

**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 OTHER THAN THE TOWN OF COLUMBINE VALLEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS WITHIN THE PUBLIC ROW ADJACENT TO THIS PD.

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

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

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

**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 \_\_\_\_\_.

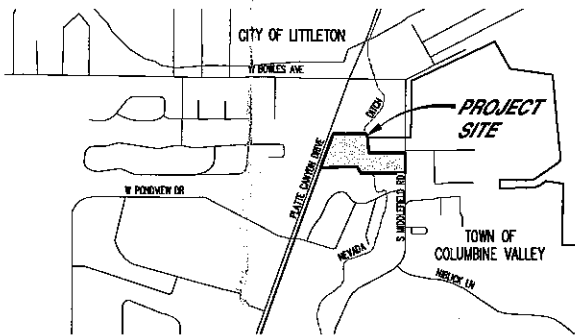
**LEGAL DESCRIPTION:**

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 LAST DESCRIBED EASTERLY PROLONGATION AND SAID NORTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:  
 1. SOUTH 89°17'10" WEST, A DISTANCE OF 542.28 FEET;  
 2. NORTH 44°42'04" WEST, A DISTANCE OF 88.39 FEET;  
 3. NORTH 16°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. 1833876 IN THE OFFICE OF SAID CLERK AND RECORDER;  
 THENCE DEPARTING SAID EAST LINE ALONG THE SOUTHERLY BOUNDARY OF SAID PLATTE CANYON SQUARE AND THE EASTERLY EXTENSION THEREOF, SOUTH 89°54'58" EAST, A DISTANCE OF 368.52 FEET TO A POINT ON THE WESTERLY BOUNDARY OF CREEKSIDE AT COLUMBINE RECORDED MARCH 9, 1983 AT RECEPTION NO. 2256071 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 120.46 FEET;  
 3) SOUTH 14°29'28" WEST, A DISTANCE OF 63.97 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**



**VICINITY MAP**  
 SCALE: 1"=1000'

**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"
<b>SETBACKS</b>	
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"
<b>PARKING</b>	
PARKING (OFF STREET)	24 LOTS x 4 = 96
<b>SIGNAGE</b>	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
<b>WALLS, FENCES, HEDGES (3)</b>	TYPE, MATERIALS, HEIGHT
NORTH PROPERTY LINE	TOWN WALL, WOOD, ARTIFICIAL WOOD, OR EXISTING COV WALL
EAST PROPERTY LINE	WOOD OR ARTIFICIAL WOOD
SOUTH PROPERTY LINE	WOOD OR ARTIFICIAL WOOD
WEST PROPERTY LINE	TOWN WALL OR WROUGHT IRON
<b>EXTERIOR LIGHTING</b>	HEIGHT AND FIXTURE TYPE
	SEE NARRATIVE

(TBD) TO BE DETERMINED  
 (COV) 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. 0800500431K 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 ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, WINDOW WELLS, BUILDING CANTILEVERS, CHIMNEYS, BAY WINDOWS, SIDING AND COUNTERFORTS AS WELL AS ACCESSORY FEATURES SUCH AS AIR HANDLING UNITS, PATIOS AND DECKS ARE ACCEPTABLE.
4. THE STREET SIGNAGE SHALL CONFORM AND BE SIMILAR TO THE TOWN OF COLUMBINE VALLEY STREET SIGNAGE IN TYPE AND PLACEMENT.
5. 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: 303-721-1850  
 hnel12@quest.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@plattecanyonpartners.com  
 JAY NEESE  
 P: 303-775-0892  
 jayanneese@gmail.com  
 DONALD R. SLACK  
 P: 303-882-5685  
 dslack02@gmail.com

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

**SURVEYOR**  
 AZTEC CONSULTANTS  
 ATTN: DAN DAVIS  
 8000 SOUTH LINCOLN STREET #201  
 LITTLETON, CO 80122  
 P: 303-713-1899  
 dddavis@aztecconsultants.com

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

**ARCHITECT**  
 STUDIO GUNN  
 ATTN: BRYAN GUNN  
 3773 CHERRY CREEK NORTH DRIVE #575  
 DENVER, CO 80209  
 P: 303-386-5044  
 bogunn@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 PALETTE 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 CURB CUT 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 CUT-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, 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 \_\_\_\_\_

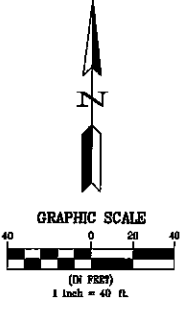
DATE \_\_\_\_\_  
 COUNTY CLERK

			DEVELOPER	DATE: 09/04/14
			PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237	NO SCALE
CIVIL ENGINEERING & SURVEYING			JOB NO.: 638-0301	SHEET 1 OF 7

