

FOREST RIM ESTATES SUBDIVISION FILING NO. 2

A REPLAT OF LOT 3 BLOCK 1 OF FOREST RIM ESTATES SUBDIVISION FILING NO.1 A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, T. 5 S., R. 65 W., 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE 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 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.

STORMWATER MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER _____ AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION PLANS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

Staff has no comment to the OM Site Plan. Waiting on the OM agreement to be signed by the applicant so the OM Manual can be recorded by County

REVISIONS:		
NO.	DATE	DESCRIPTION
1	04/19/26	UPDATE COUNTY COMMENTS

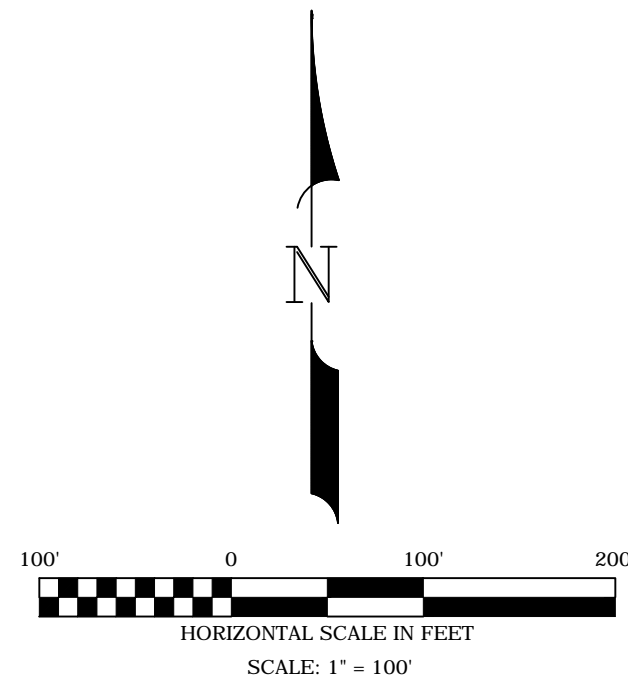
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DRAWN BY: JR PROJECT NO. 64695
CHECKED BY: EF DATE: 04/09/2025
FIELD WORK COMPLETED: 4/14/2025 SHEET 2 OF 4

FOREST RIM ESTATES SUBDIVISION FILING NO. 2

A REPLAT OF LOT 3 BLOCK 1 OF FOREST RIM ESTATES SUBDIVISION FILING NO.1
 A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
 SECTION 32, T. 5 S., R. 65 W., 6TH PRINCIPAL MERIDIAN
 COUNTY OF ARAPAHOE, STATE OF COLORADO



