

STANDARD NOTES:

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

IMPROVEMENTS COMPLETED

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

EMERGENCY AND SERVICE VEHICLE ACCESS

THE EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT(S) SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OR HOA. IN THE EVENT THAT SUCH CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE TOWN OF COLUMBINE VALLEY SHALL HAVE THE RIGHT TO ENTER SUCH EASEMENTS AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREE TO PAY UPON BILLING.

STORM DRAINAGE EASEMENTS

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

"THE STORMWATER DRAINAGE EASEMENT(S) SHOWN HEREON IS (ARE) FOR THE PURPOSE OF ACCESS, OPERATION, MAINTENANCE, REPAIR AND ALTERNATION OF THE STORMWATER QUANTITY AND QUALITY MANAGEMENT SYSTEM/FACILITIES INCLUDED WITHIN THE SAID EASEMENT(S). THE OPERATION, MAINTENANCE AND REPAIR OF SUCH STORMWATER MANAGEMENT SYSTEM/FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OR HOMEOWNERS ASSOCIATION. IN THE EVENT THAT THE OPERATION, MAINTENANCE AND REPAIR OF THE STORMWATER MANAGEMENT SYSTEM/FACILITIES ARE NOT PERFORMED BY SAID OWNER, THE TOWN OF COLUMBINE VALLEY SHALL HAVE THE RIGHT TO ALLOW THE HOMEOWNERS ASSOCIATION TO ENTER SUCH EASEMENT(S) AND PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSOR AND ASSIGNS AGREE TO PAY UPON BILLING. ANY CLAIMS AND RESULTING JUDGMENTS FOR DAMAGE TO DOWNSTREAM PROPERTIES CAUSED BY THE LACK OF ADEQUATE MAINTENANCE BEING PERFORMED BY THE SAID PROPERTY OWNER SHALL BE BORNE SOLELY BY THE SAID PROPERTY OWNER. THE PROPERTY OWNER HEREBY RELEASES, INDEMNIFIES AND HOLDS HARMLESS THE TOWN OF COLUMBINE VALLEY FROM ANY AND ALL LIABILITY RESULTING FROM THE LACK OF ADEQUATE MAINTENANCE OF SAID STORMWATER MANAGEMENT SYSTEM/FACILITIES. NO BUILDINGS, FILLS, EXCAVATIONS, STRUCTURES, FENCES OR OTHER ALTERATIONS SHALL BE CONSTRUCTED WITHIN A STORMWATER DRAINAGE EASEMENT(S) WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN."

STREET MAINTENANCE

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

LANDSCAPE MAINTENANCE

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

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

SIGHT TRIANGLE MAINTENANCE/CLEARANCE

CORNER VISION CLEARANCE REQUIREMENT: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VIEW THAT IS MORE THAN FORTY-TWO INCHES (42") IN HEIGHT SHALL BE ERECTED, PLACED OR MAINTAINED WITHIN A TRIANGLE FORMED BY THE POINT OF INTERSECTION OF LOT LINES ADJUTING A STREET AND THE POINTS LOCATED ALONG THE LOT LINES THIRTY FEET (30') FROM THE POINT OF INTERSECTION.

DRIVES, PARKING AREA AND UTILITY EASEMENTS MAINTENANCE

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

FINAL PLAT CROSS-REFERENCE

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

LEGAL DESCRIPTION:

WILDER COMMONS  
TWO (2) PARCELS OF LAND BEING ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 4, 1991 IN BOOK 6105, PAGE 198, AND ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN 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 THIS LINE;  
THENCE ALONG SAID EAST LINE SOUTH 00°10'42" WEST, A DISTANCE OF 897.93 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF COUNTRY CLUB VILLAS FINAL PLAT RECORDED NOVEMBER 16, 2000 AT RECEPTION NO. 80149362 IN THE OFFICE OF SAID CLERK AND RECORDER, AND THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°10'42" WEST, A DISTANCE OF 190.62 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 DESCRIBED EASTERLY PROLONGATION AND SAID NORTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:  
1. SOUTH 89°17'10" WEST, A DISTANCE OF 542.26 FEET;  
2. NORTH 44°42'04" WEST, A DISTANCE OF 88.39 FEET;  
3. NORTH 18°25'48" EAST, A DISTANCE OF 4.63 FEET;  
4. SOUTH 89°59'00" WEST, A DISTANCE OF 427.53 FEET TO THE NORTHWEST CORNER OF SAID THE VILLAGE IN COLUMBINE VALLEY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF SOUTH PLATTE CANYON ROAD;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 21°23'42" EAST, A DISTANCE OF 427.25 FEET TO THE SOUTHWEST CORNER OF PLATTE CANYON SQUARE RECORDED JUNE 1, 1979 AT RECEPTION NO. 1853876 IN THE OFFICE OF SAID CLERK AND RECORDER;  
THENCE DEPARTING SAID EAST LINE ALONG THE SOUTHERLY BOUNDARY OF SAID PLATTE CANYON SQUARE AND THE EASTERLY EXTENSION THEREOF, SOUTH 89°54'58" EAST, A DISTANCE OF 386.52 FEET TO A POINT ON THE WESTERLY BOUNDARY OF CREEKSIDE AT COLUMBINE RECORDED MARCH 9, 1983 AT RECEPTION NO. 2255071 IN THE OFFICE OF SAID CLERK AND RECORDER, SAID POINT BEING ON THE APPROXIMATE CENTERLINE OF THE NEVADA DITCH;  
THENCE ALONG SAID WESTERLY BOUNDARY AND THE APPROXIMATE CENTERLINE OF THE NEVADA DITCH, SOUTH 16°00'58" EAST, A DISTANCE OF 34.26 FEET TO THE NORTHWEST CORNER OF SAID COUNTRY CLUB AT VILLAS FINAL PLAT;  
THENCE ALONG THE WESTERLY BOUNDARY OF SAID COUNTRY CLUB VILLAS FINAL PLAT AND THE APPROXIMATE CENTERLINE OF THE NEVADA DITCH THE FOLLOWING FOUR (4) COURSES:  
1) CONTINUING SOUTH 16°00'58" EAST, A DISTANCE OF 30.75 FEET;  
2) SOUTH 06°54'40" EAST, A DISTANCE OF 120.45 FEET;  
3) SOUTH 14°29'28" WEST, A DISTANCE OF 53.97 FEET;  
4) SOUTH 47°36'31" WEST, A DISTANCE OF 58.67 FEET TO THE SOUTHWEST CORNER OF SAID COUNTRY CLUB VILLAS FINAL PLAT;

