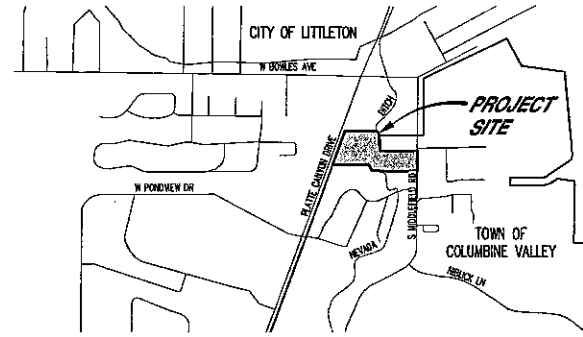


# WILDER LANE

## 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



VICINITY MAP  
SCALE: 1"=1000'

### 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 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 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**  
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 199, AND ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUILTAM DEED RECORDED DECEMBER 12, 1994 IN BOOK 7501, 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 897.83 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 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 16°25'48" EAST, A DISTANCE OF 4.83 FEET;  
4. SOUTH 88°50'00" 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°54'38" 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 08°54'40" EAST, A DISTANCE OF 120.45 FEET;  
3) SOUTH 14°29'28" WEST, A DISTANCE OF 53.97 FEET;  
4) SOUTH 47°35'31" WEST, A DISTANCE OF 58.67 FEET TO THE SOUTHWEST CORNER OF SAID COUNTRY CLUB VILLAS FINAL PLAT;  
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID COUNTRY CLUB VILLAS FINAL PLAT AND THE EASTERLY PROJECTION THEREOF, NORTH 89°13'43" EAST, A DISTANCE OF 513.13 FEET TO THE POINT OF BEGINNING,  
CONTAINING AN AREA OF 6.617 ACRES, (288,233 SQUARE FEET), MORE OR LESS.

### LAND USE TABULATION:

LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL

MAXIMUM ALLOWABLE UNITS: 24

MAXIMUM ALLOWABLE DENSITY: 4.0 DU/ACRE

ZONING DESIGNATION: PDR

EXISTING ZONING: MU AND AG

USE	AREA	% OF TOTAL
RIGHT OF WAY	1.149 ACRE	17.36%
OPEN SPACE/TRACTS	0.954 ACRE	14.42%
LOTTED AREA	4.514 ACRE	68.22%
TOTAL	6.617 ACRE	100.00%

DEVELOPMENT STIPULATIONS CHART	
STANDARD ACREAGE	6.617 ACRE
DENSITY	3.83 DU/ACRE
MAX BUILDING COVERAGE	15%
OPEN SPACE PUBLIC, COMMON, OR YARDS	38.5%
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 GARAGE FACING STREET	20'-0"
SIDE: RESIDENCE	5'-0"
REAR: RESIDENCE	10'-0"
PARKING	
PARKING (OFF STREET)	24 LOTS x 2 = 48
SIGNAGE	
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)	
NORTH PROPERTY LINE	TOWN WALL, WOOD, ARTIFICIAL WOOD, OR EXISTING CONCRETE WALL
EAST PROPERTY LINE	LANDSCAPE BUFFER
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. 080500431K 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:

- 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.
- THE TOTAL NUMBER OF UNITS SHALL NOT EXCEED THE MAXIMUM NUMBER INDICATED IN THE LAND USE TABULATION.
- ENCROACHMENT INTO THE SETBACK AREAS FOR ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, OUTLETS, 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. NO SUCH ENCROACHMENTS WILL BE ALLOWED WITHIN THE FRONT SETBACK.
- 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.
- TRASH SHALL BE PICKED UP CURB SIDE.

### SHEET INDEX:

- OF 7 COVER SHEET
- OF 7 SITE PLAN
- OF 7 UTILITY PLAN
- OF 7 GRADING PLAN
- OF 7 LANDSCAPE PLAN WEST
- OF 7 LANDSCAPE PLAN EAST
- OF 7 BUILDING ELEVATION CONCEPTS

### PROJECT TEAM:

#### PROPERTY OWNER

NELSON REAL ESTATE PROPERTIES, INC.  
ATTN: H.W. NELSON  
6444 E HAMPTON AVENUE #350  
DENVER, COLORADO 80222  
P: 303-721-1650  
nelnc12@qwest.net

#### PROPERTY OWNER/APPLICANT/DEVELOPER

PLATTE CANYON PARTNERS, LLC  
4725 SOUTH MONACO STREET #205  
DENVER, CO 80237  
TON BRADBURY  
P: 303-708-1105  
ton.brADBURY@brADBURYcompanies.com  
JAY NEESE  
P: 303-775-0892  
jryanneese@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@azteconsultants.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 COMPLEMENT 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 WILL BE ASPHALT SHINGLES. COLOR MAY VARY.

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 EXTERIOR SIDES AND REAR OF EACH LOT. THERE WILL BE NO FENCE BETWEEN EACH HOME. FOR PRIVACY PURPOSES, PATIOS MAY ALSO BE SCREENED WITH FENCING TO MATCH THE PERIMETER, LANDSCAPING, OR BOTH. PERIMETER FENCING WILL BE INSTALLED BY THE DEVELOPER OF THE SUBDIVISION; INTERNAL LOT FENCING BY THE 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 AND WILL INCLUDE A PEDESTAL TYPE LIGHT AT EACH HOME FRONTAGE TO DEFINE THE STREET EDGE AT NIGHT.

