS FOR THE PRESENCE OF WEEDS. THESE AREAS WILL RECULAN INFOUNDULAL
ATTENTION AND DISTINCT MAINTENANCE SCHEDULES. CHEWICAL, MECHANICAL, OR MANIAL
METHODS SHOULD BE IMPLEMENTED TO PREVENT THE SPREAD OF WEEDS MOWNIS THE
PREFERRED METHOD TO HELP ESTABLISH NEWLY SEEDED AREAS. CONTRACTOR WILL BE
EXPECTED TO BE-SEED OR OVER SEED AREAS AS BARE SPOTS SEVILED. BE ASPOTS SHOULD
NOT EXCEED 12 INCHES SQUARE BY THE END OF THE FIRST FULL GROWING SEASON.

14 SUBMITTALS

REFER TO SUBMITTALS IN GENERAL LANDSCAPE SECTION

1.5 PROJECT/SITE CONDITIONS

A EXISTING CONDITIONS

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

B ENVIRONMENTAL CONDITIONS

DO NOT DRILL OR SOW SEED DURING WINDY WEATHER OR WHEN GROUND IS FROZEN OR OTHERWISE

16 WARRANTY

AT COMPLETION OF WORK, FURNISH WRITTEN WARRANTY TO OWNER BASED UPON REQUIREMENTS AS

1.7 MAINTENANCE

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

PART 2 - PRODUCTS

21 MATERIALS

A SEED MIX

REFER TO PLANS FOR SEED MIXTURE

B SEEDING RATE

REFER TO PLANS FOR DRILLED SEED. SEEDING RATE

C. FERTILIZER BIOSOL ALL-PURPOSE NATURAL ORGANIC FERTILIZER 6-1-3 MIXTURE: WWW.BIOSOLUSA.COM

D HYDROMULCH STERILIZED, WOOD FIBER MADE FROM MECHANICALLY DEFIBRATED WHOLE WOOD CHIPS, COLORED GREEN WITH A NON-TOXIC DYE. CELLULOSE OR PAPER MULCHES WILL NOT BE ACCEPT

E. TACKIFIER - NON-TOXIC, ORGANIC, STARCH BASED, TACKIFIER AGENT. APPROVED MANUFACTURERS ARE AS FOLLOWS

1 RANTEC - "SUPERTAC" OR "R-TACK" PRODUCTS WWW PANTECCORP COM

2 CHEMSTAR - "STAR TAK 600" PRODUCT; WWW.CHEMSTAR.COM

22 SOURCE QUALITY CONTROL

A INSPECTION

- PRIMARILY FOR QUALITY; HOWEVER, OTHER REQUIREMENTS ARE NOT WAIVED EVEN THOUGH VISUAL INSPECTION RESULTS IN ACCEPTANCE.
- 2 INSPECTION WILL BE MADE PERIODICALLY DURING SEEDING, AT COMPLETION AND AT END OF WARRANTY PERIOD BY OWNER'S REPRESENTATIVE
- 3. SEED MATERIAL IS SUBJECT TO INSPECTION AND ACCEPTANCE. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO ACCEPTANCE, ANY WORK AND SEED WHICH IN OWNER'S REPRESENTATIVE'S OPINION FAILS TO MEET SPECIFICATION

B TESTING REQUIREMENTS

1. SEED AND SEED LABELS SHALL CONFORM TO CURRENT STATE AND FEDERAL REGULATIONS AND BE SUBJECT TO TESTING PROVISIONS OF THE ASSOCIATION OF OFFICIAL SEED ANALYSIS

2 THE OWNER'S REPRESENTATIVE MAY REQUIRE TESTS OF SEED VERIFICATION AT THE CONTRACTOR'S EXPENSE.

PART 3 - EXECUTION

31 EXAMINATION

- A. VERIFY THAT EXISTING SITE CONDITIONS ARE AS SPECIFIED AND INDICATED BEFORE BEGINNING WORK UNDER THIS SECTION. B LAYOUT
- VERIFY LAYOUT OF SEEDING AREAS AS INDICATED PRIOR TO STARTING SEEDING OPERATIONS.

C GRADES

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

D UNSATISFACTORY CONDITIONS

REPORT IN WRITING TO GENERAL CONTRACTOR WITH A COPY TO THE OWNER'S REPRESENTATIVE

BEGINNING OF INSTALLATION MEANS ACCEPTANCE OF EXISTING CONDITIONS BY THIS CONTRACTOR

WILDER LANE

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

PART 3 - EXECUTION CONTINUED

A PROTECTION

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

B EROSION CONTROL

TAKE MEASURES AND FURNISH EQUIPMENT AND LABOR NECESSARY TO CONTROL AND PREVENT SOIL EROSION, BLOWNIG SOIL AND ACCUMULATION OF WIND-DEPOSITED MATERIALS ON THE SITE THROUGHOUT THE DUDATION OF WORK.

C SEEDING AREAS

REMOVE WEEDS, DEBRIS AND ROCKS LARGER THAN 1/2" WHICH MAY BINDER SEEDING OR SUBSEQUENT OPERATIONS. DISPOSE OF ACCUMULATED DEBRIS AT DIRECTION OF OWNER'S REPRESENTATIVE D FINE GRADING PERFORM AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE PREVENT PONDING AND DIRECT RUN. DEF

NTO CATCH BASINS, DRAINAGE STRUCTURES, ETC. AND AS REQUIRED TO PROVIDE SMOOTH WELL-CONTOURED SURFACE PRIOR TO PROCEEDING. TO FRANCE: + 0.2 FOOT

- E SOIL PREPARATION 1 SOIL PREPARATION IN ALL NATIVE SEED AREAS IS CRITICAL TO THE SUCCESS AND ESTABLISHMENT OF THE PLANT MATERIAL. CONTRACTOR IS TO ENSURE THAT ALL AREAS RECEI ADEQUATE SOIL PREPARATION.
- 2 IF THE AREA TO BE DEVELOPED IS INFESTED WITH NOXIOUS OR INVASIVE WEEDS, A CHEMICAL APPLICATION WILL BE REQUIRED, AT A RATE RECOMMENDED ON THE CHEMICAL'S PRODUCT LABEL.

33 SEEDING

- A DRILL OR PLANT IN MANNER SUCH THAT AFTER SURFACE IS RAKED AND ROLLED, SEED SHALL HAVE 1/4" OFICLO FERDINI THE MONNER SUCH THE PRINTAGE IS NAMED AND FOLLED, SEED SHALL HAVE OF COVER ACCOMPLISH SEEDING BY RANGEAUTY TYPE DRIVES, ANY FURROWS LEFT BY DRILL SEEDING SHALL BE ROLLED TO A SMOOTH SURFACE. SMALLER AREAS INACCESSIBLE WITH A SEED DRILL CAN BE HAND BROADCAST AND THE SEED CAN BE FARKED INTO THE SURFACE.
- B IF BROADCAST SEEDING IS NECESSARY, THE SEED RATE SHALL BE DOUBLED. C. IF HYDROSEEDING IS NECESSARY, THE SEED RATE SPECIFIED SHOULD BE MULTIPLIED BY FOUR
- D WHEN USING A DRILL TYPE SEEDER, THE SEEDER SHOULD COVER THE AREA TWICE. THE FIRST PASS AND SECOND PASSES SHOULD BE PERPENDICULAR TO EACH OTHER. EACH PASS OF THE SEEDER SHOULD APPLY APPROXIMATELY WO FTHE REQUIRED SEEDING RATE.
- E ON SLOPED OR SHAPED AREAS. THE FIRST PASS OF THE SEEDER SHALL ATTEMPT TO FOLLOW THE GENERAL CONTOUR

F. ALL SEEDING SHALL OCCUR BETWEEN MAY 15TH AND SEPTEMBER 15TH, UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.

34 RESEEDING

AREAS SHALL BE RESEEDED BY HYDROSEEDING IN THE SPRING FOLLOWING INITIAL SEEDING INCROSPICE OF A REPORT OF THE PROPERTY OF THE SPRING FOLLOWING INTIME SEEDING. HOPOROSECONG SHALL BE COMPLETED AS EARLY AS POSSIBLE IN THE SPRING FOR IDEAL ESTABLISHMENT OF SEED. AREAS SHALL ALSO BE RESEDED IF THEY EXHIBIT AREAS GREATER THAN THE ACCEPTABLE AMOUNTS ONDE IN PART 1 OF THIS SECTION. RESEEDING SHALL OCCUR. CONTINUALLY DURING THE ESTABLISHMENT PERIOD

A UTILIZE HYDROMULCH AND TACKIFIER.

