

FOREST RIM ESTATES SUBDIVISION FILING NO. 2 PRELIMINARY PLAT

PART OF THE NORTHWEST 1/4 OF SECTION 32, T. 5 S., R. 65 W., 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING FURTHER DESCRIBED AS FOLLOWS:

FOR PURPOSES OF THIS DESCRIPTION, BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE NW 1/4 OF SEC. 32 HAVING A BEARING OF N00°34'55"E AND MONUMENTED AS SHOWN HEREON.

LOT 3, FOREST RIM ESTATES SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, COLORADO

CONTAINS 31.15 ACRES (1,356,750 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF FOREST RIM ESTATES SUBDIVISION FILING NO. 2 AND DO HEREBY DEDICATE AND CONVEY TO ARAPAHOE COUNTY, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPAHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE. KNOW ALL MEN BY THESE PRESENTS, THAT RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST, UTA MAY 26, 2009 BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

EXECUTED THIS _____ DAY OF _____ A.D., 20____

JANE E. GUILFORD
RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST
UTA MAY 26, 2009

BY ITS ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____.

BY _____ AS _____ TRUSTEE _____
(NAME) (TITLE)

OF RODERIC N. AND JANE E. GULFORD REVOCABLE TRUST
UTA MAY 26, 2009 AN AUTHORIZED SIGNATORY.
(ENTITY)