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

A SECONDARY ACCESS IS LOCATED ON PLATTE CANYON AND RESTRICTED TO RIGHT-IN/RIGHT-OUT MOVEMENTS ONLY. THIS ACCESS IS STRICTLY FOR THE USE OF WILDER LANE RESIDENTS AND EMERGENCY PERSONNEL. THE ROW WIDTH IS 32' BACK OF PAN TO BACK OF PAN CONSISTENT WITH OTHER STREETS WITHIN THE TOWN. TO ACHIEVE A ROADWAY COMPARABLE TO A 50' ROW, A 9' EASEMENT HAS BEEN PROVIDED ON BOTH SIDES OF THE STREET FOR VARIOUS PUBLIC PURPOSES, 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 \_\_\_\_\_

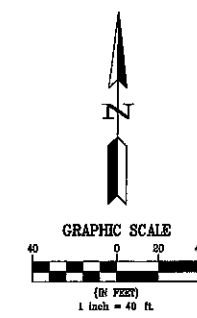
DATE \_\_\_\_\_

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	

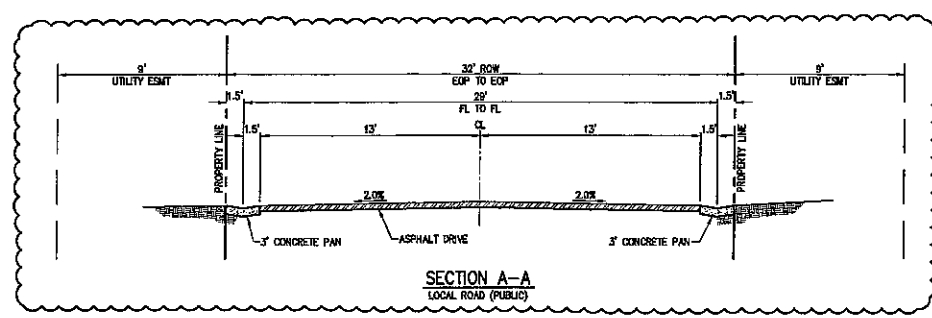
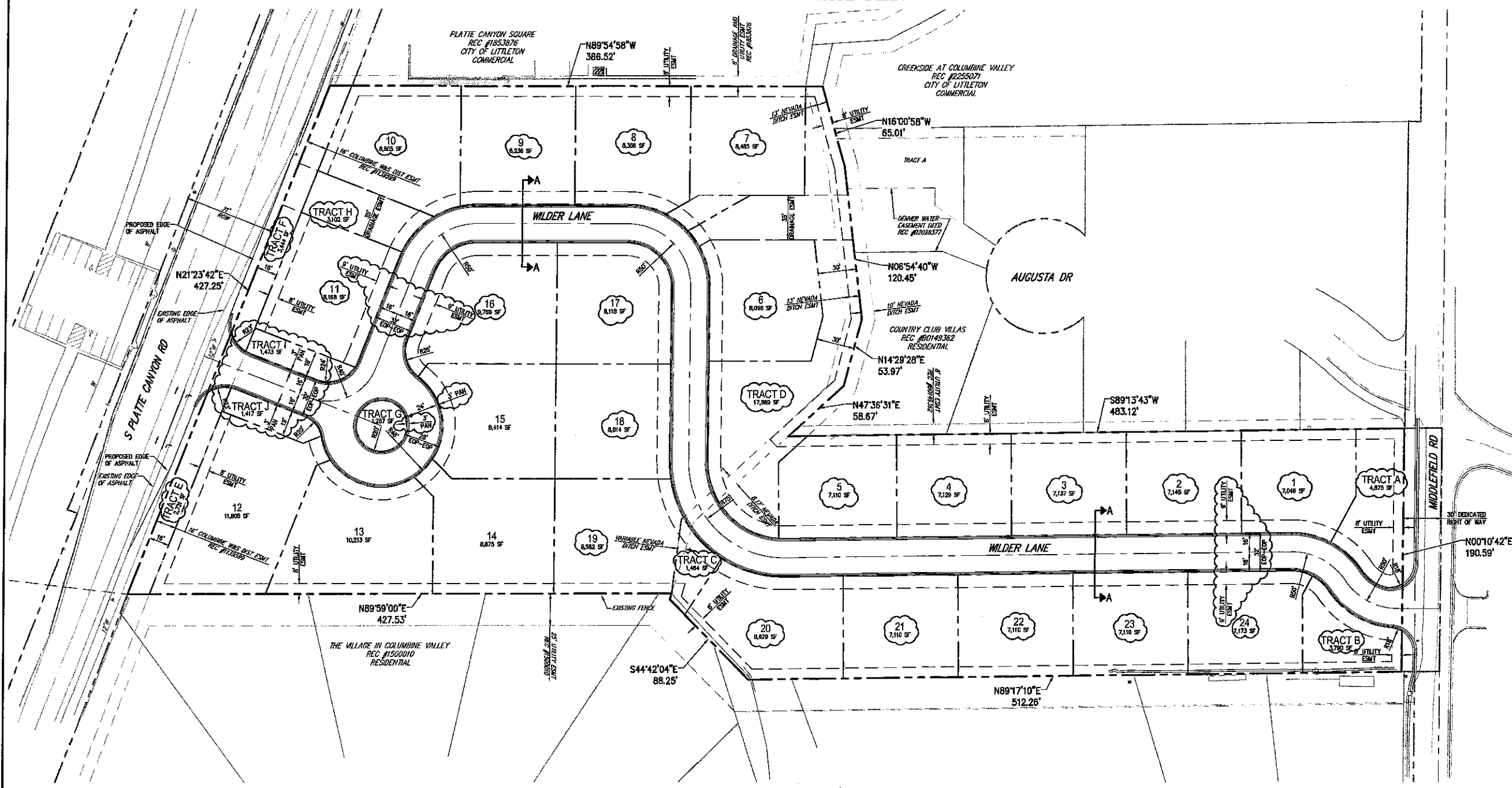
# WILDER LANE

