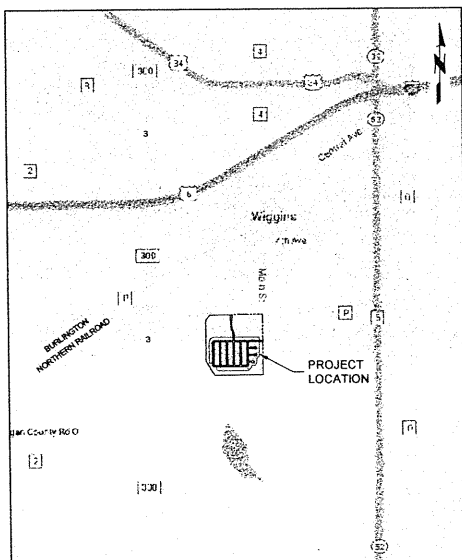


# Final PD Plan Kiowa Park Planned Development

Town of Wiggins  
County of Morgan  
State of Colorado



VICINITY MAP  
NOT TO SCALE

## P.D. (Planned Development) Justification

The P.D. is intended to create a diverse mix of housing choices within a walkable community. While the average lot square footage and width for this site is well over the existing minimum Town requirements, a small number of lots are less than the Town of Wiggins existing R-1 minimums. The modifications allowed for in this P.D. will add to the diversity of the community in a way that is not available in the current Town Code. This site design, which reduces some setback requirements from the existing Town Code and does not include alleys, will allow for more buyer types to be able to afford and enjoy this community setting. The overall neighborhood design is to maintain a small town feel that will compliment and be in harmony with the existing town.

## Rezone Note

The property was rezoned from Conservation (CON) to Planned Development (PD) for up to 250 residential lots by Ordinance No. 3-2016 on February 9, 2016. The residential lots will adhere to the uses allowed in the R-1 (Single Family Residential) zone district except as indicated below. The P.D. will be subject to and governed by the conditions of approval stated hereon.

## Land Use

Overall concept: The entire site is for residential detached homes. As a residential neighborhood, it is designed in a cohesive manner and will accommodate a variety of design types and sizes. The development plan proposes a net density of approximately 3.65 units per acre, an average lot size of approximately 9,565 square feet, and an average lot width (excluding knuckles & cul-de-sacs) of approximately 70'.

## Permitted Uses:

1. Single Family Detached House
2. Public parks, playgrounds, and other public recreation areas
3. Public utility distribution mains, lines, etc., which are underground facilities
4. Open space
5. Gardens
6. Non-commercial greenhouses less than 150 square feet
7. Satellite dishes less than 24" in diameter
8. Accessory buildings
9. Licensed in home child care

## Special Review Uses:

1. Fire station
2. Home occupations
3. Utility service facilities
4. Day care center

Any use not permitted either specifically or by interpretation is hereby specifically prohibited from the Kiowa Park Planned Development. Uses that are similar to, but not specifically listed as a permitted or special review use, may be approved by the Town Administrator.

## Setbacks:

1. Front setbacks will be 25' on all lots except for Primrose Ct., Bluebell Ct., and Larkspur Ct. which will be 20 feet. Front yard setbacks are measured from the ROW.
2. Side yard setbacks for lots greater than 69' at the building will be 7 feet. For lots less than equal to 69 feet, setback will be 5 feet.
3. Corner lot side yard setbacks adjacent to a street will be 20 feet on all lots except for Primrose Ct., Bluebell Ct., and Larkspur Ct., which will be 15 feet.
4. Rear yard setbacks will be 20 feet on all lots except for Primrose Ct., Bluebell Ct., and Larkspur Ct., which will be 15 feet.
5. Accessory building setbacks will be determined by the Homeowners Association and detailed in their Adopted HOA Design Review Board (DRB) guidelines.

Building Height: The maximum building height is 35 feet.  
Minimum Lot Size: 6,359 square feet (sf)  
Utility Easements along the front lot lines.  
Minimum Lot Width: 60'; 38' at knuckle; 36' at a cul-de-sac

## Circulation

The overall concept is to provide a small town feel in a traditional block style layout. The primary access to this site will be from Main Street as well as Morgan County Road (MCR) P.

1. Vehicular: All streets are public and their lengths, widths, and the layout are designed to encourage traffic calming as well as convenient connectivity.
2. Pedestrian: Attached sidewalks will be included on both sides of all interior streets. The collector to MCR P is an extension of Johnson St. and will be designed as a Minor Collector street with detached walks on both sides. The responsibility for and timing of the construction of Johnson St., through the Town's park, will be outlined in the Subdivision Improvement Agreement.

3. Performance Standards: Street improvements and new streets will be constructed in accordance with the street cross sections and details shown on Sheets 4 and 5.

## Public Facilities

Public facilities and services are or will be made available to the site, and will be provided for as described below.

1. Water and Sewer: The Town of Wiggins will provide water and sanitary sewer infrastructure able to serve up to 250 homes within this Planned Development subject to and in accordance with the Subdivision Improvement Agreement, as may be amended from time to time, between the Owner and the Town. Domestic water will be delivered by an extension of an existing water main as a loop through the site. Sanitary sewer will be provided by a 10" extension of an existing sewer main as well as the construction of a lift station. The elevation of the sewer invert at the north edge of the site in Johnson St. will be designed to provide gravity sewer service to 8 foot basements.
2. Storm Drainage: Storm drainage will be collected and carried on the surface through the designed street pattern. As necessary, to provide capacity, catch basins and storm drains will be installed to transport flows to points of discharge and retention. Stormwater will be retained at twice the 100-year estimated volume in retention areas located adjacent to the North side of the site in the Town's park and open space area. The Town will provide a storm drainage easement for the storm retention areas. The overflow discharge from the retention areas will be similar to the historic sheet flow across the Town's park and open space area. Drainage improvements shall be constructed in accordance with plans and specifications approved by the Town.
3. Electric: Electrical service will be provided by Morgan County REA and power is currently adjacent to the site.
4. Gas: Gas will be provided by Xcel Energy.
5. Phone and Cable: Phone and cable will be provided by Wiggins Telephone Association.
6. Parks and Open Space: The site is completely surrounded by the Town of Wiggins' future park and open space. The 25% open-air recreation requirement for this P.D. is waived by the Town of Wiggins. All interior outlots will be maintained by the Homeowners Association.

## Floodplain Note

Flood zone note: the subject property is located within Zone A and C of FIRM Community Panel Number 080129 0175 C, Map Effective Date: Sept. 29, 1989.  
This property has been removed from the flood area based on a FEMA letter, effective date 12/5/1989, included within the Wiggins Levee Certification, dated November, 2011; prepared by IFE. The Town of Wiggins is responsible to approve all proposed developments within this area.

## Zoning Classification & Land Use Designation

Total site acreage = 68.46± acres  
Existing zoning: Planned Development Zone District approved by Ordinance No. 3-2016 on February 9, 2016.  
Proposed zoning: (PD) Planned Development Zone District

## Legal Description

A tract of land located in the Northeast Quarter of Section 22, Township 3 North, Range 60 West of the 6th P.M., Town of Wiggins, County of Morgan, State of Colorado, and being more particularly described as follows:

Considering the East line of the Northeast Quarter of Section 22 as bearing North 00° 01' 41" East and with all bearings contained herein relative thereto:

**COMMENCING** at the East Quarter corner of Section 22; thence along the East line of the Northeast Quarter, North 00° 01' 41" West, 800.25 feet; thence, North 69° 58' 19" West, 202.87 feet to the **POINT OF BEGINNING**;

thence, South 44° 38' 23" West, 123.11 feet; thence, South 90° 00' 00" West, 23.55 feet; thence, South 00° 00' 00" East, 206.54 feet; thence, South 41° 45' 08" West, 125.27 feet; thence, South 90° 00' 00" West, 112.43 feet; thence, South 19° 14' 29" West, 168.27 feet; thence, South 56° 55' 07" West, 148.64 feet; thence, South 90° 00' 00" West, 129.15 feet; thence, North 58° 24' 47" West, 99.78 feet; thence, North 00° 00' 00" West, 131.73 feet; thence, South 90° 00' 00" West, 14.15 feet; thence along a curve concave to the south having a central angle of 13° 51' 14" with a radius of 191.00 feet, an arc length of 46.18 feet and the chord of which bears South 83° 04' 23" West, 46.07 feet; thence along a curve concave to the northeast having a central angle of 117° 42' 29" with a radius of 84.00 feet, an arc length of 172.57 feet and the chord of which bears North 45° 00' 00" West, 143.78 feet; thence along a curve concave to the west having a central angle of 13° 51' 14" with a radius of 191.00 feet, an arc length of 46.18 feet and the chord of which bears North 06° 55' 37" East, 46.07 feet; thence, North 00° 00' 00" West, 14.15 feet; thence, South 90° 00' 00" West, 139.21 feet; thence, North 36° 56' 14" West, 24.51 feet; thence, North 00° 00' 00" West, 900.33 feet; thence, North 18° 31' 53" East, 157.50 feet; thence, North 45° 00' 00" East, 15.00 feet; thence, North 71° 28' 07" East, 157.50 feet; thence, North 90° 00' 00" East, 1970.00 feet; thence, South 00° 00' 00" East, 842.35 feet to the **POINT OF BEGINNING**, containing 2,982,246 square feet or 68.463 acres, more or less.

## INDEX

NO.	DESCRIPTION
1	Title & Index
2	Site Plan
3	Phasing Plan
4	Typical Street Sections
5	Conceptual Street Details & General Notes
6	Conceptual Drainage Exhibit
7	Utility Plan
8	Project Overview
9	Landscape Plan

Table 1: Proposed Subdivision Use

	Area		
	Square Feet	Acres	Percent
Single-Family Residential	2,391,161	54.9	80.2%
Outlot	6,939	0.2	0.2%
Right-of-Way	584,146	13.4	19.6%
Total	2,982,246	68.5	100.0%
Maximum Number of Lots		250	
Maximum Density (Lots/Acre)		3.65	
Avg. Lot Area (Square Feet)		9,565	

## Certificate of Ownership

We the undersigned, being the Owner(s) and/or Developer(s) of the land herein described located in the Town of Wiggins, County of Morgan, State of Colorado, hereby submit this plan and agree to perform under the terms noted hereon.

Kiowa Park, LLC by Jay A. Stoner Manager, Member  
Owner

The foregoing instrument was acknowledged before me this 27th day of April, 2016 by Patricia A. Sweet

Patricia A. Sweet  
Notary

May 13, 2019  
Commission Exp.



## Planning Commission

The Planning Commission of the Town of Wiggins recommends approval of this Planned Development this 13th day of April, 2016.

Mark D. Ketterling  
Chairperson

## Town Board

Approved by the Town Board of Trustees of the Town of Wiggins, Colorado this 17th day of April, 2016 by Ordinance No. 03-2016

Mark D. Ketterling  
Mayor

Patricia A. Sweet  
ATTEST: Town Clerk



KETTERLING, BUTHERUS & NORTON

Official Records of Morgan County, CO  
05/02/2016 10:05:15 AM Page 3  
FOR FULL TEXT OF THIS INSTRUMENT, PLEASE VISIT THE WEBSITE AT: WWW.MORGANCOUNTY.CO

1506352

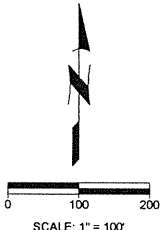
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
TOLL FREE No. 811  
CALL SUBMITTERS DATES IN ADVANCE  
BEFORE YOU DIG, GRAB, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

This drawing is the property of Ketterling, Butcher & Norton Engineers, LLC. (KBN) and is not to be reproduced, copied or used for any other project without the express written consent of KBN. KBN is not responsible for any errors or omissions in this drawing. The user of this drawing is advised to verify all dimensions and conditions before construction.

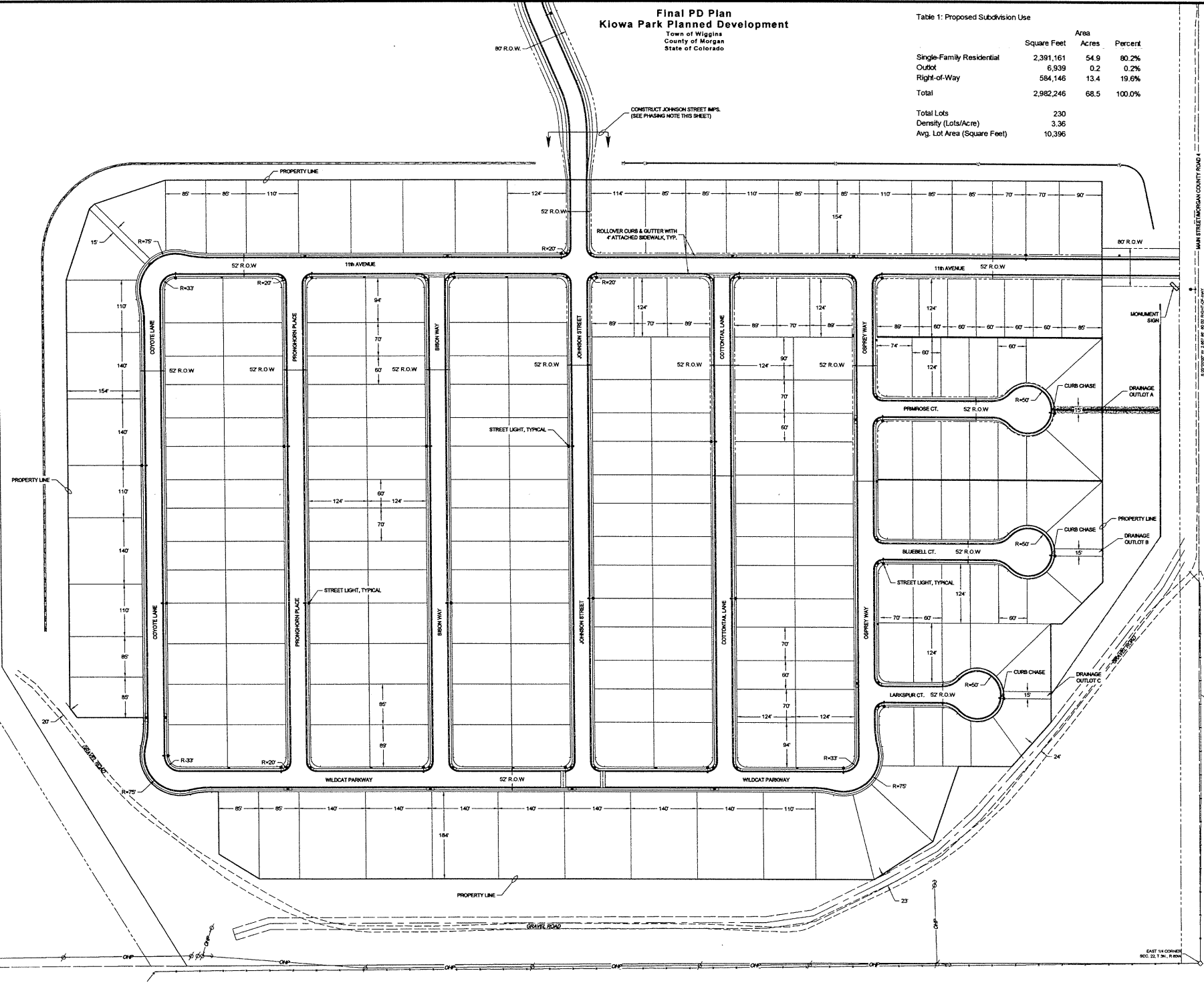
**Final PD Plan**  
**Kiowa Park Planned Development**  
 Town of Wiggins  
 County of Morgan  
 State of Colorado