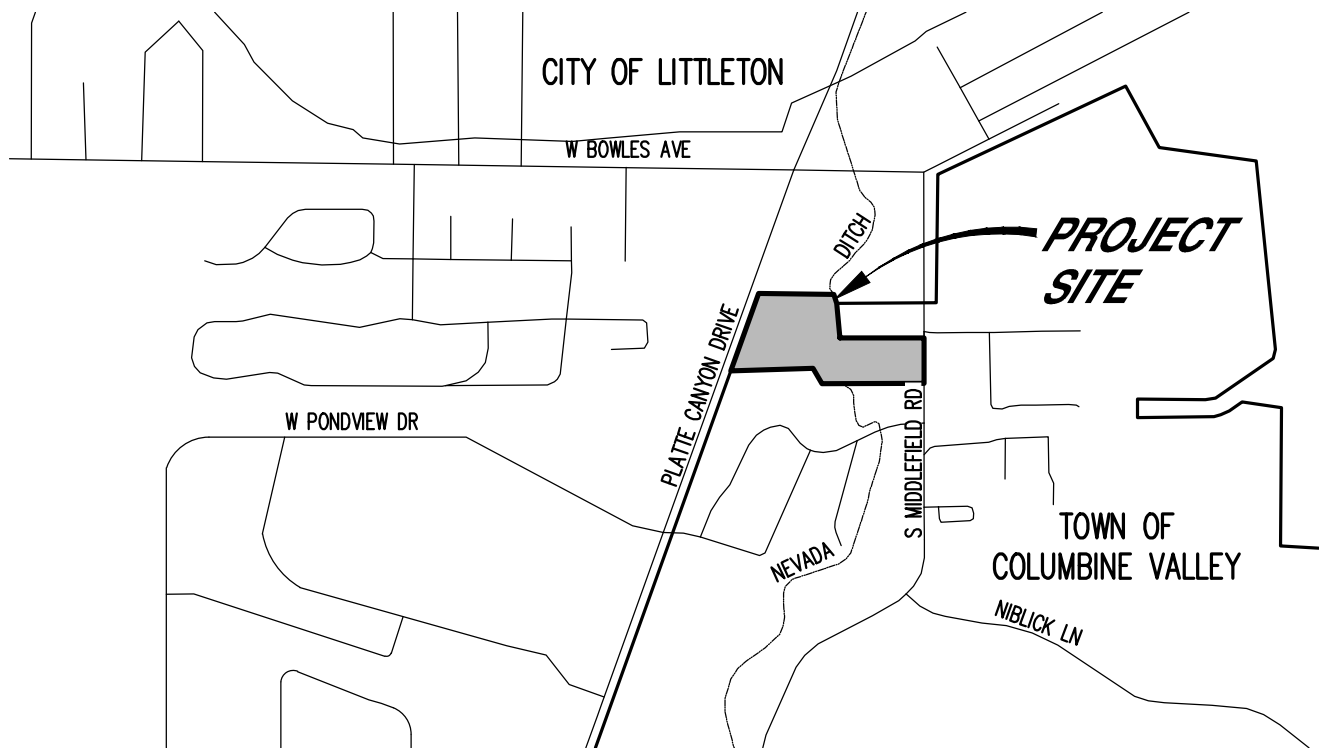
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID COUNTRY CLUB VILLAS FINAL PLAT AND THE EASTERLY PROJECTION THEREOF, NORTH 89°13'43" EAST, A DISTANCE OF 513.13 FEET TO THE POINT OF BEGINNING.  
CONTAINING AN AREA OF 6.617 ACRES, (288,233 SQUARE FEET), MORE OR LESS.

# WILDER LANE

## PRELIMINARY PLAN

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

#### COVER SHEET



LAND USE TABULATION:

LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL

MAXIMUM ALLOWABLE UNITS: 24

MAXIMUM ALLOWABLE DENSITY: 4.0 DU/ACRE

ZONING DESIGNATION: PUD

AREA TABULATION		
USE	AREA	% OF TOTAL
RIGHT OF WAY	1.094 ACRE	16.53%
OPEN SPACE/TRACTS	0.968 ACRE	14.64%
LOTTED AREA	4.555 ACRE	68.83%
TOTAL	6.617 ACRE	100.00%

DEVELOPMENT STIPULATIONS CHART	
STANDARD	
ACREAGE	6.617 ACRE
DENSITY	3.63 DU/ACRE
BUILDING COVERAGE	50%
OPEN SPACE PUBLIC OR COMMON	0.968 ACRE
BUILDING HEIGHT MAX.	
ONE STORY (1)	30'-0
TWO STORY (2)	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: RESIDENCE	5'-0
REAR: RESIDENCE	10'-0
PARKING	
PARKING (OFF STREET)	24 LOTS x 4 = 96
SIGNAGE	NUMBER AND DIMENSIONS
PROJECT IDENTIFICATION	TBD
TENANT IDENTIFICATION (GROUND MOUNTED)	N/A
TENANT IDENTIFICATION (FASCIA OR WALL)	N/A
DIRECTIONAL - INFORMATION	N/A
TEMPORARY	TBD
WALLS, FENCES, HEDGES (3)	TYPE, MATERIALS, HEIGHT
NORTH PROPERTY LINE	TOWN WALL, WOOD, ARTIFICIAL WOOD, OR EXISTING CCV WALL
EAST PROPERTY LINE	WOOD OR ARTIFICIAL WOOD
SOUTH PROPERTY LINE	WOOD OR ARTIFICIAL WOOD
WEST PROPERTY LINE	TOWN WALL OR WROUGHT IRON
EXTERIOR LIGHTING	HEIGHT AND FIXTURE TYPE
	SEE NARRATIVE

(TBD) TO BE DETERMINED  
(CCV) COUNTRY CLUB VILLAS  
(1) LOTS - 1 THROUGH 6 AND 11 THROUGH 24  
(2) LOTS - 7 THROUGH 10  
(3) OTHER THAN AT TOWN WALL, FENCES ONLY OCCUR AT RESIDENCE LOT LINES, NOT ENTIRE PERIMETER.

100 YEAR FLOODPLAIN NOTE:

THE SURVEYED PARCEL SHOWN HEREIN LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND FLOOD ZONE "X" (SHADED) OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS PANEL 431 OF 725, MAP NO. 08005C0431K WITH A MAP REVISED DATE OF DECEMBER 17, 2010. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

CONDITIONS:

1. THE WILDER LANE PRELIMINARY PLAN ILLUSTRATES A PROPOSED SINGLE FAMILY RESIDENTIAL PLANNING AREA WITH PROPOSED ROADS, SINGLE FAMILY LOTS AND OPEN SPACE AREAS. NO DEVELOPMENT WILL BE ALLOWED OR BUILDING PERMITS ISSUED UNTIL SUBDIVISION PLANS FOR THE PLANNING AREA ARE APPROVED.
2. THE TOTAL NUMBER OF UNITS SHALL NOT EXCEED THE MAXIMUM NUMBER INDICATED IN THE LAND USE TABULATION.
3. ENCROACHMENT INTO THE SETBACK AREAS FOR ACHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, WINDOW WELLS, BUILDING CANTILEVERS, CHIMNEYS, BAY WINDOWS, SIDING AND COUNTERFORTS AS WELL AS ACCESSORY FEATURES SUCH AS AIR HANDLING UNITS, PATIOS AND DECKS ARE ACCEPTABLE.
4. THE STREET SIGNAGE SHALL CONFORM AND BE SIMILAR TO THE TOWN OF COLUMBINE VALLEY STREET SIGNAGE IN TYPE AND PLACEMENT.
5. OPEN SPACE TRACTS SHALL BE DEDICATED TO THE WILDER LANE HOMEOWNERS ASSOCIATION BY FINAL PLAT.
6. TRASH SHALL BE PICKED UP CURB SIDE.

