



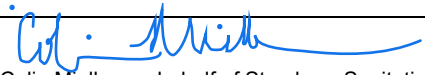
ARAPAHOE COUNTY

Public Works and Development – Planning Division
6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650
www.arapahoegov.com

Referral Routing Form

Case Number/Name:	PM25-002 K and M Minor Subdivision
Planner's Name & Email:	Ernie Rose, erose2@arapahoegov.com
Engineer's Name & Email:	Emily Gonzales, egonzales@arapahoegov.com
Date Sent:	9/06/2025
Date to be Returned:	9/19/2025

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for review and comment. Please review the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Kindly respond before the due date. 09/19/2025

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
☐	I have NO comments to make on the case as submitted.	
X	I have the following comments to make related to the case:	 Colin Mielke, on behalf of Strasburg Sanitation and Water District

Comments: (Please reply/submit reviews and comments via email)

Enclosed with this Response are two letters from 2023 that summarize the status of water service from Strasburg Sanitation and Water District to the subject property in Case No. PM25-002 K and M Minor Subdivision. The District currently provides water service for the property and there has been no discussion by the District's board of directors to discontinue water service. However, the District has reserved, and continues to reserve, its right to terminate water service and require the property's compliance with the District's rules and regulations at any time.

STRASBURG SANITATION & WATER DISTRICT
56829 Colorado Avenue
Strasburg, CO 80136
(303) 622-4443

October 20, 2023

Mike Kauffman
Kauffman Transportation
c/o Eddie Lederman
Lederman Locations
Via email: ledermanlocations@gmail.com

Re: Service and Billing Notice
Strasburg Sanitation & Water District

Dear Property Owners:

The Strasburg Sanitation & Water District is the governmental entity that provides water service to your property (“Service”). This letter concerns the manner in which Service is provided to your property and requirements you must meet to continue Service.

Provision of Service. The District provides Service to the successor of Schmidt Reddi-Mix Concrete under an existing agreement (“Agreement”) to serve the Reddi-Mix Cement Plant and one single-family home. The District invoices the Reddi-Mix Cement Plant for all water conveyed through the service line.

At some point in time, property owners extended the service line to serve additional buildings. The extension of Service to these users was not authorized by the District. Service to multiple properties on a single service line violates the District’s rules and regulations, and the District could terminate Service based on the violation.

In 2016, the commercial property owner at the end of the service line requested that the District continue to provide Service under the Agreement despite the violation. The District determined not to terminate service through the single service line at that time, and determined to deliver one invoice for all Service through the District’s meter on that service line.

At the District’s public meeting on October 18, 2023, the Faulkners (contract purchasers of one of the properties on the service line) and Eddie Lederman (real estate agent on behalf of the seller), requested the District confirm it will continue Service prior to those parties’ real estate closing scheduled for October 20, 2023. At this time, the District agrees to continue Service as determined in 2016, but reserves its right to terminate the Service and require compliance with the District’s rules and regulations at any time.

The District is not responsible for allocating costs for Service. As another accommodation to you, the District will mail a copy of the monthly invoice to each property owner on the service line. Failure to pay or insufficient payment of an invoice will result in penalties, interest and late charges or the termination of Service to the entire service line.

Mike Kauffman
Re: Service and Billing Notice
October 20, 2023

CDPHE Backflow Prevention Requirement. The Colorado Department of Public Health and Environment (“CDPHE”) requires the installation of backflow prevention devices on commercial properties’ service lines. The District is required to inspect all commercial properties receiving Service to ensure compliance with CDPHE regulations.

Property owners must allow the District to inspect existing backflow prevention devices to determine whether new backflow prevention devices are required. Owners are responsible for the installation and operation of the backflow prevention devices.

Responsibility for Repair to Service Line. Customers are responsible for repairing leaks in service lines pursuant to the District’s rules and regulations. If a leak is not repaired within 72 hours, the District may terminate Service or enter upon the property to repair the leak and invoice the property owners for the costs of the repairs. The District is not responsible for any damages caused by a leak or repairs made pursuant to the District’s rules.

Please feel free to contact our office if you have any questions or concerns.

Sincerely,

Tracy Griffin
District Administrator
Strasburg Sanitation and Water District

STRASBURG SANITATION & WATER DISTRICT
56829 Colorado Avenue
Strasburg, CO 80136
(303) 622-4443

October 20, 2023

Jonathan Faulkner

Via email: jfaulkner@fmwservices.com

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Please feel free to contact our office if you have any questions or concerns.