## 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

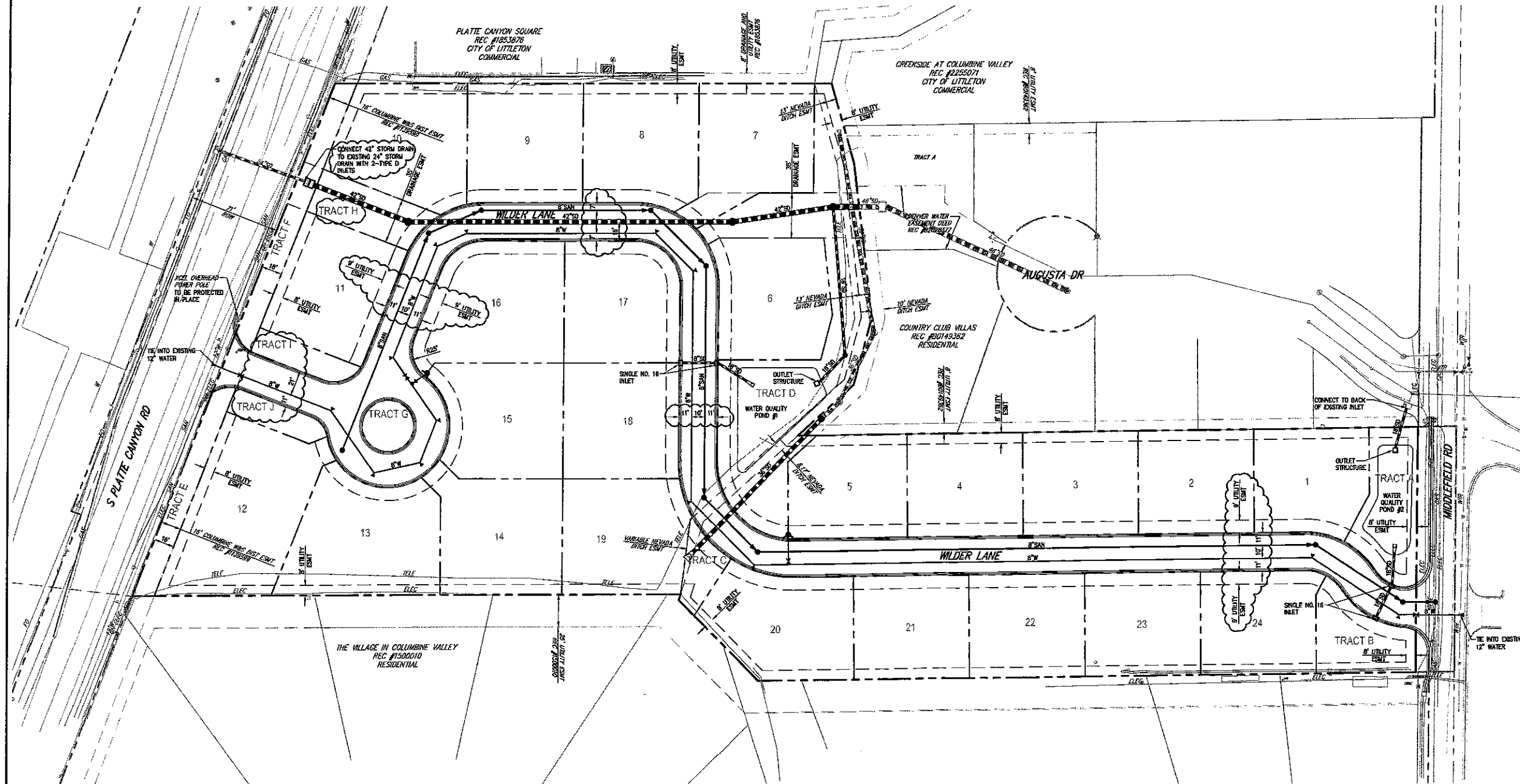
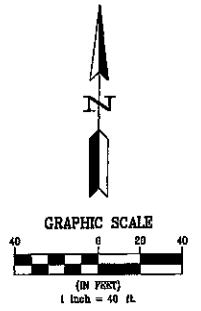


<p>STUDIO GUNN ARCHITECTURE, LLC 1950 South Pearl Street, Suite 200 Denver, Colorado 80210 P: 303.989.1451 F: 303.989.4094</p>	<p>SAGE DESIGN GROUP 1900 South Pearl Street, Suite 200 Denver, Colorado 80210 P: 303.989.1451 F: 303.470.2594 (O) 303.470.2555 (H) 303.470.2594 (F)</p>	<p>LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1451 F: 303.989.4094</p>	DEVELOPER	DATE: 08/04/14
			PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237	SCALE: 1"=40'
				JOB NO.: 638-0301
				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