Table 1: Proposed Subdivision Use


	Square Feet	Area Acres	Percent
Single-Family Residential	2,391,161	54.9	80.2%
Outlot	6,939	0.2	0.2%
Right-of-Way	584,146	13.4	19.6%
<b>Total</b>	<b>2,982,246</b>	<b>68.5</b>	<b>100.0%</b>
Total Lots	230		
Density (Lots/Acre)	3.36		
Avg. Lot Area (Square Feet)	10,396		



- PHASING NOTE:**
- JOHNSON STREET SHALL BE CONSTRUCTED WITH AGGREGATE BASE COURSE FROM THE 1st FILING NORTH TO MORGAN COUNTY ROAD 7th CURB & GUTTER WILL BE INSTALLED ALONG THE EAST SIDE OF JOHNSON STREET WITHIN THE 1st FILING AND TO A POINT 107' NORTH OF THE SUBDIVISION BOUNDARY.
  - STORM DRAIN & INLETS 20' NORTH OF SUBDIVISION BOUNDARY SHALL BE CONSTRUCTED WITH THE 1st FILING.
  - JOHNSON STREET THAT WILL BE BUILT WITH PHASE 1 SHALL BE TEMPORARY 32.0' WIDE 4" AGGREGATE BASE COURSE WITHIN THE SUBDIVISION.
  - JOHNSON STREET NORTH OF THE SUBDIVISION SHALL BE TEMPORARY 24.0' WIDE 4" AGGREGATE BASE COURSE.



REVISIONS	DESCRIPTION	DATE	BY

  
**KBN ENGINEERS**  
**KETTERLING, BUTHERS & NORTON**  
 820 8th Street Greeley, Colorado  
 (970) 395-9880

DESIGNED	KLR
DRAWN	KLR
CHECKED	MCK

**Kiowa Park - Final PD Plat**  
**Wiggins, Colorado**  
**Site Plan**

PROJECT NO.	1238-001
SCALE	HORIZ. 1" = 100'
DATE	April 26, 2016
SHEETS	9
SHEET	2

Ketterling, Butcher & Norton, LLC (KBN) Engineers shall be held responsible for any errors or omissions on this plan. The engineer shall be held responsible for any errors or omissions on this plan. The engineer shall be held responsible for any errors or omissions on this plan.

### Final PD Plan Kiowa Park Planned Development

Town of Wiggins  
County of Morgan  
State of Colorado

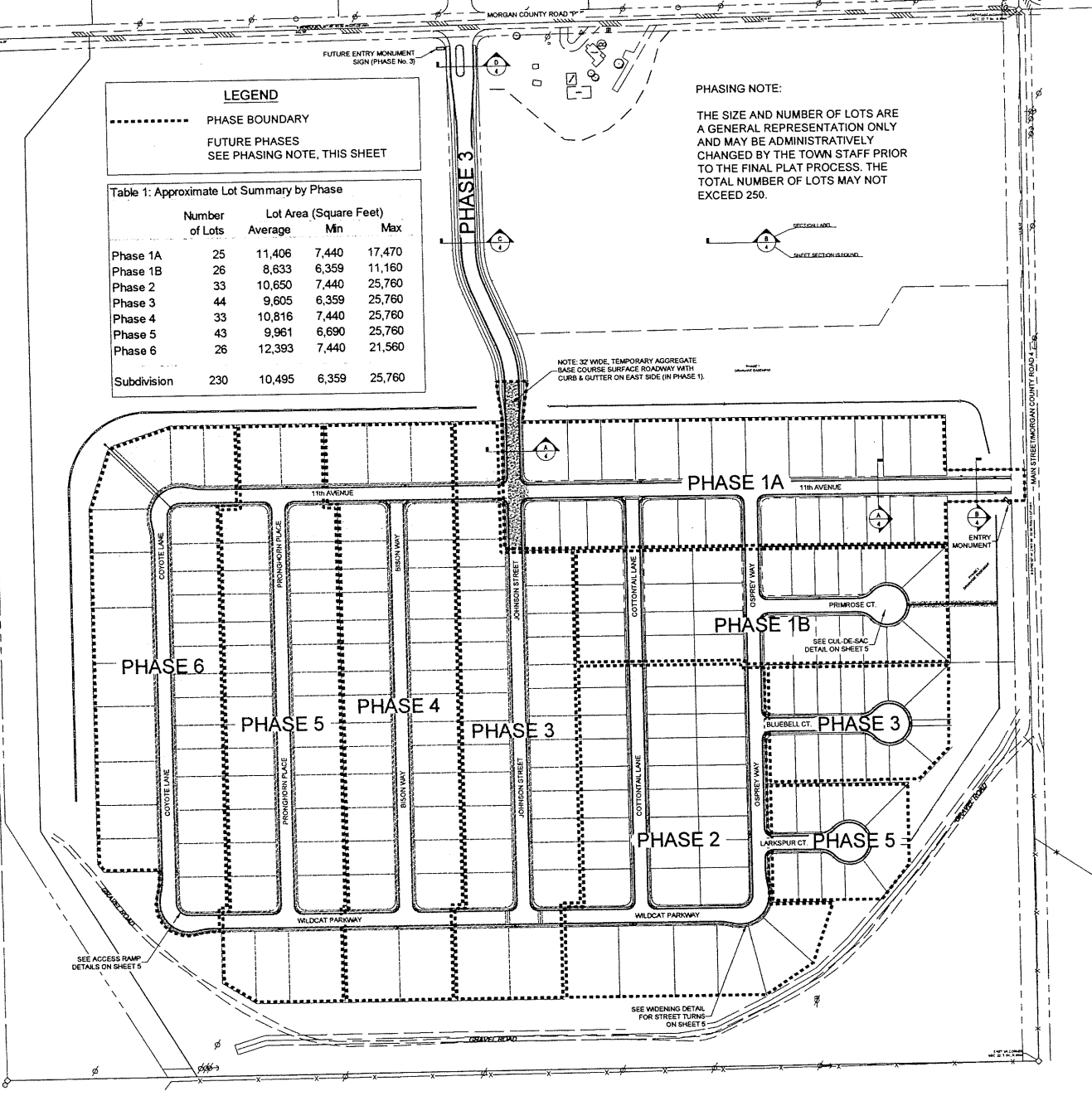
**LEGEND**

- - - - - PHASE BOUNDARY
- - - - - FUTURE PHASES  
SEE PHASING NOTE, THIS SHEET

Table 1: Approximate Lot Summary by Phase

	Number of Lots	Lot Area (Square Feet)		
		Average	Min	Max
Phase 1A	25	11,406	7,440	17,470
Phase 1B	26	8,633	6,359	11,160
Phase 2	33	10,650	7,440	25,760
Phase 3	44	9,605	6,359	25,760
Phase 4	33	10,816	7,440	25,760
Phase 5	43	9,961	6,690	25,760
Phase 6	26	12,393	7,440	21,560
Subdivision	230	10,495	6,359	25,760

**PHASING NOTE:**  
 THE SIZE AND NUMBER OF LOTS ARE A GENERAL REPRESENTATION ONLY AND MAY BE ADMINISTRATIVELY CHANGED BY THE TOWN STAFF PRIOR TO THE FINAL PLAT PROCESS. THE TOTAL NUMBER OF LOTS MAY NOT EXCEED 250.



**LEGEND**

- - - - - SECTION LINE
- - - - - SECTION CORNER BY OTHERS
- - - - - CONTROL POINT
- - - - - BORE HOLE 14 W/ SURFACE ELEVATION
- - - - - PROPERTY LINE
- - - - - PROPERTY CORNER FOUND
- - - - - EASEMENT LINE
- - - - - CENTERLINE
- - - - - RIGHT-OF-WAY LINE
- - - - - EXISTING BUILDING
- - - - - EXISTING BUILDING ROOF DRAIN
- - - - - PROPOSED BUILDING
- - - - - EXISTING EDGE OF ASPHALT
- - - - - EXISTING EDGE OF GRAVEL ROAD
- - - - - EXISTING 15" CORRUGATED METAL PIPE
- - - - - EXISTING 12" REINFORCED CONCRETE PIPE
- - - - - EXISTING CURB, GUTTER & 5' SIDEWALK
- - - - - PROPOSED CURB & GUTTER
- - - - - EXISTING MAIL BOX
- - - - - EXISTING SIGN
- - - - - PROPOSED SIGN
- - - - - EXISTING PROPOSED AREA OF CONCRETE
- - - - - EXISTING POWER POLE & GUY WIRE
- - - - - EXISTING POWER TRANSFORMER & PEDESTAL
- - - - - EXISTING LIGHT POLE
- - - - - PROPOSED LIGHT POLE
- - - - - EXISTING UNDERGROUND POWER
- - - - - PROPOSED UNDERGROUND POWER LINE
- - - - - EXISTING WATER, SAN, SEWER, GAS & TELEPHONE MARKER POSTS
- - - - - EXISTING TELETYPE PEDESTAL, LINE, VAULT & MARKER POST
- - - - - EXISTING FIBER OPTIC PHONE CABLE
- - - - - EXISTING TELEPHONE PEDESTAL & CABLE
- - - - - PROPOSED TELEPHONE CABLE
- - - - - EXISTING GAS LINE & VALVE
- - - - - PROPOSED GAS LINE
- - - - - EXISTING FENCE LINE
- - - - - EXISTING IRRIGATION VALVE BOX & VALVE
- - - - - EXISTING WATER LINE
- - - - - EXISTING FIRE HYDRANT & VALVE
- - - - - EXISTING WATER LINE PLUG & THRUST BLOCK
- - - - - EXISTING WATER SERVICE LINE
- - - - - EXISTING WATER SERVICE METER
- - - - - EXISTING CURB STOP BOX
- - - - - PROPOSED WATER LINE & VALVE
- - - - - PROPOSED WATER SERVICE LINE
- - - - - PROPOSED FIRE HYDRANT
- - - - - PROPOSED WATER LINE PLUG & THRUST BLOCK
- - - - - EXISTING SANITARY SEWER LINE & MANHOLE
- - - - - EXISTING SANITARY SEWER SERVICE LINE & CLEAN OUT
- - - - - PROPOSED SANITARY SEWER LINE & MANHOLES
- - - - - PROPOSED SANITARY SEWER SERVICE LINE
- - - - - EXISTING 18" STORM DRAIN, MANHOLE & INLET
- - - - - PROPOSED STORM DRAIN
- - - - - EXISTING CONTOUR 4684
- - - - - EXISTING INDEX CONTOUR 4685
- - - - - PROPOSED CONTOUR 4684
- - - - - PROPOSED INDEX CONTOUR 4685
- - - - - EXISTING DECIDUOUS TREE
- - - - - EXISTING CONIFEROUS TREE
- - - - - TO BE CONSTRUCTED IN THIS PROJECT - SHOWN ON THIS SHEET
- - - - - TO BE CONSTRUCTED IN THIS PROJECT - SHOWN ON ANOTHER SHEET
- - - - - FUTURE CONSTRUCTION - NOT A PART OF THIS PROJECT