Sincerely,

Tracy Griffin
District Administrator
Strasburg Sanitation and Water District



April 21, 2025

To: Ernie Rose; erose2@arapahoegov.com
CC: Conner Gerken; cgerken@arapahoegov.com

Subject: PM25-002, Fabrication Facility, 58975 E US Highway 36, Strasburg, CO 80136

Dear Ernie Rose:

Land Use case reviews are conducted by Arapahoe County Public Health (ACPH) when they:

- Utilize an On-site Wastewater Treatment System (OWTS) or individual water well.
- Involve sewage disposal plans for subdivisions, a review of the water supply quality report of a proposed water supply for the subdivision will also take place.
- Are suspected of being impacted by flammable gas from a nearby landfill, or if they involve a past, present, or proposed solid waste disposal site.

Landfill Operations:

There are no documented landfills, past, present, or planned that are within 1,000 feet of this property.

Septic and Wastewater Systems:

There is an existing septic system on the property that is to be retained. Ensure the existing septic system is appropriately marked and flagged to prevent vehicles from driving over any part of the system.

ACPH has no objection to the new facility being served by an OWTS provided that the system is permitted, inspected and operated in accordance with ACPH's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. To start the process, the applicant may complete an application here - <https://myhealthdepartment.com/acph>. More information is available at [Arapahoe County Public Health - Septic Systems](#). Please contact water@arapahoegov.com with questions regarding the septic system.

Water Systems:

Water is being supplied via a private water line from Strasburg Sanitation and Water District.

No known monitoring or drinking water wells were identified on the property. The applicant may conduct a due diligence examination of records at the Division of Water Resources, <https://dwr.state.co.us/Tools/WellPermits>, to ensure any existing wells on the property are properly abandoned.

ACPH-2025-00028

If you have any questions, please feel free to contact me, Amara Thomas at
PHLANDUSE@Arapahogov.com

Regards,

Amara Thomas
Environmental Health Specialist
Arapahoe County Public Health

K AND F MINOR SUBDIVISION
PARCEL RECEPTION NUMBER E3072536
NORTHWEST QUARTER SECTION 2, TOWNSHIP 4 SOUTH, RANGE 62 WEST, SIXTH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 2 COVER SHEET

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TOAND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SETFORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS 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 RIGHT 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 JONATHAN FAULKNER AND KYLE KIRBY, BEING THE OWNERS, MORTGAGEE, OR LIEN HOLDERS OF CERTAIN IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION
DEED RECEPTION NO. B9105964, SAME AS PARCEL A, BOOK 2837 PAGE 375

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6th P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO; THENCE SOUTH A DISTANCE OF 50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 36; THENCE EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1320 FEET; THENCE SOUTH A DISTANCE OF 234 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST ON A LINE PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 36, A DISTANCE OF 861 FEET; THENCE SOUTH 00°05' WEST A DISTANCE OF 639 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 40; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF HIGHWAY 40 A DISTANCE OF 1011 FEET; THENCE NORTH A DISTANCE OF 100 feet TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION – AS SURVEYED BY RUSSELL SURVEYING, ON 11-03-2024.
NOTE: DEED RECEPTION NO. E3072536 IS BASED ON THE ALTA-NSPS LAND TITLE SURVEY, PERFORMED BY ENGINEERING SERVICES COMPANY, JEFFREY A. MILLER PLS 38467, ON 09-27-2023, OUR SURVEY IS VERY CONSISTENT WITH THIS ALTA-NSPS SURVEY.

THAT PARCEL WITH RECEPTION NO. B9105964, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6th P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, FROM WHENCE THE NORTHEAST CORNER OF SECTION 2 BEARS ON A STATE PLANE BEARING OF N88°36'45"E A GROUND DISTANCE OF 5293.43 FEET; THENCE S01°23'16"E A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY 36; THENCE N88°36'35"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1334.10 FEET TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 1 OF RIGGS SUBDIVISION; THENCE S04°48'36"E ALONG THE WEST LINE OF SAID LOT 1 OF BLOCK 1 OF RIGGS SUBDIVISION, A DISTANCE OF 234.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE N88°37°07"E ALONG THE SOUTH LINE OF SAID LOT 1 OF BLOCK 1 OF RIGGS SUBDIVISION, A DISTANCE OF 860.94 FEET TO THE WEST LINE OF BLOCK 1 OF SCHMITT SUBDIVISION FIRST FILING; THENCE S00°21'37"E ALONG SAID WEST LINE OF BLOCK 1 OF SCHMITT SUBDIVISION FIRST FILING A DISTANCE OF 617.94 FEET TO A POINT ON THE NORTH-EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 40; THENCE NORTHWESTERLY ALONG SAID NORTH-EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 40 THE FOLLOWING TWO (2) COURSES: 1.) N55°04'55"W A DISTANCE OF 329.26 FEET; 2.) A TANGENT CURVE LEFT, HAVING A DELTA ANGLE OF 10°51'58", WITH A RAIUS OF 3593.99 FEET, AN ARC OF 681.60 FEET, AND A CHORD OF 680.58 FEET THAT BEARS N60°30'54"W; THENCE N01°40'40"W ALONG THE EAST LINE OF THAT PARCEL WITH RECEPTION NO. D7096768, A DISTANCE OF 73.76 FEET TO the TRUE POINT OF BEGINNING.