SHEET INDEX:

- 1 OF 7 COVER SHEET
- 2 OF 7 SITE PLAN
- 3 OF 7 UTILITY PLAN
- 4 OF 7 GRADING PLAN
- 5 OF 7 LANDSCAPE PLAN WEST
- 6 OF 7 LANDSCAPE PLAN EAST
- 7 OF 7 BUILDING ELEVATION CONCEPTS

PROJECT TEAM:

PROPERTY OWNER

NELSON REAL ESTATE PROPERTIES, INC.  
ATTN: H.W. NELSON  
6444 E HAMPDEN AVENUE #350  
DENVER, COLORADO 80222  
P: 303-721-1650  
neinc12@qwest.net

PROPERTY OWNER/APPLICANT/DEVELOPER

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

ARCHITECT

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

DEVELOPMENT NOTES:

ARCHITECTURE:  
WILDER LANE WILL BE DEVELOPED AS A CONTEMPORARY/MODERN HOME SUBDIVISION REMINISCENT OF THE MID-CENTURY HOME DEVELOPMENTS THAT WERE COMPLETED IN THE DENVER AREA AFTER WORLD WAR II.  
THE SAME TENANTS THAT DROVE THOSE MODERN HOME PIONEERS - SIMPLE MATERIALS, RESTRAINED ELEGANCE, SMALLER FOOTPRINTS, INNOVATIVE CONSTRUCTION TECHNIQUES - WILL BE REINTERPRETED TO MEET OUR 21ST CENTURY LIFESTYLE: CLEAN ARCHITECTURAL DESIGN, SEAMLESS  
INDOOR-OUTDOOR LIVING, AND 'GREEN' CONSTRUCTION METHODS.  
THE EXTERIOR MATERIALS PALLETTE WILL VARY FROM HOUSE TO HOUSE AS WILL THE DESIGN, BUT EACH WILL COMPLIMENT THE OTHER TO FORM AN ARCHITECTURALLY SIGNIFICANT COMMUNITY. MATERIALS EXPECTED TO BE USED INCLUDE WOOD OR HARDBOARD SIDING, STUCCO, METAL, STONE, BRICK OR OTHER TYPES OF ARCHITECTURAL MASONRY.  
ROOF LINES WILL ALSO VARY FROM NEAR FLAT TO SLOPING, AGAIN, REMINISCENT OF MID-CENTURY MODERN FORMS.  
FENCING WILL BE A HORIZONTAL SLAT TYPE FENCE 6' IN HEIGHT, GENERALLY ENCLOSING THE SIDES AND REAR OF EACH LOT AND BETWEEN EACH HOME FOR SECURITY AND PRIVACY. PERIMETER FENCING WILL BE INSTALLED BY THE DEVELOPER OF THE SUBDIVISION; INTERNAL LOT FENCING BY THE HOMEOWNER ON A LOT-BY-LOT BASIS.  
LANDSCAPING WILL ATTEMPT TO UNIFY EACH HOUSE DESIGN INTO A VISUAL WHOLE WITH EACH HOUSE SELECTING MATERIALS FROM AN APPROVED PLANT MATERIALS LIST.  
ALL DESIGN WILL BE OVERSEEN AND APPROVED BY AN ARCHITECTURAL CONTROL COMMITTEE TO ENSURE THAT THE DESIGN GOALS ARE MET FOR EACH HOUSE AND THE COMMUNITY AT LARGE. SITE LIGHTING WILL BE ALLOWED INTEGRAL TO BOTH THE LANDSCAPING AND THE HOME DESIGN AS APPROPRIATE.

ACCESS/ROADS:  
WILDER LANE'S PRIMARY ENTRANCE AND 'FRONT DOOR' IS ITS ACCESS ON MIDDLEFIELD ROAD ACROSS FROM THE NORTH CURBOUT INTO THE TOWN HALL PARKING LOT. THE PROPOSED NAME FOR THAT STREET IS WILDER LANE.  
A SECONDARY EMERGENCY AND 'CONVENIENCE' ACCESS IS LOCATED ON PLATTE CANYON AND RESTRICTED TO RIGHT-IN/RIGHT-OUT MOVEMENTS ONLY. THIS ACCESS IS STRICTLY FOR THE USE OF WILDER LANE RESIDENTS AND EMERGENCY PERSONNEL. IT IS DESIGNED SO THAT IT CAN BE ACCESS CONTROLLED (I.E. GATED) IF THE RESIDENTS FIND IT NECESSARY TO DO SO TO AVOID 'OUT-THROUGH' TRAFFIC. THE GATES WOULD CONTROL BOTH INGRESS AND EGRESS ACCESS. EVEN WITH THE OPTIONAL GATE IN PLACE, WILDER LANE WILL REMAIN A PUBLIC STREET FOR PURPOSES OF SNOW PLOWING AND MAINTENANCE AND RESIDENT AND EMERGENCY ACCESS. THE ROW WIDTH IS 30' BACK OF PAN TO BACK OF PAN CONSISTENT WITH OTHER STREETS WITHIN THE TOWN. TO ACHIEVE A ROADWAY COMPARABLE TO A 50' ROW, A 10' EASEMENT HAS BEEN PROVIDED ON BOTH SIDES OF THE STREET FOR VARIOUS PUBLIC PURPOSES, AGAIN, SIMILAR TO OTHER STREETS WITHIN THE TOWN. PARKING WILL BE ALLOWED ON THE STREET EXCEPT OVERNIGHT PER TOWN ORDINANCE.

STATEMENT OF OWNERSHIP AND CONTROL

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

BY: \_\_\_\_\_  
JAY NEESE, MANAGER

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

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

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

BOARD OF TRUSTEES APPROVAL

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

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

MAYOR: TOWN OF COLUMBINE VALLEY ATTEST: TOWN CLERK

TOWN OF COLUMBINE VALLEY PLANNING AND ZONING COMMISSION REVIEW

THE TOWN OF COLUMBINE VALLEY, COLORADO PLANNING AND ZONING COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 2014, REVIEWED THIS PRELIMINARY DEVELOPMENT PLAN.

COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAN WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE

COUNTY, COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 2014.

RECEPTION NUMBER \_\_\_\_\_, TIME \_\_\_\_\_, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK

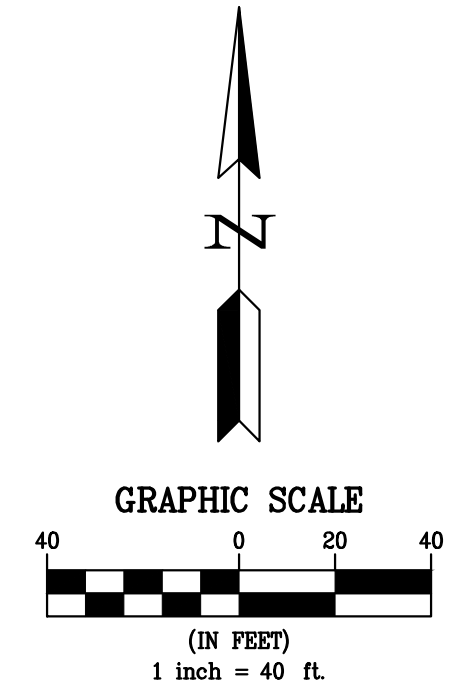
 STUDIO GUNN ARCHITECTURE, LLC 3773 Cherry Creek North Drive, Suite 575 Denver, Colorado 80209 303.388.5044 ©2014	 SAGE DESIGN GROUP 1500 South Pearl Street, Ste.200 Denver, Colorado 80210 303.470.2855 (p) 303.470.2894 (f)	 LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P:303.989.1461 F: 303.989.4094 CIVIL ENGINEERING & SURVEYING	DEVELOPER		DATE:	08/04/14
			PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237		SCALE:	NO SCALE
					JOB NO.:	638-0301
					SHEET 1 OF 7	