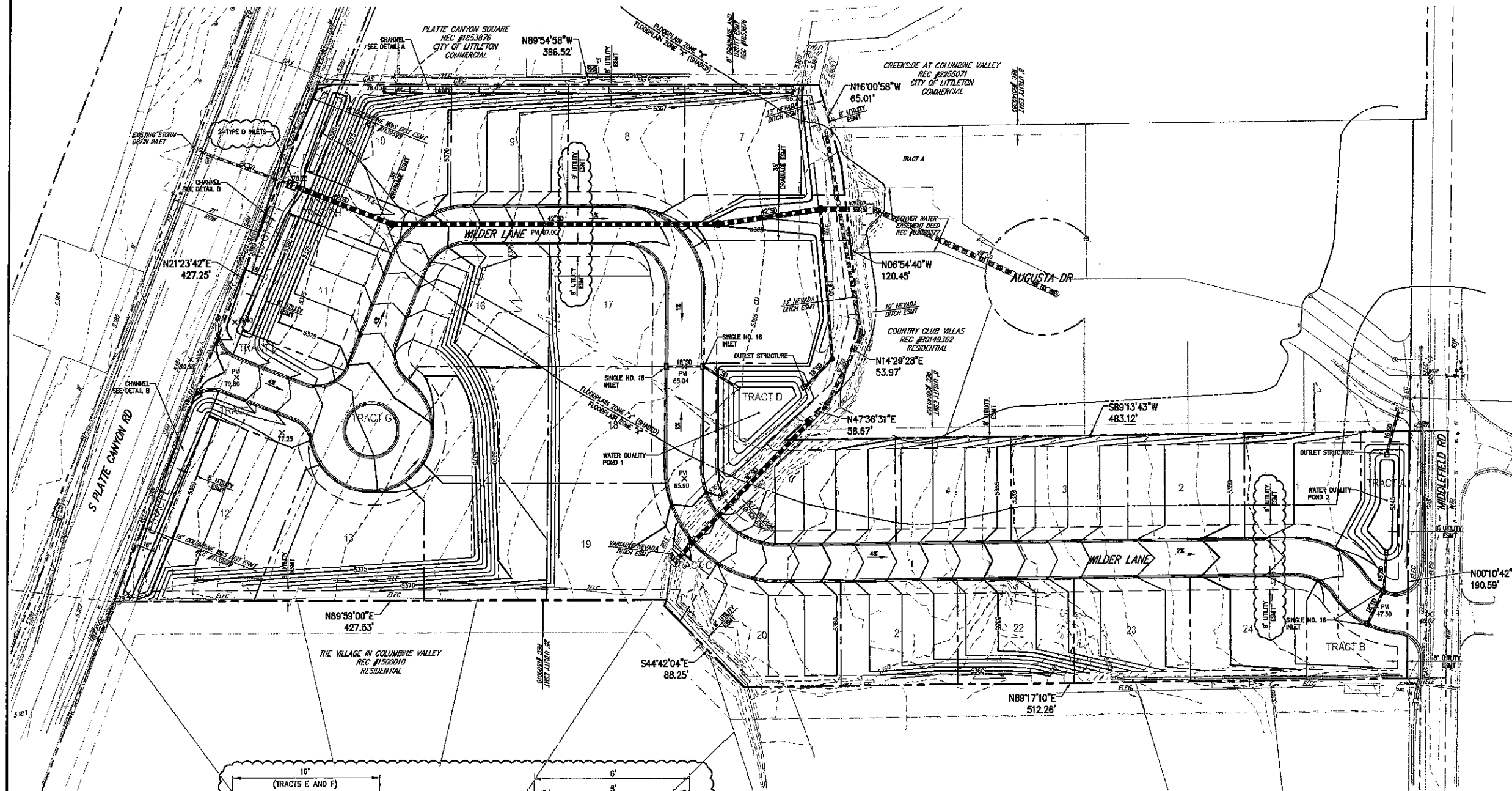
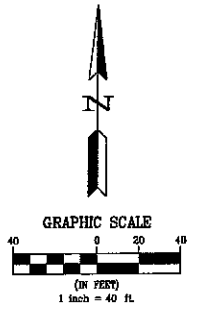


 STUDIO GUNN ARCHITECTS & PLANNERS 1200 South Pearl Street, Ste 200 Denver, Colorado 80202 P: 303.733.7878 F: 303.733.7879 www.studiogunn.com	 SAGE DESIGN GROUP Landscape Architecture Site Planning Civil/Structural Architecture 1500 South Pearl Street, Ste 200 Denver, Colorado 80202 P: 303.476.2855 (p) 303.476.2544 (f)	 LUND PARTNERSHIP 12265 W. Broyard Avenue, Suite 130 Littleton, Colorado 80120 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: 1"=40'
			JOB NO.: 638-0301	SHEET 3 OF 7
			WILDER LANE / PRELIMINARY PLAN UTILITY PLAN	

# WILDER LANE

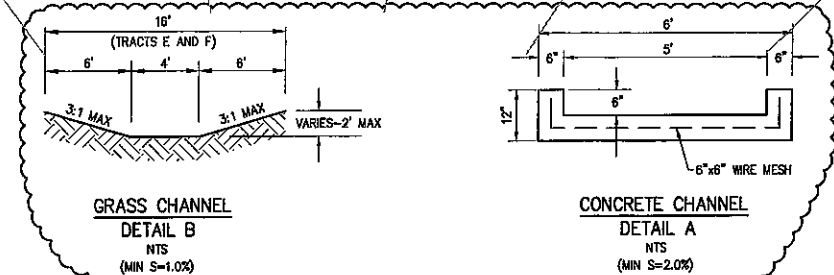
## PRELIMINARY PLAN

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
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	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED MANHOLE
	PROPOSED INLET
	PROPOSED STORM DRAIN



 STUDIO GUNN ARCHITECTS & PLANNERS 1500 South Pearl Street, Ste 200 Denver, Colorado 80210 P: 303.733.8100 F: 303.733.8101	 SAGE DESIGN GROUP Landscape Architecture Site Planning Civil Engineering 1500 South Pearl Street, Ste 200 Denver, Colorado 80210 P: 303.478.2559 (p) 303.478.2594 (f)	 LUND PARTNERSHIP 12285 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1481 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: 1"=40'
			JOB NO.: 638-0301	SHEET 4 OF 7

