

LOCATION AND EXTENT PLAN BOX ELDER DIVERSION DAM

SECTION 9 OF TOWNSHIP 5 SOUTH RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO

EMERGENCY ACCESS NOTE:

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE:

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE LIABILITY:

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY TAYLOR ROHDE, P.E. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF RANGEVIEW METROPOLITAN DISTRICT GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE RANGEVIEW METROPOLITAN DISTRICT AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF TAYLOR ROHDE, P.E. DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE:

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE:

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

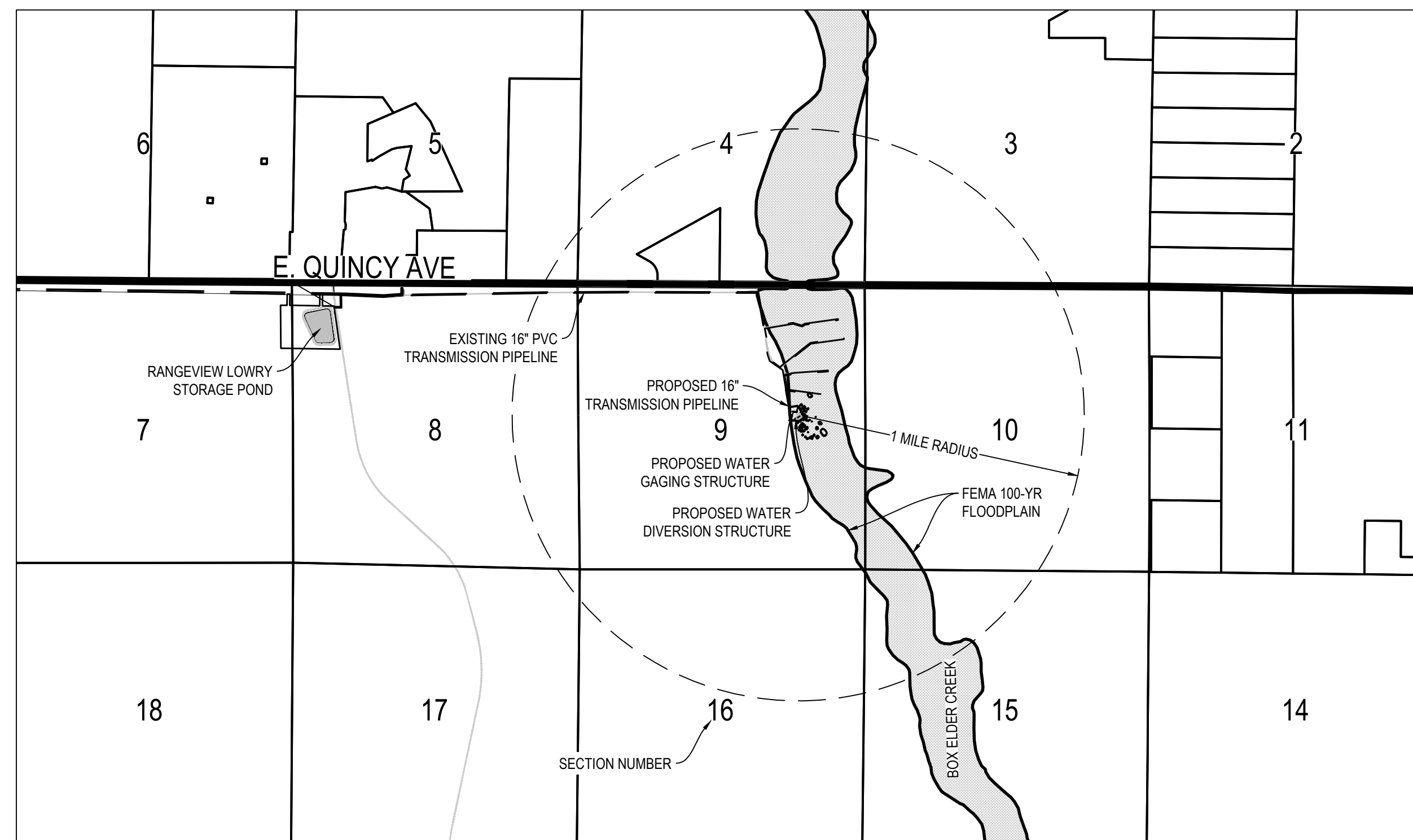
PUBLIC IMPROVEMENTS NOTE:

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

DRAINAGE MASTER PLAN NOTE:

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.