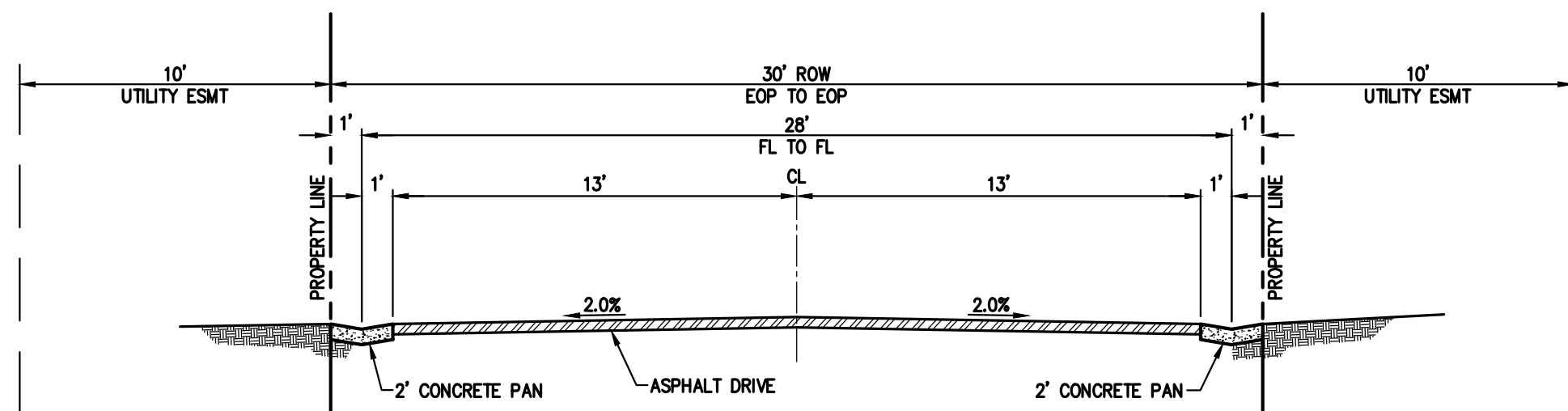
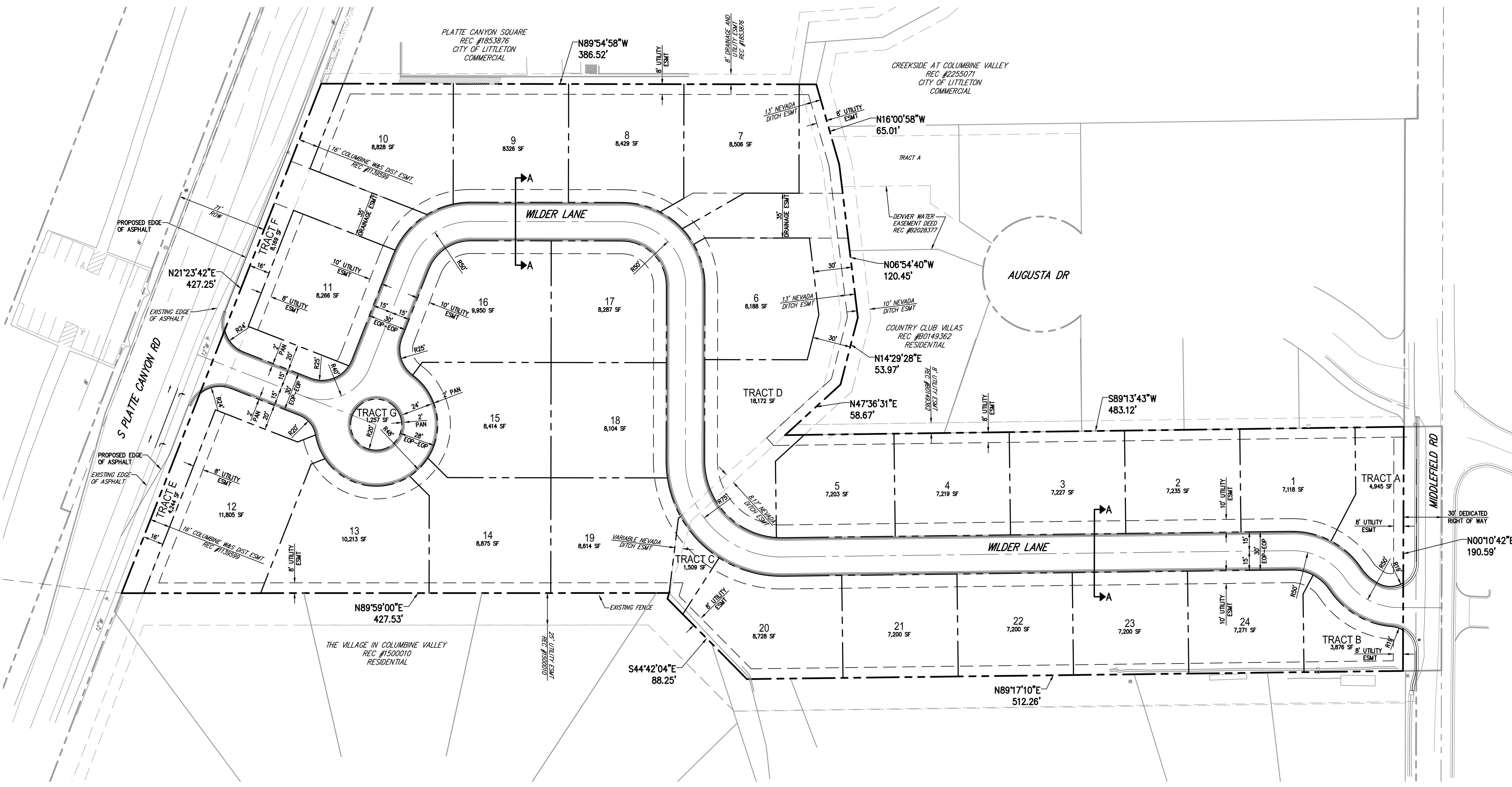
# WILDER LANE

## PRELIMINARY PLAN




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



LEGEND:  
EOP EDGE OF PAN



SECTION A-A  
LOCAL ROAD (PUBLIC)