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____
NOTARY ID NUMBER _____

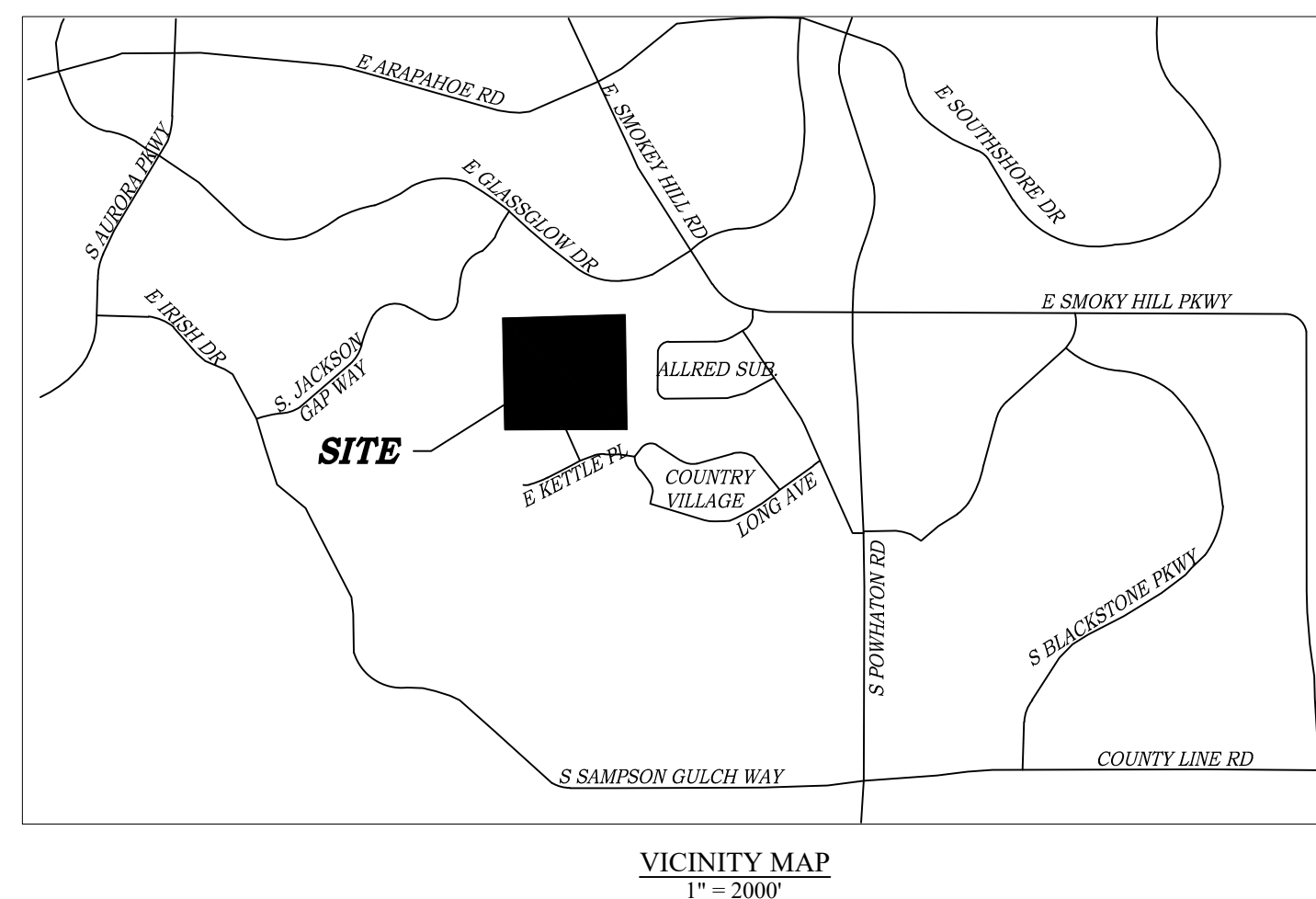
RECORDER'S CERTIFICATE

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D. 20____ IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY _____

DEPUTY _____



CERTIFICATE OF SURVEY:

I, ELLIAH FRANE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

ELLIAH FRANE, COLORADO PLS 38376
FOR AND ON BEHALF OF
ENCOMPASS SERVICES, LLC

GENERAL NOTES:

- STEWART TITLE GUARANTY COMPANY FILE NO. 1984719 DATED JUNE 9, 2023 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT PRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENT OR OTHER MATTERS OF PUBLIC RECORD BY ENCOMPASS SERVICES.
- BASIS OF BEARINGS: THE EAST LINE OF THE NE 1/4 OF THE NW 1/4, SEC 32 HAVING A BEARING OF N00°34'55"E AND MONUMENTD AS SHOWN HEREON.
- BENCHMARK: CITY OF AURORA BENCHMARK # 5S6539SE001. 3" BRASS CAP ON THE SELY CORNER OF A CURB OPENING INLET STRUCTURE BEING ON THE EASTERLY SIDE OF SMOKY HILL ROAD AND BEING NEARLY ON A PROJECTED LINE WITH THE SELY BOUNDARY OF SERENITY RIDGE SUBD. FILING NO 3 & THE NWLY BDY OF SERENITY RIDGE FILING NO. 1. ELEVATION 6,145.93 (NAVD88)
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTES.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- NO OFFSET MONUMENTS WERE SET WITH THIS PLAT.
- THIS PROJECT DOES NOT CONTAIN A 100-YEAR FLOODPLAIN AS DEFINED BY EITHER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR THROUGH A FLOOD HAZARD AREA DELINEATION (FHAD). THE SITE IS NOT LOCATED WITHIN ANY FEMA FLOODPLAIN. THE SITE IS LOCATED WITHIN ZONE X PER FEMA MAP NO. 08005C0504L DATED FEBRUARY 17, 2017.
- NOTICE: ACCORDING TO COLORADO LAY YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- UTILITY EASEMENTS ARE DEDICATED TO ARAPAHOE COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION, PUBLIC SERVICE TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- EXISTING ZONING: RR-B
- FIRE SUPPRESSION FACILITIES ACCESS EASEMENTS, ETC, INCLUDING MAINTENANCE OF THE CISTERN AND ALL FIRE SUPPRESSION RELATED FACILITIES LOCATED ON TRACT A.

EXECUTED THIS _____ DAY OF _____ A.D., 20____

RODERIC N. GUILFORD
RODERIC N. AND JANE E. GULFORD REVOCABLE TRUST
UTA MAY 26, 2009

BY ITS ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____.

BY _____ AS _____ TRUSTEE _____
(NAME) (TITLE)

OF RODERIC N. AND JANE E. GULFORD REVOCABLE TRUST
UTA MAY 26, 2009 AN AUTHORIZED SIGNATORY.
(ENTITY)

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____
NOTARY ID NUMBER _____

CERTIFICATIONS

BOARD OF COUNTY COMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS _____ DAY OF _____ A.D. 20____.

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____ A.D. 20____.

