





PRELIMINARY PLAT  
**RANCH AT WATKINS FARM FILING NO. 1**  
BEING A PART OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

## STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE PRELIMINARY PLAT KNOWN AS **RANCH AT WATKINS FARM FILING NO. 1**, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING:

**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.

**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 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 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.

**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 SPECIFIED 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.

### SPECIFIC NOTES

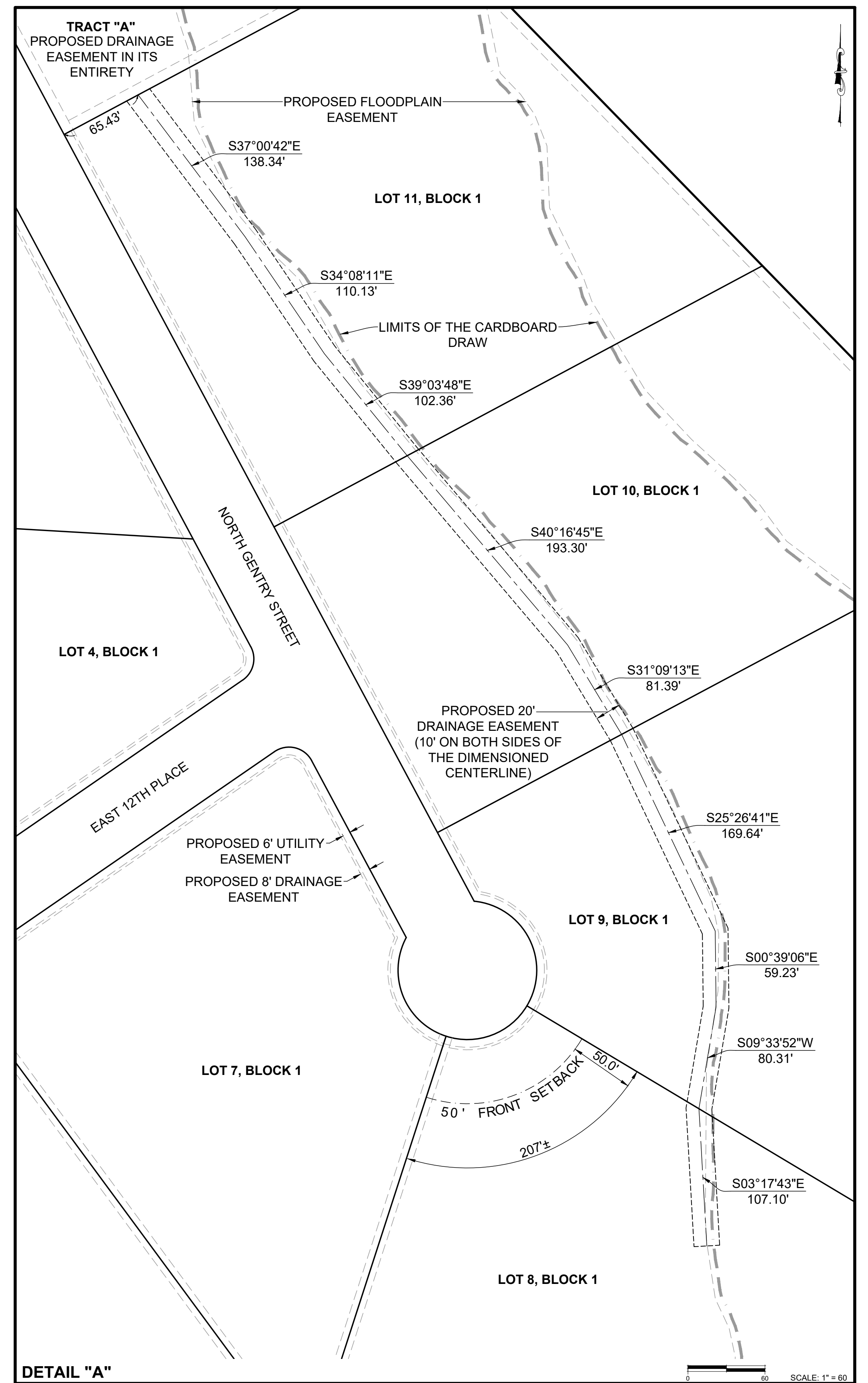
### RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

THIS RANCH AT WATKINS FARM FILING NO. 1 IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO A RURAL TRANSPORTATION IMPACT FEE 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.