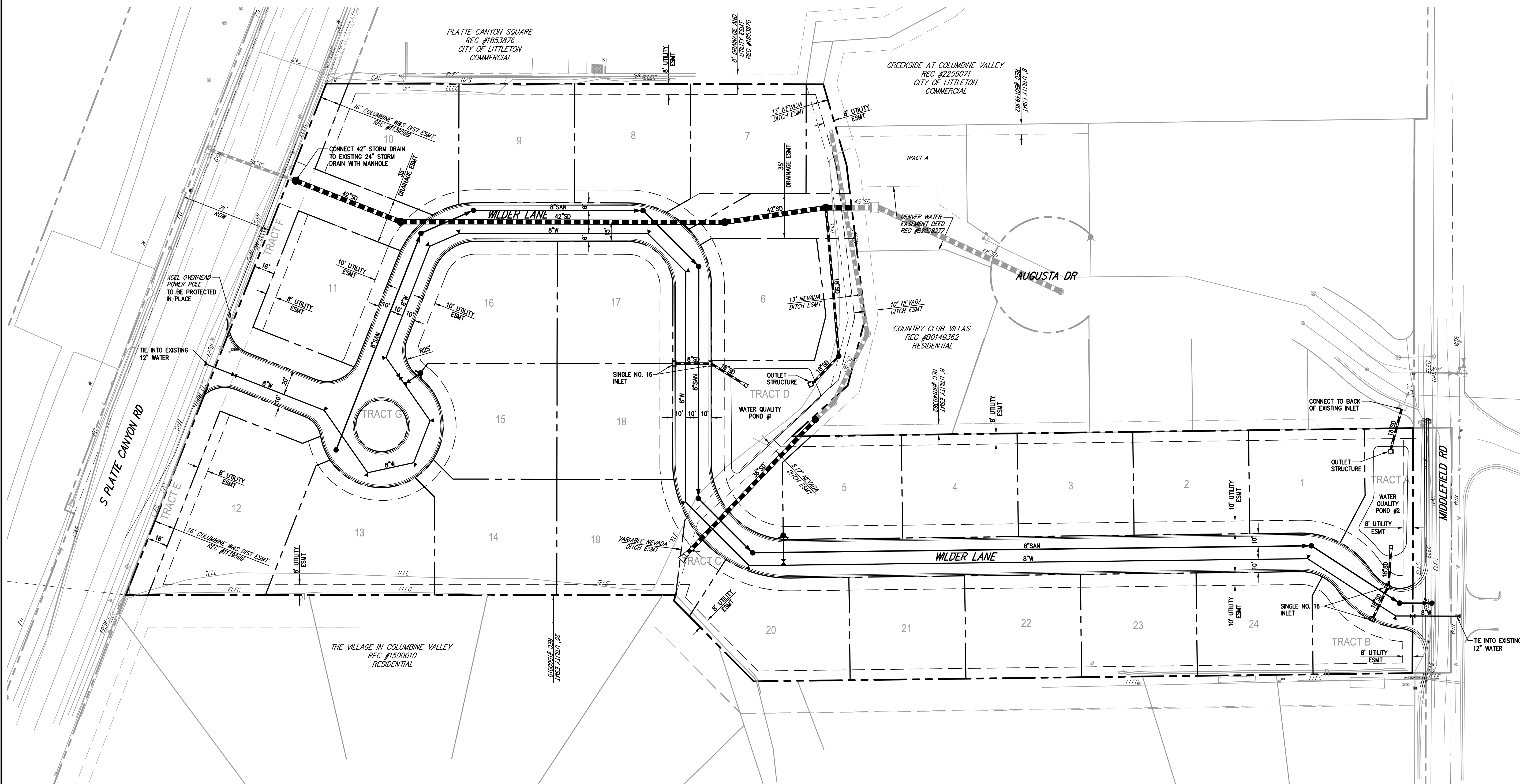
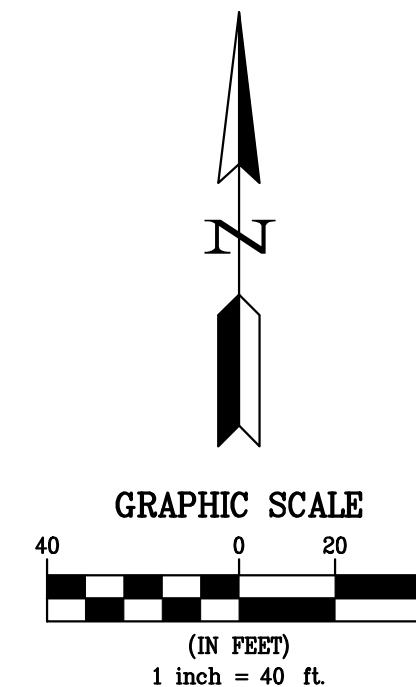
 <b>STUDIO GUNN</b> ARCHITECTURE, LLC 3725 Chippewa Street, Suite 205 Denver, Colorado 80239 303.388.5884	 <b>SAGE DESIGN GROUP</b> Landscape Architecture Site Planning Golf Course Architecture 1500 South Pearl Street, Ste 200 Denver, Colorado 80210 P: 303.989.1461 F: 303.989.4094 303.470.2855 (p) 303.470.2894 (f)	 <b>LUND</b> PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 CIVIL ENGINEERING & SURVEYING	DEVELOPER	DATE:	08/04/14
				SCALE:	1"=40'
				JOB NO.:	638-0301
			PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237		SHEET 2 OF 7




# WILDER LANE

## PRELIMINARY PLAN

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



 <b>STUDIO GUNN</b> ARCHITECTURE, LLC 3725 Cherry Creek North, Suite 205 Denver, Colorado 80239 303.388.5844	 <b>SAGE DESIGN GROUP</b> Landscape Architecture Site Planning Golf Course Architecture 1500 South Pearl Street, Ste 200 Denver, Colorado 80210 303.470.2855 (p) 303.470.2894 (f)	 <b>LUND</b> PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 CIVIL ENGINEERING & SURVEYING	DEVELOPER	DATE:	08/04/14
				SCALE:	1"=40'
				JOB NO.:	638-0301
					SHEET 3 OF 7

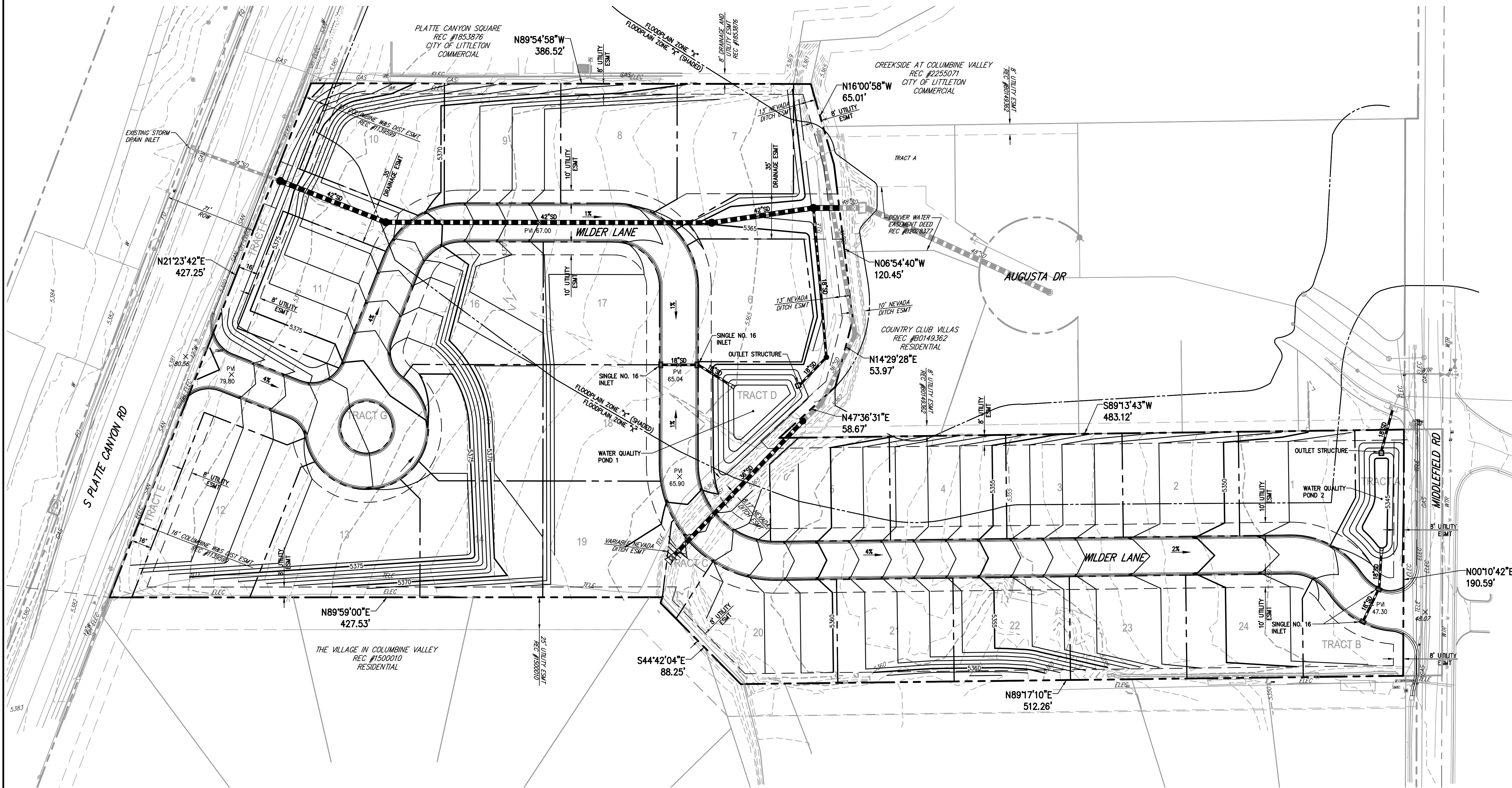
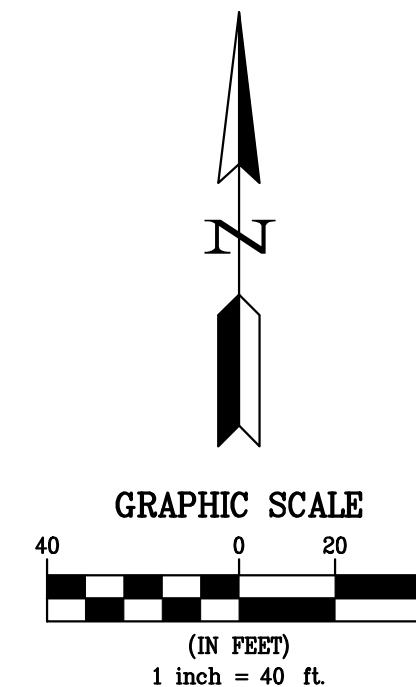
WILDER LANE / PRELIMINARY PLAN  
UTILITY PLAN