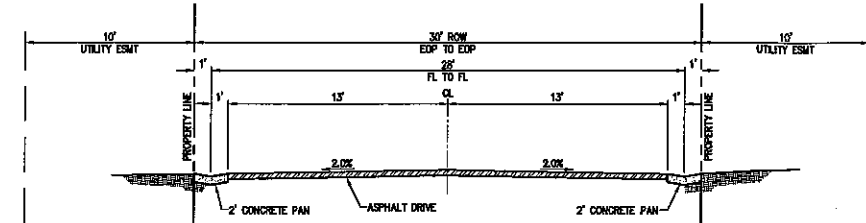
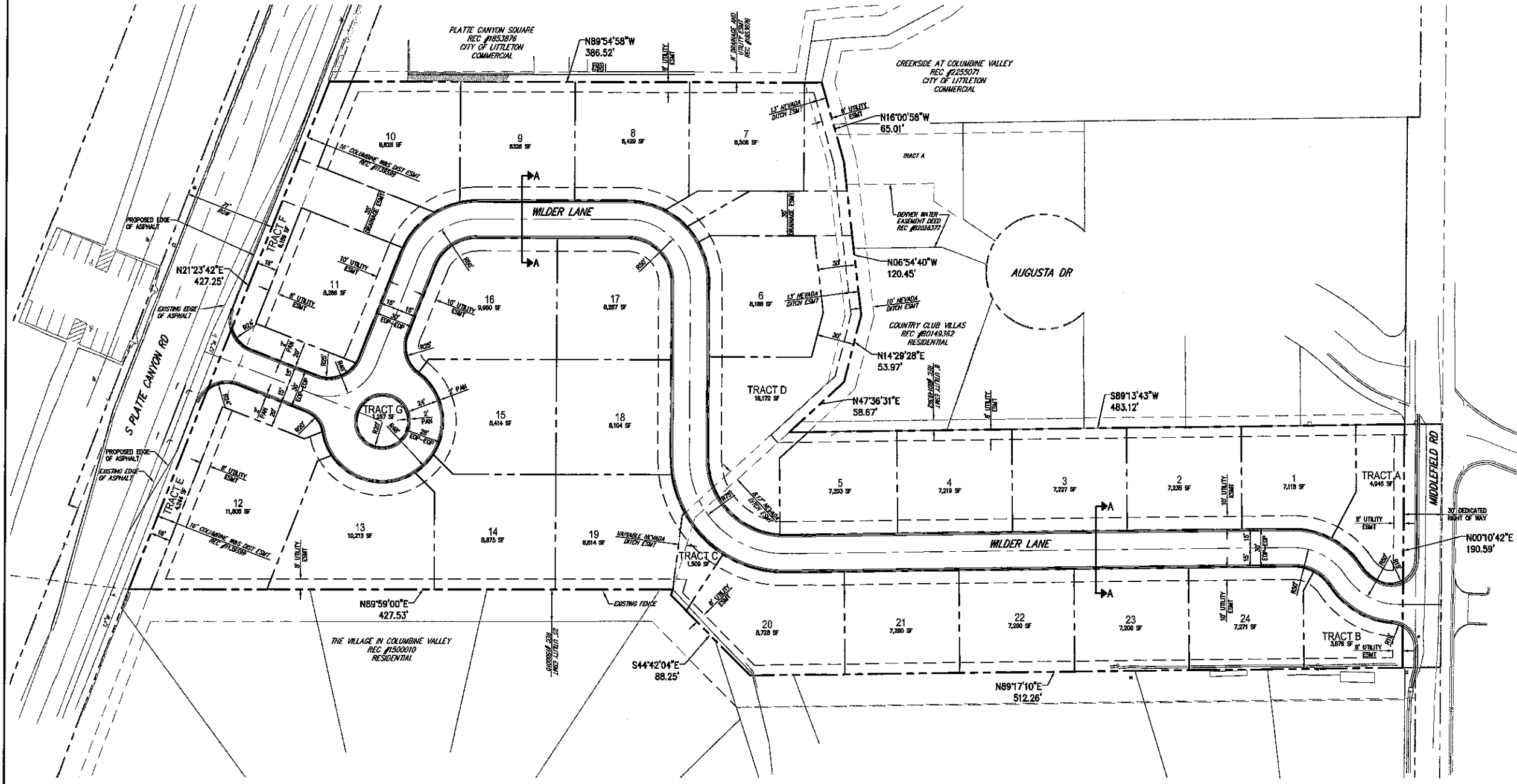
# WILDER LANE

## 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 PAV



SECTION A-A  
LOCAL ROAD (PUBLIC)

**SCA**  
STUDIO CUNN  
ARCHITECTURE, LLC  
3720 West 10th Ave., Suite 100  
Denver, Colorado 80202  
Phone: 303.733.1111  
Fax: 303.733.1111

**SAGE DESIGN GROUP**  
1500 South Pearl Street, Ste. 200  
Denver, Colorado 80210  
P: 303.999.1481 (t) 303.475.2994 (f)

**LUND**  
PARTNERSHIP  
12285 W. Bayaud Avenue, Suite 120  
Lakewood, Colorado 80228  
P: 303.989.1481 F: 303.989.4084  
CIVIL ENGINEERING & SURVEYING