- B HYDROMULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE WITH 3% TACKIFIER 311 NOXIOUS WEED CONTROL
- MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING. AREAS NOT MULCHED WITHIN 24 HOURS AFTER
- SEEDING SHALL BE RESEEDED WITH THE SPECIFIED SEED MIX PRIOR TO MULCHING D. QUALITY CONTROL REPAIR AND REMULCH AREAS IMPROPERLY MULCHED OR DAMAGED BY CONTRACTOR'S NEGLIGENCE IN SPECIFIED MANNER. MULCH REMOVED BY CIRCUMSTANCES BEYOND THE CONTRACTOR'S CONT SHALL BE REPAIRED AND REMULCHED AS ORDERED WITH PAYMENT FOR THIS CORRECTIVE WORK.

WHEN ORDERED. AT THE CONTRACT PRICES 36 EROSION CONTROL

- A APPLY EROSION CONTROL NETTING TO ANY AREA WHICH IS VIJI NERABLE TO SOIL EROSION SLICH AS SWALES OR STEEP SLOPES (3:1 OR STEEPER SLOPES)
- SINCES OR SIEET SUCHES, I TO RET SIEEPER SLOPES)

 B IF CONTRACTOR FAILS TO NET SUCH AREAS AND SOIL EROSION SUBSEQUENTLY OCCURS,

 CONTRACTOR SHALL RE-ESTABLISH FINISH GRADE, SOIL PREPARATION, SEED BED, AND APPLY JUTE

 NETTING AT HIS OWN EXPENSE.

C EROSION CONTROL NETTING 1 ROLL OUT IN DIRECTION OF FLOW AFTER SEEDING AND MULCHING.

- 2 APPLY MATERIAL LOOSELY AND SMOOTHLY ON SOIL SURFACE WITHOUT STRETCHING AND WITHOUT
- 3 AVOID WALKING DIRECTLY ON SEED-BED EITHER BEFORE OR AFTER MATERIAL IS APPLIED. 37 NOTIFICATION AND INSPECTION

A INSPECTION

- I WHEN GERMINATION IS COMPLETE, AND PLANTS ARE VISIBLE, THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE. THE INSPECTION WILL BE USED TO DETERMINE IF THE AREA IS SUBSTANTIALLY COMPLETE AND IF THE WARRANTY PERIOD SHOULD COMMENCE.
- 2 ALL WASHOUTS, THIN, WEAK, OR DEAD AREAS SHOULD BE REPAIRED PRIOR TO THE INSPECTION B DEFICIENCIES
- OWNER'S REPRESENTATIVE WILL SPECIFY DEFICIENCIES TO CONTRACTOR WHO SHALL MAKE SATISFACTORY ADJUSTMENTS AND SHALL AGAIN NOTIFY OWNER'S REPRESENTATIVE FOR FINAL

38 CLEANING

- A REMOVE DEBRIS AND EXCESS MATERIALS FROM SITE. CLEAN PAVED AND FINISHED AREAS SOILED AS A RESULT FROM WORK UNDER THIS SCRION, IN ACCORDANCE WITH DIRECTION GIVEN BY OWNER'S REPRESENTATIVE. CLEAN OUT DRAINAGE INLEST STRUCTURES.
- B REMOVE MULCH, FROM SEEDING OPERATIONS, IMMEDIATELY FROM FENCES, STRUCTURES, WALLS TREES, SHRUBS AND SOD TO PREVENT DAMAGE TO SAM

39 PROTECTION

PROVIDE AND INSTALL BARRIERS AS REQUIRED AND AS DIRECTED BY OWNER'S REPRESENTATIVE, OR AS NEEDED TO PROTECT SEEDED AREAS FROM DAMAGE FROM PEDESTRIAN AND VEHICULAR TRAFFIC. CONTRACTOR IS RESPONSIBLE FOR MALICIOUS DESTRUCTION OF SEEDING CAUSED BY OTHERS.

PART 3 - EXECUTION CONTINUED

3 10 NATIVE TYPE GRASS AREA MAINTENANCE A MOWING

- I SCHEDULE MOWING A FOUR FOOT WIDE STRIP ALONG ALL FENCE LINES ON A BHWEEKLY BASIS.

 MOWING WILL INCLUDE STRING TRIMMING AROUND FENCE POSTS, UNDER FENCE RAILS, AND AREAS

 TOO WET FOR MOWERS TO ENTER WITHOUT RISK OF CAUSING RUTTING.
- 2 ANY IRRIGATION DAMAGES OBSERVED OR CAUSED FROM MOWING SHOULD BE IDENTIFIED WITH MARKER FLAGS IMMEDIATELY. FLAGGING SHALL REMAIN IN PLACE UNTIL CORRECTIVE ACTIONS
- I WHEN AREAS ARE TOO WET TO MOW WITH OUT DAMAGE AND THIS IS CAUSED BY IRRIGATION FROM A RESIDENTIAL LOT, THE CONTRACTOR SHALL TIE FLAGGING TAPE TO THE FENCE RAIL OF THE LOT(S) IMPACTING DRAINAGE.
- 4. THE OWNER WILL SELECT AREAS TO BE MOWED FOR CONTROL OF ANNUAL GRASSES AND WEEDS A DIAGRAM OF AREAS TO BE MOWED WILL BE PROVIDED BY THE OWNER. THE COST FOR MOWING
 WILL BE BASED ON UNIT COSTS SUPPLIED WITH THE BID DOCUMENTS.
- 5 REQUESTS BY THE OWNER FOR MOWING SHALL BE COMPLETED WITHIN 10 CALENDAR DAYS OF THE REQUEST, UNLESS ALTERNATE AGREEMENTS ARE REACHED OR AS WEATHER ALLOWS. 6 THE CONTRACTOR SHALL EXPECT TO PERFORM A SIGNIFICANT AMOUNT OF MOWING DURING THE
- 7. DRAINAGE SWALES WILL ONLY BE MOWED WHEN DIRECTED BY THE OWNER'S REPRESENTATIVE.
- WHERE SPECIFIED BY THE OWNER, A COMPLETE BROADLEAF HERBICIDE TREATMENT SHALL BE APPLIED DURING THE THIRD WEEK IN MAY. THE OWNER SHALL PROVIDE A DIAGRAM AND SCHEDULE FOR AREAS TO BE TREATED
- THROUGH OUT THE GROWING SEASON WEED CONTROL OF NATIVE AREAS SHALL BE PERFORMED USING A SPOT TREATMENT METHOD.
- 3. HERBICIDE SHALL BE APPLIED BY A LICENSED APPLICATOR OR LINDER THE DIRECT SUPERVISION OF A LICENSED APPLICATOR. ANY COLLATERAL DAMAGE AS A RESULT OF SPRAYING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR
- 4 DO NOT SPRAY IN WINDY WEATHER. USE EXTRA CAUTION IN APPLICATION OF CHEMICALS TO
- 5 THE CONTRACTOR SHALL USE CHAPARRAL™ BRAND HERBICIDE (MANUFACTURED BY DOW AGROSCIENCE, LLC) FOR TREATMENT IN NATIVE AREAS. APPLY AND MIX IN ACCORDANCE V MANUFACTURER'S PRODUCT SPECIFICATIONS
- 6 CHEMICAL TREATMENT OF WEEDS WITHIN FOUR FEET OF FENCE LINES, OCCUPIED RESIDENTIAL LOTS, OR PLANTING BEDS SHALL BE PERFORMED USING A HAND SPRAYER OR BACK PACK SPRAYER TO MINIMIZE THE RISK OF OVERSPRAY.