EASEMENT CHART

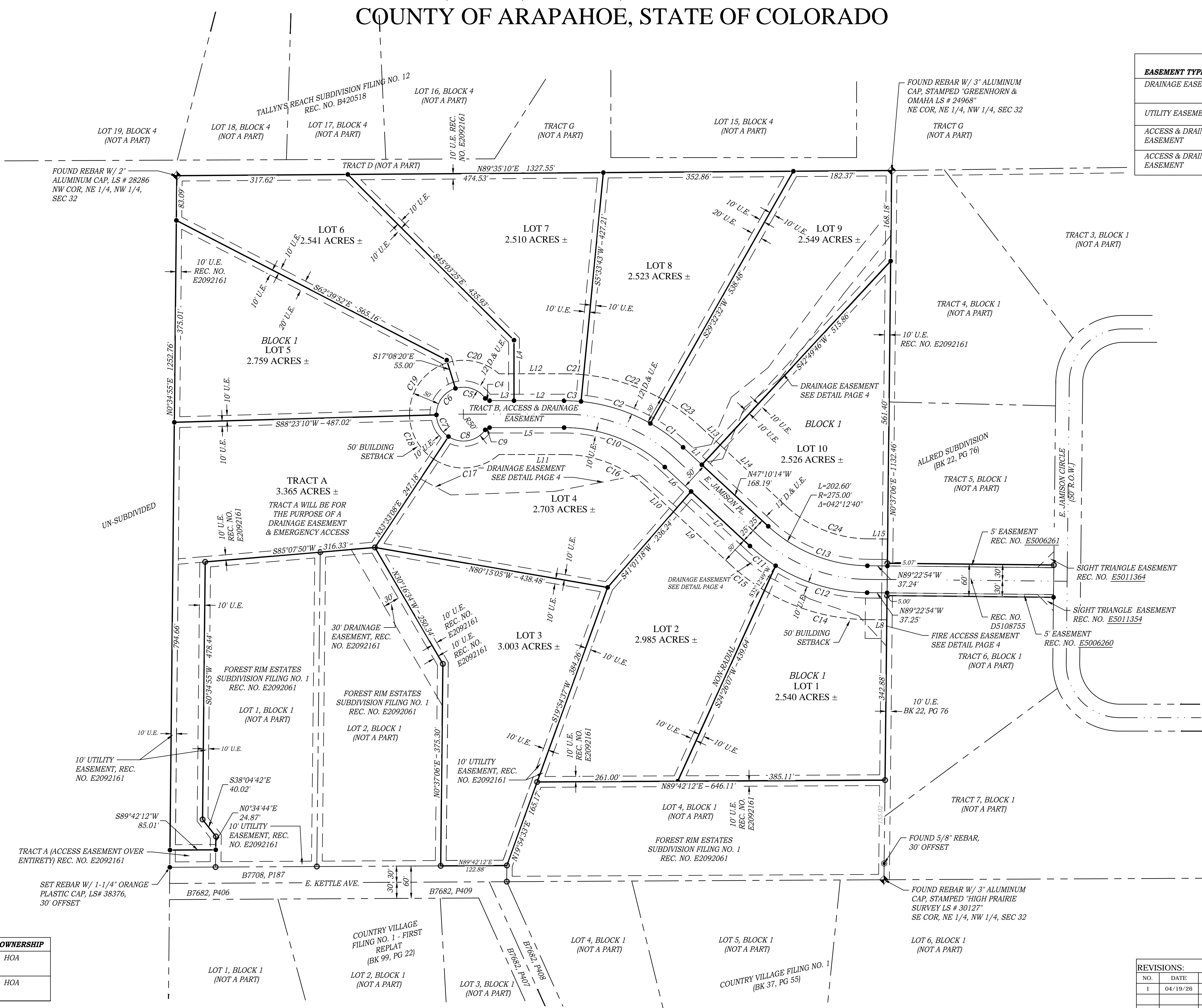
EASEMENT TYPE	USE	EASEMENT GRANTED TO	SURFACE / IMPROVEMENTS MAINTENANCE RESPONSIBILITY
DRAINAGE EASEMENT	DRAINAGE FACILITIES AND/OR CONVEYANCE	ARAPAHOE COUNTY	HOA
UTILITY EASEMENT	DRY UTILITIES	ARAPAHOE COUNTY	PROPERTY OWNER
ACCESS & DRAINAGE EASEMENT	ROADWAY AND DRAINAGE	ARAPAHOE COUNTY	HOA
ACCESS & DRAINAGE EASEMENT	ROADWAY AND DRAINAGE	FIRE DEPT.	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	60.19	325.00	010°36'43"
C12	179.22	325.00	031°35'43"
C13	202.60	275.00	042°12'40"

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

LINE #	DIRECTION	LENGTH
L8	N89°22'53"W	37.25
L9	N47°10'14"W	147.41
L10	N47°10'14"W	68.30
L11	N90°00'00"W	120.93
L12	N90°00'00"E	120.93
L13	S47°10'14"E	47.52
L14	S47°10'14"E	168.19
L15	S89°22'54"E	37.25

CURVE #	LENGTH	RADIUS	DELTA
C14	199.97	375.00	030°33'11"
C15	76.30	375.00	011°39'29"
C16	168.19	225.00	042°49'46"
C17	130.83	100.00	074°57'40"
C18	95.70	100.00	054°50'04"
C19	129.98	100.00	074°28'30"
C20	102.19	100.00	058°32'55"
C21	36.40	375.00	005°33'43"
C22	156.95	375.00	023°58'49"
C23	86.96	375.00	013°17'14"
C24	165.76	225.00	042°12'40"



BENCHMARK:

- ALL ELEVATIONS SHOWN HEREON ARE NAVD88 ORTHOMETRIC/ GROUND ELEVATIONS RELATIVE TO CITY OF AURORA BENCHMARK ID# 5565295E001, 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.

LEGEND:

- SUBJECT BOUNDARY LINE
- SUBJECT LOT LINE
- - - ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- - - ROAD RIGHT OF WAY
- SET 5/8" REBAR WITH ORANGE PLASTIC CAP LS # 38376
- FOUND REBAR W/ 1-1/4" PLASTIC CAP LS #30127
- ◆ SECTION CORNER
- U.E. UTILITY EASEMENT
- D. & U.E. DRAINAGE & 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