**STANDARD ABBREVIATIONS**

A	ARC LENGTH	M.J.	MECHANICAL JOINT
A.B.C.	AGGREGATE BASE COURSE	M.O.	MINIMUM OPENING ELEVATION
A.F.T.	ADJUSTED	N	NORTHING
A.D.S.	ADVANCED DRAINAGE SYSTEM	N.M.W.	NORTH WELLS COUNTY WATER DISTRICT
B.E.	BUILDING ENVELOPE	OHP	OVERHEAD POWER LINE
B.O.W.	BOTTOM OF WALL	P.C.	POINT OF CURVATURE
C	CENTERLINE	P.C.C.	POINT OF COMPOUND CURVE
C & G	CURB & GUTTER	P.C.R.	POINT OF CURVE RETURN
C.D.	COLORADO DEPARTMENT OF TRANSPORTATION	P.I.	POINT OF INTERSECTION
CFS	CUBIC FEET PER SECOND	R	RADIUS
C.F.S.	CUBIC FEET PER SECOND	P.L.	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	P.O.C.	POINT OF TANGENCY
CONSTR.	CONSTRUCT	P.R.C.	POINT OF REVERSE CURVE
CP	CONTROL POINT	PS	POUNDS PER SQUARE INCH
CTV	CABLE TELEVISION	PT	POINT OF TANGENCY
CY	CUBIC YARD	PS	POUNDS PER SQUARE INCH
DA	DRAINAGE EASEMENT	R	RADIUS
DB	DUCTILE IRON PIPE	RCB	REINFORCED CONCRETE BOX
DIA.	DIAMETER	RCP	REINFORCED CONCRETE PIPE
E	EASTING	RD	ROAD DRAIN
EL.	ELEVATION	R.O.W.	RIGHT-OF-WAY
ELEV.	ELEVATION	RT.	RIGHT
E.O.A.	EDGE OF ASPHALT	S	SLOPE
EX.	EXISTING	S.B.	CURB STOP BOX
FES	FINISHED FLOOR ELEV.	S.D.	STANDARD DIMENSION RATIO
FF	FINISHED FLOOR ELEV.	SD	STANDARD DIMENSION RATIO
F.H.	FIRE HYDRANT	S	SECTION LINE
F.L.	CURB & GUTTER/SIDEWALK FLOWLINE	SS	SANITARY SEWER LINE
F.L.	CURB & GUTTER/SIDEWALK FLOWLINE	SS	STAINLESS STEEL
FLG.	FLANGE	S.Y.	SQUARE YARDS
FND.	FOUND	T.B.	TUMBLER BLOCK
GAR	GARAGE FINISHED FLOOR ELEVATION	TEL	TELEPHONE LINE
G.V.	GATE VALVE	T.O.A.	TOP OF ASPHALT
G.W.E.	APPROXIMATE GROUNDWATER ELEVATION	TOP	TOP OF FOUNDATION
H.B.P.	HOT BITUMINOUS PAVEMENT	T.O.P.	TOP OF FINISH ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE	T.O.W.	TOP OF WALL ELEVATION
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE	TVL	TYPE
H.P.	HIGH POINT	U&P	UNDERGROUND POWER LINE
H.W.E.	HIGH WATER ELEVATION	U&S	UTILITY EASEMENT
IN.	INVERT ELEVATION	UE	UTILITY EASEMENT
INV.	INVERT ELEVATION	V.C.	VERTICAL POINT OF CURVATURE
L.F.	LINEAR FEET	V.P.I.	VERTICAL POINT OF INTERSECTION
LT.	LEFT	V.P.T.	VERTICAL POINT OF TANGENCY
MSPED	METROPOLITAN GOVERNMENT PAVEMENT ENGINEERS COUNCIL	W	WATER LINE
MH	MANHOLE	W.W.F.	WELDED WIRE FABRIC

REVISIONS	DESCRIPTION	DATE

**KBN**  
**ENGINEERS**

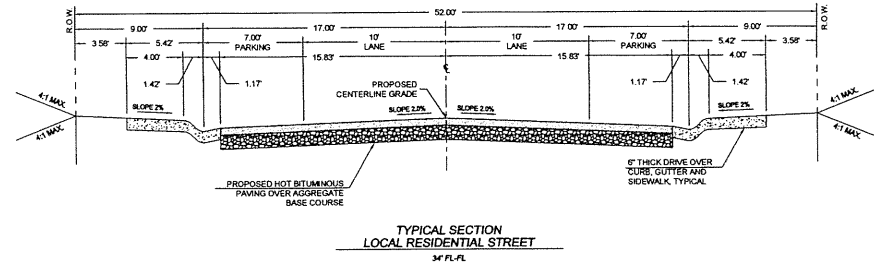
**KETTERLING, BUTCHER & NORTON**  
 820 8th Street Greeley, Colorado  
 (970) 396-9680

DESIGNED	GW
DRAWN	GW
CHECKED	MCK

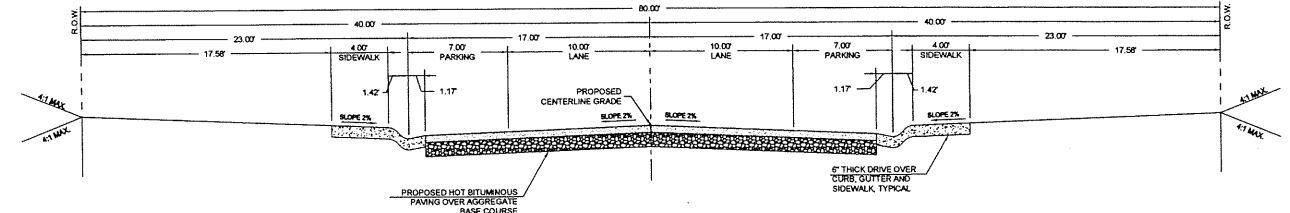
**Kiowa Park - Final PD Plat**  
**Wiggins, Colorado**  
**Phasing Plan**

PROJECT NO.	1238-001	
SCALE	HORIZ: 1" = 100'	
DATE	April 26, 2016	
SHEETS	9	SHEET 3

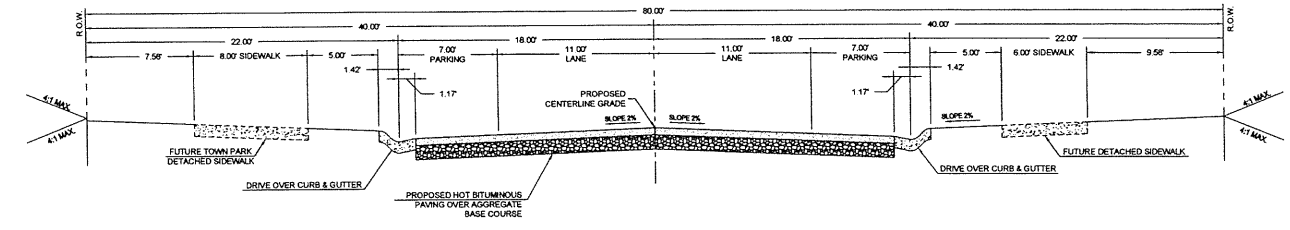
Drawn by: J. H. ...  
 Checked by: ...  
 Design by: ...  
 Date: ...  
 Project No.: ...



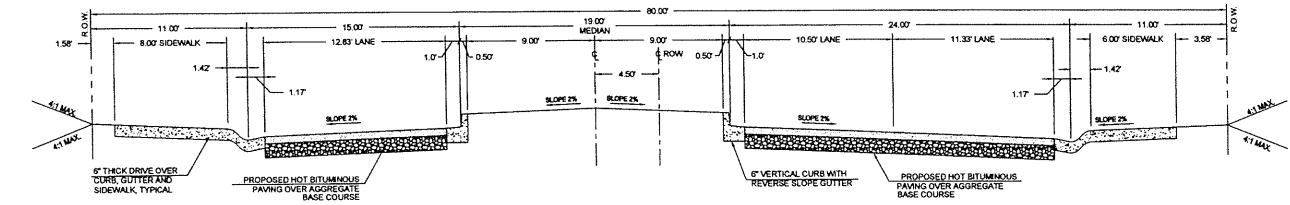
TYPICAL SECTION  
LOCAL RESIDENTIAL STREET  
34' FL-FL



TYPICAL SECTION  
MINOR COLLECTOR STREET  
34' FL-FL  
(11th AVENUE EAST OF OSPREY WAY)  
(VIEW LOOKING EAST)




TYPICAL SECTION  
MINOR COLLECTOR STREET  
34' FL-FL  
(JOHNSON STREET NORTH OF 11th AVENUE)  
(VIEW LOOKING NORTH)  
(CONSTRUCTION BY OTHERS)



TYPICAL SECTION  
MINOR COLLECTOR STREET WITH MEDIAN  
34' FL-FL  
(JOHNSON STREET CONNECTION TO MORGAN COUNTY ROAD 77)  
(VIEW LOOKING NORTH)