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

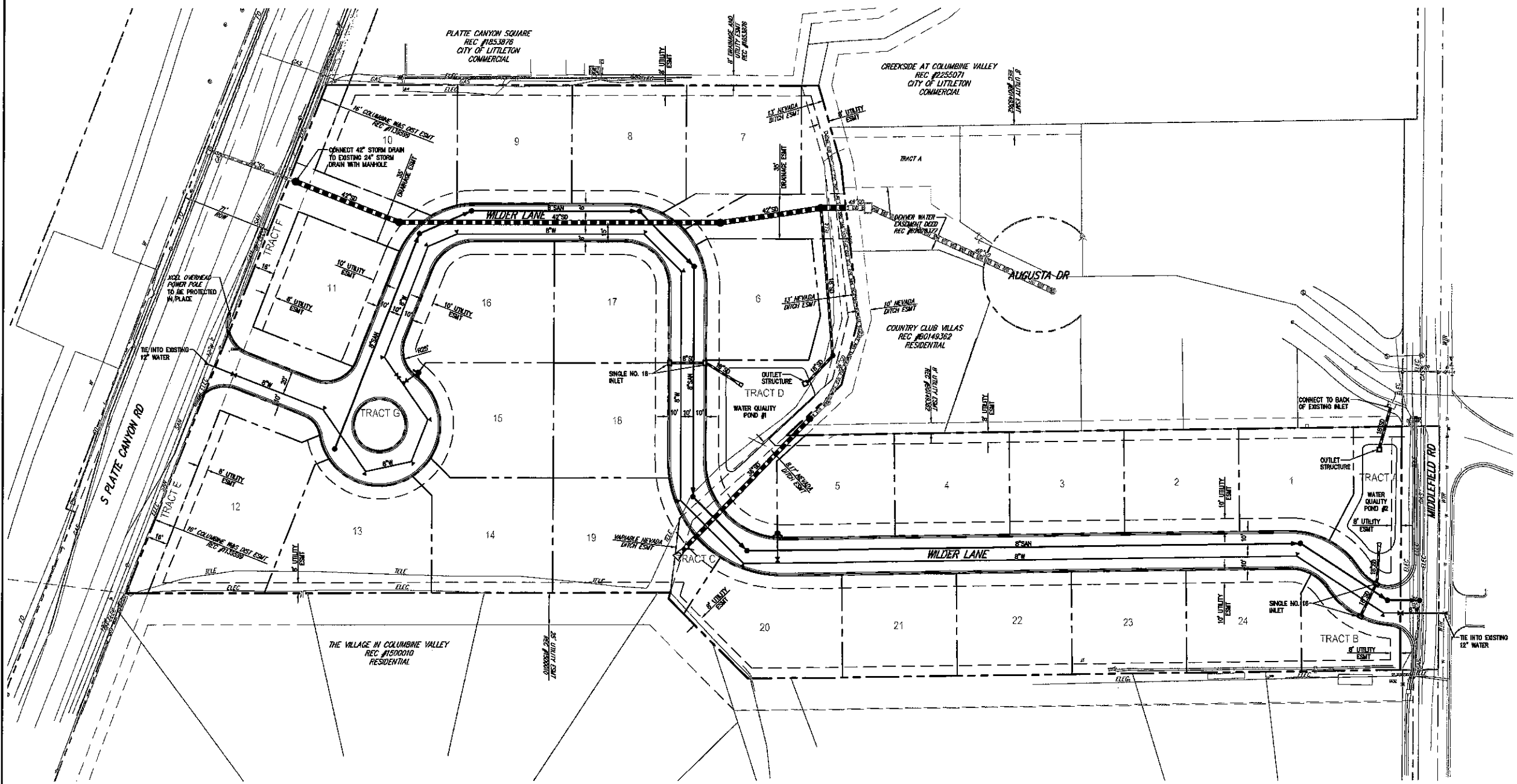
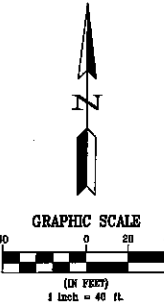
DATE:	08/04/14
SCALE:	1"=40'
JOB NO.:	638-0301
SHEET 2 OF 7	

P:\303\0301\Drawings\Plan\Plan\_638-0301.dwg, 7/31/2014 4:48:54 PM, 1:1, AEC, .dwg

# 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



F:\638\0201\Wp\Pre\Wilder Lane\Utility\Utility.dwg, Layout1, 7/31/2014 4:40:56 PM, L.L., A.D., J.K.O.

**SCA**  
STUDIO GUNN  
ARCHITECTURE, LLC  
1375 Broadway, Suite 1000  
Denver, Colorado 80202  
303.733.1811

**SAGE DESIGN GROUP**  
1500 South Pearl Street, Ste 200  
Denver, Colorado 80210  
P: 303.988.1461 F: 303.988.4094

**LUND**  
PARTNERSHIP  
12285 W. Bayaud Avenue, Suite 130  
Lakewood, Colorado 80226  
P: 303.988.1461 F: 303.988.4094  
CIVIL ENGINEERING & SURVEYING

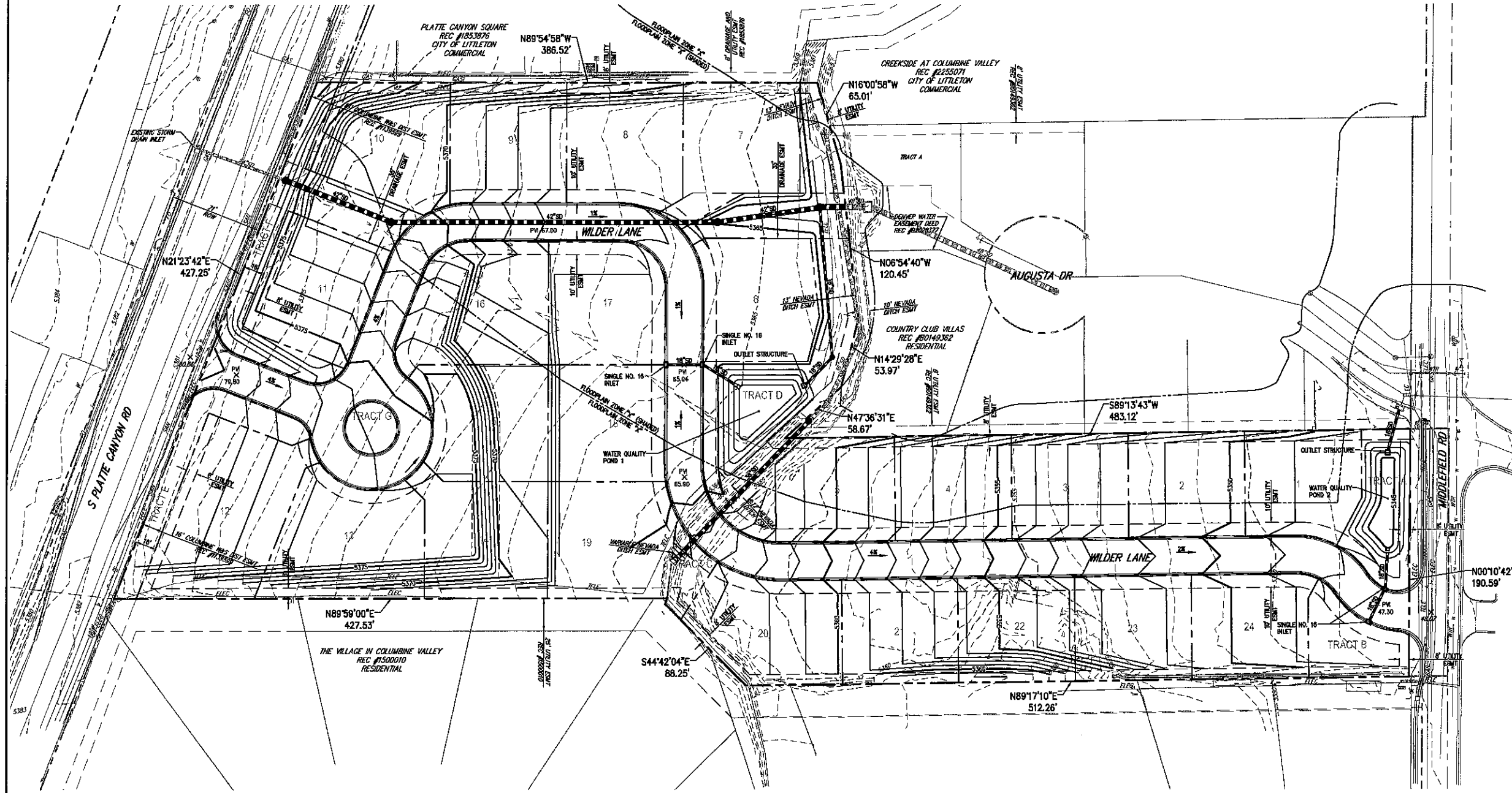
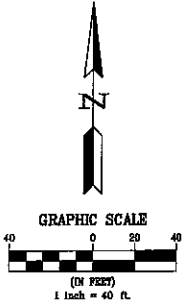
**DEVELOPER**  
PLATTE CANYON PARTNERS, LLC  
4725 SOUTH MONACO STREET #205  
DENVER, CO 80237