# WILDER LANE

## PRELIMINARY PLAN

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



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

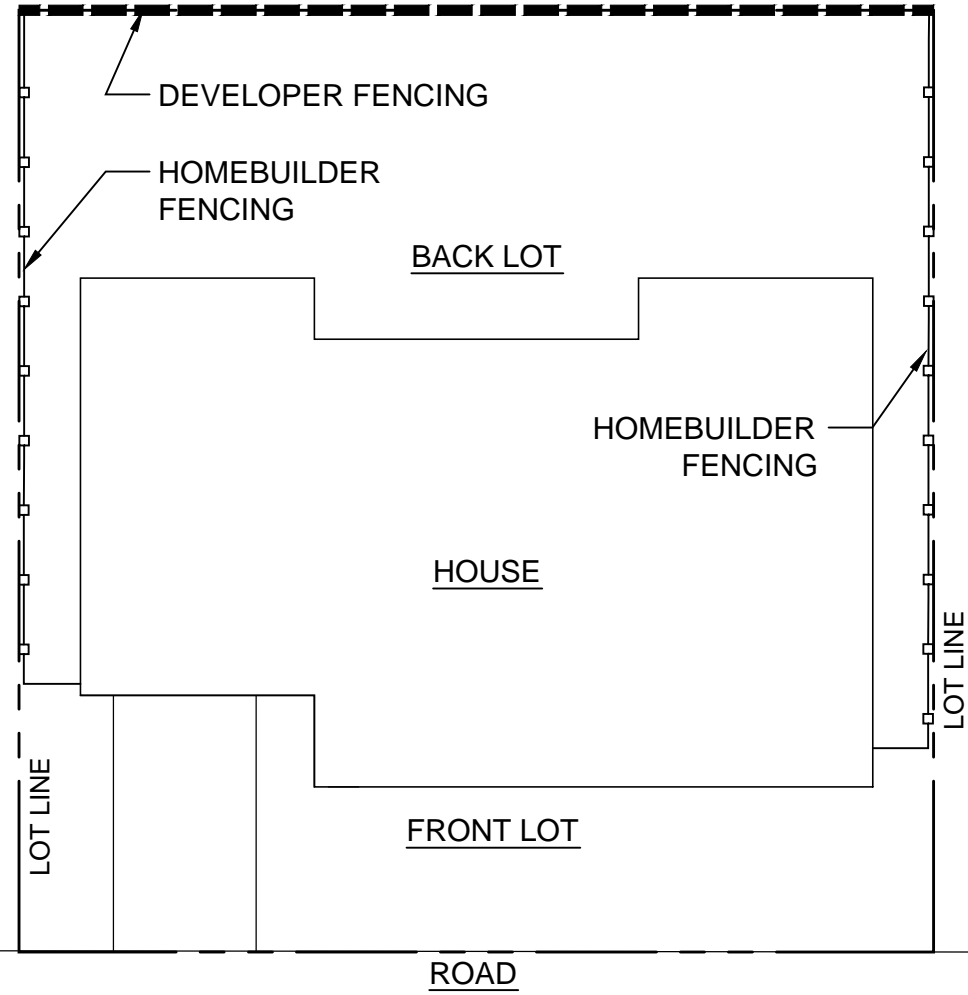
 <b>STUDIO GUNN</b> ARCHITECTURE, LLC 3773 Chippewa Creek North St., Suite 200 Denver, Colorado 80239 303.388.5484 © 2014	 <b>SAGE DESIGN GROUP</b> Landscape Architecture Site Planning Golf Course Architecture 1500 South Pearl Street, Ste.200 Denver, Colorado 80210 303.470.2855 (p) 303.470.2894 (f)	 <b>LUND</b> PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P:303.989.1461 F: 303.989.4094 <i>CIVIL ENGINEERING &amp; SURVEYING</i>	<b>DEVELOPER</b>	
			DATE:	08/04/14
			SCALE:	1"=40'
			JOB NO.:	638-0301
PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237			SHEET 4 OF 7	

WILDER LANE / PRELIMINARY PLAN  
GRADING PLAN



TYPICAL LOT FENCING RESPONSIBILITY

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



# WILDER LANE

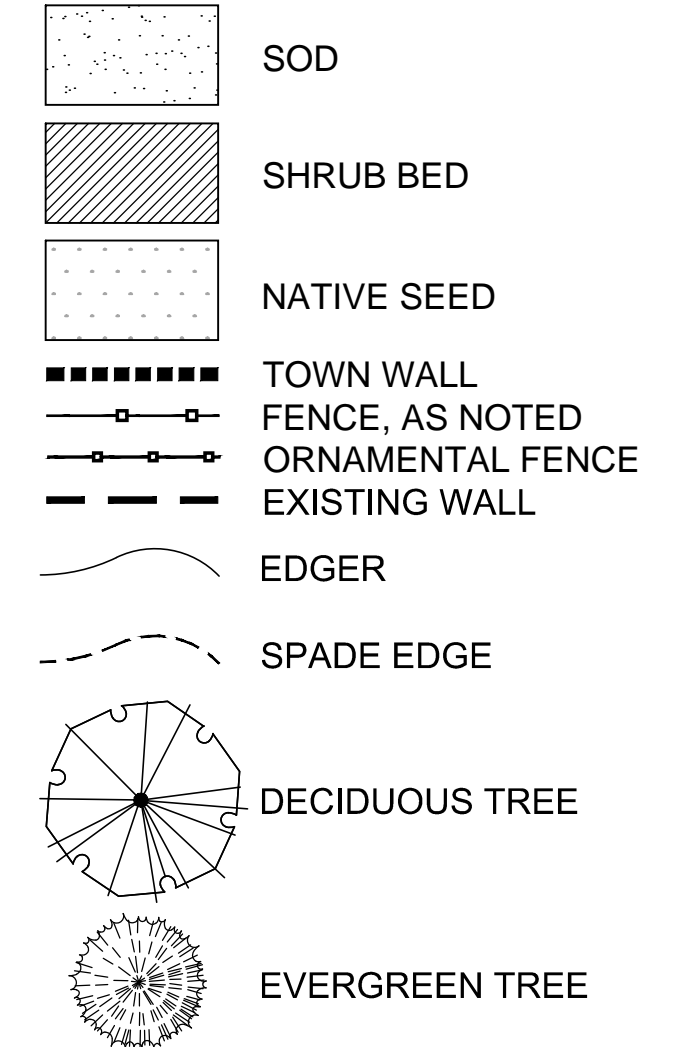
## PRELIMINARY PLAN

A PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19,  
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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## LANDSCAPE PLAN