CONTAINING 279249 SQUARE FEET OR 6.411 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOT 1 OF BLOCK 1 AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF K. AND F. MINOR SUBDIVISION 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 LANS 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.

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

OWNER: JONATHAN FAULKNER OWNER: KYLE KIRBY

BY ITS ACKNOWLEDGEMENT

STATE OF _____ SS
COUNTY OF _____

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE

ME THS _____ DAY OF _____ A.D. 20_____

BY: JONATHAN FAULKNER AS OWNER AND BY: KYLE KIRBY AS OWNER

BY: _____
NOTARY PUBLIC
WITNESS MY HAND AND SEAL

_____ MY COMMISSION EXPIRES _____
NOTARY I.D. NUMBER

HOLDER OF DEED OF TRUST

NAME _____

BY _____ AS _____ DATE _____

BY ITS ACKNOWLEDGEMENT

STATE OF _____ SS
COUNTY OF _____

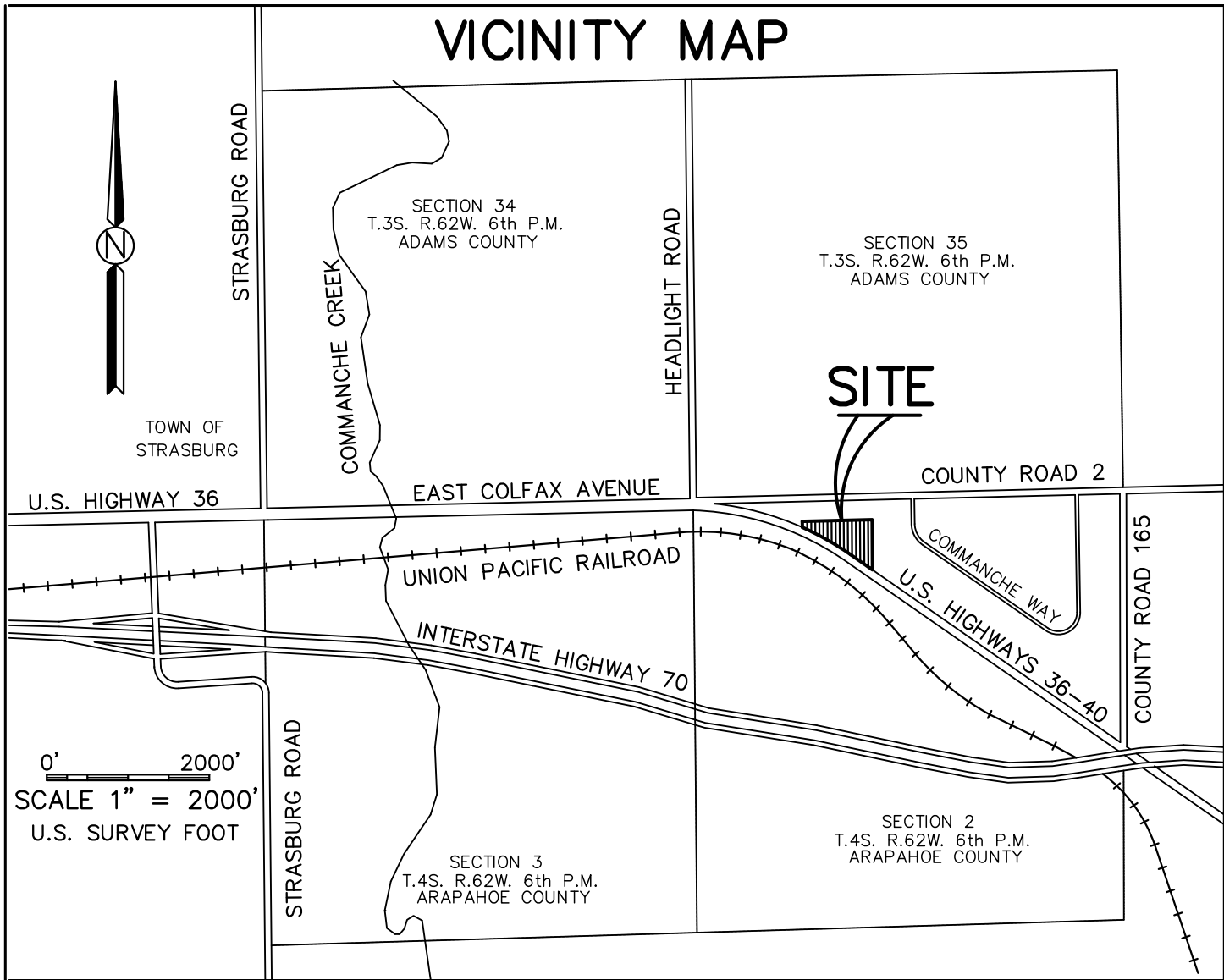
BY _____
AN AUTHORIZED SIGNATORY

BY: _____
NOTARY PUBLIC
WITNESS MY HAND AND SEAL

_____ MY COMMISSION
EXPIRES _____
NOTARY I.D. NUMBER

ARAPAHOE COUNTY
CASE NO. Q23-067

SHEET INDEX
SHEET 1 OF 2
COVER SHEET
SHEET 2 OF 2
SURVEY SHEET



DRAINAGE MASTER PLAN

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 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 THESE 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 THE 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.

NOTICE

ACCORDING TO COLORADO LAW 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 CERTIFICATION SHOWN HEREON.

NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508.
- SEE SHEET 2 OF 2 FOR BASIS OF BEARINGS, BENCH MARK AND FLOOD PLAIN INFORMATION.
- LAND TITLE GUARANTEE COMPANY'S COMMITMENT NO. ABM70815087, DATED 10-23-2023, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN PREPARATION OF THIS SURVEY.
- ALL DISTANCES SHOWN 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.
- THIS SITE IS CURRENTLY ZONED: UNINCORPORATED ARAPAHOE COUNTY ZONE DISTRICT B-4 (SPECIAL COMMERCIAL) AS DISCLOSED ON THE PROVIDED ZONING VERIFICATION LETTER, ZLT-2023-00035, DATED 08-22-2023.

SURVEYING CERTIFICATE