DATE:	08/04/14
SCALE:	1"=40'
JOB NO.:	638-0301
SHEET 3 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  
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

P:\2014\2014\11\17\2014 8:52:21 AM: 1:1, 36.0, 36.0

			DEVELOPER	DATE: 08/04/14
			PLATTE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237	SCALE: 1"=40' JOB NO.: 638-0301
CIVIL ENGINEERING & SURVEYING			SHEET 4 OF 7	

# WILDER LANE

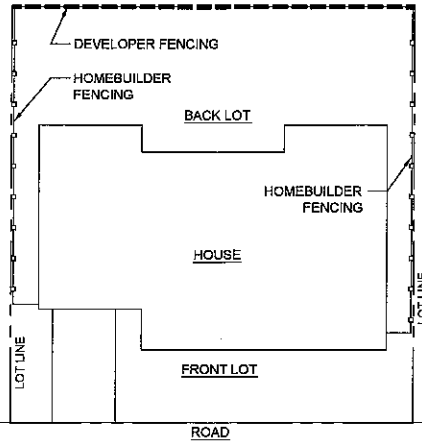
## PRELIMINARY PLAN

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

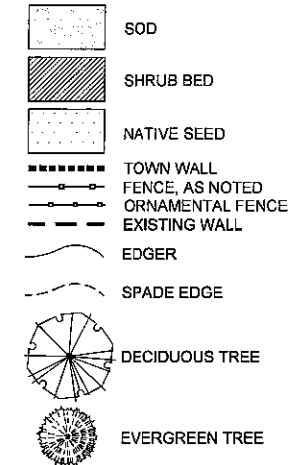
## LANDSCAPE PLAN WEST

### TYPICAL LOT FENCING RESPONSIBILITY

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

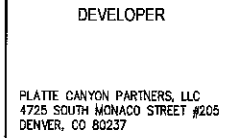
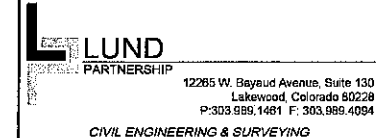
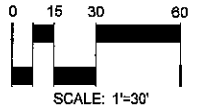
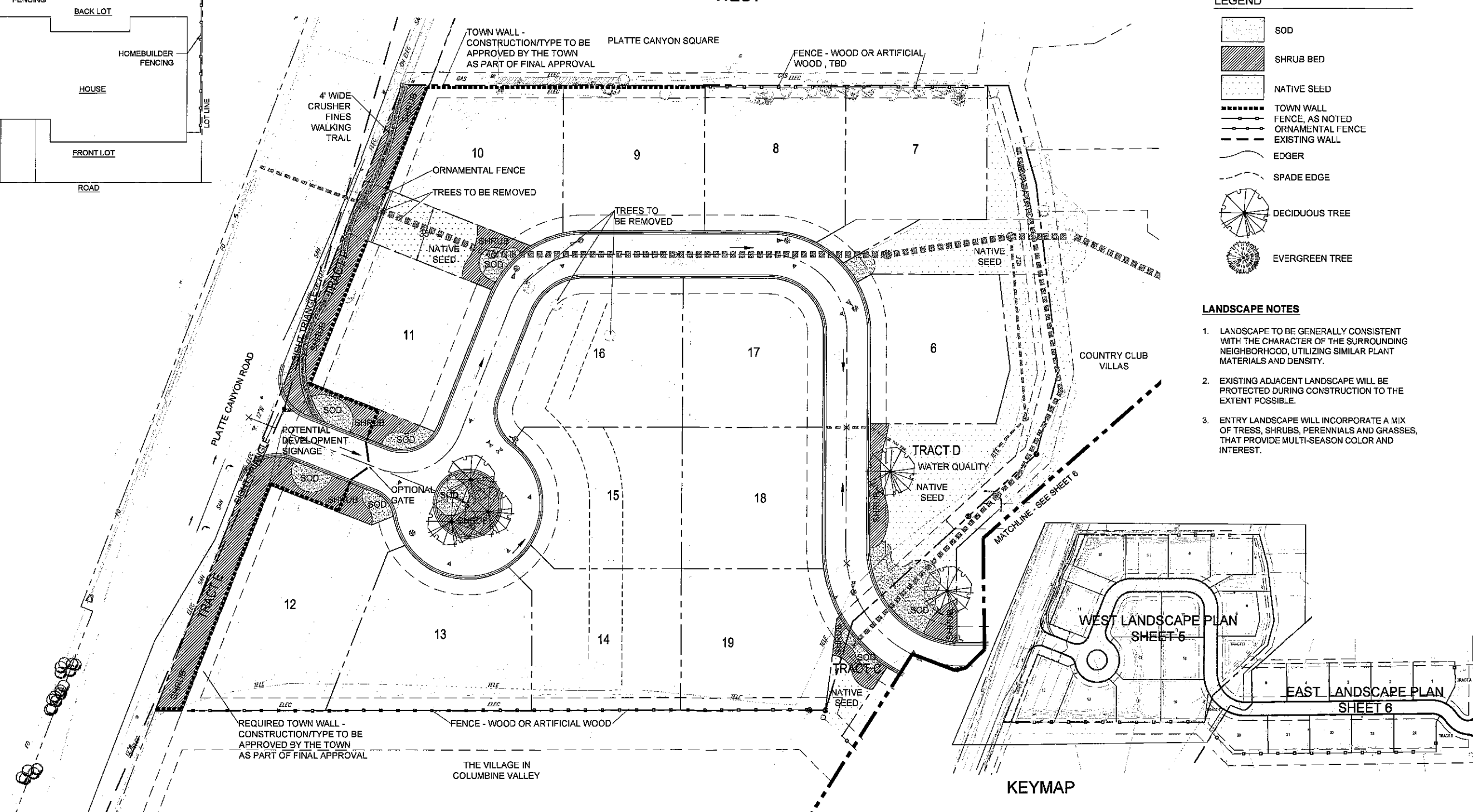


