

POWERS PLACE SUBDIVISION PRELIMINARY PLAT

A REPLAT OF PARCELS 1 AND 2, RICHARDSON SUBDIVISION EXEMPTION LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO 384,915 SQ. FT. OR 8.836 AC. MORE OR LESS CASE NO. MAJ23-0005

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT _____ BEING THE OWNERS OF CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2, RICHARDSON SUBDIVISION EXEMPTION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 2017 UNDER RECEPTION NO. D7099912 OF THE ARAPAHOE COUNTY RECORDS, BEING A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, CITY OF LITTLETON, STATE OF COLORADO

CONTAINING 384,915 SQUARE FEET OR 8.836 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK, PUBLIC WAYS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF POWERS PLACE SUBDIVISION AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO, AND WARRANTS TITLE TO THE SAME FOR THE USE OF THE PUBLIC, SOUTH DELAWARE STREET, WEST POWERS AVENUE, AND SOUTH BANNOCK STREET AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO, APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

I, _____ OWNER, OR DESIGNATED AGENT THERETO, DO HEREBY AGREE TO DEVELOP THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, RESTRICTIONS, AND CONDITIONS CONTAINED HEREIN, AND CURRENT ORDINANCES, RESOLUTIONS, AND STANDARDS OF THE CITY OF LITTLETON, COLORADO.

SIGNATURE OF OWNER AND/OR AGENT

TITLE

ADDRESS

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
MEAGHAN MCGEE, P.E., LEED AP
1125 17TH STREET,
SUITE 1400
DENVER, CO 80202

OWNER/DEVELOPER

RPM DEVELOPMENT II, LLC
CHASE HILL
1615 PLATTE ST
STE 200
DENVER, CO 80202

ARCHITECT

KTGY ARCHITECTURE + PLANNING
ENA SIVCEVIC, AIA
3660 BLAKE ST
SUITE 500,
DENVER, CO 80205

LANDSCAPE ARCHITECT

NORRIS DESIGN
ANDREW LYONS, PLA
1101 BANNOCK STREET,
DENVER, CO 80204

ROAD RIGHT-OF-WAY

9.5 FOOT WIDE PERMANENT RIGHT-OF-WAY FOLLOWING DELAWARE STREET, 14.5 FOOT WIDE PERMANENT RIGHT-OF-WAY FOLLOWING POWERS AVENUE, AND 6.0 FOOT WIDE PERMANENT RIGHT-OF-WAY FOLLOWING SOUTH BANNOCK STREET, IS HEREBY DEDICATED TO THE CITY OF LITTLETON AS SHOWN ON THIS PLAT FOR THE PURPOSE TO CONSTRUCT, RECONSTRUCT, OPERATE, REMOVE, REPAIR UTILITIES AND MAINTAIN TRAFFIC SIGNALIZATION, SIGNAGE, AND ALL REASONABLE AND NECESSARY APPURTENANCES, AND FOR THE PURPOSE OF CLEARING, LAYING, CONSTRUCTING, AND RECONSTRUCTING SIDEWALK, CURB AND GUTTER AND HANDICAP RAMPS AND RELATED APPURTENANCES.

SANITARY EASEMENT

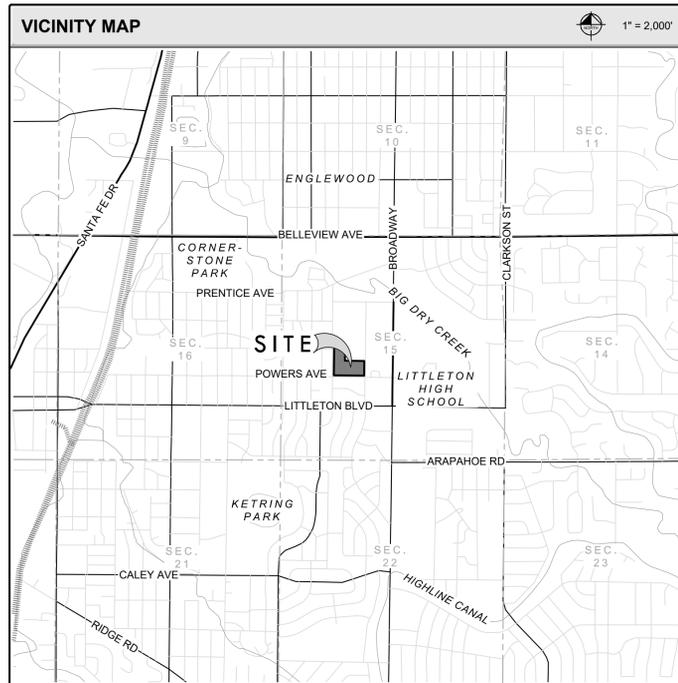
A 30 FOOT WIDE PERMANENT SANITARY EASEMENT IS HEREBY DEDICATED TO THE CITY OF LITTLETON, AS SHOWN ON THIS PLAT FOR THE PURPOSE TO CONSTRUCT, RECONSTRUCT, OPERATE, REMOVE, REPAIR UTILITIES AND MAINTAIN REASONABLE AND NECESSARY APPURTENANCES, AND FOR THE PURPOSE OF CLEARING, LAYING, CONSTRUCTING, AND RECONSTRUCTING RELATED APPURTENANCES.