REVISIONS	DATE	DESCRIPTION

  
**ENGINEERS**  
**KETTERLING, BUTHERUS & NORTON**  
 820 8th Street Greeley, Colorado  
 (970) 395-9880

DESIGNED	BV
DRAWN	BV
CHECKED	MCK

**Kiowa Park - Final PD Plat**  
**Wiggins, Colorado**  
**Typical Street Sections**

PROJECT NO.	1238-001
SCALE	HORIZ: 1" = 50' VERT: 1" = 10'
DATE	April 26, 2016
SHEETS	9
SHEET	4

**Final PD Plan  
Kiowa Park Planned Development**  
Town of Wiggins  
County of Morgan  
State of Colorado

**GENERAL NOTES - WATER & SANITARY SEWER**

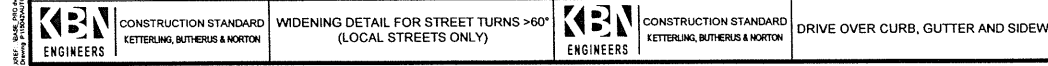
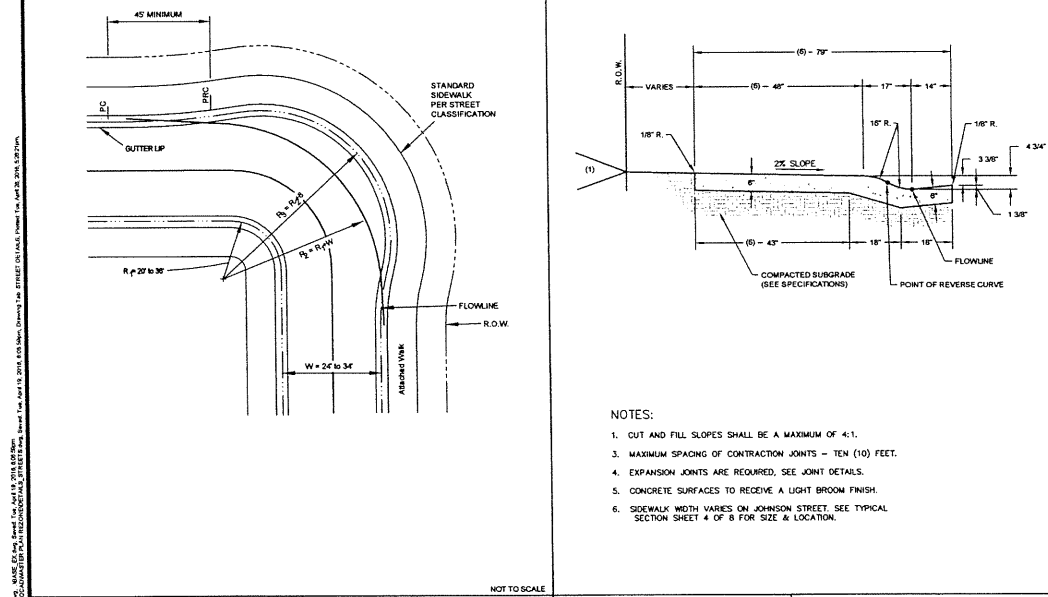
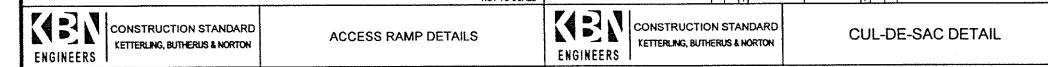
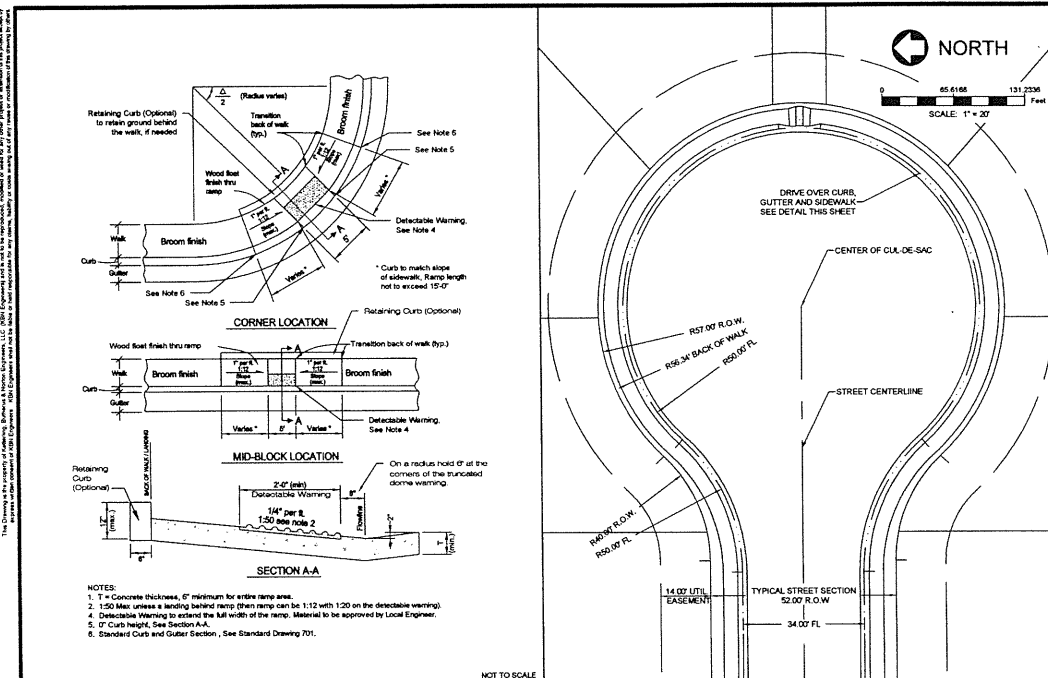
- ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF GREELEY'S STANDARD SPECIFICATIONS, EDITION 2008 FOR STREETS, WATER AND SANITARY SEWER, EDITION 2007 FOR STORM OR AS NOTED ON THIS SHEET. IN THE TOWN OF WIGGINS DESIGN & CONST. STANDARDS.
- ALL OVERLIFT GRADING IN THE RIGHT-OF-WAY OR EASEMENT SHALL BE COMPLETED PRIOR TO INSTALLING WATER OR SANITARY SEWER LINES.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 811 BEFORE DIGGING, GRADING OR EXCAVATING.
- MAINTAIN A MINIMUM OF 10 FOOT HORIZONTAL CLEAR DISTANCE SEPARATION BETWEEN WATER AND SANITARY SEWER MAINS AND SERVICES. WATER MAINS AND SERVICES ARE TO BE LOCATED 18 INCHES MINIMUM ABOVE THE SANITARY SEWER MAIN OR SERVICES. IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS AND THE SANITARY SEWER CANNOT BE LOCATED BELOW THE WATER MAIN OR SERVICE, A CLEAR VERTICAL DISTANCE OF 18 INCHES CANNOT BE MAINTAINED, OR A MINIMUM 10 FOOT HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE TOWN OF WIGGINS SHALL BE CONTACTED IMMEDIATELY TO REVIEW THE SITUATION. IF NO OTHER FEASIBLE SOLUTION CAN BE USED TO MAINTAIN THE REQUIRED CLEARANCES, THE SANITARY SEWER SHALL BE ENCASED PER CURRENT CITY OF GREELEY CONSTRUCTION STANDARDS WITH THE ACCEPTANCE OF THE TOWN OF WIGGINS.
- WHERE SANITARY SEWER LINES CROSS BENEATH POTABLE WATER LINES WITH LESS THAN EIGHTEEN (18) INCHES CLEARANCE, SANITARY SEWER LINES CROSS ABOVE POTABLE WATER LINES, OR THE TEN (10) FEET HORIZONTAL CLEARANCE BETWEEN POTABLE WATER LINES AND SANITARY SEWER LINES CANNOT BE MAINTAINED, PIPE ENCASEMENT SHALL BE DESIGNED AND CONSTRUCTED SO AS TO PROTECT THE POTABLE WATER MAIN.
- THE MINIMUM CLEARANCE BETWEEN STORM DRAIN AND WATER LINES, IN OPEN CUTS, EITHER ABOVE OR BELOW, SHALL BE EIGHTEEN (18) INCHES. IN ADDITION, WHEN A WATER LINE LIES BELOW A STORM LINE, OR WITHIN TWENTY-FOUR (24) INCHES ABOVE, THE STORM LINE SHALL BE INSTALLED SUCH THAT A JOINT IS NOT DIRECTLY ABOVE OR BELOW THE WATER MAIN.
- IN ALL INSTANCES WHERE A WATER LINE LOWERING IS REQUIRED DUE TO UNIFORMNESS FIELD CONDITIONS, A DETAILED DRAWING SHALL BE PROVIDED TO THE TOWN OF WIGGINS FOR ACCEPTANCE PRIOR TO PERFORMING THE WORK. THE DRAWING SHALL INCLUDE ELEVATIONS OF THE WATER LINE AT ALL FITTINGS AND ELEVATIONS OF THE UTILITY BEING CROSSED. PIPE MATERIAL SHALL BE RESTRAINED POLYVINYL CHLORIDE PIPE, MINIMUM THICKNESS CLASS OR 18.
- WHERE WATER AND SANITARY SEWER LINES ARE LOCATED IN COMMON UTILITY EASEMENT AREAS, THERE SHALL BE NO OTHER UTILITIES LOCATED HORIZONTALLY WITHIN 10 FEET OF EITHER LINE EXCEPT AT APPROVED CROSSINGS.
- CONTRACTOR SHALL NOTIFY THE TOWN OF WIGGINS ONE WEEK PRIOR TO COMMENCING WORK AFTER TOWN-ACCEPTED CONSTRUCTION DRAWING DISTRIBUTION AND A PRE-CONSTRUCTION MEETING HELD WITH THE TOWN.
- CONTRACTOR TO OBTAIN ALL PERMITS, DO ALL EXCAVATION FOR OSHA SAFE TRENCH.
- CONTRACTOR SHALL PATCH ALL EXISTING UTILITIES TO BE CROSSED BY WATER AND/OR SEWER LINES AT LEAST 24 HOURS PRIOR TO CROSSING TO ENSURE 18 INCH MINIMUM CLEARANCE. IF OPEN CUT METHODS ARE USED AND 24 INCH MINIMUM CLEARANCE FOR BORED CROSSINGS. IF VERTICAL CLEARANCE CANNOT BE MET AS SHOWN ON THE DRAWINGS, CONTACT THE DESIGN ENGINEER IMMEDIATELY. HORIZONTAL AND VERTICAL LOCATION OF CROSSED EXISTING UTILITIES SHALL BE RECORDED ON THE AS-BUILT RECORD DRAWINGS.
- SHOULD ANY VARIATIONS BEFORE OR DURING CONSTRUCTION TO THE WATER MAIN OR SANITARY SEWER COLLECTION SYSTEM DESIGN(S) BE CONSIDERED, NOTICE MUST FIRST BE GIVEN TO THE TOWN'S INSPECTOR TO DETERMINE IF IT NEEDS THE ACCEPTANCE OF THE TOWN. IF SO, THE NEW PLAN MUST BE DRAWN AND SUBMITTED FOR ACCEPTANCE TO THE TOWN BY THE DESIGNER'S ENGINEER 72 HOURS PRIOR TO CONSTRUCTION FOR ACCEPTANCE.
- THE DEVELOPER SHALL PROVIDE THE TOWN WITH CERTIFIED AS-BUILT RECORD DRAWING TRANSPARENCIES UPON COMPLETION OF ANY PHASE OF CONSTRUCTION WITH MORE THAN A DAY LAYERS BETWEEN PHASES, AND BUILDING DEPARTMENT SHALL REVIEW OF ANY STRUCTURE WITHIN THE DEVELOPMENT SHALL BE ISSUED BY THE TOWN OF WIGGINS UNTIL THE AS-BUILT RECORD DRAWINGS HAVE BEEN RECEIVED AND ACCEPTED BY THE TOWN.
- WATER AND SANITARY SEWER WARRANTY PERIOD WILL NOT BEGIN UNTIL AS-BUILT RECORD DRAWINGS ARE ACCEPTED BY THE TOWN OF WIGGINS.
- ALL WATER MAINS, FIRE HYDRANTS, AND SERVICES SHALL HAVE A MINIMUM COVER OF 5.0 FEET AND A MAXIMUM COVER OF 8.0 FEET UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL WATER MAINS SHALL BE LAID AS CLOSE AS POSSIBLE TO THE CENTER LINE OF STREETS UNLESS OTHERWISE SHOWN. IN NO CASE SHALL WATER MAINS BE LAID WITHIN 8 FEET OF THE LIP OF THE GUTTER OR EDGE OF UNPAVED STREET.
- ALL VALVES ARE TO BE LOCATED AT PROPERTY LINES EXTENDED, OR AS SHOWN.
- TYPICAL WATER SERVICES SHALL BE 3/4" TYPE "K" COPPER AND BE INSTALLED AS SHOWN ON THE FINAL UTILITY PLAN.
- ALL NEW WATER MAINS SHALL BE BULKHEADED AND TESTED AND APPROVED PRIOR TO CONNECTION TO THE EXISTING WATER SYSTEM MAINS WHICH PASS TESTING FOR PRESSURE AND LEAKAGE AT THE TIME OF INSTALLATION AND THE TESTING WAS PERFORMED IN THE PRESENCE OF THE TOWN'S INSPECTOR MAY BE CONSIDERED AS A BULKHEAD.
- ALL VALVES AT DEAD END SHALL BE RESTRAINED WITH RESTRAINING GLANDS UPSTREAM OF THE VALVE. LENGTH OF RESTRAINT IS SHOWN ON THE FINAL DRAWINGS.
- ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLYMAPPED IN ACCORDANCE WITH AWWA STANDARD C-105.
- NO POLYVINYL CHLORIDE (PVC) PIPE STORED OUTSIDE AND EXPOSED TO SUNLIGHT SHALL EXCEED THE MANUFACTURER'S RECOMMENDATION EXPOSURE TIME. THIS TIME SHALL BEGIN FROM THE DATE OF MANUFACTURE. IF THE TIME WILL BE GREATER THAN THE MANUFACTURER'S RECOMMENDED TIME, THE PIPE SHALL BE COVERED WITH AN OPAQUE MATERIAL AND PROTECTION SHALL BE PROVIDED UNDER THE COVERING.
- COPPER TRACING WIRE SHALL BE INSTALLED PER CITY OF GREELEY SPECIFICATIONS FOR ALL WATER PIPE.
- FOR TAPPING PVC C-900 PIPE A TOWN-APPROVED TAPPING SADDLE SHALL BE USED. THE TAPPING MACHINE USED TO MAKE THE CONNECTION MUST OPERATE WITH A CUTTING/TAPPING TOOL WHICH IS CLASSIFIED AS A CORE CUTTING TOOL. EITHER WITH INTERNAL TEETH OR WITH DOUBLE SLOTS) OF THE SHELL DESIGN WHICH RETAINS THE COPERNAL WALE PENETRATING THE WALL OF THE WATER MAIN. THE TAPPING MACHINE SHOULD PROVIDE THE STANDARD RATCHET HANDLE ON THE BORING BAR AND SHOULD BE OF THE DESIGN WHERE CUTTING AND TAPPING IS CONTROLLED AND ACCOMPISHED WITH A FEE-NUT OR FEED-SCREW AND YOKER.
- ALL BACKFLOW PROTECTION SHALL BE PROVIDED BY THE HOME BUILDER IN ACCORDANCE WITH THE COLORADO CROSS-CONNECTION CONTROL MANUAL, LATEST EDITION, AND AS REQUIRED NECESSARY BY THE TOWN OF WIGGINS. ALL BACKFLOW ASSEMBLIES MUST BE TESTED UPON INSTALLATION AND JUST PRIOR TO END OF WARRANTY PERIOD. OWNER SHALL BE RESPONSIBLE FOR TESTING EACH YEAR THEREAFTER.
- ALL FIRE HYDRANT LEADS SHALL BE RESTRAINED DUCTILE IRON PIPE (D.I.P.) OR POLYVINYL CHLORIDE (PVC) C900 PRESSURE CLASS DR 14.
- THERE SHALL BE NO WATER METERS IN DRIVEWAYS, PARKING AREAS OR SIDEWALKS.
- THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, OR LANDSCAPING (PLANTINGS OR BERMS GREATER THAN 30 FEET TALL MATURE GROWTH) LOCATED IN EXCLUSIVE WATER LINE AND SEWER LINE EASEMENTS.
- THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, OR LANDSCAPING (PLANTINGS OR BERMS) PLACED WITHIN A 10.0 FOOT RADIUS OF FIRE HYDRANTS AS CONSTRUCTED.
- ALL SANITARY SEWER SERVICES TO BE STUBBED OUT 2' BEYOND EASEMENT LINE. WATER SERVICES SHALL BE INSTALLED BEYOND THE 1/4" EASEMENT (CURB STOP VALVE). METER PIT SHALL BE INSTALLED WITH CONSTRUCTION OF INDIVIDUAL HOUSES.
- PVC POTABLE (DOMESTIC) WATER MAIN PIPE SHALL MEET THE FOLLOWING QUALITY STANDARDS:  
AWWA C-900, CLASS 150 - DR 18 ELASTOMERIC RING - ASTM D1898 & F477 RMC TIGHT JOINT.
- PVC WATER PIPE SHALL BE INSTALLED USING A SQUEEGEE BEDDING 6 INCHES ABOVE AND 6 INCHES BELOW THE PIPE.
- INSULATED 12 GAUGE TRACER WIRE SHALL BE AFFIXED TO THE PROPOSED WATER MAINS.  
A. PASS CURRENT THROUGH WIRE AND DEMONSTRATE THAT THE WIRE IS CAPABLE OF LOCATING THE WATER MAINS.  
B. IF WIRE WILL NOT PASS CURRENT, LOCATE BREAK IN CIRCUIT AND TEST UNTIL TRACER WIRE WORKS IN ACCORDANCE WITH ITS INTENDED USE.
- ALL SANITARY SEWER LINES SHALL BE ASTM D-3034 (PVC SDR 35) UNLESS OTHERWISE NOTED.
- PVC SEWER PIPE SHALL BE INSTALLED USING A SQUEEGEE BEDDING 6 INCHES ABOVE & 6 INCHES BELOW THE PIPE.
- ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 10.0' HORIZONTAL & 18" VERTICAL CLEARANCE FROM PROPOSED OR EXISTING WATER LINES & STORM DRAIN LINES.
- ALL SANITARY SEWER SERVICES TO BE 4" DIAMETER PVC (SDR 35) & SHALL NOT HAVE A SLOPE LESS THAN 1% OR MORE THAN 3%.