### LEGEND



### 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.



DEVELOPER	DATE:	08/04/14
	SCALE:	1" = 30'-0"
	JOB NO.:	638-0301
		SHEET 5 OF 7

# WILDER LANE

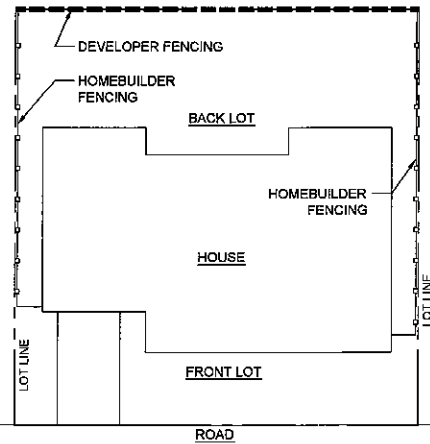
## PRELIMINARY PLAN

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

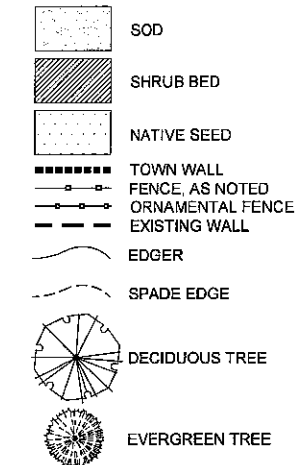
## LANDSCAPE PLAN EAST

### TYPICAL LOT FENCING RESPONSIBILITY

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

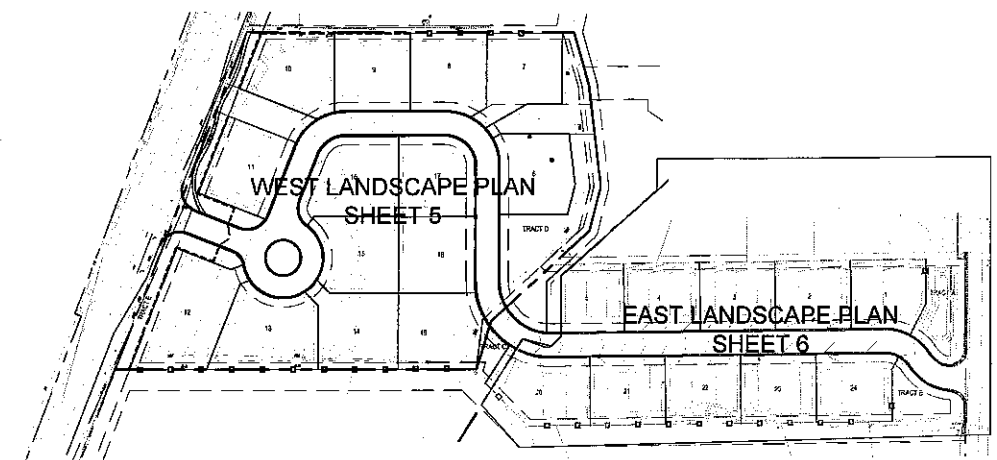
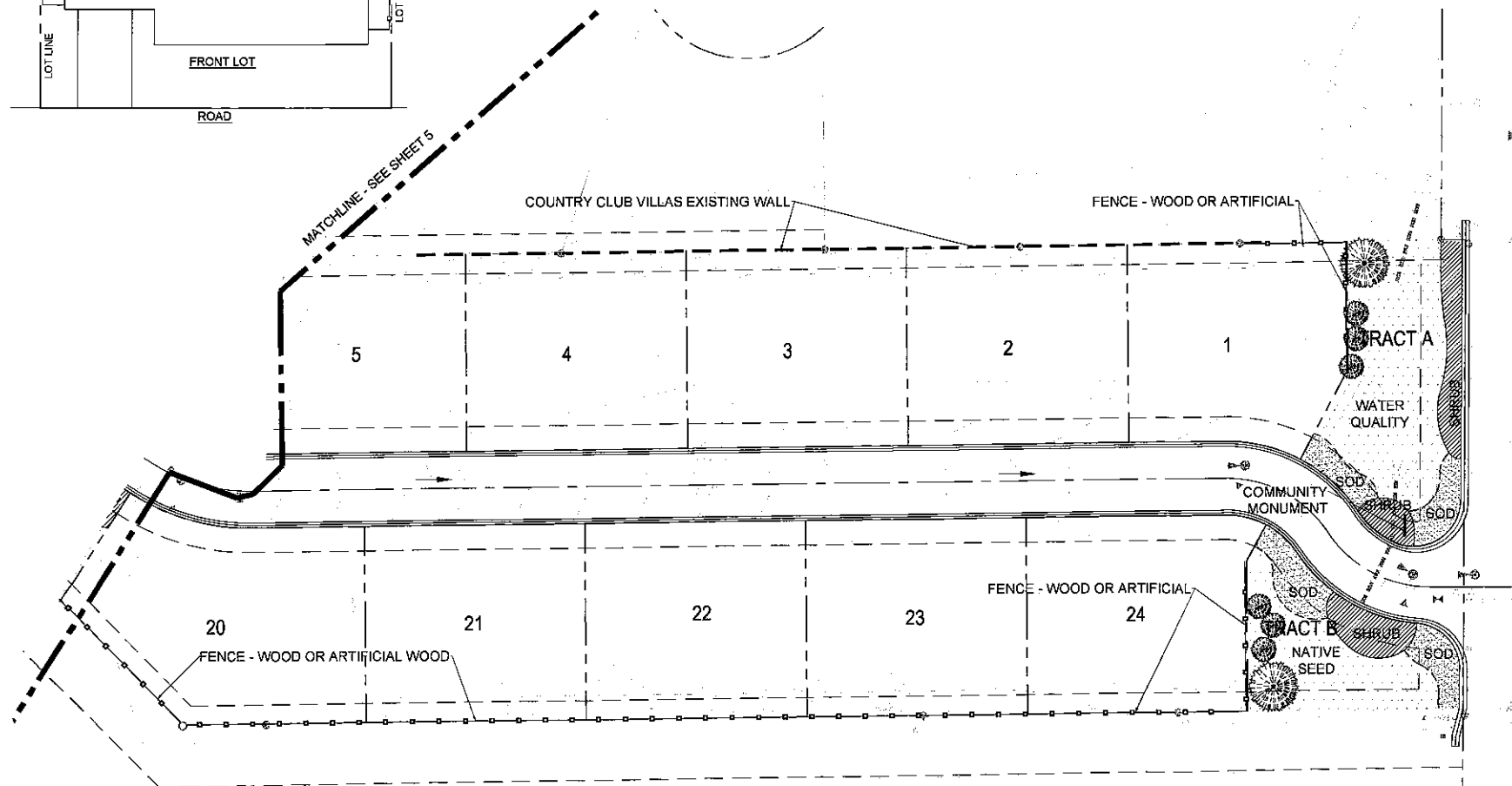