I, CHARLES H. RUSSELL, 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.

CHARLES H. RUSSELL

SURVEYOR NOTE

THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM LAND TITLE GUARANTEE COMPANY. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106 C.R.S. AND FOR NO OTHER PURPOSE.

PLANNING COMMISSION RECOMMENDATION

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

CHAIR: _____

ATTEST: _____

BOARD OF COUNTY COMMISSIONER'S APPROVAL

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

CHAIR: _____

ATTEST: _____

ATTORNEY CERTIFICATE

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, REGISTRATION NO. _____, STATE THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED IN THIS PLAT AND STATE FURTHER THAT, IN MY OPINION, TITLE TO ALL LAND DESCRIBED IN THIS PLAT IS MERCHANTABLE IN THE OWNER AND IS FREE AND CLEAR OF ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, LIENS AND ENCUMBRANCES EXCEPT (A) THOSE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THE PLAT AND (B) THOSE HELD BY OTHER SIGNATORIES TO THIS PLAT. I FURTHER STATE THAT, IN MY OPINION, THE PERSON SIGNING AS OWNER IS AUTHORIZED TO DO SO.

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE MINOR SUBDIVISION KNOWN AS K. AND F. MINOR SUBDIVISION, 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 THE 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 OF SAID ROADWAYS IS ROVAL. THE OWNERS, DEVELOPERS

Add Dedication of utility easements.

The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

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 THE 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 EASEMENT 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 DRIVE PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE PERIMETER FENCING, LANDSCAPED AREA AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND 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 THE MAINAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPEMENT.

SIGHT TRIANGLE NOTE

SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINE, 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 LA 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