# WILDER LANE

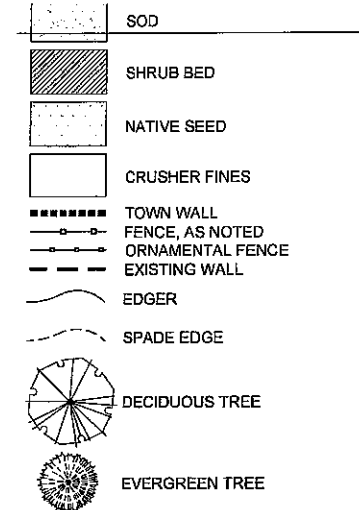
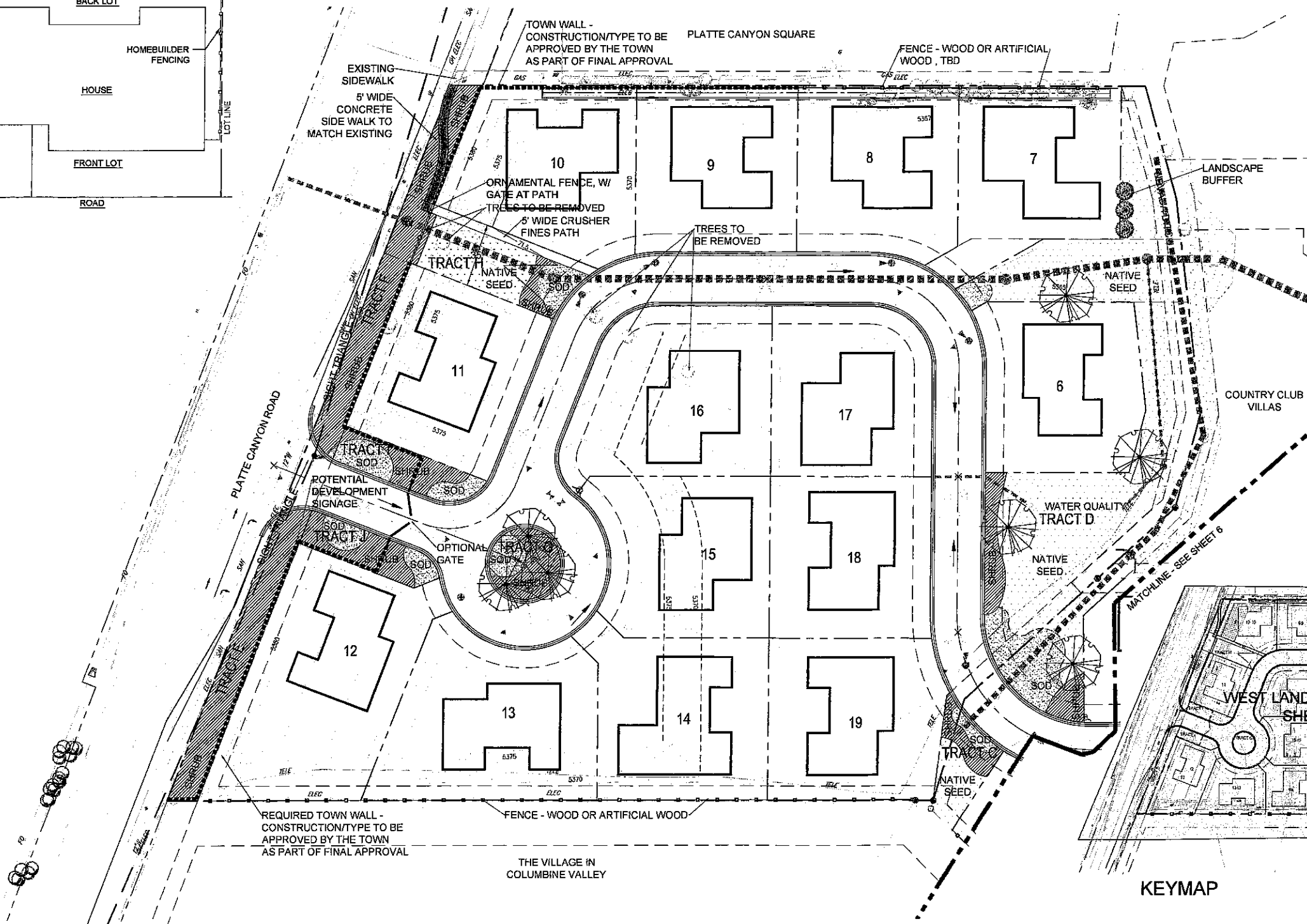
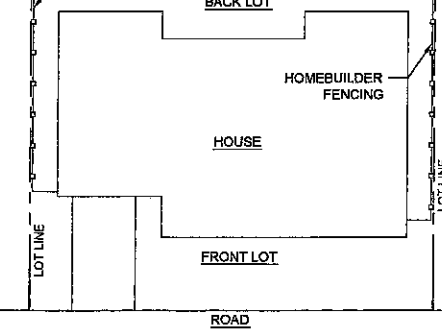
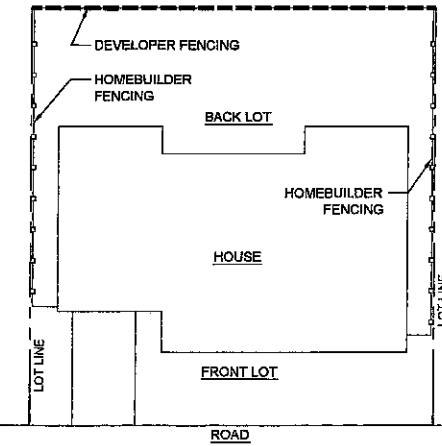
## PRELIMINARY PLAN