C OVERSEEDING AND RE-SEEDING 1. WHEN DIRECTED BY THE OWNER RE-SEEDING AREAS SHALL BE ACCOMPLISHED USING A

- THE COST OF SEEDING SHALL BE DETERMINED USING THE UNIT COSTS SUPPLIED IN THE BID DOCUMENTS MULTIPLIED BY AREA MEASUREMENTS. 3. HYDROMULCHING SHALL BE REQUIRED ONLY WHEN SPECIFICALLY REQUESTED BY THE OWNER
- HYDROMULCH AND TACKIFIER SHALL BE APPLIED AT A RATE EQUAL TO 2 000 LBS. PER ACRE 4. RESEEDING AND OVERSEEDING SHALL BEGIN TO OCCUR DURING THE THIRD WEEK IN JUNE. 5 BROADCAST SEED RATES
- (a) SHORTGRASS 36 POUNDS OF PURE LIVE SEED PER ACRE (b) TALLGRASS - 30 POUNDS OF PURE LIVE SEED PER ACRE

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

3.12 NON-IRRIGATED NATIVE GRASS CARE

A EXPECTATIONS AND OVERALL MAINTENANCE

- 1. THESE AREAS ARE TO REPLICATE THE FEEL OF A PRAIRIE, WITH TALLER GRASSES AND LIMITED
- 2 CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND SUSTAINING A WEED-FREE LUSH STAND OF NATIVE GRASSES. CONTRACTOR SHOULD MONTOR NON-IRRIGATED GRASS AREAS ON A REGULAR BASIS FOR THE PRESENCE OF WEEDS. CHEMICAL, MECHANICAL, OR MANUAL METHODS SHOULD BE MINELEMENTED OF PREVENT THE SPREAD OF WEEDS. CONTRACTOR WILL BE EXPECTED TO SPOT SEED AND OVER SEED AREAS AS BARE SPOTS DEVELOP, PARTICULARLY AFTER MOWING AND LEGISLATION OF THE PROPERTY OF THE MOVING AND CONTRACTOR OF THE MOVING

B ESTABLISHMENT

- 1 ANY NON-IRRIGATED AREAS THAT ARE TO BE SEEDED. SHALL, WHERE POSSIBLE, BE SEEDED.
- BETWEEN OCTOBER 1 AND APRIL 1 TO TAKE ADVANTAGE OF THE WINTER MOISTURE 2 SEEDED AREAS SHALL BE MOWED AS OFTEN AS ONCE A WEEK TO A 3" HEIGHT WHEN ANY VEGETATION REACHES 4"TO 5" IN HEIGHT. CLIPPINGS WILL BE LEFT ON SITE, BUT REMOVED FROM ANY PAVED OR HARD SURFACE. THIS MOWING SCHEDULE SHALL BE MAINTAINED FOR UP TO 3 GROWING SEASONS, UNTIL THE NON-IRRIGATED GRASS STAND IS ACCEPTED BY THE OWNER'S

REPRESENTATIVE. 3. THE AREAS WILL BE CLEANED OF TRASH PRIOR TO MOWING

4 WEED CONTROL - IN EARLY OCTOBER, THE NEWLY ESTABLISHED NON-IRRIGATED AREAS SHALL BE TREATED WITH A BROADLEAF HERBICIDE AT LABEL RATES.

5 AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE, THE NON-RRIGATED SEEDED AREAS SHALL BE MOWED EVERY THIRD YEAR IN MARCH TO A HEIGHT OF 3". CLIPPINGS WILL BE LEFT ON SITE, BUT REMOVED FROM ANY PAVED OR HARD SURFACE. A DRILL OF C MOWING AND EDGING - NON-IRRIGATED AREAS

- 1 NATIVE GRASS AREAS WHICH BORDER CURBS OR SIDEWALKS WILL BE MOWED AT LEAST ONCE A MONTH AT A HEIGHT OF 3' FOR A DISTANCE OF 10 FEET IN BACK OF THE CURB
- 2 THE AREAS WILL BE CLEANED OF TRASH PRIOR TO MOWING
- 3 IF THE CONTRACTOR MOWS AT A HEIGHT SHORTER THAN 3°, THE OWNER MAY NOT PAY FOR THE MOWING APPLICATION AND HOLD THE CONTRACTOR RESPONSIBLE FOR ANY NATIVE SEED DAMAGE AND RESEEDING COSTS.

D. HERBICIDE APPLICATION - NON-IRRIGATED AREAS

- THE NON-IRRIGATED GRASS AREAS INFESTED WITH SERIOUS WEED POPULATIONS SHALL RECEIVE A
 BROADCAST APPLICATION OF AN APPROVED BROADLEAF HERBICIDE IN EARLY OCTOBER AS APPROVED BY THE DISTRICT.
- 2 SPOT APPLICATIONS WILL BE DONE AS REQUIRED AND APPROVED BY THE DISTRICT. COST FOR SPOT APPLICATIONS SHALL BE DONE AS AN "EXTRA" TO THE CONTRACT PRICE AGREED UPON BY CONTRACTOR AND THE DISTRICT PRIOR TO INITIATING THE WORK. 3 BINDWEED, CHEATGRASS AND OTHER WEEDS, INCLUDING STATE IDENTIFIED NOXIOUS WEEDS, WILL

BE CONTROLLED AT THE DISTRICT'S REQUEST. AT A PRICE AGREED UPON BY CONTRACTOR AND DISTRICT PRIOR TO INITIATING THE WORK. THE HERBICIDE 'DRIVE' WILL BE USED FOR BINDWEED AND THE HERBICIDE 'PLATEAU' WILL BE USED FOR CHEATGRASS, OR EQUIVALENT, APPROVED BY

PART 3 - EXECUTION CONTINUED

3.13 SYSTEM DESCRIPTION

A PERFORMANCE REQUIREMENTS

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

1. IRRIGATED TALL GRASS SEED AREAS

THIS INCLUDES ALL AREAS WITH IN THE LIMITS OF WORK HAVE BEEN SEEDED WITH THE TALL GRASS SEED MIXTURE LESS THAN TWO YEAR AGO AND HAVE COVERAGE BY THE IRRIGATION SYSTEM. (a) SIX WEEKS AFTER SEFDING

A LINIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA EDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE NO MORE THAN 10% OF THE ENTIRE AREA AS DETERMINED BY A VISUAL ANALYSIS

(b) ONE FULL GROWING SEASON AFTER SEEDING

A UNIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA WEEDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE NO MORE THAN 2% OF THE PLANT COUNT AS MEASURED BY TAKING A TRANSECT OF RANDOM AREAS. THE TRANSECT LINE SHOULD BE SIX NCHES IN WIDTH AND SPECIFIED PLANTS SHOULD BE PRESENT AT NO MORE THAN SIX INCH INTERVALS ALONG THIS PATH

(c) CONCLUSION OF THE SECOND FULL GROWING SEASON

A UNIFORM DENSITY OF THE SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA. WEED AND UNSPECIFIED SPECIES SHALL MAKE UP NO MORE THAN 196 OF THE PLANT COUNT AS DETERMINED BY TAKING A SIX INCH TRANSECT ACROSS RANDOM APEAS. SPECIFIED GRASSES SHOULD BE FOUND AT NOT MORE THAN SIX INCH INTERVALS ALONG THIS PATH.