### LEGEND

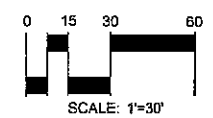


### LANDSCAPE NOTES

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.



KEYMAP



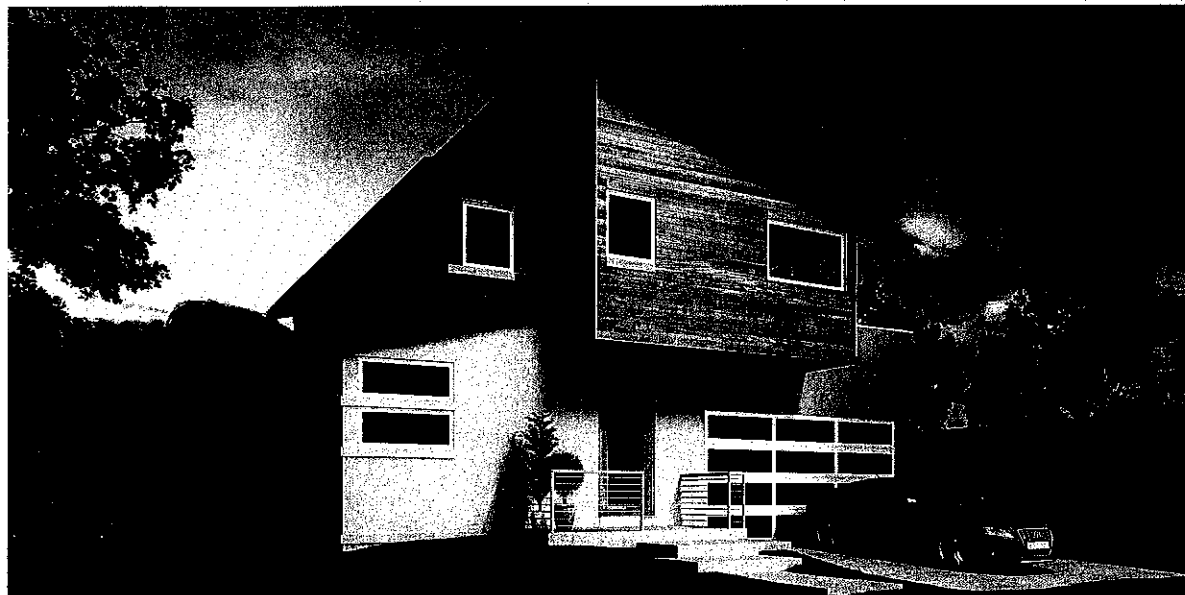
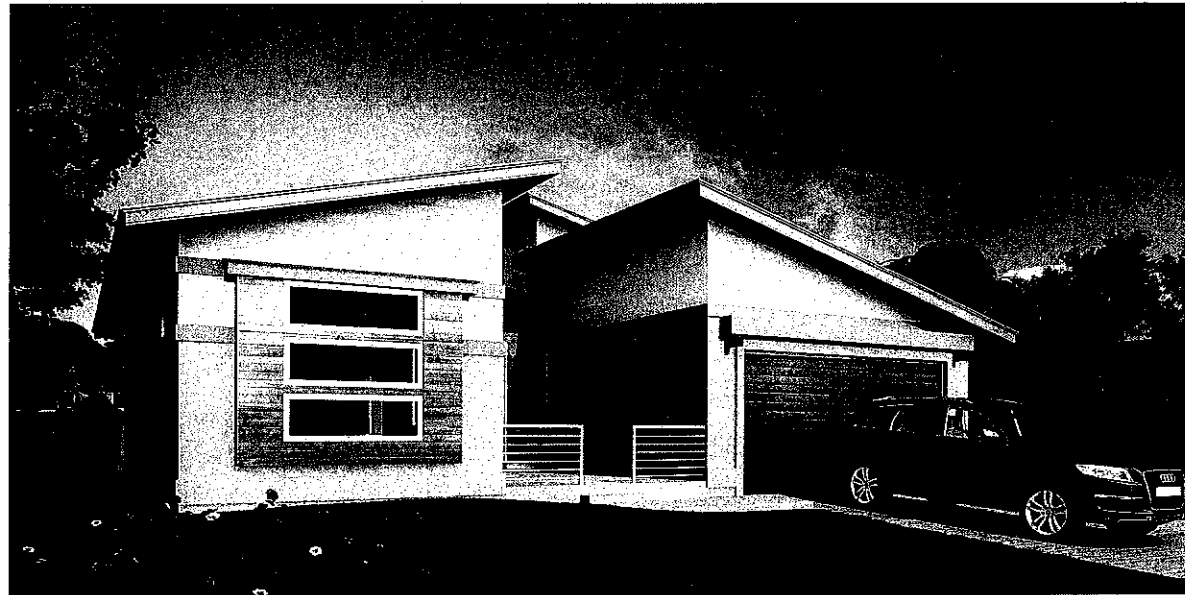
DEVELOPER  
PLATTE CANYON PARTNERS, LLC  
4725 SOUTH MONACO STREET #205  
DENVER, CO 80237