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

## LANDSCAPE PLAN WEST

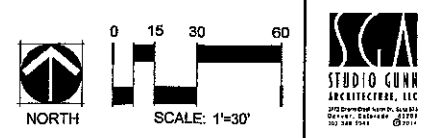
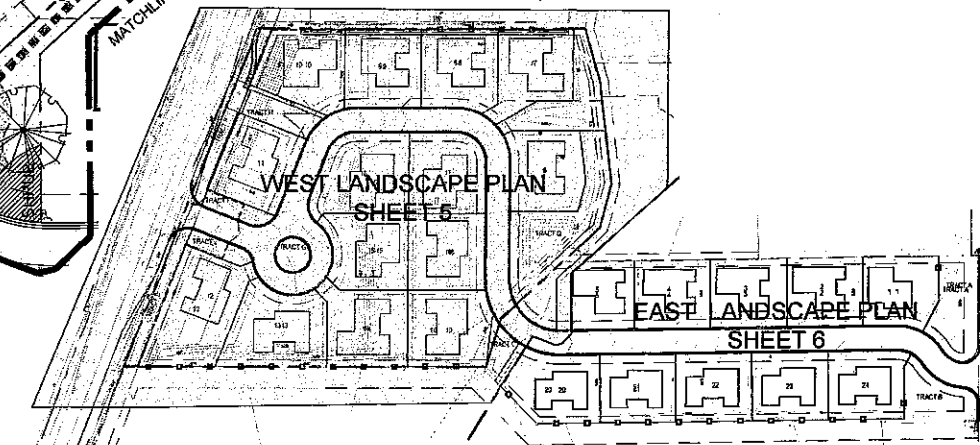
### TYPICAL LOT FENCING RESPONSIBILITY

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



### 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.



**SCA**  
STUDIO GUNN  
ARCHITECTS, LLC  
2022 Broadway, Suite 200  
Denver, Colorado 80202  
P: 303.733.1111 F: 303.733.1112

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

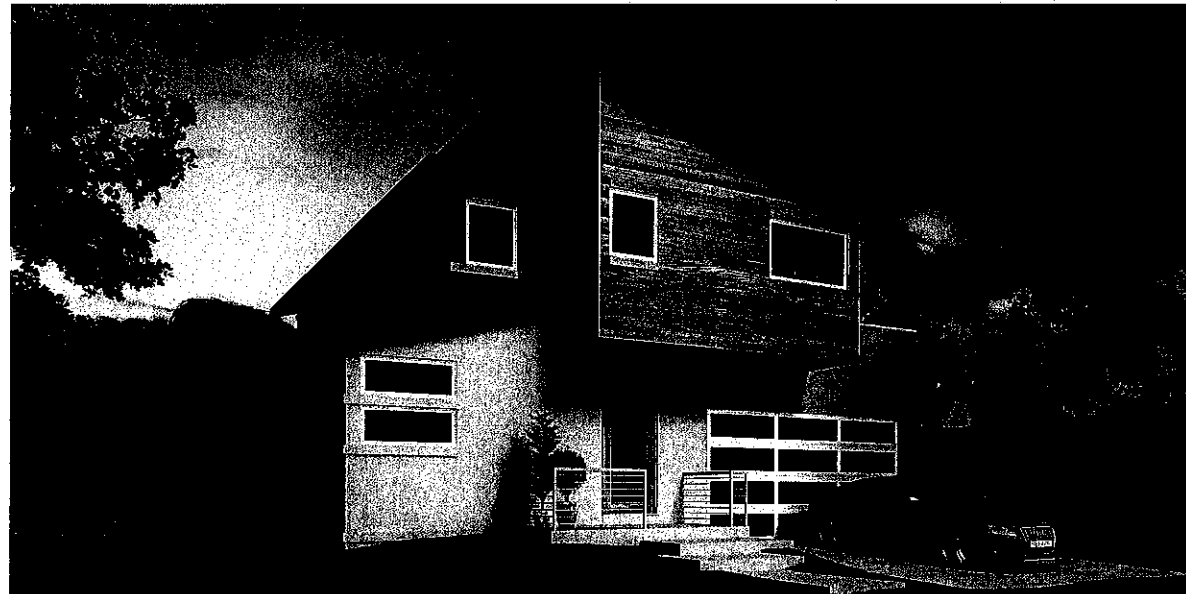
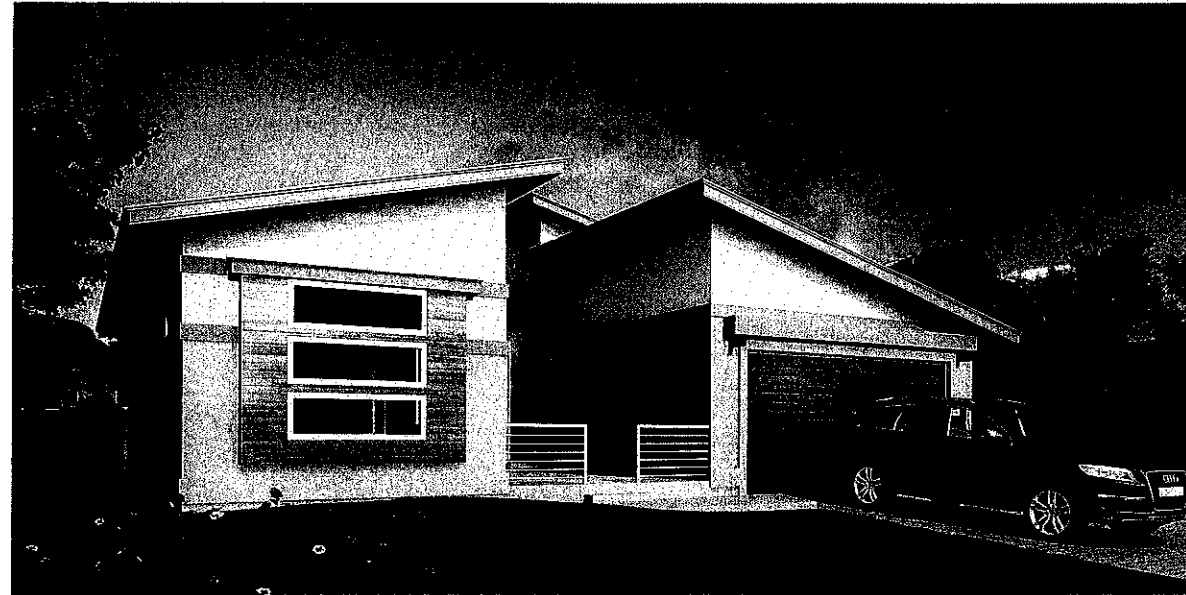
**LUND PARTNERSHIP**  
12265 W. Baywood Avenue, Suite 130  
Lakewood, Colorado 80228  
P: 303.989.1481 F: 303.989.4094  
CIVIL ENGINEERING & SURVEYING