FIRE AND ACCESS EASEMENT

A 30 AND 26 FOOT WIDE PERMANENT FIRE AND ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF LITTLETON, AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS.

SIDEWALK EASEMENT

A PERMANENT SIDEWALK EASEMENT IS HEREBY DEDICATED TO THE CITY OF LITTLETON, AS SHOWN ON THIS PLAT FOR THE PURPOSE OF CLEARING, LAYING, CONSTRUCTING, AND RECONSTRUCTING SIDEWALK AND RELATED APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS.



GENERAL NOTES

- 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.
- 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, C.R.S.
- THIS PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE "AE" WITH BASE FLOOD ELEVATION OR DEPTH, AND OTHER FLOOD AREAS ZONE "X" - AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, MAP NUMBER 08005C0451L, WITH EFFECTIVE DATE SEPTEMBER 4, 2020. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
- BEARINGS ARE BASED ON THE WEST LINE OF PARCEL 2, RICHARDSON SUBDIVISION EXEMPTION, BEARING N00°02'15"W, A DISTANCE OF 760.00 FEET, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID PARCEL 2 BY A FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 37933", AND AT THE NORTHWEST CORNER OF SAID PARCEL 2 BY A FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 37933".
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT ORDER NO. ABC70764551-5, EFFECTIVE DATE OCTOBER 10, 2022 AT 5:00 P.M., PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- THE INTENT OF THIS PLAT IS TO CONSOLIDATE PARCELS 1 AND 2 OF RICHARDSON SUBDIVISION EXEMPTION INTO ONE LOT AND BLOCK.

CITY APPROVALS

COMMUNITY DEVELOPMENT:

APPROVED THIS ____ DAY OF _____, 20____, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC WORKS:

APPROVED THIS ____ DAY OF _____, 20____, BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM THIS ____ DAY OF _____, 20____.

LITTLETON CITY ATTORNEY

PLANNING COMMISSION

APPROVED AND ACCEPTED AT A MEETING HELD BY THE LITTLETON PLANNING COMMISSION ON THE ____ DAY OF _____, 20____.

PLANNING COMMISSION CHAIR

ATTEST: CITY CLERK

SURVEYOR CERTIFICATE

I, DARREN R. WOLTERSTORFF, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE MAP ACCURATELY REPRESENTS SAID SURVEY.

I FURTHER CERTIFY THAT THIS SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

CLERK AND RECORDER CERTIFICATE

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE

COUNTY AT ____ M. OF THE ____ DAY OF _____, 20____, IN

BOOK _____, PAGE _____, RECEPTION NO. _____.

ARAPAHOE COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

| 1 | | |
|-----|------|----------------------|
| No. | DATE | REVISION DESCRIPTION |
| | | |

Kimley»Horn

6200 S. SYRACUSE WAY, #300
GREENWOOD VILLAGE, COLORADO 80111
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www.kimley-horn.com

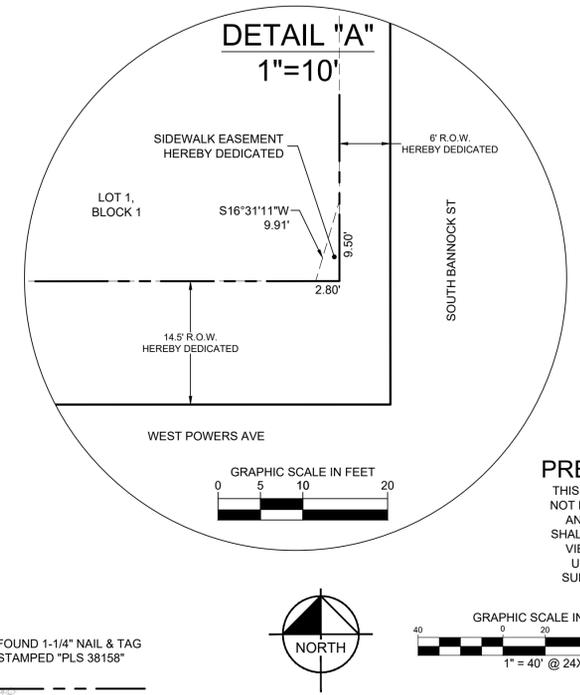
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| N/A | MC | DW | Mar. 2024 | 196243002 | 1 OF 2 |