NON-IRRIGATED TALL GRASS SEED AREAS

THIS INCLUDES ALL AREAS WITH IN THE LIMITS OF WORK HAVE BEEN SEEDED WITH THE TALL GRASS SEED MIXTURE LESS THAN TWO YEAR AGO AND DO NOT HAVE COVERAGE BY THE IRRIGATION (a) SIX WEEKS AFTER SEEDING A UNIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA.

WEEDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE NO MORE THAN 10% OF THE ENTIRE AREA, AS DETERMINED BY A VISUAL ANALYSIS. SUFFICIENT MULCH AND SPECIFIED VEGETATION SHOULD BE PRESENT TO PROVIDE STABILITY OF SOIL

(b) ONE FULL GROWING SEASON AFTER SEEDING A UNIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA. WEEDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE TO MORE THAN 550 THE PLANT COUNT 317 WEED CONTROL
AS MEASURED BY TAKING A TRANSECT OF RANDOM AREAS. THE TRANSECT UNE SHOULD BE
TWELVE INCHES IN WIDTH AND SPECIFIED PLANTS SHOULD BE PRESENT AT NO MORE THAN
TWELVE INCH INTERVALS ALONG THIS PATH.

8 MOWING IS DISC

(c) CONCLUSION OF THE SECOND FULL GROWING SEASON

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

THIS INCLUDES ALL AREAS WITH IN THE LIMITS OF WORK HAVE BEEN SEEDED WITH THE SHORT

GRASS SEED MIXTURE LESS THAN TWO YEAR AGO AND HAVE FULL COVERAGE BY THE IRRIGATION

(a) THREE WEEKS AFTER SEEDING A UNIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA. WEEDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE NO MORE THAN 10% OF THE ENTIRE AREA, AS DETERMINED BY A VISUAL ANALYSIS. SUFFICIENT SPECIFIED VEGETATION SHOULD BE

PRESENT TO PROVIDE STABILITY OF SOIL

(b) ONE FULL GROWING SEASON AFTER SEEDING

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

4 RIENDED BILIEGRASS SEED AREAS

THIS INCLUDES ALL AREAS WITH IN THE LIMITS OF WORK HAVE REEN SEEDED WITH THE BILLEGRASS SEED MIXTURE LESS THAN TWO YEAR AGO AND HAVE FULL COVERAGE BY THE IRRIGATION SYSTEM. 320 MULCH (a) THREE WEEKS AFTER SEEDING A UNIFORM DENSITY OF SPECIFIED PLANTS SHOULD BE VISIBLE ACROSS THE ENTIRE AREA.

WEEDS OR UNSPECIFIED SPECIES SHOULD CONSTITUTE NO MORE THAN 10% OF THE ENTIRE AREA, AS DETERMINED BY A VISUAL ANALYSIS. SUFFICIENT SPECIFIED VEGETATION SHOULD BE PRESENT TO PROVIDE STABILITY OF SOIL

(b) ONE FULL GROWING SEASON AFTER SEEDING A UNIFORM DENSITY OF THE SPECIFIED TURF GRASSES SHOULD COMPLETELY FILL THE AREA WITH NO VISIBLE BARE AREAS. WEEDS SHOULD NOT BE PRESENT.

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

3 15 RESEEDING

STUDIO CHAN

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

PART 3 - EXECUTION CONTINUED

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

3 16 MOWING AND TRIMMING

- A MOWING IN THIS SECTION IS INTENDED TO PROVIDE GUIDANCE DURING THE ESTABLISHMENT PERIOD.
- B DESIGN GUIDELINES, STANDARDS, OR DIRECTIVES FROM CASTLE ROCK DEVELOPMENT GROUP SHALL SUPERSEDE ANY DIRECTIVES ON MOWING AND TRIMMING IN THE CASE WHERE DISCREPANCIES EXIST.

C. IRRIGATED SEED AREAS

- 1 CONTRACTOR SHOULD DISCUSS MOWING HEIGHTS WITH THE OWNER'S REPRESENTATIVE PRIOR TO SETTING DECK HEIGHT. CERTAIN GRASSES DO BEST IF MOWED HIGHER OR LOWER THAN THE FOUR INCHES SPECIFIED. THE CONTRACTOR SHOULD BE AWARE OF THIS HEIGHT AND REQUIRED MOWING METHODS PRIOR TO BIDDING THE PROJECT. THE ASSENCE OF THIS COMMUNICATION IS NOT CAUSE FOR ADJUSTING PRICES AFTER BIDS ARE ACCEPTED.
- 2 IRRIGATED GRASSES SHOULD BE MOWED EVERY THREE WEEKS DURING THE GROWING SEASON
- 3 MOWING OF IRRIGATED GRASSES SHOULD BEGIN ONCE WEEDS REACH 8" IN HEIGHT, OR PRIOR TO OWERING (AND RE-SEEDING) OF WEEDS CUTTING BACK TO 4". REMOVE CLIPPINGS FROM ADJACENT PAVEMENT OR IRRIGATED TURE AREAS
- 4 SECOND AND SURSEQUENT GROWING SEASONS IRRIGATED NATIVE AREAS SHOULD BE MOWED INLY AS REQUIRED TO CONTROL WEEDS. CONTRACTOR SHALL MOW GRASSES TWICE DURIN THESE GROWING SEASONS. THE FIRST MOWING SHALL OCCUR THE FIRST WEEK OF APRIL. A SECOND MOWING SHALL OCCUR THE FIRST WEEK OF JULY. THIS MOWING PATTERN SHALL CONTINUE UNTIL THE NATIVE GRASS STAND IS ADEQUATELY DEVELOPED, AS DETERMINED BY THE NER'S REPRESENTATIVE
- 5. AT NO TIME SHOULD WEEDS BE ALLOWED TO FLOWER OR REACH A HEIGHT OF EIGHT INCHES.
- 6 MOWING SHOULD BE RESCHEDULED IF THE GROUND IS WET, AND THE POTENTIAL EXISTS FOR CAUSING DAMAGE FROM EQUIPMENT.

D. NON-IRRIGATED SEED AREAS

ADJACENT PAVEMENT OR IRRIGATED TURF AREAS.

- CONTRACTOR SHOULD DISCUSS MOMING HEIGHTS WITH THE OWNER'S REPRESENTATIVE PRIOR TO SETTING DECK HEIGHT. CERTAIN GRASSES DO BEST IF MOWED HIGHER OR LOWER THAN THE FOUR INCHES SPECIFIED. THE CONTRACTOR SHOULD BE AWARE OF THIS HEIGHT AND REQUIRED MOWING METHODS PRIOR TO BIDDING THE PROJECT. THE ASSENCE OF THIS COMMUNICATION IS NOT CAUSE
- FOR ADJUSTING PRICES AFTER BIDS ARE ACCEPTED. 2 MOWING OF IRRIGATED GRASSES SHOULD BEGIN ONCE WEEDS REACH 8" IN HEIGHT, OR PRIOR TO FLOWERING (AND RE-SEEDING) OF WEEDS, CUTTING BACK TO 4". REMOVE CLIPPINGS FRO
- 3. SECOND AND SUBSEQUENT GROWING SEASONS, NON-IRRIGATED SEED AREAS SHOULD BE MOWED. SOUNTY AS REQUIRED TO CONTROL WEEDS. CONTRACTOR SHALL DOWN GRASSES A MINIMUM OF ONCE DURING THESE GROWNING SEASONS, MOWING SHALL COCCUR IN SPRILL ONLY MINIMUM SHALL SERVE AS A METHOD TO REDISTRIBUTE SEED. THIS MOWING PATTERN SHALL CONTINUE SHALL SHAL GRASS STAND IS ADEQUATELY DEVELOPED. AS DETERMINED BY THE OWNER OR OWNER'S
- REPRESENTATIVE. 4. AT NO TIME SHOULD WEEDS REALLOWED TO FLOWER OR REACH A HEIGHT OF EIGHT INCHES.
- 5. MOWING SHOULD BE RESCHEDULED IF THE GROUND IS WET, AND THE POTENTIAL EXISTS FOR CAUSING DAMAGE FROM EQUIPMENT.