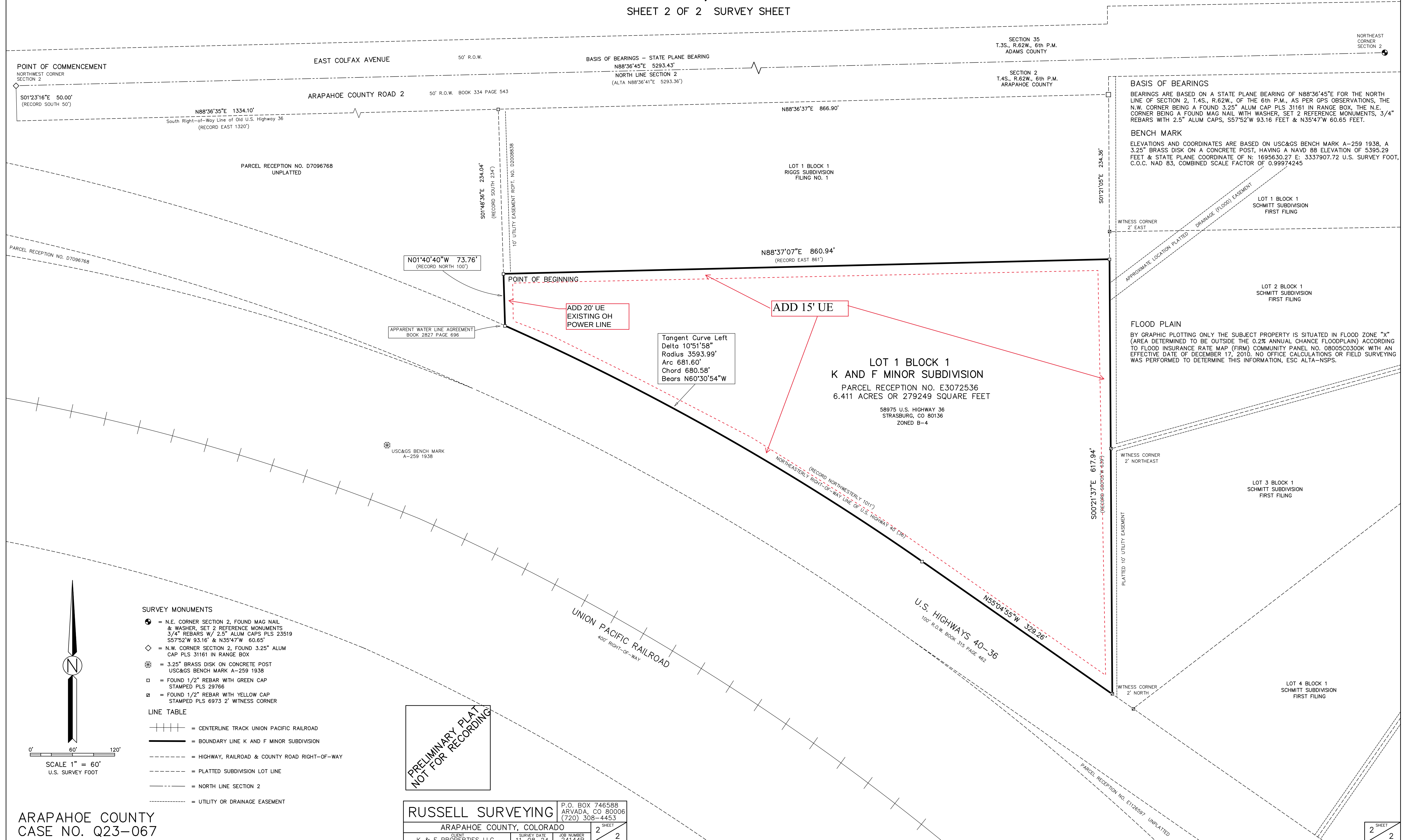
AFTER FINAL DEVELOPMENT PLAN/PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN, AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY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

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 THE 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.

RUSSELL SURVEYING		P.O. BOX 746588 ARVADA, CO 80006 (720) 308-4453	
ARAPAHOE COUNTY, COLORADO		1 SHEET	
CLIENT K & F PROPERTIES LLC	SURVEY DATE 11-08-24	JOB NUMBER 24144B	2

PARCEL RECEPTION NUMBER E3072536
NORTHWEST QUARTER SECTION 2, TOWNSHIP 4 SOUTH, RANGE 62 WEST, SIXTH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 2 SURVEY SHEET





ARAPAHOE COUNTY

Public Works and Development – Planning Division
6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650
www.arapahoegov.com

Referral Routing Form

Case Number/Name:	PM25-002 K and M Minor Subdivision
Planner's Name & Email:	Ernie Rose, erose2@arapahoegov.com
Engineer's Name & Email:	Emily Gonzales, egonzales@arapahoegov.com
Date Sent:	4/14/2025
Date to be Returned:	05/04/2025

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for review and comment. Please review the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Kindly respond before the due date. May 4, 2025

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
☐	I have NO comments to make on the case as submitted.	
☒	I have the following comments to make related to the case:	

Comments: (Please reply/submit reviews and comments via email)

____ Fire Department Access and other site plan requirements will be reviewed upon submission of the final site plan. _____