POWERS PLACE SUBDIVISION PRELIMINARY PLAT CASE NO. MAJ23-0005

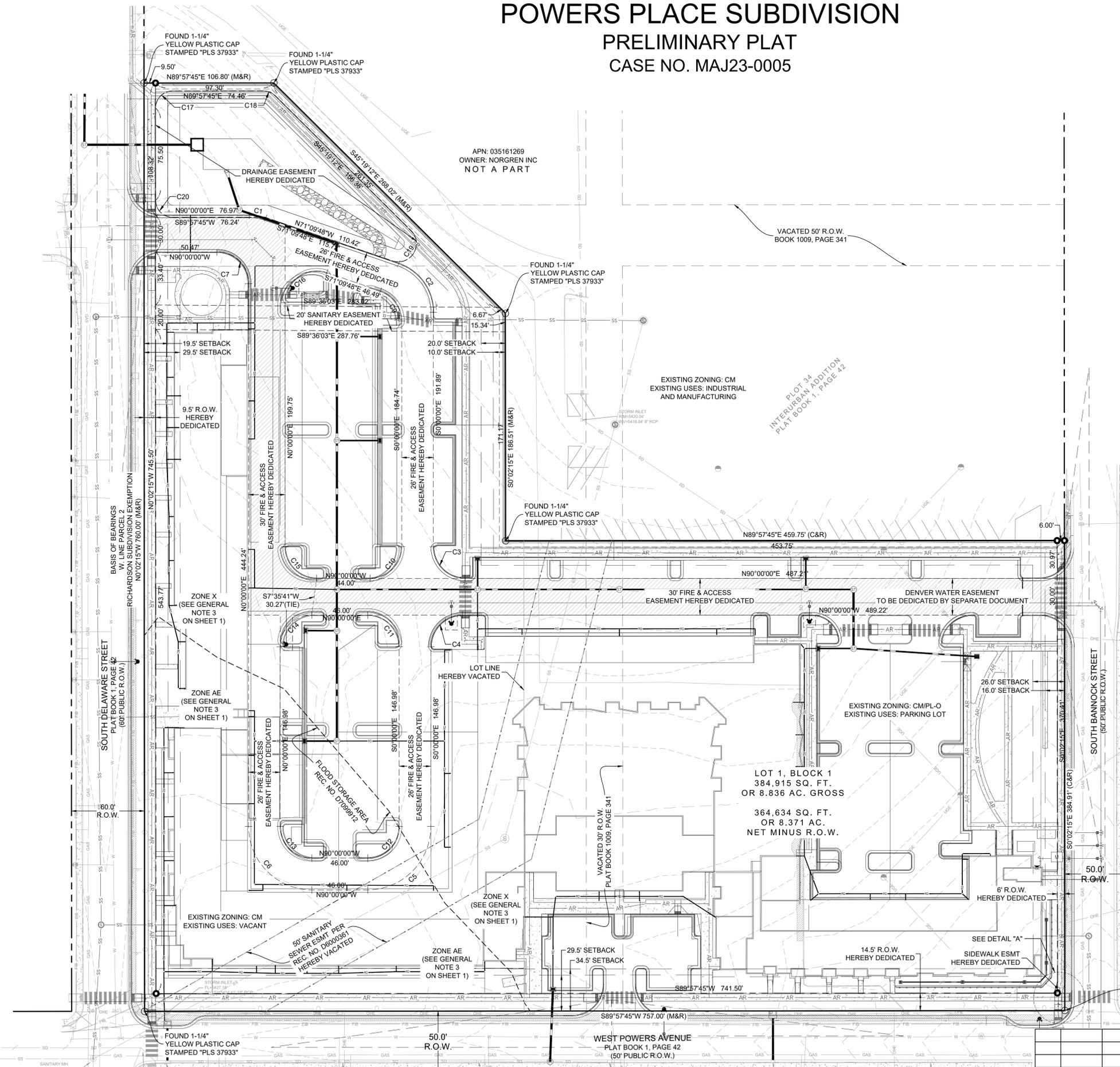
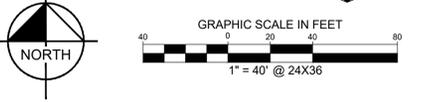
| TOTAL SUMMARY CHART | | | |
|---------------------|-------------|--------------|--------------------------|
| TYPE | AREA (S.F.) | AREA (ACRES) | PERCENTAGE OF TOTAL AREA |
| LOT 1 | 384,634 | 8.371 | 94.73% |
| R.O.W. | 20,281 | 0.465 | 5.27% |
| TOTAL | 384,915 | 8.836 | 100.00% |