DATE:	08/04/14
SCALE:	1" = 30'-0"
JOB NO.:	638-0301
SHEET 6 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.

P:\038\0381\Views\Plan\Verim Plan\07 Building Elevations Layout.rvt, 8/7/2014 8:58:54 AM, S.L. JACO, JACO

 SCA STUDIO GUNN ARCHITECTS, LLC 2000 South York Street, Suite 100 Denver, Colorado 80222 303.470.2800	 SAGE DESIGN GROUP Landscape Architecture Civil Engineering 1900 South Peoria Street, Suite 200 Denver, Colorado 80210 P: 303.989.1481 F: 303.989.4094 303.470.2800 (t) 303.470.2804 (f)	 LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1481 F: 303.989.4094 CIVIL ENGINEERING & SURVEYING	DEVELOPER	DATE:	08/04/14
			PLATIE CANYON PARTNERS, LLC 4725 SOUTH MONACO STREET #205 DENVER, CO 80237	SCALE:	NO SCALE
				JOB NO.:	638-0301
				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. B0149362 IN THE OFFICE OF SAID CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°10'42" WEST, A DISTANCE OF 190.62 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF THE VILLAGE IN COLUMBINE VALLEY RECORDED AUGUST 7, 1975 AT RECEPTION NO. 1500010, IN THE OFFICE OF SAID CLERK AND RECORDER;

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

- 1. SOUTH 85°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**

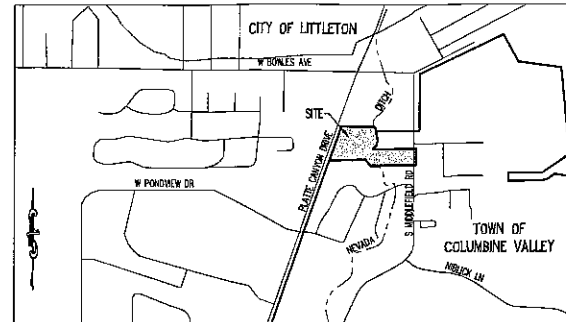
THE OWNERS(S), DEVELOPER(S) AND OR SUBDIVIDERS(S) OF THE PRELIMINARY PLAT KNOWN AS "WILDER LANE", THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

- 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. EMERGENCY AND SERVICE VEHICLE ACCESS, THE EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENTS(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.
3. 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 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.
4. 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.
5. 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**

Table with 2 columns: DESCRIPTION and SHEET NO.
DESCRIPTION: COVER SHEET, PRELIMINARY PLAT, EXISTING CONDITIONS
SHEET NO.: 1 OF 3, 2 OF 3, 3 OF 3

Table with 2 columns: SHEET NO. and DESCRIPTION.
SHEET NO.: 1 OF 3, 2 OF 3, 3 OF 3
DESCRIPTION: COVER SHEET, PRELIMINARY PLAT, EXISTING CONDITIONS

LAND USE SUMMARY CHART table with columns: TRACT, AREA (SF), AREA (AC), USE, OWNERSHIP, MAINTENANCE. Lists tracts A through G and totals for tract area, lot area, row area, and site area.

THIS SUBDIVISION PLAT CONTAINS 24 LOTS, 7 TRACTS AND 1 ROAD.

**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 ADJUTING A STREET AND THE POINTS LOCATED ALONG THE LOT LINES THIRTY FEET (30') FROM THE POINT OF INTERSECTION.
7. 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.).
8. PRIVATE STREET MAINTENANCE, IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PRELIMINARY PLAT THAT ARE NOT IN CONFORMANCE WITH THE TOWN OF COLUMBINE VALLEY ROADWAY DESIGN AND CONSTRUCTION STANDARDS WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE TOWN'S REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR HOA SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.
9. PRIVATE OPEN SPACE, THE PRIVATE PARK SITE AS SHOWN ON THIS PRELIMINARY PLAT SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNERS ASSOCIATION, AND / OR ENTITY OTHER THAN ARAPAHOE COUNTY.
10. STANDARD CERTIFICATES, THE PRIVATE PARK SITE 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.

**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 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.

**GENERAL NOTES CONT.**

- 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 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 (NAVD83) 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 BUILDINGS 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\_\_\_\_ RECEPTION NO. \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ 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.