DEVELOPER	DATE:	08/04/14
	SCALE:	1" = 30'-0"
	JOB NO.:	638-0301
		SHEET 5 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  
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.

1: 10/20/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

<p>STUDIO GUNN ARCHITECTURE, LLC 800.575.5755</p>	<p>SAGE DESIGN GROUP Landscape Architecture Civil Planning and Creative Architecture 1500 South Pearl Street, Ste. 200 Denver, Colorado 80210 P: 303.733.8550 (t) 303.470.2554 (f)</p>	<p>LUND PARTNERSHIP 12285 W. Bayview Avenue, Suite 130 Lakewood, Colorado 80226 P: 303.989.1461 F: 303.989.4094 CIVIL ENGINEERING &amp; SURVEYING</p>	DEVELOPER	
			DATE:	08/04/14
			SCALE:	NO SCALE
			JOB NO.:	638-0301
			PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237	
			SHEET 7 OF 7	



**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 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 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 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.

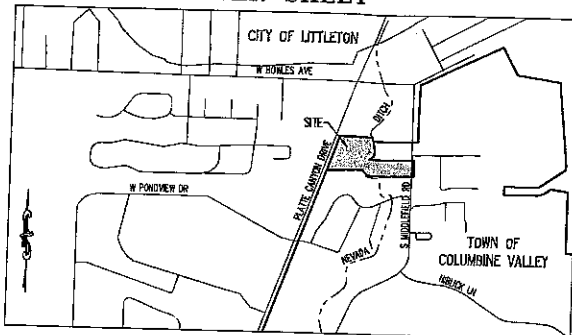
**STANDARD NOTES**

THE OWNERS(S), DEVELOPER(S) AND OR SUBDIVIDERS(S) OF THE PRELIMINARY PLAT KNOWN AS "WILDER LANE", THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

1. 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 ARE IN PLACE AND ACCEPTED BY THE TOWN OF COLUMBINE VALLEY.
2. 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 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 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.
3. 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.
4. 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 PRELIMINARY 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.

**PRELIMINARY 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



VICINITY MAP  
SCALE: 1" = 1000'

**DRAWING INDEX**

DESCRIPTION  
COVER SHEET  
PRELIMINARY PLAT  
EXISTING CONDITIONS

SHEET NO.  
1 OF 3  
2 OF 3  
3 OF 3

**STANDARD NOTES CONT.**

6. SIGHT TRIANGLE MAINTENANCE/CLEARANCE, CORNER VISION CLEARANCE REQUIREMENT: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VIEW THAT IS MORE THAN FORTY-TWO INCHES (42") IN HEIGHT SHALL BE ERRECTED, PLACED OR MAINTAINED WITHIN A TRIANGLE FORMED BY THE POINT OF INTERSECTION OF LOT LINES ABUTTING A STREET AND THE POINTS LOCATED ALONG THE LOT LINES THIRTY FEET (30') FROM THE POINT OF INTERSECTION.
7. 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 EASEMENTS (I.E., DRAINAGE EASEMENTS, ETC.).
8. PRIVATE OPEN SPACE AS SHOWN ON THIS PRELIMINARY PLAT SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNERS ASSOCIATION, AND / OR ENTITY OTHER THAN ARAPAHOE COUNTY.

**100 YEAR FLOODPLAIN NOTES**

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.

LAND USE SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	4,875	0.112	OPEN SPACE/DRAINAGE/TRAILS	HOA	HOA
TRACT B	3,790	0.087	OPEN SPACE/DRAINAGE/TRAILS	HOA	HOA
TRACT C	1,484	0.034	OPEN SPACE/DRAINAGE/TRAILS	HOA	HOA
TRACT D	17,689	0.413	OPEN SPACE/DRAINAGE/TRAILS	HOA	HOA
TRACT E	2,791	0.063	OPEN SPACE/DRAINAGE/ROW RESERVATION OR DEDICATION*	HOA*	HOA*
TRACT F	3,444	0.079	OPENS SPACE/DRAINAGE/TRAILS/ROW RESERVATION OR DEDICATION*	HOA*	HOA*
TRACT G	1,257	0.029	OPEN SPACE	HOA	HOA
TRACT H	3,102	0.071	OPEN SPACE/DRAINAGE	HOA	HOA
TRACT I	1,473	0.034	OPEN SPACE/DRAINAGE	HOA	HOA
TRACT J	1,417	0.033	OPEN SPACE/DRAINAGE	HOA	HOA
TOTAL TRACT AREA	41,541	0.954			
TOTAL LOT AREA	196,835	4.514			
TOTAL ROW AREA	50,057	1.149		CITY	CITY
TOTAL SITE AREA	288,233	6.617			

THIS SUBDIVISION PLAT CONTAINS 24 LOTS, 10 TRACTS AND 1 ROAD.  
\* TO BE DETERMINED AT FINAL PLAT.