| CURVE TABLE | | | | | |
|-------------|------------|--------|--------|---------------|--------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 18°50'12" | 42.00' | 13.81' | S89°34'54"E | 13.75' |
| C2 | 71°09'48" | 42.00' | 52.17' | S35°34'54"E | 48.88' |
| C3 | 90°00'00" | 26.00' | 40.84' | S45°00'00"W | 36.77' |
| C4 | 90°00'00" | 26.00' | 40.84' | S45°00'00"W | 36.77' |
| C5 | 90°00'00" | 52.00' | 81.68' | S45°00'00"W | 73.54' |
| C6 | 90°00'00" | 52.00' | 81.68' | S45°00'00"E | 73.54' |
| C7 | 94°22'19" | 25.06' | 41.28' | N45°00'00"W | 36.77' |
| C9 | 71°09'48" | 26.00' | 32.29' | S35°34'54"E | 30.26' |
| C10 | 90°00'00" | 26.00' | 40.84' | S45°00'00"W | 36.77' |
| C11 | 90°00'00" | 26.00' | 40.84' | S45°00'00"E | 36.77' |
| C12 | 90°00'00" | 26.00' | 40.84' | S45°00'00"W | 36.77' |
| C13 | 90°00'00" | 26.00' | 40.84' | S45°00'00"E | 36.77' |
| C14 | 90°00'00" | 26.00' | 40.84' | N45°00'00"E | 36.77' |
| C15 | 90°00'00" | 26.00' | 40.84' | S45°00'00"E | 36.77' |
| C16 | 108°50'12" | 26.00' | 49.39' | N54°25'06"E | 42.29' |
| C17 | 90°00'00" | 14.00' | 21.99' | S44°57'45"W | 19.80' |
| C18 | 44°43'03" | 15.00' | 11.71' | N67°40'44"W | 11.41' |
| C19 | 154°09'24" | 15.00' | 40.36' | N31°45'30"E | 29.24' |
| C20 | 90°00'00" | 14.00' | 21.99' | S45°02'15"E | 19.80' |

| LEGEND | |
|--------|---|
| ○ | PROPERTY CORNER FOUND AS NOTED |
| ● | PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281" |
| (R) | RECORDED DIMENSION |
| (C) | CALCULATED DIMENSION |
| (M) | MEASURED DIMENSION |
| --- | RIGHT-OF-WAY LINE |
| --- | ADJOINER PROPERTY LINE |
| --- | PROPOSED EASEMENT LINE |
| --- | VACATED EASEMENT LINE |
| ▨ | DENVER WATER EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT |
| --- | PROPOSED SETBACK LINE |
| --- | EXISTING UNDERGROUND WATER LINE |
| --- | EXISTING UNDERGROUND SANITARY LINE |
| --- | EXISTING UNDERGROUND STORM LINE |
| --- | EXISTING UNDERGROUND GAS LINE |
| --- | EXISTING UNDERGROUND ELECTRIC LINE |
| --- | EXISTING UNDERGROUND FIBER LINE |
| --- | EXISTING UNDERGROUND CABLE TV LINE |
| --- | EXISTING 1' CONTOUR LINE |
| --- | EXISTING 5' CONTOUR LINE |
| --- | EXISTING EDGE OF ASPHALT |
| --- | PROPOSED UNDERGROUND WATER LINE |
| --- | PROPOSED UNDERGROUND SANITARY LINE |
| --- | PROPOSED UNDERGROUND STORM LINE |
| --- | PROPOSED ROOF DRAIN |
| --- | PROPOSED 1' CONTOUR LINE |
| --- | PROPOSED 5' CONTOUR LINE |



PRELIMINARY
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GREENWOOD VILLAGE, COLORADO 80111

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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 40' | MC | DW | Mar. 2024 | 196243002 | 2 OF 2 |