CHAIR: _____

ATTEST: _____

AREA DESCRIPTION	AREA	
	(SQ. FT.)	(ACRES)
BLOCK 1		
LOT 1	110,639	2.54
LOT 2	130,047	2.99
LOT 3	130,826	3.00
LOT 4	117,759	2.70
LOT 5	120,165	2.76
LOT 6	110,690	2.54
LOT 7	109,340	2.51
LOT 8	109,885	2.52
LOT 9	111,038	2.55
LOT 10	110,036	2.52
TRACT A	146,589	3.37
TRACT B	49,736	1.14
GROSS BOUNDARY	1,356,750	31.15

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	NOTES
3	PLAT

COVER SHEET

REVISIONS:	
NO.	DATE
1	10/27/23
2	1/11/24
3	4/16/24
4	7/08/24
5	8/06/24



2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303.955.6080
WWW.ENCOMPASSSERVICES.COM

DRAWN BY: MB	PROJECT NO. 64695
CHECKED BY: BF	DATE: 10/09/2023
FIELD WORK COMPLETED: 7/14/2023	SCALE: SHEET 1 OF 3

FOREST RIM ESTATES SUBDIVISION FILING NO. 2

PRELIMINARY PLAT

PART OF THE NORTHWEST 1/4 OF SECTION 32, T. 5 S., R. 65 W., 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PRELIMINARY PLAT KNOWN AS FOREST RIM ESTATES SUBDIVISION FILING NO. 2, THEIR RESPECTIVE SUCCESSORS, HEIRS AND /OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY 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 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 THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

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.

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 DAN ALLEN/ CRAFT CIVIL DESIGN. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST, UTA MAY 26, 2009 GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST, UTA MAY 26, 2009 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 DAN ALLEN/CRAFT CIVIL DESIGN 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.

STANDARD NOTES (CONT.):

SIGHT TRIANGLE NOTE

SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.

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:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- 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.
- 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.

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 REGULATIONS 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.

SPECIFIC NOTES

RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

THE FOREST RIM ESTATES SUBDIVISION FILING NO. 2 IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO A RURAL TRANSPORTATION IMPACT FEES TO DEFRAY COSTS OF IMPACTS TO CAPITAL ROAD FACILITIES CAUSED BY NEW DEVELOPMENT WITHIN THE AREA AS SET FORTH IN BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 160669. SAID RESOLUTION ESTABLISHES THE FEE SCHEDULE, WHICH FEES WILL BE CHARGED BY THE BUILDING DIVISION AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE IMPACT FEE AREA BOUNDARIES. THE FEES, THE IMPACT FEE AREA BOUNDARIES, THE RURAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME BY ACTION OF THE BOARD OF COUNTY COMMISSIONERS, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.


STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DRAINAGE

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

NOTES

		
2750 S. WADSWORTH BLVD, SUITE C-202 DENVER, COLORADO 80227 303-955-6080 WWW.ENCOMPASSSERVICES.COM		
REVISIONS:		
NO.	DATE	DESCRIPTION
1	10/27/23	CITY COMMENTS
2	1/11/24	CITY COMMENTS
3	4/16/24	CITY COMMENTS
4	7/08/24	CITY COMMENTS
5	8/06/24	ENGINEER COMMENTS
	DRAWN BY: MB	PROJECT NO. 64695
	CHECKED BY: BF	DATE: 6/30/2023
	FIELD WORK COMPLETED: 7/14/2023	SCALE: SHEET 2 OF 3

Z:\SHARED\PROJECTS\00000 - CIVIL PROJECTS\64695 - FOREST RIM ESTATES\04 - DRAWINGS\01 - WORKING\64695 - PRELIMINARY PLAT.DWG