### WEST

### LEGEND



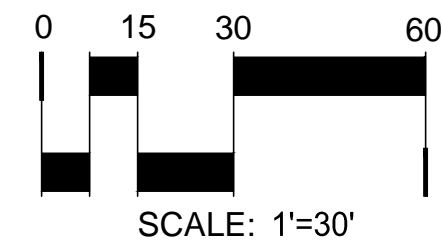
### LANDSCAPE NOTES

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

### WEST LANDSCAPE PLAN SHEET 5

### EAST LANDSCAPE PLAN SHEET 6

### KEYMAP



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

CIVIL ENGINEERING & SURVEYING

DEVELOPER

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

DATE: 08/04/14

SCALE: 1"=30'-0"

JOB NO.: 638-0301

SHEET 5 OF 7

WILDER LANE / PRELIMINARY PLAN



# WILDER LANE

## PRELIMINARY PLAN

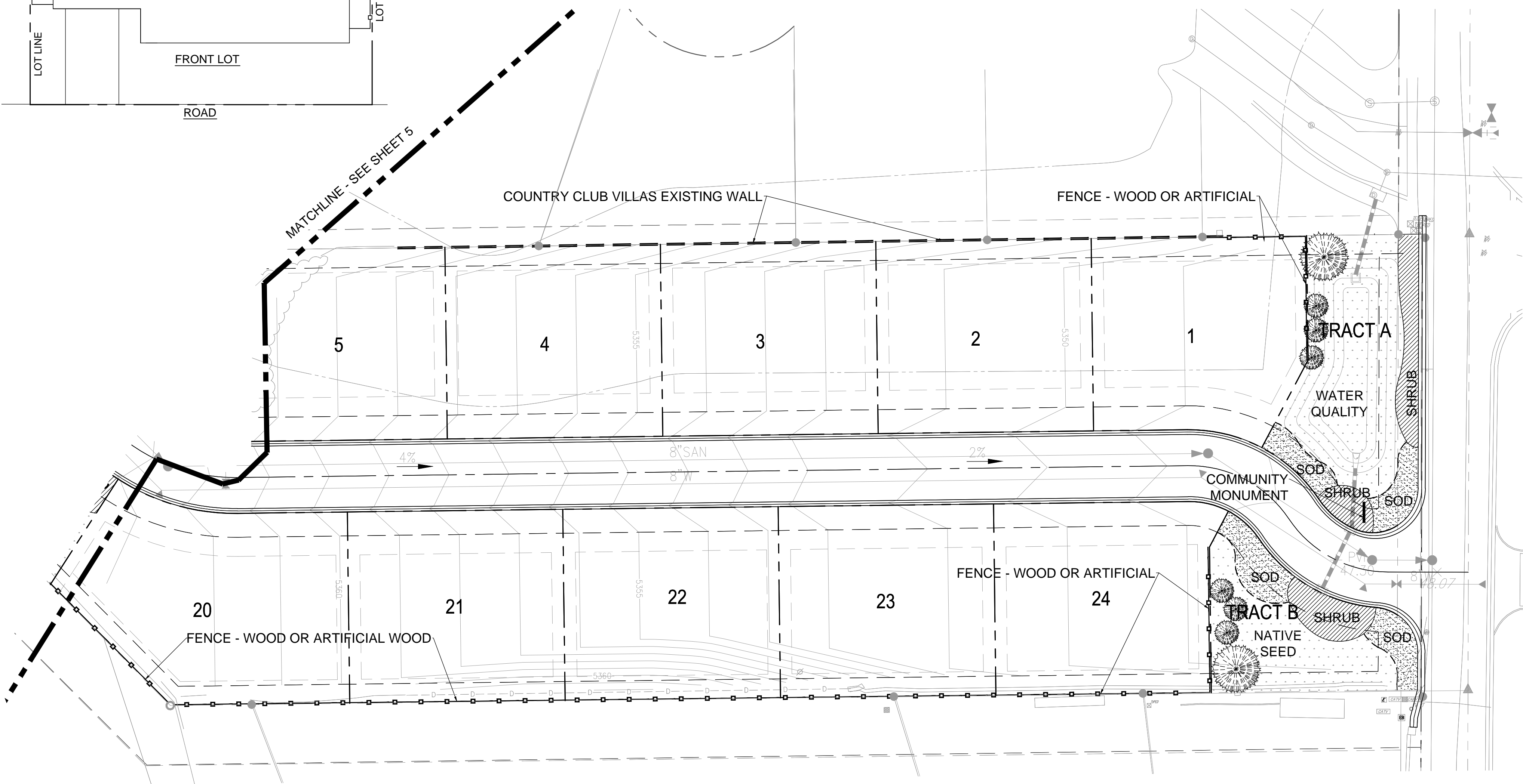
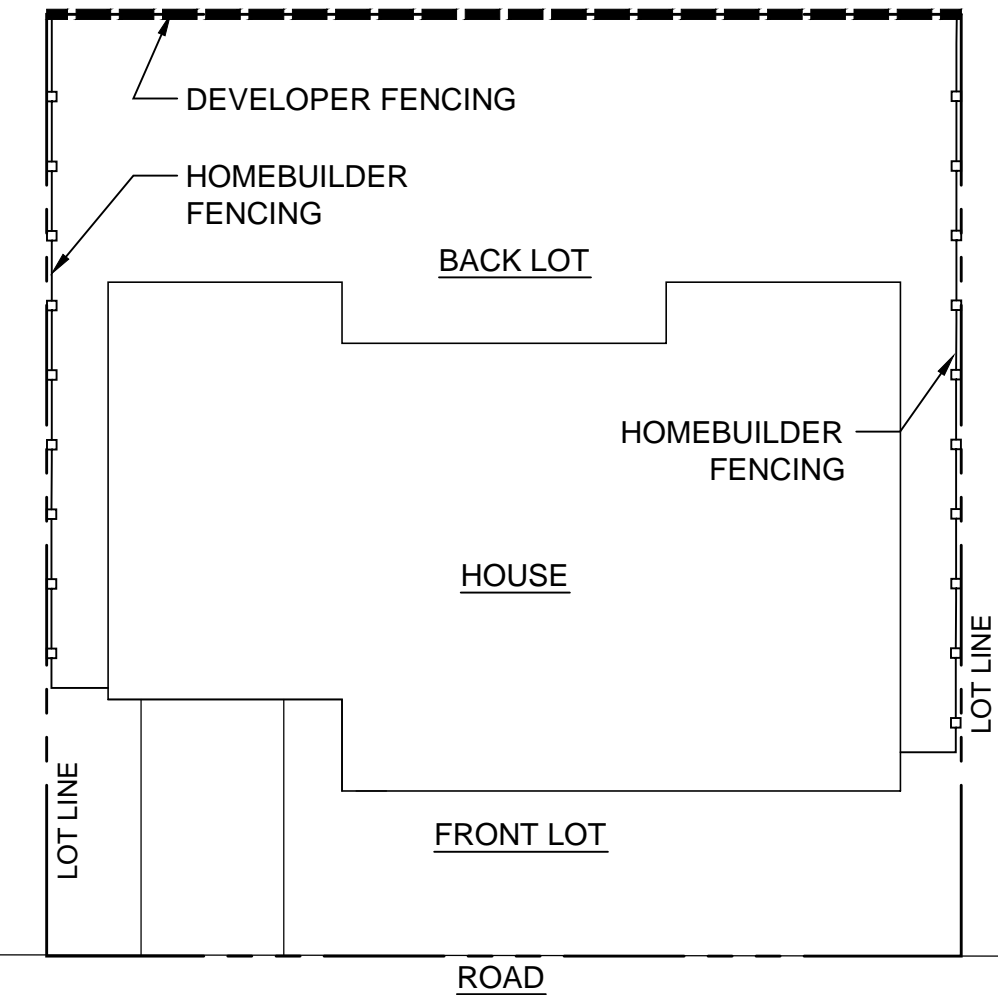
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## LANDSCAPE PLAN