**PROJECT GENERAL NOTES**

- A SIX TYPE DEVICE AT LEAST 30 FEET IN LENGTH SHALL BE FURNISHED WITH EACH BITUMINOUS PAVEMENT. THIS DEVICE SHALL BE USED ON ALL PASSES AND LIFTS OF BITUMINOUS PAVEMENT PLACED.
- ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE A SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.
- TYPE OF COMPACTION FOR THIS PROJECT SHALL BE ASHTO T-99 (ASTM D698) (STANDARD PROCTOR) FOR SUBGRADE SOILS AND ASHTO T-180 (ASTM D1557) (MODIFIED PROCTOR) FOR AGGREGATE BASE COURSE.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIALS TO SATISFACTORILY CONTROL DUST AT ALL TIMES, AND AS DIRECTED BY THE TOWN OF WIGGINS. WATER SHALL BE USED AS THE DUST PALLIATIVE WHERE REQUIRED. THE CONTRACTOR WILL FURNISH AND SPREAD WATER AT NO ADDITIONAL COST TO THE PROJECT.
- DEPTH OF MOISTURE CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:  
FULL DEPTH OF ALL EMBANKMENTS  
BASE OF CUTS AND FILLS, 5.0 FT.  
EXCAVATION AND DIGGING AS REQUIRED FOR THE COMPACTION OF BASES OF CUTS AND FILLS WILL BE CONSIDERED SUBSIDIARY TO THAT OPERATION AND WILL NOT BE PAID FOR SEPARATELY.
- WHEN EXISTING ASPHALT PAVEMENT IS TO BE REMOVED, IT SHALL BE CUT TO A HEAT WORK LINE WITH A CUTTING WHEEL, ATTACHED TO A BLADE, SAW OR OTHER METHODS AS APPROVED BY THE ENGINEER. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED AS SUBSIDIARY TO OTHER WORK.
- ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF OFF-SITE. LOCATION OF DUMP, LENGTH OF HAUL, AND DISPOSAL EXPENSES SHALL BE CONTRACTOR'S RESPONSIBILITY.
- THE STREETS ADJACENT TO THE CONSTRUCTION AREA SHALL BE CLEARED OF DEBRIS GENERATED BY THE PROJECT BY THE CONTRACTOR AT THE EARLIEST OPPORTUNITY, BUT IN NO CASE SHALL THE ROADS BE LEFT UNCLEARED AFTER THE COMPLETION OF THE DAYS WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIAL TO SATISFACTORILY CLEAN THE ROADWAYS AT NO ADDITIONAL COST TO THE PROJECT.
- IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO PROVIDE SITE GRADING IN A MANNER CONSISTENT WITH DEVELOPMENT PLANS REGARDING SITE DRAINAGE. DRAINAGE EASEMENTS SHALL NOT BE RESTRICTED. ON-SITE AND PASS-THROUGH RUNOFF SHALL BE ROUTED TO STREETS, ALONG PROPERTY LINES, AND THROUGH EASEMENTS IN A MANNER WHICH CONTROLS SURFACE RUNOFF, IF FEASIBLE. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH TOWN REPRESENTATIVES BEFORE A PERMIT WILL BE ISSUED.
- THERE SHALL BE A MINIMUM 12" VERTICAL SEPARATION WHERE UTILITY SLEEVES ARE LOCATED IN THE SAME TRENCH.
- CONTRACTOR SHALL SUBMIT AS-BUILT INFORMATION TO THE PROJECT ENGINEER TO REVIEW AND PREPARE FINAL AS-BUILT RECORD DRAWINGS.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO THE CITY OF GREELEY CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT. A PERMIT FROM THE TOWN OF WIGGINS IS REQUIRED FOR ALL CONSTRUCTION IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH TOWN REPRESENTATIVES BEFORE A PERMIT WILL BE ISSUED.
- THE CONTRACTOR SHALL NOTIFY TOWN OF WIGGINS AT LEAST 24 HOURS PRIOR TO THE DESIRED INSPECTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND THE TOWN OF ANY PROBLEMS IN CONFORMING TO THE ACCEPTED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER DURING CONSTRUCTION ACTIVITIES TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGE CONDITIONS, OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROJECT. IF, IN THE OPINION OF THE TOWN, THE MODIFICATIONS PROPOSED BY THE DEVELOPER TO THE ACCEPTED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR RE-SUBMITTING THE REVISED PLANS TO THE TOWN OF WIGGINS FOR ACCEPTANCE PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE PROJECT. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS OR THE ACCEPTED REVISED PLANS, SHALL BE REMOVED AND RECONSTRUCTED ACCORDING TO THE APPROVED PLAN.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE TOWN TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE GREELEY SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTS. ANY MONUMENT THAT MUST BE DESTROYED FOR CONSTRUCTION MUST BE REPLACED. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED SURVEYOR PRIOR TO DESTROYING ANY MONUMENTS.
- PRIOR TO FINAL PLACEMENT OF SURFACE PAVEMENT, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND CURB LINE, WHEN ALLOWED BY THE UTILITY. SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWER SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT WILL NOT BE NECESSARY TO DISTURB THE STREET PAVEMENT, CURB, GUTTER, AND SIDEWALK WHEN CONNECTIONS ARE MADE.
- REPRODUCIBLE COPIES OF RECORD DRAWING PLANS SHALL BE SUBMITTED TO THE TOWN OF WIGGINS PRIOR TO CONSTRUCTION ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.

**GENERAL NOTES - STORM DRAIN**

- ALL JOINTS FOR PIPE SHALL BE BELL AND GASKET USING RUBBER GASKET O-RINGS IN ACCORDANCE WITH ASTM C443.
- ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO THE CITY OF GREELEY'S MARCH, 2007 STORM DRAINAGE DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS.
- STORM DRAIN PIPE MATERIAL SPECIFICATIONS ARE AS FOLLOWS:  
REINFORCED CONCRETE PIPE (RCP) - REINFORCED CONCRETE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE CULVERT, STORM DRAIN AND SEWER PIPE, ASTM C76, LATEST REVISION. SHOP DRAWINGS WILL BE REQUIRED WHEN STEEL PLACEMENT IS DIFFERENT THAN THAT SHOWN OR REQUIRED BY THE APPLICABLE ASTM SPECIFICATION. RCP SHALL BE CLASS II, UNLESS SPECIFIED OTHERWISE. AND OF THE SIZE INDICATED ON THE DRAWINGS. INTERNAL PIPE WALL SHALL BE REASONABLY SMOOTH AND FREE OF DEFECTS. PIPE THAT IS ROUGH OR UNEVEN SHALL BE REMOVED FROM THE JOB SITE.



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REVISIONS	DESCRIPTION	DATE

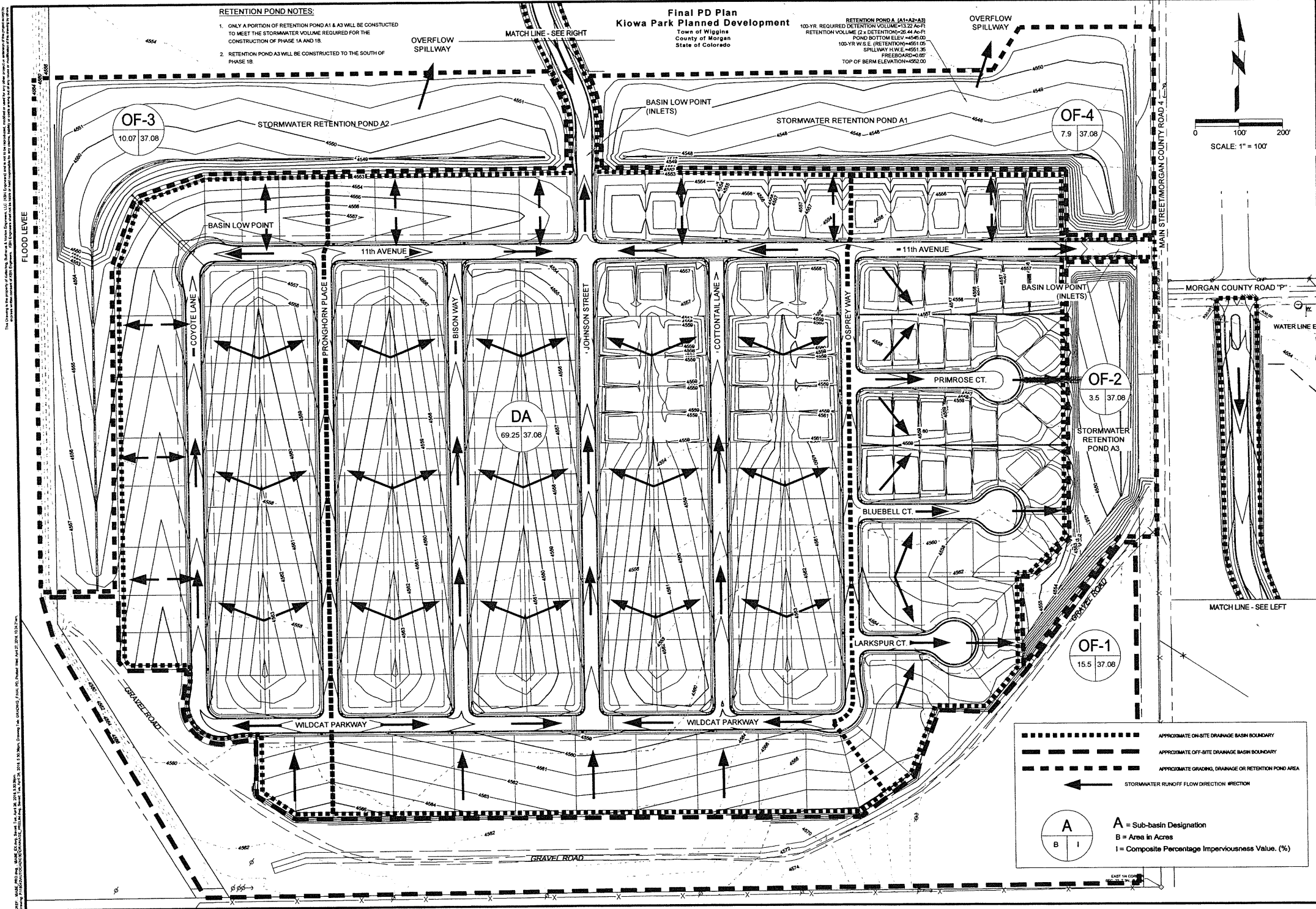
**K&B ENGINEERS**  
K&B ENGINEERS  
KETERLING, BUTHERUS & NORTON  
820 8th Street, Greeley, Colorado  
(970) 395-9830

DESIGNED	SWR
DRAWN	SWR
CHECKED	MCK

PROJECT NO.	1238-001
SCALE	HORIZ. 1" = 40'
DATE	April 26, 2016
SHEETS	9
SHEET	5

**Kiowa Park - Final PD Plat  
Wiggins, Colorado  
Street Details & General Notes**

PROJECT NO.	1238-001
SCALE	HORIZ. 1" = 40'
DATE	April 26, 2016
SHEETS	9
SHEET	5



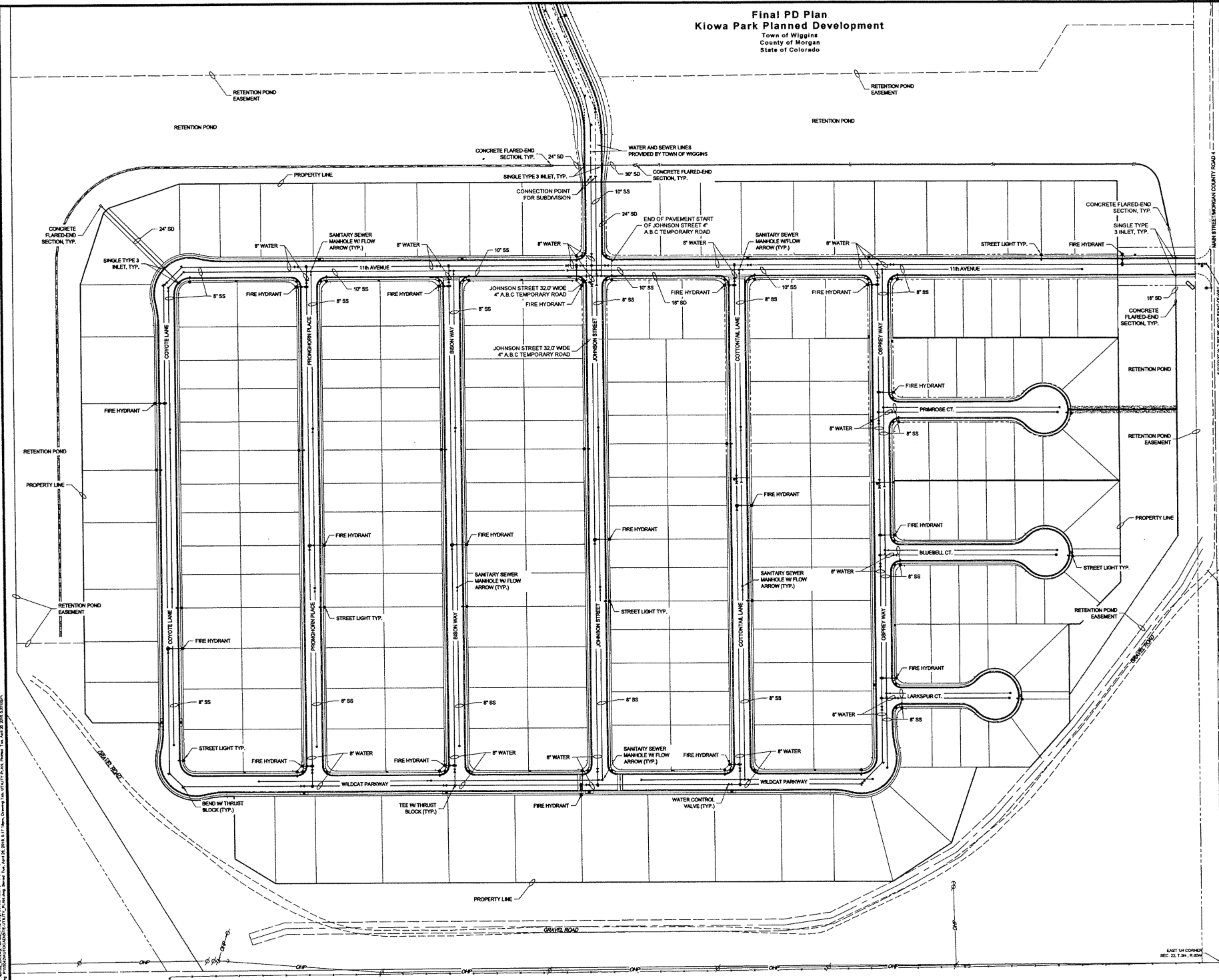
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**KBN ENGINEERS**  
**KETTERLING, BUTHERUS & NORTON**  
 820 8th Street Greeley, Colorado  
 (970) 395-9880

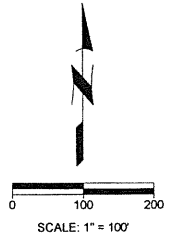
DESIGNED	SWR
DRAWN	SWR
CHECKED	MCK

**Kiowa Park - Final PD Plat**  
**Wiggins, Colorado**  
**Drainage Exhibit**

PROJECT NO.	1238-001
SCALE	HORIZ. 1" = 100' VERT. NA
DATE	April 26, 2016
SHEETS	9
SHEET	6



**Final PD Plan  
Kiowa Park Planned Development**  
Town of Wiggins  
County of Morgan  
State of Colorado



**PHASING NOTE:**

1. JOHNSON STREET SHALL BE CONSTRUCTED WITH AGGREGATE BASE COURSE FROM THE 14' FINISH NORTH TO MORGAN COUNTY ROAD 77' CURB & GUTTER WILL BE INSTALLED ALONG THE EAST SIDE OF JOHNSON STREET WITHIN THE 14' FINISH AND TO A POINT 100' NORTH OF THE SUBDIVISION BOUNDARY.
2. STORM DRAIN & INLETS 30' NORTH OF SUBDIVISION BOUNDARY SHALL BE CONSTRUCTED WITH THE 14' FINISH.
3. JOHNSON STREET THAT WILL BE BUILT WITH PHASE 1 SHALL BE TEMPORARILY 32.0' WIDE 4" AGGREGATE BASE COURSE WITHIN THE SUBDIVISION.
4. JOHNSON STREET NORTH OF THE SUBDIVISION SHALL BE TEMPORARILY 24.0' WIDE 4" AGGREGATE BASE COURSE.
5. JOHNSON STREET SOUTH OF THE SUBDIVISION SHALL BE TEMPORARILY 24.0' WIDE 4" AGGREGATE BASE COURSE.