FOREST RIM ESTATES SUBDIVISION FILING NO. 2 PRELIMINARY PLAT

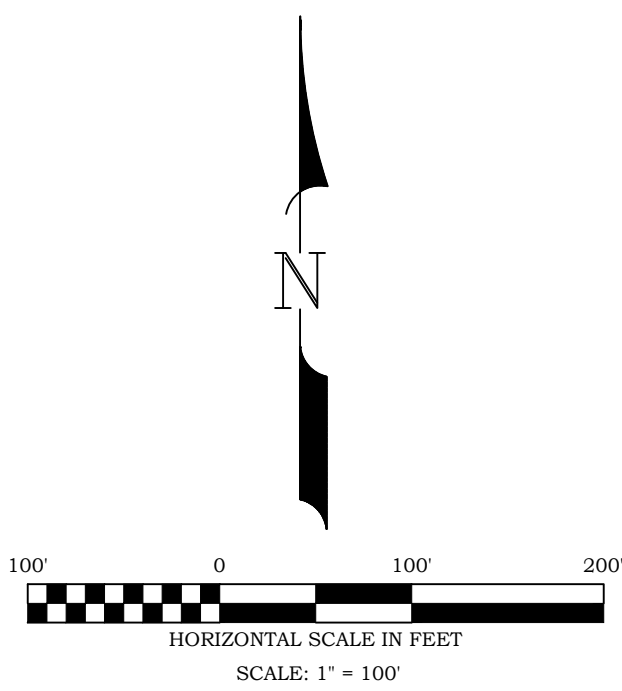
PART OF THE NORTHWEST 1/4 OF SECTION 32, T. 5 S., R. 65 W., 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

EASEMENT CHART

EASEMENT TYPE	USE	EASEMENT GRANTED TO	SURFACE MAINTENANCE
DRAINAGE EASEMENT	DRAINAGE FACILITIES AND/OR CONVEYANCE	ARAPAHOE COUNTY	HOA
UTILITY EASEMENT	DRY UTILITIES	ARAPAHOE COUNTY	PROPERTY OWNER
ACCESS & DRAINAGE EASEMENT	ROADWAY AND DRAINAGE	ARAPAHOE COUNTY	HOA

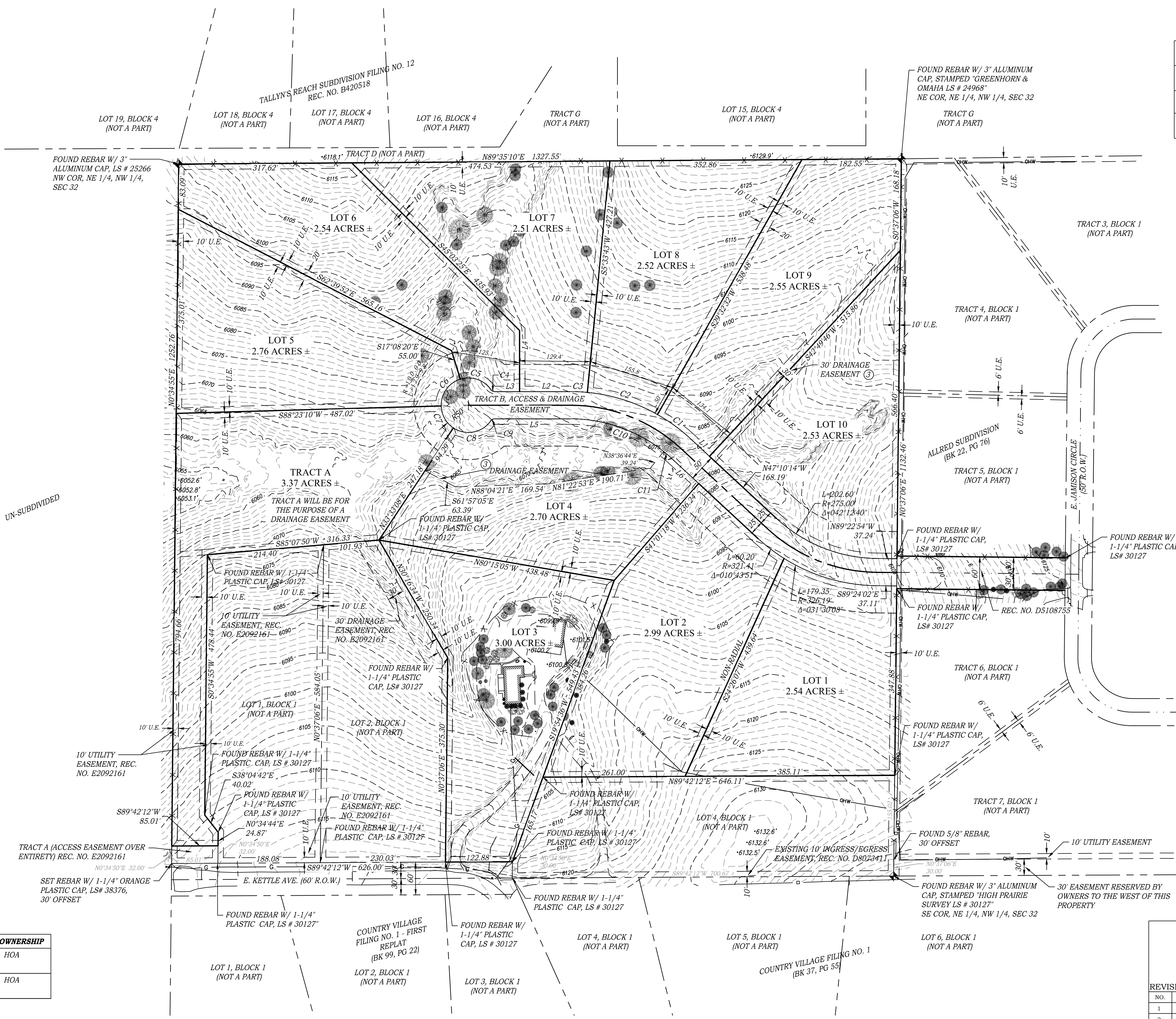
CURVE #	LENGTH	RADIUS	DELTA
C1	75.37	325.00	013°17'14"
C2	136.02	325.00	023°58'49"
C3	31.55	325.00	005°33'43"
C4	9.48	10.00	054°18'53"
C5	62.36	50.00	071°27'13"
C6	64.99	50.00	074°28'30"
C7	47.85	50.00	054°50'05"
C8	76.68	50.00	087°51'56"
C9	9.48	10.00	054°18'53"
C10	205.57	275.00	042°49'46"
C11	20.24	275.00	004°13'03"