- A MOWING IS THE PREFERRED METHOD OF WEED CONTROL ON NATIVE SEEDED AREAS. B. MOWING IS DISCOURAGED FOR WILDELOWER AREAS, AS A METHOD OF WEED CONTROL
- C MANUAL, MECHANICAL, OR CHEMICAL METHODS AREA ACCEPTABLE. D. NOTIFY OWNER AT LEAST THREE DAYS IN ADVANCE BEFORE ANY CHEMICAL APPLICATION.
- E AS REQUIRED, USING SELECTIVE HERBICIDES APPROVED BY OWNER. APPLY ACCORDING TO
- F. COMPREHENSIVE BROADLEAF WEED HERBICIDE PROGRAM AS NEEDED ONCE GRASSES HAVE
- G SPOT WEEDING WITH SYSTEMIC HERBICIDE PROGRAM ON BI-WEEKLY BASIS ON ENTIRE AREA TO ERADICATE ALL BROADLEAF WEEDS.

IL HAND WEED AREAS WHERE WEEDS ARE EVIDENT AND SPRAY APPLICATION WOULD DAMAGE EXISTING

3 19 FERTILIZER

- 3 18 INSECT AND DISEASE CONTROL A AS REQUIRED, APPLY INSECTICIDE AND FUNGICIDE APPROVED BY OWNER. APPLY ACCORDING TO
- MANUFACTURER'S INSTRUCTIONS. B NOTIFY OWNER AT LEAST THREE DAYS IN ADVANCE BEFORE ANY CHEMICAL APPLICATION

A INITIAL FERTILIZER APPLICATION UNDER SOIL PREPARATION SECTION B FERTILIZER MAY BE MIXED WITH HYDROMULCH AND TACKIFIER, INSTEAD OF MIXING WITH SOIL AMENDMENTS, IF PRE-APPROVED BY OWNER'S REPRESENTATIVE.

C. REFER TO LANDSCAPE MAINTENANCE SECTION FOR POST ESTABLISHMENT RECOMMENDATIONS

A UTILIZE STRAW AND CRIMP METHOD ON ALL SEEDED AREAS IN ACCORDANCE WITH DOUGLAS COUNTY GRADING EROSION & SEDIMENT CONTROL MANUAL (GESC). HTTP://www.douglas.co.us/publicworks/engineering/documents/douglas_county

GESC_MANUAL_MARCH_20_2004.PDF

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

321 FROSION CONTROL

REPAIR AND REMUI CH AREAS IMPROPERLY MULI CHED OR DAMAGED BY CONTRACTOR'S NEGLIGENCE. IN SPECIFIED MANNER. MULCH REMOVED BY CIRCUMSTANCES BEYOND THE CONTRACTOR'S CONTROL SHALL BE REPAIRED AND REMULCHED AS ORDERED WITH PAYMENT FOR THIS CORRECTIVE WORK,

A APPLY EROSION CONTROL NETTING TO ANY AREA WHICH IS VULNERABLE TO SOIL EROSION SUCH AS SWALES OR STEEP SLOPES, (3.1 OR STEEPER SLOPES)

B. IF CONTRACTOR FAILS TO NET SUCH AREAS AND SOIL EROSION SUBSEQUENTLY OCCURS, CONTRACTOR SHALL RE-ESTABLISH FINISH GRADE, SOIL PREPARATION, SEED BED, AND APPLY JUTE NETTING AT HIS OWN EXPENSE

C. FROSION CONTROL NETTING INSTALL IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.



12265 W. Bayaud Avenue, Suite 13 Lakewood, Colorado 80228 P:303.989.1461 F: 303.989.4094

DEVELOPER DATE 11/19/14 SCALE: IOB NO.: 638-0401 PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237 SHEET 8 OF 10

WILDER LANE / FINAL PLAN

WILDER LANE

FINAL PLAN

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



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

MANUFACTURES 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 ROOT BALLSEE SPECIFICATIONS FOR ADMENDME

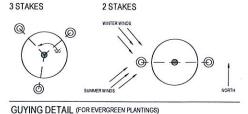
REMOVE ALL TWINE AND WIRE FROM TOP 1/3 OF ROOT OF ROOTBALL. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE

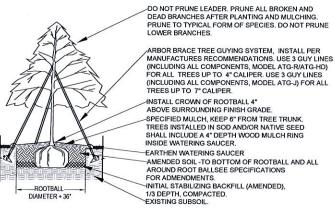
INITIAL STABILIZING BACKFILL (AMENDED), 1/3 DEPTH, COMPACTED.

DECIDUOUS TREE DETAIL SHT 9

-ROOTBALL-

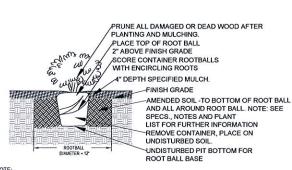
N.T.S.







N.T.S.

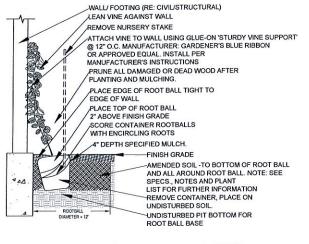


NOTE:

1. DO NOT PLANT ANY PLANT WITH ROOTBALL NOT IN CONFORMANCE WITH COLORADO NURSERY ACT REQUIREMENTS.

2. HOLD MULCH TOP GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB.

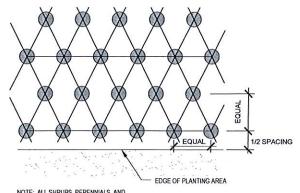
SHT 9 N.T.S.



1. DO NOT PLANT ANY PLANT WITH ROOTBALL NOT IN CONFORMANCE WITH COLORADO NURSERY ACT REQUIREMENTS.
 2. HOLD MULCH TOP GRADE 1* BELOW EDGE OF WALK, EDGING OR CURB.

VINE PLANTING

N.T.S.



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

PLANT MATERIAL SPACING

N.T.S.

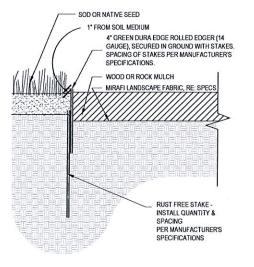


SIZE: LARGE, 46* TALL

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



N.T.S.



SHRUB DETAIL

3

SHT 9

STEEL EDGING

NATIVE GRASS MIRAFI LANDSCAPE FABRIC, RE: SPECS FENCE LINE 4" GREEN DURA EDGE ROLLED EDGER (14 GAUGE), SECURED IN GROUND WITH STAKES. SPACING OF STAKES PER MANUFACTURER'S RUST FREE STAKE -INSTALL QUANTITY, SPACING AND DEPTH PER MANUFACTURER'S SPECIFICATIONS

MOW EDGE

N.T.S.





N.T.S.



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

11/19/14 SCALE: N.T.S. 638-0401 SHEET 9 OF 10

WILDER LANE

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

2"X8" S4S DIMENSIONAL LUMBER 1/2" SPACING BETWEEN FENCE SLATS_

.