8" GATE VALVE, 2" BUNGEE & PLUG FOR CONNECTION TO FUTURE WATER LINE

REVISIONS	BY	DATE	DESCRIPTION

**KBN ENGINEERS**  
KETTERLING, BUTHERUS & NORTON  
820 8th Street Greeley, Colorado  
(970) 395-9880

DESIGNED	KLR
DRAWN	KLR
CHECKED	MCK

Kiowa Park - Final PD Plat  
Wiggins, Colorado  
Utility Plan

PROJECT NO.	1238-001
SCALE	HORIZ. 1" = 100' VERT. 1" = 10'
DATE	April 26, 2016
SHEETS	9
SHEET	7

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**Final PD Plan  
Kiowa Park Planned Development**  
Town of Wiggins  
County of Morgan  
State of Colorado

**Architectural Standards Introduction**

The purpose of these General Architectural and Landscape Design Guidelines is to promote quality and community diversity while maintaining harmony and consistency within this small town community. Builders are encouraged to be creative in their interpretation and design of the approved architectural styles using details and textures in creating an exciting and rich neighborhood streetscape.

The two architectural styles that have been selected for Kiowa Park are Colorado Rustic and Contemporary Prairie. The combination of these design styles will emphasize variety while preserving a familiar architectural theme for the entire community.

These guidelines are meant to provide architects and homebuilders with a set of parameters for the preparation of their designs. The Homeowners Association will establish a more complete Design Guideline exhibit which will have more specific design guidelines and requirements as well as examples of the two architectural styles.

All homebuilders will need to obtain approval from the Homeowners Association Design Review Board (DRB) for architectural and landscape plans before beginning construction to ensure that all requirements of the Guidelines are met or exceeded.

Kiowa Park Homeowners Association reserves the right to require changes or modifications to elevations, specifications, materials, features, and colors on plans submitted for review before approval will be granted. Kiowa Park HOA also reserves the right to change or modify guidelines without notice.

No homebuilder, homeowner, or other party is to rely solely on the contents of these Master Plan guidelines as a complete representation of design guidelines or requirements.

**Residential Design Standards**

One of the more important aspects to a single family neighborhood is its streetscape and the overall appearance and feelings generated as it is viewed by surrounding residents, neighbors and general public. Recognizing this, the HOA will adopt and provide builders with a complete set of architectural guidelines and requirements. However, the following is a general concept of the standards that will be established.

**Front Elevations:** The front elevations will need to have several different materials and textures. Staggered and varied wall planes will be required along with multiple roof planes and profiles. The use of front porches will be encouraged.

The use of trim and architectural features that emphasize and establish the homes style and uniqueness will be encouraged.

**Rear and Side Elevations:** The rear and side elevation will need to compliment the front elevation in materials, trim and textures, and will need to use roof and wall articulation to maintain an interesting and pleasing visual feel.

**Enhanced Elevations:** Enhanced side and rear elevations will be encouraged for lots adjacent to public streets and parks or open space.

**Square Footages**

1. For lots 60 feet wide or less, the minimum square footage of the main floor of a one story home shall be 1,000 square feet. The minimum square footage of the first and second floor of a two story home shall be 1,400 square feet. The minimum square footage for the main three floors of a tri-level home shall be 1,200 square feet.
2. For lots 61-84 feet wide, the minimum square footage of the main floor of a one story home shall be 1,200 square feet. The minimum square footage of the first and second floors of a two story home shall be 1,600 square feet. The minimum square footage for the main three floors of a tri-level home shall be 1,400 square feet.
3. For lots 85 feet wide or larger, the minimum square footage of the main floor of a one story home shall be 1,400 square feet. The minimum square footage of the first and second floors of a two story home shall be 1,800 square feet. The minimum square footage for the main three floors of a tri-level home shall be 1,600 square feet.
4. Variances may be granted if the home includes oversized front porches and/or 3+ car garages.

**Landscaping**

The Homeowners Association Design Review Board approval is needed prior to construction of any Landscaping.

As soon as weather permits, but in any event no later than six months after a home is certified for occupancy, all front, side and rear yards shall be landscaped. It will be recommended that 50% or more of the landscaped area be seeded or sodded with the overall feel from the landscape design to be one of a living and attractive landscape. In general, most lots will be sodded and/or seeded with a Blue Grass or turf-type fescue mixture. Some larger lots, on a case by case basis, will be allowed to use a native seed mix. All front yards shall be irrigated by an underground sprinkler system. Front yards shall have a minimum of two trees of at least 2-inch caliper except for 60' wide or less frontages which may have one tree. Corner lots will have one additional tree. A 5' tall evergreen may be used in lieu of one of the above required trees.

**Fencing Design Standards**

Design Review Board approval is needed prior to construction of any fencing. Perimeter fencing and privacy screening will be allowed. A fence and screening designs and standards exhibit as well as approved locations will be established by the HOA.

**Accessory Buildings**

Design Review Board approval is needed prior to construction of any accessory buildings. Accessory buildings will be allowed. Said buildings must be of a size and design to fit into its neighborhood setting. The HOA will provide an Accessory Building design exhibit that will further detail the design, size and locations allowed.

**Outside Storage**

Design Review Board approval is needed prior to the use of any outside storage site. The outside storage of vehicles, RVs, boats, recreational vehicles on trailers and trailers, other than on an approved driveway location, is specifically prohibited unless they are screened from sight. The HOA will provide an Outside Storage design and requirements exhibit that will further detail requirements and acceptable locations.

**Off-Street Parking**

Off-street parking is provided on all residential streets. Off-street parking is provided for minor collector streets at 11th Avenue east of Osprey Way and Johnson Street north of 11th Avenue.

**Street Lighting**

All street lighting shall comply with the Town of Wiggins Street Lighting Design Standards.

**Entry Monuments**

Entry Monuments will be provided at both entrances to the development. One will be located at the intersection of Johnson Street and Morgan County Road P and the other at the intersection of 11th Avenue and Morgan County Road 4.

**Mail Box**

Mail Boxes will comply with the Town of Wiggins and the U.S. Postal Service location and configuration requirements.

**Representative Housing Styles**



REVISIONS	BY	DATE	DESCRIPTION

**KRN**  
ENGINEERS

KETTERLING, BUTHERUS & NORTON  
820 8th Street Greeley, Colorado  
(970) 395-9980

DESIGNED	KLR
DRAWN	KLR
CHECKED	MCK

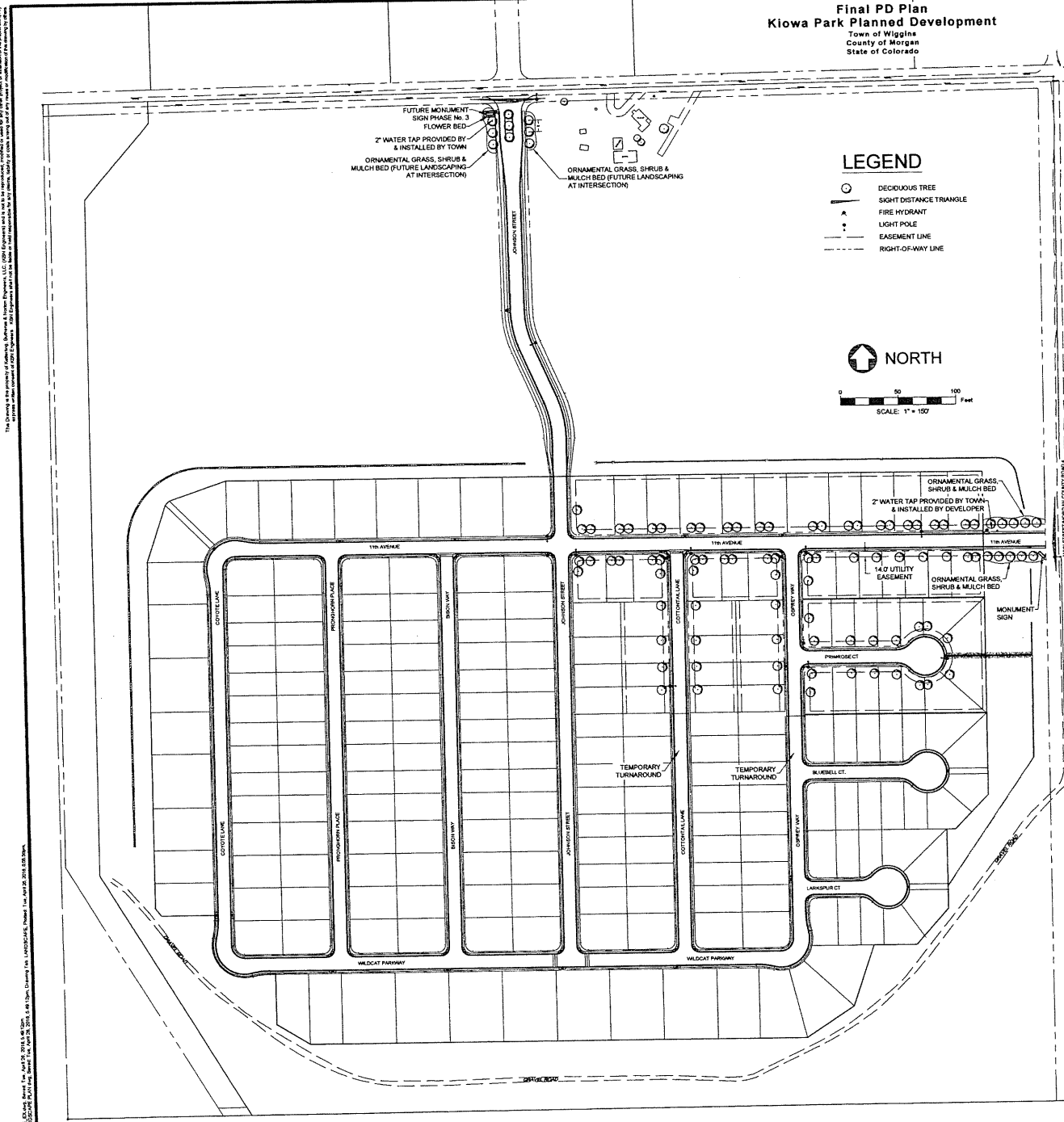
Kiowa Park - Final PD Plat  
Wiggins, Colorado  
Project Overview

PROJECT NO.	1238-001
SCALE	HORIZ. 1/4" = 1'-0"
DATE	April 26, 2016
SHEETS	9
SHEET	8

The Town of Wiggins is not responsible for the accuracy of the information contained herein. The user of this information is advised that the user should verify the accuracy of the information for their own use. The Town of Wiggins is not responsible for any errors or omissions in this information. The Town of Wiggins is not responsible for any damages, including consequential damages, arising from the use of this information.

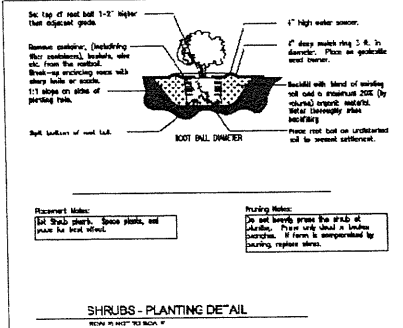
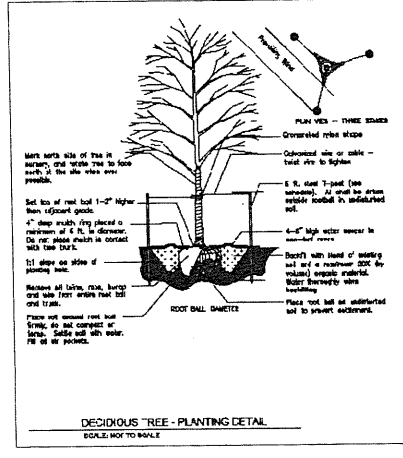
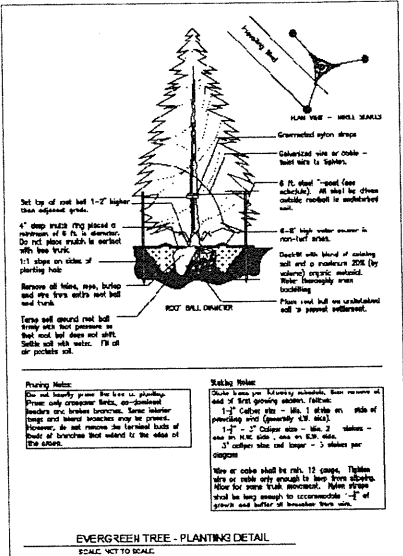
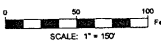
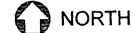