**OWNER**  
PLATTE CANYON PARTNERS, LLC,  
4275 S MONACO STREET,  
SUITE 205  
DENVER CO 80237

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

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

**GENERAL NOTES**

1. 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.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 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 HEREON.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PLATTE 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, 1982), REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREIN, TAKEN TO BEAR SOUTH 00°10'42" WEST, A DISTANCE OF 2645.77 FEET.
5. THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES, PIPE SIZES OR BURIED LINES OF ANY TYPE, LOCATIONS DEPICTED HEREIN ARE DERIVED FROM A FIELD SURVEY OF UTILITY FLAGGING/PAINT MARKINGS PERFORMED BY DIVERSIFIED UNDERGROUND INC. ON JANUARY 20, 2014. AZTEC CONSULTANTS, INC. DOES NOT ALLOW FIELD PERSONNEL TO ACCESS UTILITY MANHOLES; THEREFORE, SUB-SURFACE PIPE SIZES NOTED HEREIN ARE OBSERVED FROM SURFACE LOCATIONS AND/OR TAKEN FROM OFFICIAL MAPS. FOR THE EXACT LOCATION/SIZE OF ALL UNDERGROUND UTILITIES, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
6. 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.
7. BENCHMARK INFORMATION: ARAPAHOE COUNTY BENCHMARK UAP2 10 ELEVATION = 5565.15 FEET (NAVD88) LOCATION: N. SIDE OF E. ARAPAHOE RD. 310' W. OF CL. OF S. COLORADO BLVD., W. OF N. ENTRANCE INTO OFFICE PARK, 3.5' NE OF WOOD FENCE CORNER, AS DESCRIBED BY NOLTE ON THE ARAPAHOE COUNTY URBAN AREA VERTICAL CONTROL NETWORK PHASE 2 SHEET DATED AUGUST 29, 2011.
8. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
9. DATES OF FIELD WORK: WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JULY 2, 2014.
10. THE SURVEYED PARCEL CONTAINS A TOTAL OF 6.617 ACRES OR 288,233 SQUARE FEET, MORE OR LESS.
11. TERMS, CONDITIONS AND PROVISIONS OF THE RESTRICTIONS STATED ON WARRANTY DEED RECORDED MARCH 31, 1906 IN BOOK 32 AT PAGE 25, DOCUMENT PROVIDED ILLEGIBLE.

**TOWN OF COLUMBINE VALLEY PLANNING AND ZONING COMMISSION APPROVAL**

THE TOWN OF COLUMBINE VALLEY, COLORADO PLANNING AND ZONING COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20\_\_\_\_ APPROVED THIS PRELIMINARY PLAT OF THE ABOVE SUBDIVISION.

**MORTGAGEES APPROVAL**

IN WITNESS WHEREOF MORTGAGEE HAS SUBSCRIBED THEIR NAME  
THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20\_\_\_\_

BY: \_\_\_\_\_  
OWNER(S)  
PLATTE CANYON PARTNERS, LLC,  
STATE OF COLORADO )  
COUNTY OF ARAPAHOE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ AD \_\_\_\_ BY PLATTE CANYON PARTNERS, LLC:

MY COMMISSION EXPIRES \_\_\_\_\_

MY ADDRESS IS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

(SEAL)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

BE IT KNOWN THAT PLATTE CANYON PARTNERS, LLC, ARE THE OWNERS OF THE PROPERTY KNOWN AS THE WILDER COMMONS, LOCATED AT \_\_\_\_\_ IN COLUMBINE VALLEY, COLORADO, WHICH PROPERTY IS DESCRIBED ON THIS PLAN/PLAT 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.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_ AD \_\_\_\_

SIGNATURE

TITLE  
STATE OF COLORADO )  
COUNTY OF ARAPAHOE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ AD \_\_\_\_ BY PLATTE CANYON PARTNERS, LLC:

MY COMMISSION EXPIRES \_\_\_\_\_

MY ADDRESS IS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

(SEAL)

**BOARD OF TRUSTEES APPROVAL**

THIS PRELIMINARY PLAT WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLUMBINE VALLEY, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_ AD \_\_\_\_

MAYOR: TOWN OF COLUMBINE \_\_\_\_\_ COUNTY CLERK \_\_\_\_\_

**CERTIFICATE OF TAXES PAID**

I, THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF \_\_\_\_ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20\_\_\_\_

**COUNTY CLERK AND RECORDER'S ACCEPTANCE**

THIS PRELIMINARY PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, ON THIS \_\_\_\_ DAY \_\_\_\_ AD 20\_\_\_\_ TIME \_\_\_\_ PAGE \_\_\_\_

DATE \_\_\_\_\_ COUNTY CLERK \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, DANIEL E. DAVIS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT OF WILDER LANE WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON THIS 2ND DAY OF JULY, 2014; AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

**FOR REVIEW**

COLORADO, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. No. 38256  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.  
309 E. Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1897  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No. 6511-04

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

DATE OF PREPARATION	9-17-2014
SCALE	NA
SHEET	1 OF 3