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

AZTEC CONSULTANTS, INC. 300 E. Mineral Ave., Suite 100 Littleton, Colorado 80120 Phone: (303) 713-1897 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: B6114-04

DEVELOPER PLATTE CANYON PARTNERS, LLC 4725 S. MONACO STREET, SUITE 205 DENVER, COLORADO (303) 708-1105 DATE OF PREPARATION: 7-31-2014 SCALE: NA SHEET 1 OF 3

FOR REVIEW

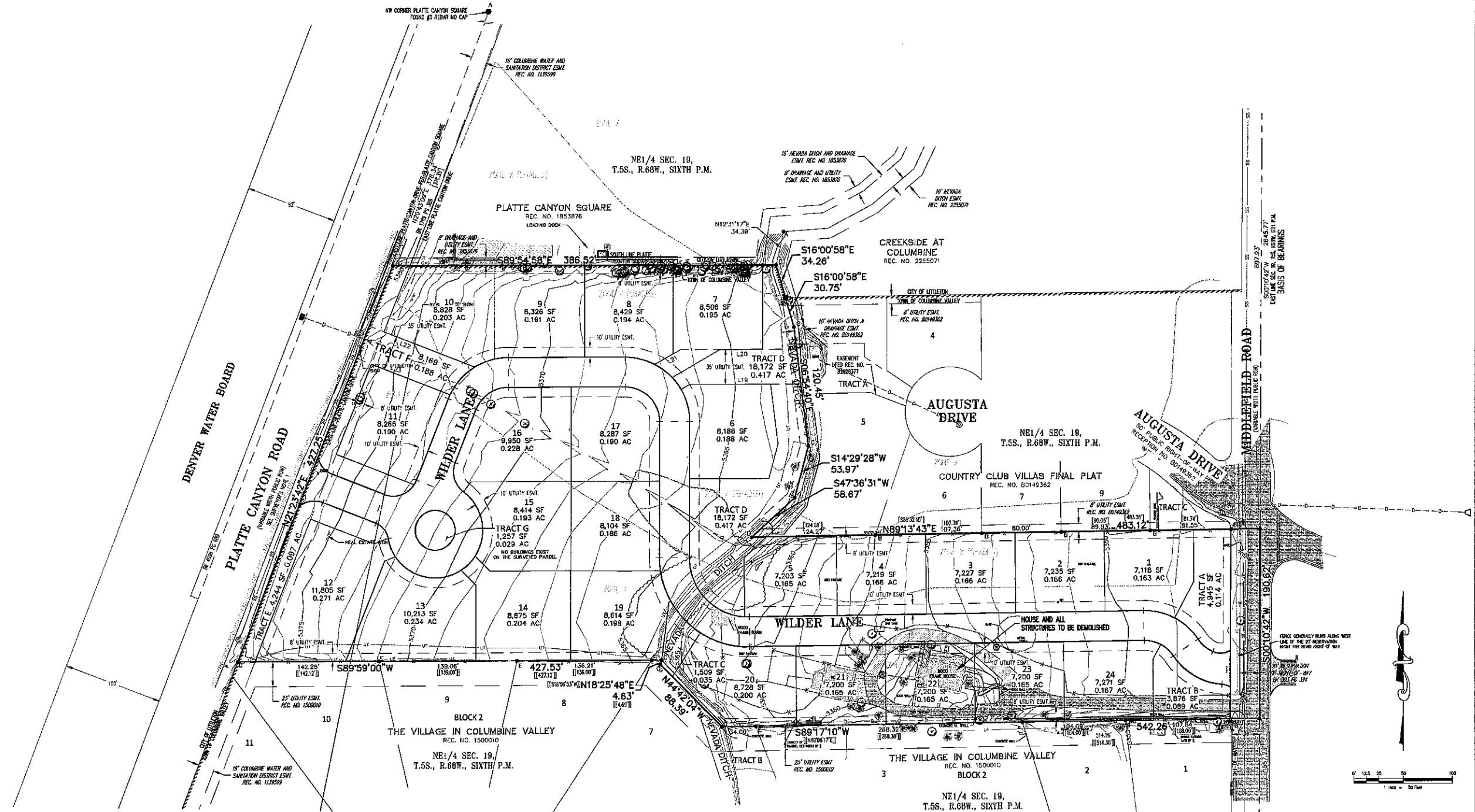


# PRELIMINARY PLAT FOR WILDER LANE

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  
EXISTING CONDITIONS

### TOPOGRAPHY LEGEND

- SANITARY MANHOLE
- SANITARY NKR POST
- SANITARY UNDERGROUND
- RIPRAP
- STORM CORRUGATED METAL PIPE
- STORM CORRUGATED PLASTIC PIPE
- STORM INLET
- STORM MANHOLE
- STORM ROUND CONCRETE PIPE
- WATER LINE UNDERGROUND
- WATER VALVE
- ELECTRIC BREAKER BOX
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC POLE
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUND
- ELECTRIC VAULT
- LIGHT POLE
- TELEPHONE LINE UNDERGROUND
- TELEPHONE LINE OVERHEAD
- TELEPHONE PEDESTAL
- FIBER OPTICS PEDESTAL
- CABLE TV CABINET
- CABLE TV PEDESTAL
- CABLE TV VAULT
- GAS LINE UNDERGROUND
- GAS METER
- GAS VALVE
- IRRIGATION VALVE
- IRRIGATION CONTROL BOX
- VENT PIPE
- WELL
- MISC.
- UTILITY MISC.
- EX CONT-MJR
- EX CONT-MNR
- LANDSCAPE EDGE
- TREE CONIFER
- TREE DECIDUOUS
- TREELINE
- FENCE POST
- FENCE
- GATE
- WOOD POST
- MAILBOX
- DRIVEWAY
- EDGE ASPHALT
- EDGE CONCRETE
- EDGE ROAD
- CURB LIP OF OUTER
- CURB TOP BACK
- DELIMITATOR
- SIGN
- BRIDGE DECK
- BUILDING
- BUILDING OVERHANG-EAVE
- STEPS
- COLUMN
- WALL
- CONCRETE
- ASPHALT PAVEMENT
- GRAVEL ROAD



**FOR REVIEW**

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

	290 E. 31st Street, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER PLATTE CANYON PARTNERS, LLC	DATE OF PREPARATION: 7-31-2014  SCALE: 1"=50'  SHEET 3 OF 3
	AzTec Proj. No. 6614-02		4725 S. MONACO STREET, SUITE 205 DENVER, COLORADO (303) 708-1105