**Final PD Plan**  
**Kiowa Park Planned Development**  
 Town of Wiggins  
 County of Morgan  
 State of Colorado



**LEGEND**

- DECIDUOUS TREE
- △ SIGHT DISTANCE TRIANGLE
- FIRE HYDRANT
- ▲ LIGHT POLE
- EASEMENT LINE
- - - RIGHT-OF-WAY LINE



- DEVELOPER SPECIFIC LANDSCAPE NOTES:**
1. ALL PLANT MATERIALS SHALL CONFORM TO THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERMEN (AAN) FOR NO. 2 GRADE AND SHALL HAVE ALL WIRE AND TWINE REMOVED PRIOR TO PLANTING.
  2. PROPOSED ROADSIDE TREES SHALL BE SPACED AT THIRTY (30) FEET ON-CENTER.
  3. ALL TURF AREAS SHALL BE FINE GRADED TO ACHIEVE A SMOOTH, FINISHED GRADE.
  4. ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH UNLESS NOTED AS 4" TO 8" COBBLE MULCH OTHER THAN 1/4" FILTER FABRIC WHERE INDICATED.
  5. ALL SHRUB BEDS AND TREES SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEETING WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
  6. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" x 4" STEEL SET LEVEL WITH TOP OF SOIL.
  7. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET, RESPECTIVELY, FROM STREET LIGHTS.
  8. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF FIRE HYDRANTS.
  9. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF WATER AND SANITARY SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
  10. ALL PLANTED AREAS SHALL BE AMENDED WITH COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THE AREA SHALL BE RIPPED AND ROTOTILLED TO A DEPTH OF APPROXIMATELY 6"-8".
  11. ALL TURF AREAS SHALL BE AMENDED WITH COMPOST AT A RATE OF 3 CUBIC YARDS PER 1,000 SQUARE FEET. THE AREA SHALL BE RIPPED AND ROTOTILLED TO A DEPTH OF APPROXIMATELY 6"-8".
  12. ALL WETLAND AND DRYLAND AREAS SHALL BE AMENDED WITH COMPOST AT A RATE OF 2 CUBIC YARDS PER 1,000 SQUARE FEET. THE AREA SHALL BE RIPPED AND ROTOTILLED TO A DEPTH OF APPROXIMATELY 6"-8".
  13. ALL TREES SHALL BE BALLED AND BURLAPPED, ROOT CONTROL, OR CONTAINERIZED.
  14. GRASS SOCS SHALL BE CLEAN AND FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES.
  15. ALL TREES SHALL BE STAKED AND GUYED USING 6" T-POSTS, 2" x 1/2" CANVAS TREE STRAPS WITH BRASS CROMMETS AND 1/2 GAUGE WIRE. WRAP TRAPS FROM THE BASE TO THE FIRST MAJOR BRANCH USING 3" WIDE CREPE WRAP/PAPER.
  16. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. ALL MATERIALS NEEDING REPLACEMENT SHALL BE REPLACED WITH PLANTS OF SIMILAR SIZE AND VARIETY.
  17. THE LANDSCAPING AND IRRIGATION SYSTEMS AT THE INTERSECTIONS OF 11TH AVENUE AND MAIN STREET, AS WELL AS JOHNSON STREET AND MORGAN COUNTY ROAD 9, IS THE RESPONSIBILITY OF THE DEVELOPER.
  18. THE IRRIGATION TAP AND THE WATER FOR THE IRRIGATION FOR THE ENTRANCE AREAS WILL BE THE RESPONSIBILITY OF THE TOWN OF WIGGINS, INCLUDING MAINTENANCE, INCLUDING BUT NOT LIMITED TO, MOWING, TRIMMING, PRUNING, FERTILIZATION, AERATION, WEED CONTROL AND IRRIGATION ADJUSTMENT IN THE TWO LANDSCAPED ENTRANCE AREAS ADJACENT TO THE JOHNSON STREET AND 11TH AVENUE RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE TOWN OF WIGGINS.
  19. THE ENTRANCE LANDSCAPING AT 11TH AVENUE AND MAIN STREET WILL BE INSTALLED BY DEVELOPER WITH PHASE 1B.
  20. THE ENTRANCE LANDSCAPING AT JOHNSON STREET AND MORGAN COUNTY ROAD 9 WILL BE INSTALLED WITH PHASE 3.
  21. THE DEVELOPER IS RESPONSIBLE TO INSTALL NATIVE WETLAND GRASS SEED IN THE RETENTION POND AREAS.
  22. THE EAST AND NORTH EAST RETENTION PONDS WILL BE IRRIGATED AND SEEDED WITH THE CONSTRUCTION OF PHASE 2, THE SOUTHEAST RETENTION POND WILL BE SEEDING AND IRRIGATED WITH PHASE 5, AND THE WEST RETENTION POND WILL BE SEEDING AND IRRIGATED WITH PHASE 6.
  23. THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT COMPROMISE PRELUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
  24. TREES ARE SHOWN SCHEMATICALLY IN PHASE 1, AND SHALL BE TYPICAL FOR REMAINING PHASES.
  25. TREES TO BE PLANTED SO THEY DON'T INTERFERE WITH WATER SERVICE, SANITARY SEWER SERVICE, OR DRY UTILITIES.

- BUILDER SPECIFIC LANDSCAPE NOTES**
1. THE STREET TREES SHOWN ON THE RESIDENTIAL LOTS ARE RESPONSIBILITY OF THE LOT OWNER, AND SHALL BE INSTALLED AT THE TIME THAT THE INDIVIDUAL HOME IS DEVELOPED.
  2. FRONT YARDS OF LOTS WITH FRONTAGE WIDTH OF SIXTY (60) FEET OR LESS SHALL HAVE ONE (1) DECIDUOUS TREE, A MINIMUM OF TWO (2) FEET INCH CALIPER.
  3. FRONT YARDS OF LOTS WITH FRONTAGE GREATER THAN SIXTY (60) FEET WIDE SHALL HAVE TWO (2) DECIDUOUS TREES, A MINIMUM OF TWO (2) FEET INCH CALIPER.
  4. CORNER LOTS SHALL PLANT ONE (1) ADDITIONAL TREE.
  5. A FIVE (5) FOOT TALL EVERGREEN MAY BE USED IN LIEU OF TWO (2) CALIPER DECIDUOUS TREES.
  6. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF FIRE HYDRANTS.
  7. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET, RESPECTIVELY, FROM STREET LIGHTS.
  8. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF WATER AND SANITARY SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
  9. NO VEGETATION OTHER THAN TURF OR GRASS COVER PLANTINGS TO BE LOCATED WITHIN THREE (3) FEET OF A FIRE HYDRANT.
  10. ALL TURF AREAS INSTALLED BY THE BUILDER SHALL BE IRRIGATED WITH AN AUTOMATIC POPUP SPRINKLER SYSTEM. ALL SHRUB BEDS AND TREES SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEETING WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
  11. ALL PLANTED AREAS SHALL BE AMENDED WITH COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THE AREA SHALL BE RIPPED AND ROTOTILLED TO A DEPTH OF APPROXIMATELY 6"-8".
  12. NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (40) FEET ALONG BOTH INTERSECTING EDGES, AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
  13. ALL TURF AREAS SHALL BE AMENDED WITH COMPOST AT A RATE OF 3 CUBIC YARDS PER 1,000 SQUARE FEET. THE AREA SHALL BE RIPPED AND ROTOTILLED TO A DEPTH OF APPROXIMATELY 6"-8".
  14. ALL WETLAND AND DRYLAND AREAS SHALL BE AMENDED WITH COMPOST AT A RATE OF 2 CUBIC YARDS PER 1,000 SQUARE FEET. THE AREA SHALL BE RIPPED AND ROTOTILLED TO A DEPTH OF APPROXIMATELY 6"-8".

- STAKING NOTES:**
- STAKE TREES AS FOLLOWS AND REMOVE STAKES AT END OF FIRST GROWING SEASON.
- 2" - 3" CALIPER SIZE: MIN. 2 STAKES, ONE ON NORTHWEST SIDE, ONE ON SOUTHWEST SIDE
  - 3" CALIPER AND LARGER: 3 STAKES PER DIAGRAM
- T-POSTS SHALL HAVE PROTECTIVE CAPS. WIRE OR CABLE SHALL BE 1/2 GAUGE MINIMUM. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. W/CON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

**PRUNING NOTES:**

ALL PLANT MATERIAL SHALL BE PRUNED AS NEEDED IMMEDIATELY UPON INSTALLATION TO ENSURE VIGOROUS GROWTH. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

REVISIONS	DESCRIPTION	DATE

**KBN**  
**ENGINEERS**

**KETTERLING, BÜTHERUS & NORTON**  
 620 8th Street  
 Greeley, Colorado  
 (970) 395-5680

DESIGNED	MCF
DRAWN	MCF
CHECKED	MCK

**Kiowa Park - Final PD Plat**  
**Wiggins, Colorado**  
**Landscape Plan**

PROJECT NO.	1238-001
SCALE	HORZ. 1" = 150'
DATE	April 26, 2016
SHEETS	9
SHEET	9

THE PLAN IS THE PROPERTY OF KETTERLING, BÜTHERUS & NORTON, ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF KETTERLING, BÜTHERUS & NORTON, ENGINEERS IS STRICTLY PROHIBITED.

# FINAL PLAT

## KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 1

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH,  
RANGE 60 WEST OF THE 6TH P.M., TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO

**OWNERSHIP AND DEDICATION:**

Known by all men by these presents, that the undersigned Kiowa Park, LLC, being the owner of the land shown in this Final Plat and described as follows:

A tract of land located in the Northeast Quarter of Section 22, Township 3 North, Range 60 West of the 6th P.M., Town of Wiggins, County of Morgan, State of Colorado, and being more particularly described as follows:

Considering the East line of the Northeast Quarter of Section 22 as bearing North 00° 01' 41" East and with all bearings contained herein relative thereto:

**COMMENCING** at the East Quarter corner of Section 22; thence along the East line of the Northeast Quarter, North 00° 01' 41" West, 800.25 feet; thence, North 89° 58' 19" West, 202.87 feet to the **POINT OF BEGINNING**; thence, South 44° 36' 23" West, 123.11 feet; thence, South 90° 00' 00" West, 23.55 feet; thence, South 00° 00' 00" East, 206.54 feet; thence, South 41° 45' 08" West, 125.27 feet; thence, South 90° 00' 00" West, 112.43 feet; thence, South 19° 14' 29" West, 168.27 feet; thence, South 56° 55' 07" West, 148.64 feet; thence, South 90° 00' 00" West, 1299.15 feet; thence, North 58° 24' 47" West, 99.78 feet; thence, North 00° 00' 00" West, 131.73 feet; thence, South 90° 00' 00" West, 14.15 feet; thence along a curve concave to the south having a central angle of 13° 51' 14" with a radius of 191.00 feet, an arc length of 46.18 feet and the chord of which bears South 83° 04' 23" West, 46.07 feet; thence along a curve concave to the northeast having a central angle of 117° 42' 29" with a radius of 84.00 feet, an arc length of 172.57 feet and the chord of which bears North 45° 00' 00" West, 143.78 feet; thence along a curve concave to the west having a central angle of 13° 51' 14" with a radius of 191.00 feet, an arc length of 46.18 feet and the chord of which bears North 06° 55' 37" East, 46.07 feet; thence, North 00° 00' 00" West, 14.15 feet; thence, South 90° 00' 00" West, 139.21 feet; thence, North 36° 56' 14" West, 24.61 feet; thence, North 00° 00' 00" West, 900.33 feet; thence, North 18° 31' 53" East, 157.50 feet; thence, North 45° 00' 00" East, 15.00 feet; thence, North 71° 28' 07" East, 157.50 feet; thence, North 90° 00' 00" East, 1970.00 feet; thence, South 00° 00' 00" East, 842.35 feet to the **POINT OF BEGINNING**, containing 2,982,246 square feet or 68.463 acres, more or less.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of Kiowa Park Planned Development Subdivision, Filing No. 1, a subdivision of a part of the Town of Wiggins, County of Morgan, State of Colorado, and by these presents does hereby dedicate to the Town of Wiggins the streets and avenues as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Wiggins and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, storm drainage works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other utilities and services shall be guaranteed and paid for by the Subdivider or arrangements made by the Subdivider thereof which are approved by the Town of Wiggins, Colorado, and such sums shall not be paid by the Town of Wiggins, and that any item so constructed or installed when accepted by the Town of Wiggins shall become the sole property of said Town of Wiggins, Colorado, except private roadway curbs, gutter and pavement and items owned by municipally franchised utilities, other serving public entities, which when constructed or installed shall remain and/or become the property of such municipally franchised utilities, other serving public entities and shall not become the property of the Town of Wiggins, Colorado.

**OWNER:**

Kiowa Park, LLC  
A Colorado limited liability company

By: Jay D. Stoner  
Jay D. Stoner, Manager/member

STATE OF COLORADO )  
                                  )SS  
COUNTY OF MORGAN )

The foregoing instrument was acknowledged before me this 27th day of April, 2016, by

Jay D. Stoner as Manager of Kiowa Park, LLC.  
JK

Witness my hand and official seal

PATRICIA D. SWEET  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY NO. 87308000  
MY COMMISSION EXPIRES MAY 12 2019

My commission expires: May 13, 2019

Patricia D. Sweet  
Notary Public

**TOWN APPROVAL BLOCK**

This is to certify that the Plat of Kiowa Park Planned Development Subdivision, Filing No. 1 was approved on this 13th day of April, 2016 by Resolution No. 12-206 and that the Mayor of the Town of Wiggins on behalf of the Town of Wiggins, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

Jay D. Stoner  
Mayor

ATTEST: Patricia Sweet  
Town Clerk

**CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO )      Official Records of Morgan County, CO      1508351 )  
                                  )SS      02/08/2016 10:05:15 AM Page 3  
COUNTY OF MORGAN )      02/08/2016 10:05:15 AM Susan L. Bailey

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is duly recorded in Plat File \_\_\_\_\_.



Susan L. Bailey  
RECORDER

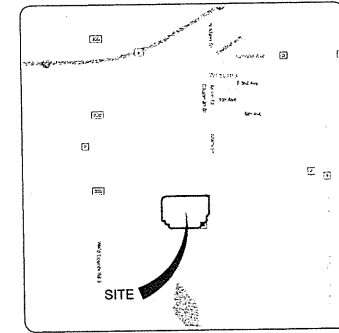
Angela P. ...  
DEPUTY

**OWNER**  
Kiowa Park, LLC  
Contact: Jay Stoner  
1035 37th Avenue Court  
Grealey, CO  
(970) 573-4896  
JStoner@genesis-dm.com

**DEVELOPER**  
Genesis Development Management  
Contact: Mark Foster  
1035 37th Avenue Court  
Grealey, CO  
(970) 573-4896

**SITE ENGINEER**  
K&N Engineers  
Mike Ketterling  
820 8th Street  
Grealey, Colorado 80531  
(970) 221-4158  
mketterling@knengineers.com

**SURVEYOR**  
Northern Engineering Services, Inc.  
Bob Tessely, PLS  
301 North Howes Street, Suite 100  
Fort Collins, Colorado 80521  
(970) 221-4158  
bob@northernengineering.com



NORTH      VICINITY MAP      1"=5000'

**NOTES:**

- 1) The Basis of Bearings is the East line of the Northeast Quarter of Section 22, Township 3 North, Range 60 West of the 6th P.M. as bearing North 00° 01' 41" East, as monumented on drawing.
- 2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Commitment Number CO00053762 TZ C1, dated December 7, 2015, prepared by Stewart Title Guaranty Company.
- 3) The final unit of measurement for this plat is U. S. Survey Feet.