LINE #	DIRECTION	LENGTH
L1	N47°10'14"W	47.52
L2	N90°00'00"E	93.05
L3	N90°00'00"E	45.28
L4	S00°00'00"E	112.30
L5	N90°00'00"W	138.34
L6	N47°10'14"W	66.72
L7	N47°10'14"W	149.02



	SUBJECT BOUNDARY LINE
	SUBJECT LOT LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	ROAD RIGHT OF WAY
	SET 5/8x1/8" REBAR WITH ORANGE PLASTIC CAP, LS# 38376
	FOUND REBAR W/ PLASTIC CAP
	SECTION CORNER
	U.E. UTILITY EASEMENT

TRACT NAME	AREA	USE	MAINTENANCE	FINAL OWNERSHIP
TRACT A	3.37 ACRES	DRAINAGE AND EMERGENCY ACCESS	HOA	HOA
TRACT B	1.14 ACRES	ACCESS, DRAINAGE, AND UTILITIES	HOA	HOA



- BENCHMARK:**
- ALL ELEVATIONS SHOWN HEREON ARE NAVD88 ORTHOMETRIC/ GROUND ELEVATIONS RELATIVE TO CITY OF AURORA BENCHMARK ID# 586529SE001, BEING A 3" BRASS CAP ON SOUTHEASTERLY CORNER OF A CURB INLET, HAVING A PUBLISHED ELEVATION OF 6,145.93 FT.

- NOTE:**
- THE HISTORIC FLOW PATHS AND PATTERNS WILL BE MAINTAINED WITH THE DEVELOPMENT OF THE SITE.
 - 30' BY 30' SIGHT TRIANGLE EASEMENTS AT THE ACCESS POINT ONTO EAST JAMISON CIRCLE WILL BE DEDICATED TO THE COUNTY PRIOR TO OR CONCURRENT WITH THE FINAL PLATTING PROCESS. THESE EASEMENTS SHOULD BE SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO RECORDING.
 - DRAINAGE EASEMENTS ARE SHOWN CONCEPTUALLY AND SHALL BE FINALIZED WITH FINAL PLAT.

NO.	DATE	DESCRIPTION
1	10/27/23	CITY COMMENTS
2	1/11/24	CITY COMMENTS
3	4/16/24	CITY COMMENTS
4	7/08/24	CITY COMMENTS
5	8/06/24	ENGINEER COMMENTS

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303-955-6080
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DRAWN BY: MB PROJECT NO. 64695
CHECKED BY: BF DATE: 6/30/2023 SCALE: 1" = 100'
FIELD WORK COMPLETED: 7/14/2023 SHEET 3 OF 3

2: SHARED PROJECTS (00000 - CIVIL PROJECTS) (4685 - FOREST RIM ESTATES) (04 - DRAWINGS) (01 - WORKING) (4685 - PRELIMINARY PLATTING)