SIDE VIEW ATTACH 1X4 FACE PICKET THROUGH POST INTO 2X8 FENCE RAIL TOP VIEW ATTACH 2X8 FENCE RAIL DIRECTLY TO METAL POST. ATTACH 1X4 FACE PICKET DIRECTLY TO 2X8 FENCE RAIL

ATTACHMENT DIAGRAM

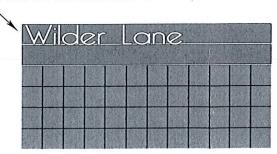
6' FENCE SAME LOOK BOTH SIDES SHT 10 2X8'S WITH CHARCOAL COLOR SOLID STAIN.

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

SHT 10,



BRUSHED ALUMINUM FONT 8" (CAPITAL LETTER)



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.







PARK	LUND		
PARTITION OF	PARTNERSHIP	THE SECTION WHEN STATE ADDRESS OF THE SECTION OF TH	
Si.		12265 W. Bayaud Avenue, Suite 130	
100		Lakewood, Colorado 80228	
0.0		D-202 000 1461 E: 202 000 4004	

	S
LATTE CANYON PARTNERS, LLC	Ji
725 SOUTH MONACO STREET #205	1

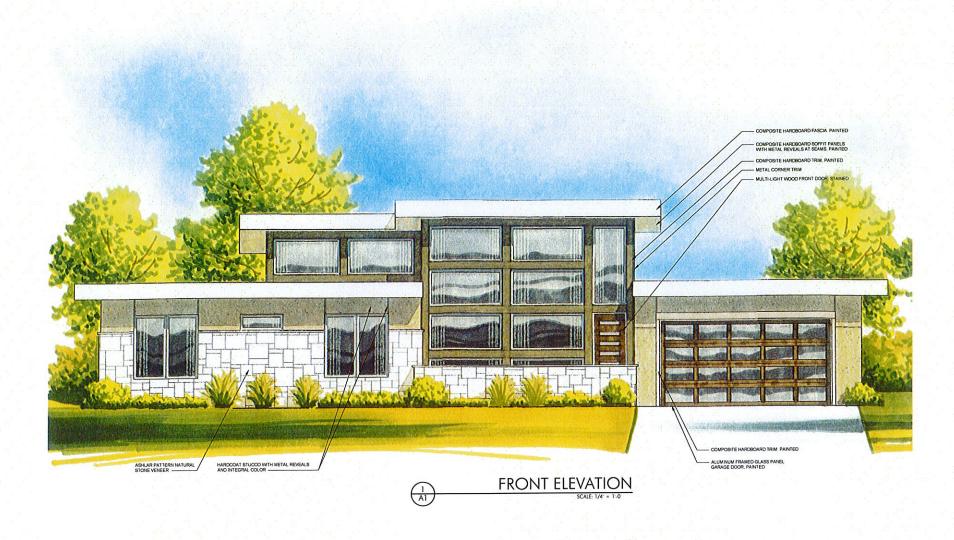
DEVELOPER

SCALE: N.T.S. JOB NO.: 638-0401 SHEET 10 OF 10

DATE:

WILDER LANE / FINAL PLAN

11/19/14





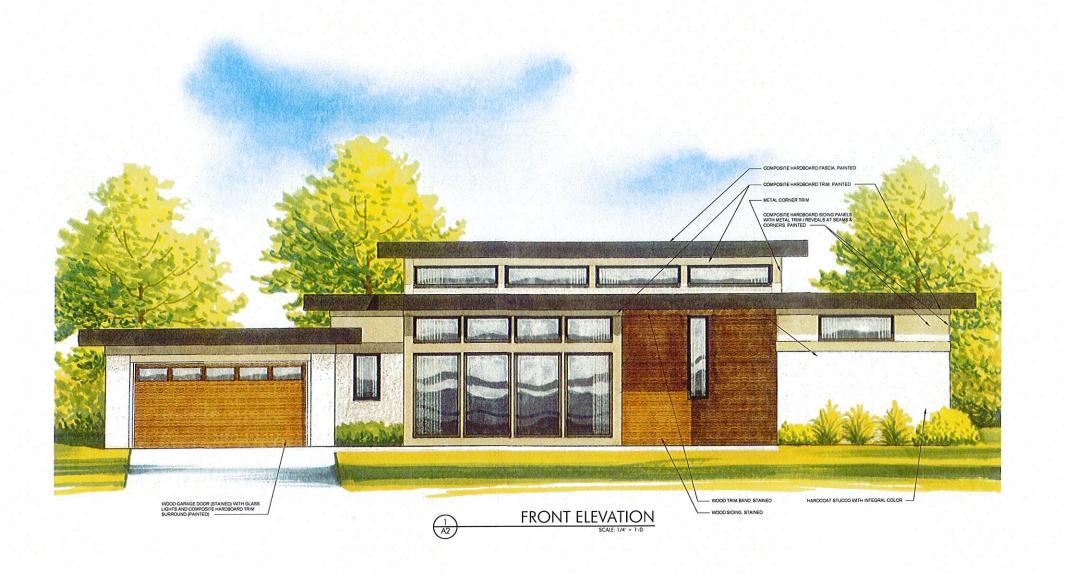


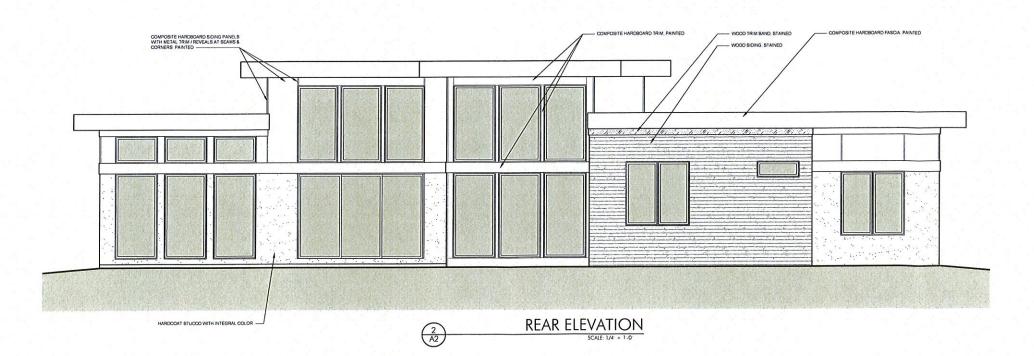
Single Family Residence Wilder Lane Columbine Valley, Colorado