**SURVEYOR'S STATEMENT**

I, Robert C. Tessely, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this plat of Kiowa Park Planned Development Subdivision, Filing No. 1 in the NE 1/4 of Section 22, T3N, R60W of the 6th P.M., Morgan County, Colorado truly and correctly represents the results of a survey made by me or under my direct supervision.



Robert C. Tessely  
Colorado Registered Professional  
Land Surveyor No. 38470  
For and on behalf of Northern Engineering Services

**NOTICE:** Colorado law requires that you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action be commenced upon any defect in this survey be commenced more than ten (10) years after the date of the certificate shown hereon.

SECTION: 22  
TOWNSHIP: 3N  
RANGE: 60 W of the 6th P.M.

**NORTHERN ENGINEERING**

NE

301 North Howes Street, Suite 100  
Fort Collins, Colorado 80521  
www.northernengineering.com

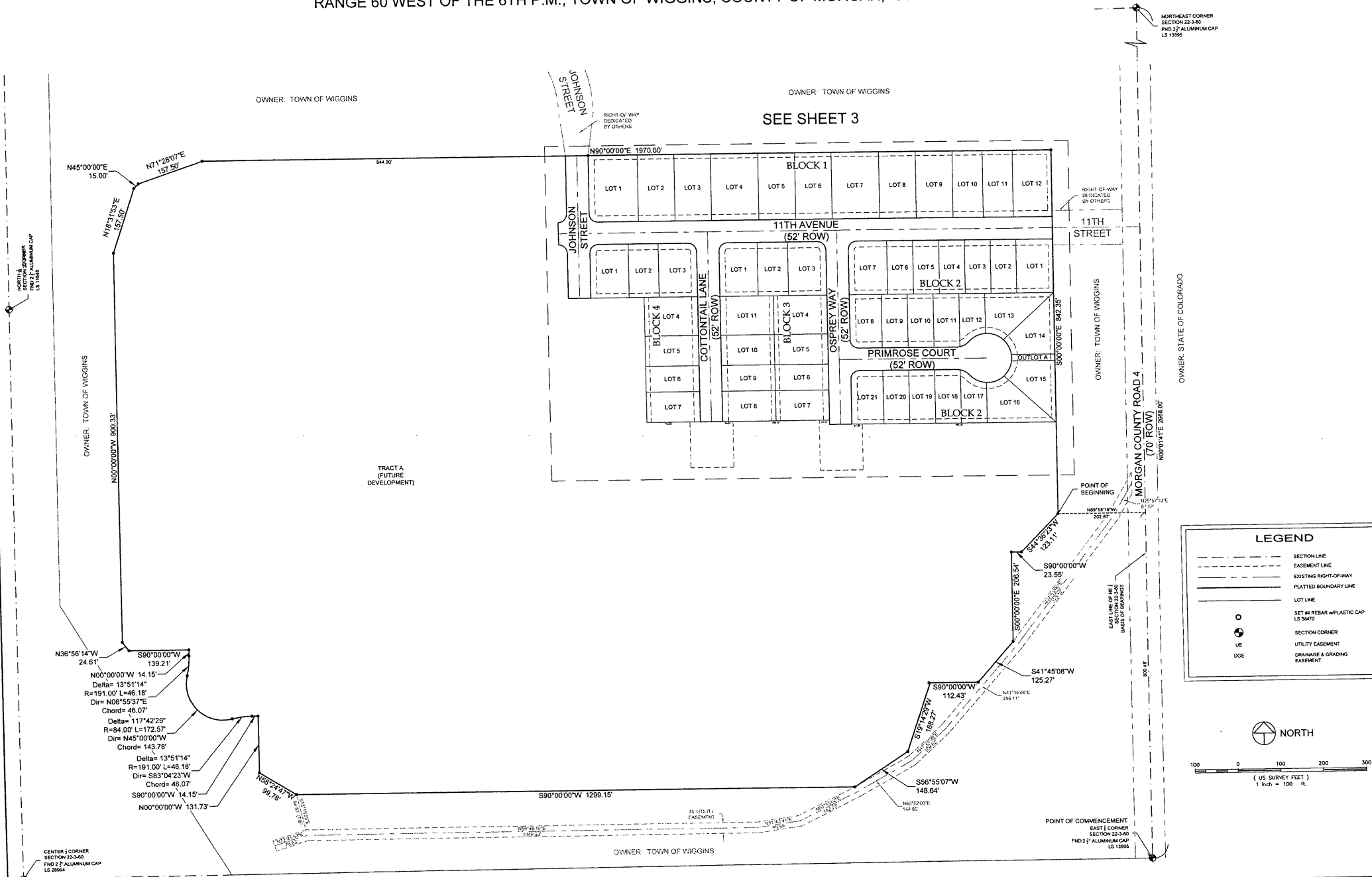
DATE: 4/27/16  
SCALE: N/A  
REVIEWED BY: [Signature]  
DRAWN BY: [Signature]

KIOWA PARK PLANNED DEVELOPMENT  
SUBDIVISION, FILING NO. 1  
TOWN OF WIGGINS  
STATE OF COLORADO

# FINAL PLAT

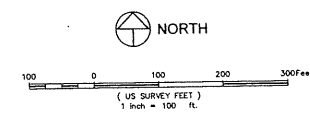
## KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 1

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH,  
RANGE 60 WEST OF THE 6TH P.M., TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO



**LEGEND**

	SECTION LINE
	EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
	SET ALL REBAR W/ PLASTIC CAP LS 3M70
	SECTION CORNER
	UTILITY EASEMENT
	GRAINAGE & GRADING EASEMENT



**NOTICE:**  
Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action be commenced more than ten years after the date of the certificate above hereon.

SECTION: 22  
TOWNSHIP: 3N  
RANGE: 60 W of the 6th P.M.

**NORTHERN ENGINEERING**

**NE**

201 South Tejon Street, Suite 100  
Fort Collins, Colorado 80521  
www.northerneng.com

DATE: 4/27/16  
PROJECT: 1238-001  
DESIGNED BY: [Name]  
CHECKED BY: B. Trasky

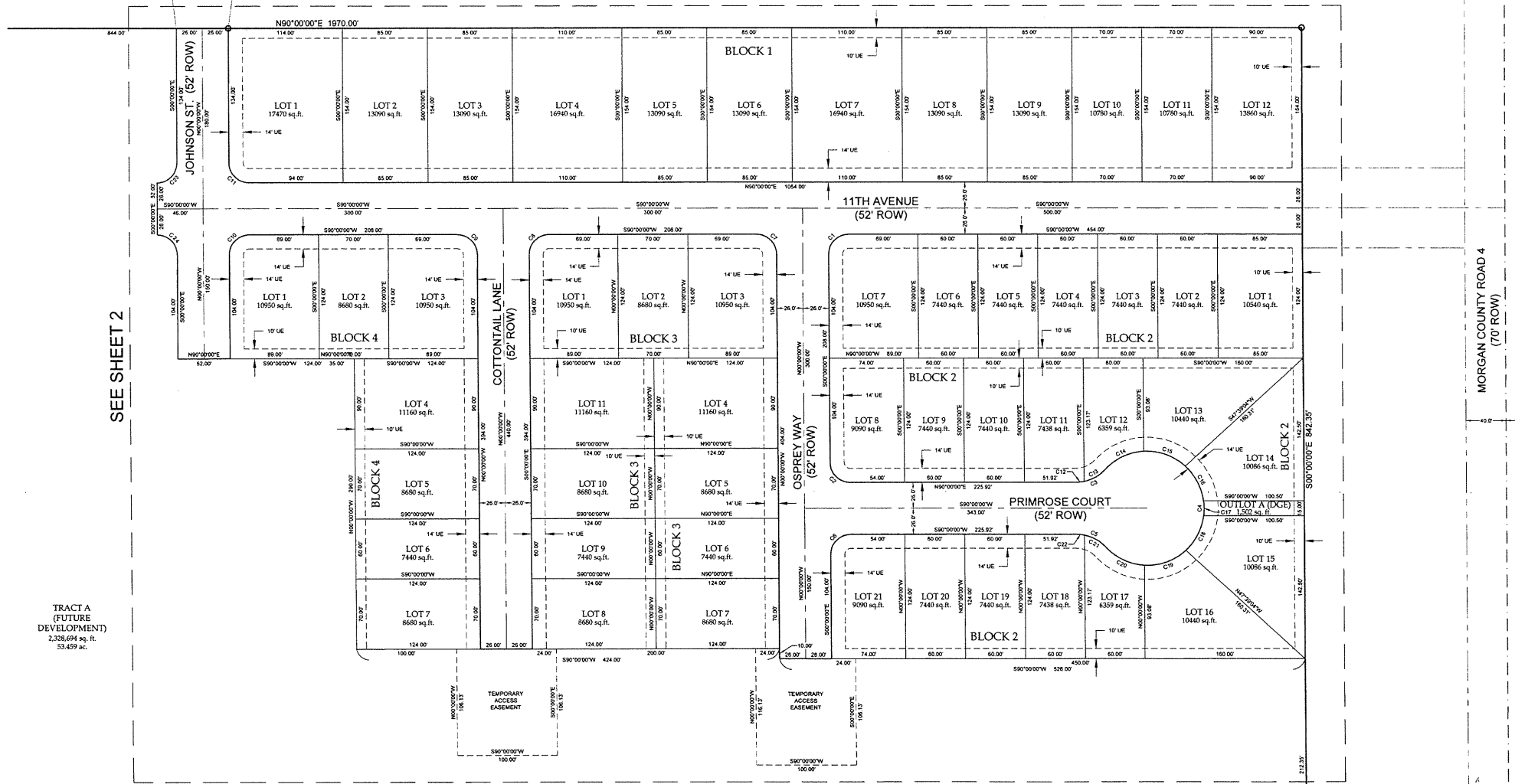
**KIOWA PARK PLANNED DEVELOPMENT  
SUBDIVISION, FILING NO. 1  
TOWN OF WIGGINS  
STATE OF COLORADO**

Sheet  
**2**  
Of 3 Sheets

# FINAL PLAT

## KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 1

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH,  
RANGE 60 WEST OF THE 6TH P.M., TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO

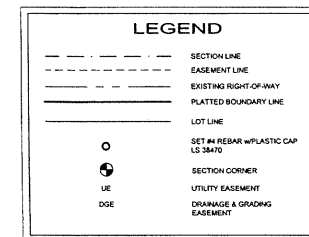
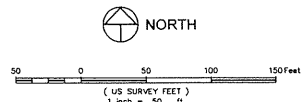


SEE SHEET 2

SEE SHEET 2

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	31.42'	S45°00'00"W	28.28'
C2	90°00'00"	25.00'	31.42'	S45°00'00"E	28.28'
C3	47°07'27"	40.00'	32.90'	N66°28'17"E	31.98'
C4	27°41'45"	57.00'	27.83'	S90°00'00"E	77.57'
C5	47°07'27"	40.00'	32.90'	N66°28'17"W	31.98'
C6	90°00'00"	25.00'	31.42'	N45°00'00"W	28.28'
C7	90°00'00"	25.00'	31.42'	N45°00'00"W	28.28'
C8	90°00'00"	25.00'	31.42'	N45°00'00"W	28.28'
C9	90°00'00"	25.00'	31.42'	N45°00'00"W	28.28'
C10	90°00'00"	25.00'	31.42'	S45°00'00"W	28.28'
C11	90°00'00"	25.00'	31.42'	S45°00'00"E	28.28'
C12	11°39'38"	40.00'	8.14'	S84°10'11"W	8.13'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C13	35°27'49"	40.00'	24.78'	S95°35'28"W	24.36'
C14	44°08'08"	57.00'	43.88'	S64°55'46"W	42.80'
C15	45°32'17"	57.00'	45.30'	N75°14'52"W	44.12'
C16	39°35'05"	57.00'	39.71'	N27°31'11"W	38.91'
C17	55°07'18"	57.00'	45.64'	N65°00'00"E	45.80'
C18	39°35'05"	57.00'	39.71'	N27°31'11"E	38.91'
C19	45°32'17"	57.00'	45.30'	N75°14'52"E	44.12'
C20	44°36'28"	57.00'	43.88'	S84°55'46"E	42.80'
C21	35°27'49"	40.00'	24.78'	S95°35'28"E	24.36'
C22	11°39'38"	40.00'	8.14'	S84°10'11"E	8.13'
C23	90°00'00"	25.00'	31.42'	S45°00'00"W	28.28'
C24	90°00'00"	25.00'	31.42'	S45°00'00"E	28.28'



KIOWA PARK PLANNED DEVELOPMENT  
 SUBDIVISION, FILING NO. 1  
 TOWN OF WIGGINS  
 STATE OF COLORADO

DATE: 4/27/16  
 PROJECT: 1238-001  
 DESIGNED BY: [Name]  
 DRAWN BY: L. Smith  
 CHECKED BY: B. Terry

SECTION: 22  
 TOWNSHIP: 3N  
 RANGE: 60 W of 6th P.M.

**NORTHERN ENGINEERING**  
 1000 N. 10th St., Suite 100  
 Fort Collins, Colorado 80521  
 www.northerneng.com

**NOTICE:** Colorado law requires that this plat be recorded in the public records of the State of Colorado. This plat is subject to the provisions of the Colorado Subdivision Map Act, C.R.S. 38-1-101, et seq. This plat is not to be construed as a warranty of title or as a representation of the value of the land shown hereon.