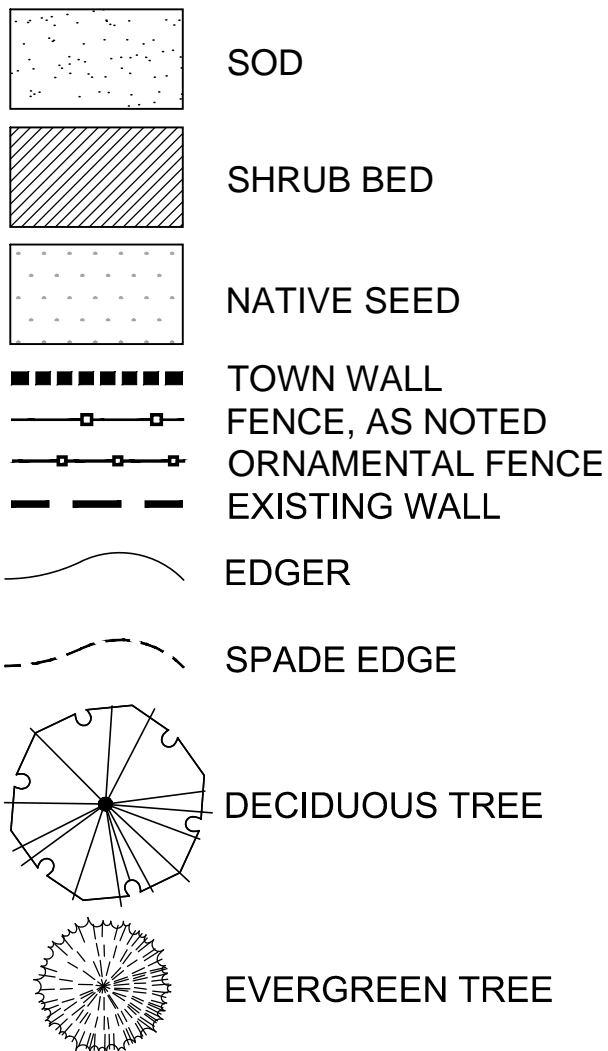
### EAST

#### TYPICAL LOT FENCING RESPONSIBILITY

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

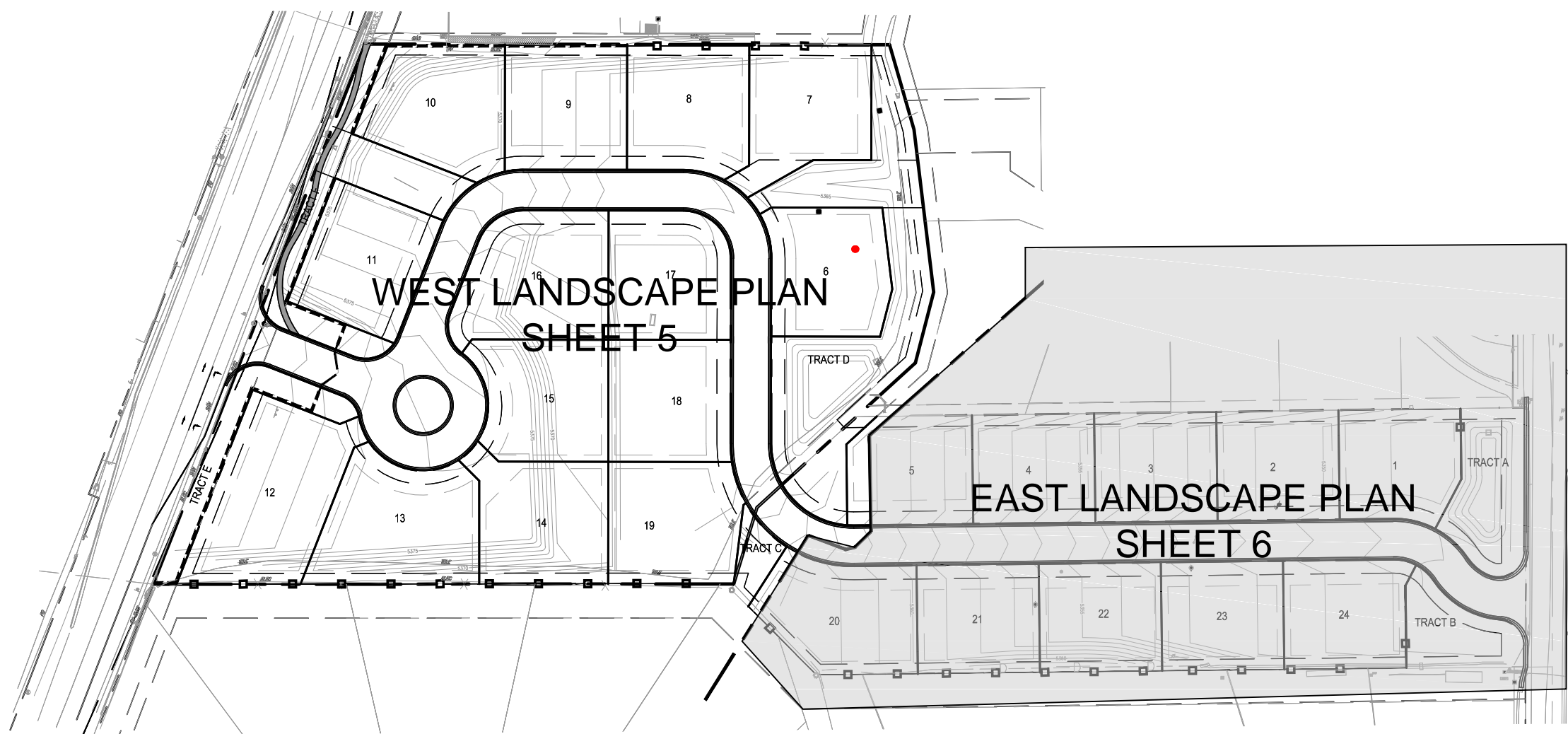


#### LEGEND

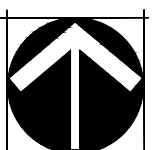


#### LANDSCAPE NOTES

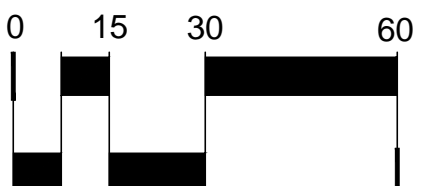
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KEYMAP



NORTH



SCALE: 1"=30'



Site Planning  
Landscape Architecture  
Entitlement  
(303) 470-2855  
www.sagedesigngroup.com



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Lakewood, Colorado 80228  
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SHEET 6 OF 7



# WILDER LANE

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BUILDING ELEVATIONS



THESE ELEVATIONS ARE REPRESENTATIVE OF THE DESIGN AND ARE NOT THE ACTUAL DESIGN. ACTUAL DESIGN WILL BE ON A HOME-BY-HOME BASIS PER ARCHITECTURAL NARRATIVE ON SHEET 1 OF 7.

 <b>STUDIO GUNN</b> ARCHITECTURE, LLC 3733 Cherry Creek North Blvd., Suite 205 Denver, Colorado 80239 303.388.5844 Q1214	 <b>SAGE DESIGN GROUP</b> Landscape Architecture Site Planning Golf Course Architecture 1500 South Pearl Street, Ste 200 Denver, Colorado 80210 303.470.2855 (p) 303.470.2894 (f)	 <b>LUND</b> PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 CIVIL ENGINEERING & SURVEYING	DEVELOPER  PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237	DATE:	08/04/14
				SCALE:	NO SCALE
				JOB NO.:	638-0301
				SHEET 7 OF 7	