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LOT 1 EXTERIORS







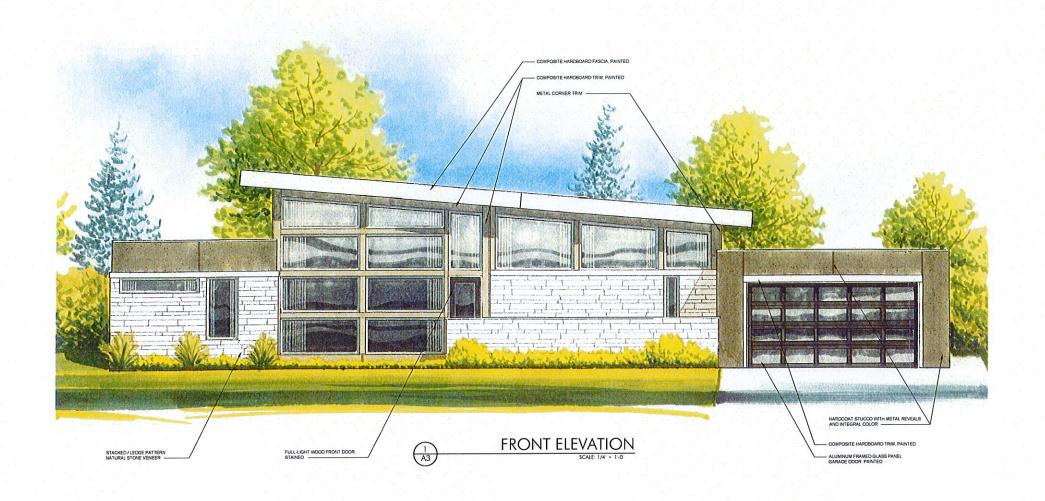


Single Family Residence Wilder Lane Columbine Valley, Colorado

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REVISIONS	

LOT 2 EXTERIORS







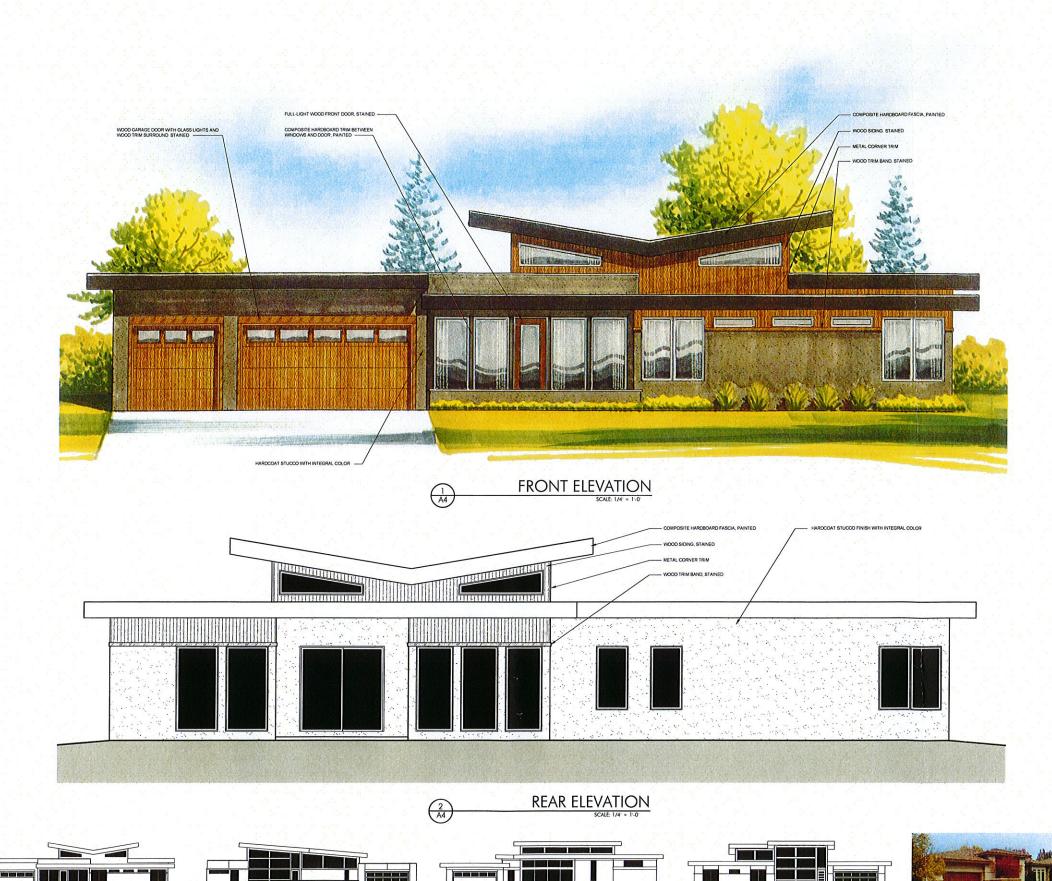


Single Family Residence Wilder Lane Columbine Valley, Colorado

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LOT 3 EXTERIORS

А3



SCALE COMPARISON TO NEIGHBORS

NOTE: SCALE OF NEIGHBORS HOUSES DIMINISHES WITH PERSPECTIVE

SCALE: +/-1/16' = 1'-0'



Single Family Residence Wilder Lane Columbine Valley, Colorado

PLANN	
DEVEL	OPMENT
SSUE DA 17	TE: November 2014
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	- 1 To 1
4	

LOT 4 EXTERIORS; SCALE COMPARISON



LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND BEING ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 4, 1991 IN BOOK 6105, PAGE 198, AND ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED DECEMBER 12, 1994 IN BOOK 7801, PAGE 334 ALL BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE, COUNTY OF ARAPAHOE STATE OF COLORADO, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF COLUMBINE VALLEY, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF SAID SECTION 19 BEARS SOUTH 00'10'42" WEST, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID

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 MILLAS 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

DRAWING INDEX

STANDARD NOTES CONT.

TITLE VERIFICATION

TITLE OF OFFICIAL, TITLE INSURANCE COMPANY

TITLE OF ATTORNEY OR ATTORNEY AT LAW

MORTGAGEE'S APPROVAL

SIGNATURE

STATE OF COLORADO

COUNTY OF ARAPAHOE)

MY COMMISSION EXPIRES__

WITNESS MY HAND AND OFFICIAL SEAL.

MY ADDRESS IS ____

NOTARY PUBLIC

DDF

COVER SHEET

SHEET NO. 1 OF 2 2 OF 2

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 FINAL PLAT.

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.

6. SIGHT TRIANGLE MAINTENANCE/CLEARANCE, CORNER VISION CLEARANCE REQUIREMENT: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VEW THAT IS MORE THAN FORTY—TWO INCHES (42") IN HEIGHT SHALL BE ERECTED, PLACED OR MAINTAINED WITHIN A TRIANGLE FORMED BY THE POINT OF INTERSECTION OF LOT LUNES ABUTTING A STREET AND THE POINT LOCATED ALONG THE LOT LUNES THIRTY FEET (30") FROM THE POINT OF INTERSECTION.

DRIVES, PARKING AREA AND UTILITY EASEMENTS MAINTENANCE, THE OWNER, THEIR SUCCESSORS AND/OR ASSIONS IN INTEREST OTHER THAN THE TOWN OF COLUMBINE VALLEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENT (I.E., CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.).

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

I/WE _____, 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:

IN WITNESS WHEREOF MORTGAGEE HAS SUBSCRIBED ITS NAME THIS ____ DAY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, AD_____, BY PLATTE CANYON PARTNERS, LLC:

(SEAL)

THENCE DEPARTING SAID EAST LINE ALONG SAID LAST DESCRIBED EASTERLY PROLONGATION AND SAID NORTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 89'17'10" WEST, A DISTANCE OF 542.26 FEET;

2.NORTH 44'42'04" WEST, A DISTANCE OF 88.39 FEET;

3.NORTH 18'25'48" EAST, A DISTANCE OF 4.63 FEET;

4.SOUTH 89'59'00" WEST, A DISTANCE OF 427.53 FFFT TO THE NORTHWEST CORNER OF SAID THE WLLAGE IN COLUMBINE VALLEY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF SOUTH

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 21'23'42" EAST, A DISTANCE OF 427.25 FEET TO THE SOUTHWEST CORNER OF PLATTE CANYON SQUARE RECORDED JUNE 1, 1979 AT RECEPTION NO. 1853876 IN THE OFFICE OF SAID CLERK AND RECORDER;

THENCE DEPARTING SAID EAST LINE ALONG THE SOUTHERLY BOUNDARY OF SAID PLATTE CANYON SQUARE AND THE EASTERLY EXTENSION THEREOF, SOUTH 89'54'58" EAST, A DISTANCE OF 386.52 FEET TO A POINT ON THE WESTERLY BOUNDARY OF CREEKSIDE AT COLUMBINE RECORDED MARCH 9, 1983 AT RECEPTION NO. 2255071 IN THE OFFICE OF SAID CLERK AND RECORDER, SAID POINT BEING ON THE APPROXIMATE CENTERLINE OF THE NEVADA DITCH;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE APPROXIMATE CENTERLINE OF THE NEVADA DITCH, SOUTH 16"00"58" FAST, A DISTANCE OF 34.26 FFFT 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"3"43" EAST, A DISTANCE OF 513.13 FEET TO THE POINT

CONTAINING AN AREA OF 6.617 ACRES, (288,233 SQUARE FEET), MORE OR LESS.