NO.	DATE	DESCRIPTION
1	04/19/26	UPDATE COUNTY COMMENTS

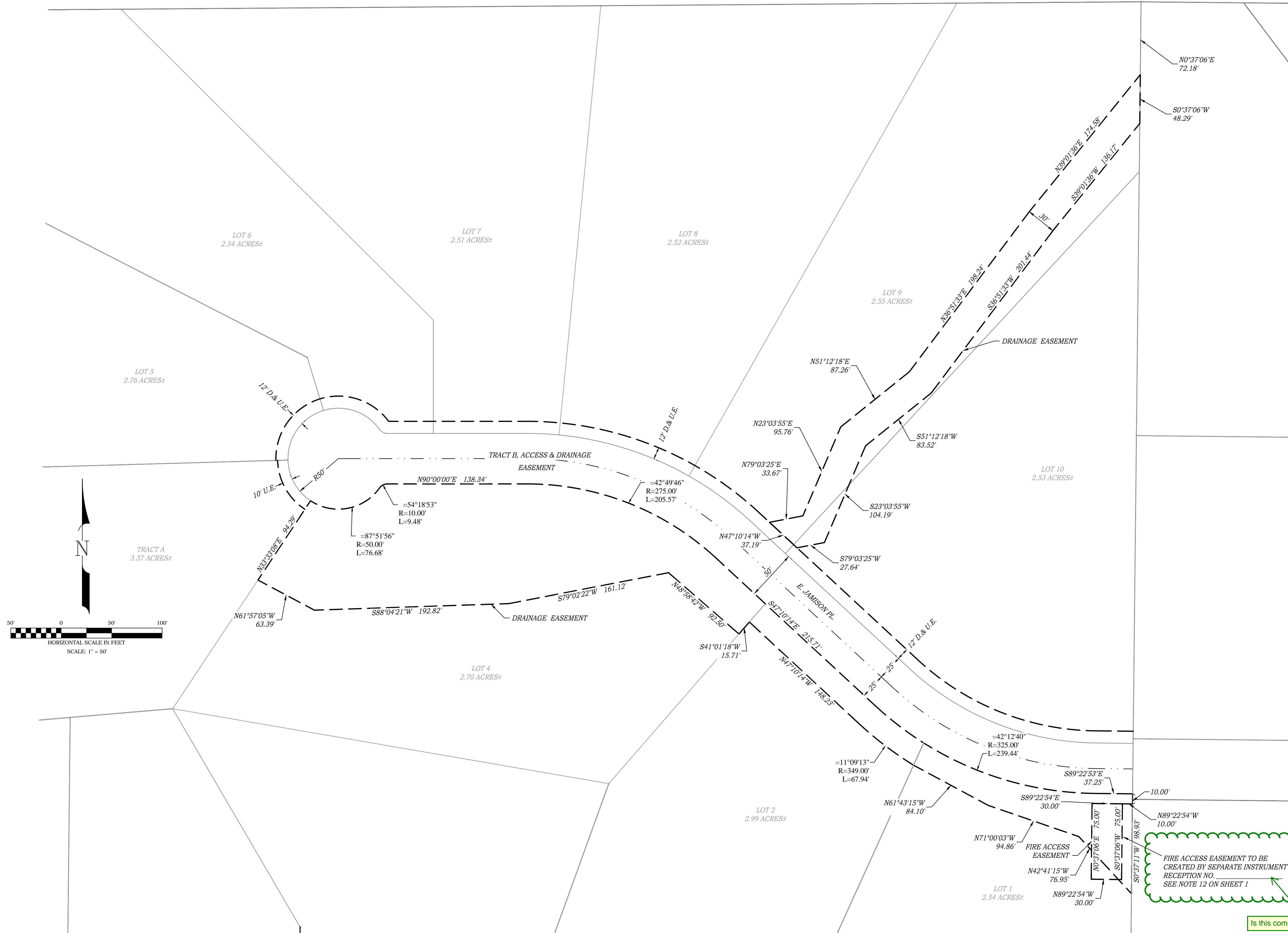
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DRAWN BY: JR PROJECT NO: 64695
 CHECKED BY: EF DATE: 03/05/2025 SCALE: 1" = 100'
 FIELD WORK COMPLETED: 4/14/2025 SHEET 3 OF 4

FOREST RIM ESTATES SUBDIVISION FILING NO. 2

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NOTE:

1. THE HISTORIC FLOW PATHS AND PATTERNS WILL BE MAINTAINED WITH THE DEVELOPMENT OF THE SITE.

LEGEND:

—	SUBJECT BOUNDARY LINE
- - -	EASEMENT LINE
U.E.	UTILITY EASEMENT
D & U.E.	DRAINAGE & UTILITY EASEMENT

FIRE ACCESS EASEMENT TO BE CREATED BY SEPARATE INSTRUMENT RECEPTION NO. SEE NOTE 12 ON SHEET 1

Is this completed?

REVISIONS:

NO.	DATE	DESCRIPTION
1	04/19/26	UPDATE COUNTY COMMENTS

EASEMENTS

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DRAWN BY: JR PROJECT NO: 64695
 CHECKED BY: EF DATE: 03/05/2025 SCALE: 1" = 50'
 FIELD WORK COMPLETED: 4/14/2025 SHEET 4 OF 5