VICINITY MAP
SCALE 1" = 2000'

APPLICANT:

RANGEVIEW METRO DISTRICT
MARK HARDING, PRESIDENT
34501 EAST QUINCY AVE., BLDG. 1
WATKINS, CO 80137
(303) 292-3456

OPERATOR/ENGINEER:

PURE CYCLE CORPORATION
ATTN: TAYLOR ROHDE, P.E.
34501 EAST QUINCY AVE., BLDG. 1
WATKINS, CO 80137
(303) 292-3456

SHEET LIST

- 1 - COVER SHEET
- 2 - SITE AND UTILITY PLAN

LEGAL DESCRIPTION

LOCATED IN SECTION 9 OF TOWNSHIP 5 SOUTH RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS ____ DAY OF _____, A.D., 2026.

CHAIR _____

CERTIFICATE OF OWNERSHIP:

I, MARK W. HARDING, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN. KNOW AS _____.

OWNER OF RECORD OR AUTHORIZED AGENT _____

STATE OF _____)
COUNTY OF _____) S.S.

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026 BY MARK W. HARDING.

AS PRESIDENT OF RANGEVIEW METROPOLITAN DISTRICT, AN AUTHORIZED SIGNATORY.

BY _____
NOTARY PUBLIC

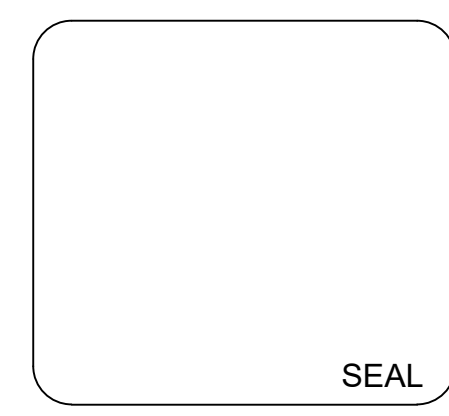
WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY ID NUMBER: _____

PURE CYCLE CORPORATION
 34501 E. QUINCY AVE., BLDG. 1
 WATKINS, COLORADO 80137
 A WATER AND WASTEWATER SERVICES COMPANY
 WWW.PURECYCLEWATER.COM
 PH: 303-292-3456