STANDARD NOTES

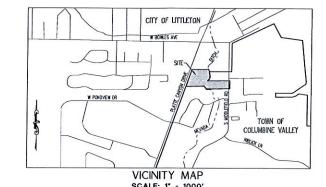
THE OWNERS(S), DEVELOPER(S) AND OR SUBDIVIDERS(S) OF THE PRELIMINARY PLAT KNOWN AS THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE

- IMPROVEMENTS COMPLETED, THAT NO DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS SHALL BE CERTIFIED FOR OCCUPANCY UNIESS AND UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS, AS DEFINED WITHIN THE SUBDIVIDER IMPROVEMENTS AGREEMENT FOR THIS FINAL PLAT ARE IN PLACE AND ACCEPTED BY THE TOWN OF COLUMBINE VALLEY.
- 2. EMERGENCY AND SERVICE VEHICLE ACCESS, THE EMERGENCY AND SERVICE VEHICLE ACCESS EMERGENCE AND SERVICE WHITE ALCESS, THE DEMERCH AND SERVICE STRUCK ALCESS
 ASSEMBLY(S) SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNER, 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, 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 OF THE STORMWATER GUARNITY AND GUALITY 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 ASSICNS 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 STORDWARE THE 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 OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN 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 AGENT

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 COVER SHEET



OWNER

PLATTE CANYON PARTNERS, LLC, 4275 S MONACO STREET. DENVER CO 80237

ENGINEER

THE LUND PARTNERSHIP, ILC, 12265 WEST BAYAUD AVENUE, SUITE 130 LAKEWOOD CO 80228

AZTEC CONSULTANTS ILC 8000 SOUTH LINCOLN STREET, SUITE 201 LITTLETON CO 80122

GENERAL NOTES

- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. K70399019-4, DATED JANUARY 9, 2014
 AT 5:00 P.M. AND LAND TITLE GUARANTEE COMMITMENT NO. K70416583, DATED JUNE 10,
 2014 AT 17:00:00 WERE RELIED UPON FOR RECORD INFORMATION REGARDING
 RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A
 TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY,
 EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PLAT CANYON PARTNERS, LUND PARTNERSHIP INC., LAND TITLE GUARANTEE COMPANY, NAMED IN THE STATEMENT HEREON. SAID STATEMENT BY THE SURVEYOR NAMING SAID PERSON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- 4. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS
 OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1992), REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 SECTION 19, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONIMENTED AS SHOWN HEREIN, TAKEN TO BEAR SOUTH 00"10"42" WEST, A DISTANCE OF 2645.77 FEET
- 5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- DATES OF FIELD WORK: WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JULY 2, 2014.
- 7. THE SURVEYED PARCEL CONTAINS A TOTAL OF 6.617 ACRES OR 288,233 SQUARE FEET, MORE OR LESS.
- 8. TERMS, CONDITIONS AND PROVISIONS OF THE RESTRICTIONS STATED ON WARRANTY DEED RECORDED MARCH 31, 1906 IN BOOK 32 AT PAGE 25. **DOCUMENT PROVIDED ILLEGIBLE.**

LAND USE SUMMARY CHART AREA (SF) AREA (AC USE OWNERSHIP MAINTENANCE TRACT A 4 878 0.112 OPEN SPACE/DRAINAGE/TRAILS HOA HOA 3,793 0.087 TRACT B OPEN SPACE/DRAINAGE/TRAILS HOA HOA TRACT C 1,464 0.034 OPEN SPACE/DRAINAGE/TRAILS HOA HOA 17,989 TRACT D 0.413 OPEN SPACE/DRAINAGE/TRAILS HOA HOA OPEN SPACE/DRAINAGE/ROW TRACTE 2,624 0.060 HOA HOA RESERVATION 3,339 0.077 TRACTE HOA HOA TRACT G 1,257 0.029 OPEN SPACE HOA HOA TRACT H 3,102 0.071 OPEN SPACE/DRAINAGE HOA HOA TRACTI 1,448 0.033 OPEN SPACE/DRAINAGE HOA HOA TRACT J 2.022 0.046 OPEN SPACE/DRAINAGE HOA HOA TOTAL TRACT AREA 41,916 0.963 TOTAL LOT AREA 196.000 4 500 TOTAL ROW AREA 50,317 1.155 CITY CITY TOTAL SITE AREA 288,233 6.617

THIS SUBDIVISION PLAT CONTAINS 24 LOTS, 10 TRACTS AND 1 ROAD

100 YEAR FLOODPLAIN NOTES

THE PLATTED AREA 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 A WERACE EDFTS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SOULARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD PER FEDERAL EMPRENDED ANNAGEMENT ACROY FLOOD INSURANCE RATE MAP FOR ARRAPHOE COUNTY, COLORADO AND INCORPORATED AREAS PANEL 431 OF 725, MAP NO. 08005C0431K WTH A MAP REVISED DATE OF DECEMBER 17, 2010. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

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 IS DESCRIBED ON THIS FINAL PLAT AND THAT AS THE OWNERS OR OPTION HOLDERS OF THE PROPERTY WE HAVE THE LEGAL RIGHT AND AUTHORITY TO REQUEST APPROVAL OF THIS FINAL PLAT FROM THE TOWN OF COLUMBINE VALLEY.

SIGNED THIS	DAY OF	, AD	
SIGNATURE			
TITLE			
STATE OF COLORADO))SS		
COUNTY OF ARAPAHOE)		
	MENT WAS ACKNOWLEDGE AD, BY PLATTE		AY OF
MY COMMISSION EXPIRES	3		
MY ADDRESS IS			
WITNESS MY HAND AND	OFFICIAL SEAL.		
NOTARY PUBLIC			

(SEAL)

PLANNING AND ZONING COMMISSION REVIEW

THIS FINAL PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF COLUMBINE VALLEY, COLORADO ON THIS _____ DAY OF _______, AD_____.

BOARD OF TRUSTEES APPROVAL

THIS FINAL PLAT WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLUMBINE

₹:	TOWN OF	COLUMBINE VALL	EY TOWN	CLERK

COUNTY CLERK AND RECORDERS ACCEPTANCE

THIS FINAL PLAT WAS ACCEPTED FOR FILLING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, THIS _____ DAY OF _______, AD______. RECEPTION NUMBER ______ TIME ______ BOOK _____, PAGE_____ COUNTY CLERK

TOWN ENGINEER REVIEW

THE TOWN ENGINEER HAS REVIEWED THIS PLAT AND FOUND IT TO BE IN GENERAL CONFORMANCE WITH THE TOWN'S ENGINEER STANDARDS. THE SIGNATURE OF THE TOWN ENGINEER DOES NOT ABSOLVE THE APPLICANT'S DESIGN ENGINEER RESPONSIBILITY TO PROVIDE ADEQUATE AND PROFESSIONAL DESIGN.

TOWN ENGINEER	DATE

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENT'S DUE AND PAYABLE AS OF ______ UPON A ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL. _______ AD ______.

TREASURER OF ARAPAHOE COUNTY, COLORADO

SURVEYING CERTIFICATION

I DAN E. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERWISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. THIS SURVEY PREPARED IN ACCORDANCE WITH THE MANUAL OF INSTRUCTION FOR THE SURVEY OF PUBLIC LANDS, 1977 EXCEPT AS MODIFIED BY COLORADO REVISED STATUES 38–51-101 THROUGH 103, AS AMENDED.

IGNATURE	PLS NO.	
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DATE OF REPARATION DEVELOPER PLATTE CANYON PARTNERS, LLC SCALE-4725 S. MONACO STREET, SUITE 205

SHEET 1 OF 2

11-20-2014

NA