PROJECT: BOX ELDER DIVERSION DAM
SHEET: LOCATION AND EXTENT COVER SHEET
DATE: APRIL 2026

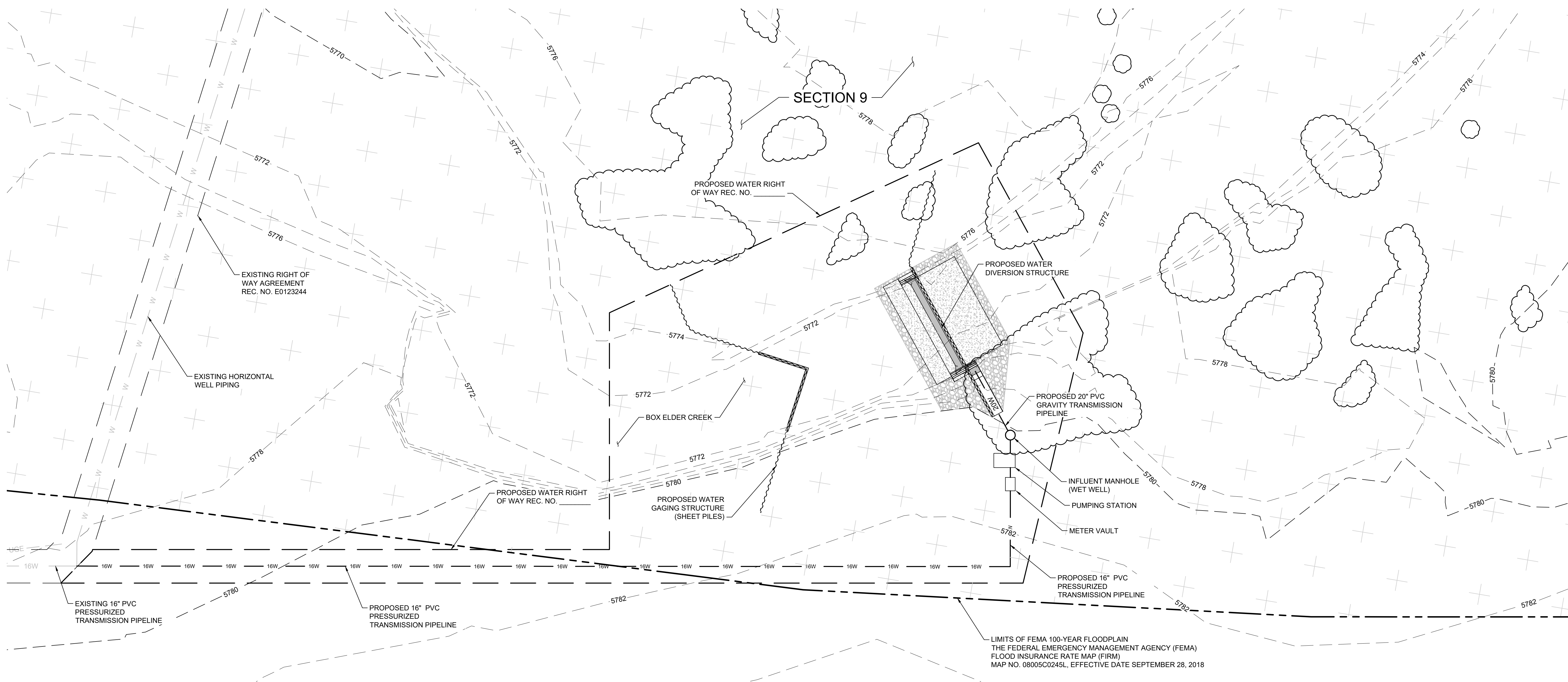


DATE	REVISION

SHEET
1

LOCATION AND EXTENT PLAN BOX ELDER DIVERSION DAM

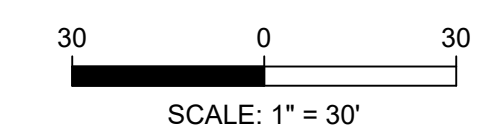
SECTION 9 OF TOWNSHIP 5 SOUTH RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND	
PROPOSED RIGHT OF WAY BOUNDARY	---
PROPOSED 16 INCH WATERLINE	— 16W —
PROPOSED 20 INCH WATERLINE	— 20W —
PROPOSED MAJOR CONTOUR	— 5900 —
PROPOSED MINOR CONTOUR	— 5901 —
EXISTING FLOODPLAIN	+ + + +
EXISTING RIGHT OF WAY BOUNDARY	---
EXISTING FLOODPLAIN BOUNDARY	— — — —
EXISTING MAJOR CONTOUR	--- 5900 ---
EXISTING MINOR CONTOUR	--- 5901 ---
EXISTING 8 INCH WATERLINE	— 8W —
EXISTING 16 INCH WATERLINE	— 16W —
EXISTING TREE CANOPY	(cloud symbol)

LAND USE SUMMARY:

UTILITY: WATER
ZONING: A-1
PROPOSED USE: WATER COLLECTION AND TRANSMISSION
ROW AREA: 1.46 ACRES



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SEAL

DATE	REVISION

SHEET
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