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	S45°00'36"E	32.33'
L2	S25°42'18"E	10.89'
L3	S49°22'37"E	23.69'
L4	S29°13'03"E	35.75'
L5	S33°22'31"E	25.52'
L6	S41°27'42"E	31.02'
L7	S18°27'17"E	63.03'
L8	S24°20'08"E	20.66'
L9	S16°09'58"E	117.04'
L10	S02°46'57"E	21.85'
L11	S09°12'45"E	20.72'
L12	S16°14'28"E	42.52'
L13	S18°25'57"E	21.38'
L14	S04°50'43"E	58.44'
L15	S25°38'07"E	78.60'
L16	S40°02'17"E	30.00'
L17	S45°38'50"E	39.92'
L18	S29°39'37"E	69.36'
L19	S32°48'04"E	23.33'
L20	S39°19'58"E	96.70'
L21	S44°08'29"E	52.04'

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L22	S38°49'32"E	117.16'
L23	S25°06'39"E	34.53'
L24	S33°41'28"E	35.62'
L25	S29°38'39"E	73.48'
L26	S23°30'49"E	80.15'
L27	S12°11'18"E	28.35'
L28	S00°40'13"W	44.68'
L29	S08°26'21"W	61.37'
L30	S00°26'46"W	117.30'
L31	S03°31'18"E	18.82'
L32	S08°44'12"E	43.98'
L33	S25°12'14"E	25.21'
L34	S12°00'03"E	22.74'
L35	S00°39'28"W	39.49'
L36	S11°37'05"E	77.24'
L37	S43°54'59"E	22.94'
L38	S34°57'16"E	19.00'
L39	S21°28'58"E	26.28'
L40	S02°20'53"E	48.36'
L41	S26°00'07"E	59.55'
L42	S19°33'28"E	20.28'

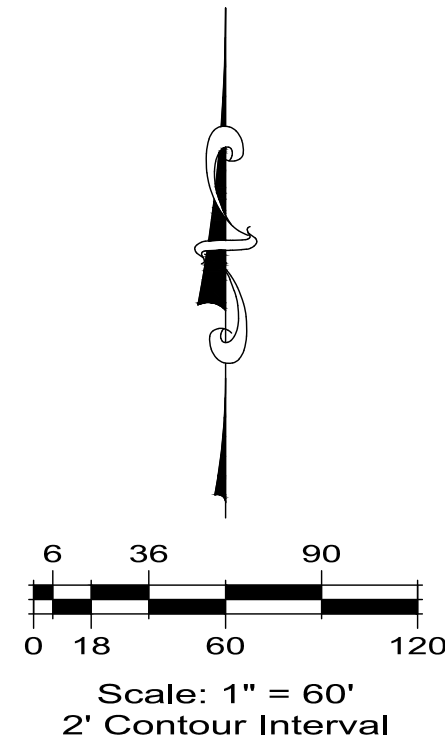
LINE DATA TABLE		
COURSE	BEARING	LENGTH
L43	S30°58'49"E	80.68'
L44	S43°10'17"E	53.01'
L45	S47°37'12"E	44.61'
L46	S44°26'48"E	27.61'
L47	S36°23'43"E	36.45'
L48	S53°02'58"E	83.84'
L49	S37°17'42"E	33.45'
L50	S13°43'13"E	112.20'
L51	S00°19'25"W	63.67'
L52	S04°13'53"E	64.68'
L53	S11°26'12"E	114.63'
L54	S35°19'09"E	65.03'
L55	S16°14'59"E	60.79'
L56	S01°47'59"W	38.20'
L57	S08°56'51"W	21.66'
L58	S20°04'14"W	26.81'
L59	S27°56'59"W	60.44'
L60	S01°26'22"W	20.39'





PRELIMINARY PLAT  
**RANCH AT WATKINS FARM FILING NO. 1**

BEING A PART OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	NEW LOT LINE
	SECTION LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	EXISTING CONTOUR LINE
	FLOOD ZONE LINE
	RIGHT-OF-WAY
	BOOK AND PAGE
	RECEPTION NUMBER
	PER A GENERAL WARRANTY DEED (REC. NO. D1106055) IF DIFFERENT FROM AS-MEASURED
ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION	
	ALIQUOT CORNER
	FOUND MONUMENT AS DESCRIBED

REFER TO SHEET 2 OF 4 FOR THE EASEMENT DIMENSION TABLES

**NOTE:**  
THE COUNTY REQUIRES A MINIMUM 2-FOOT OF FREEBOARD BETWEEN THE 100-YEAR WATER SURFACE ELEVATION AND THE LOWEST FINISHED FLOOR ELEVATION FOR ALL STRUCTURES (INCLUDES BASEMENT) ADJACENT TO THE 100-YEAR FLOODPLAIN.

ARAPAHOE COUNTY CASE NO. PP23-002

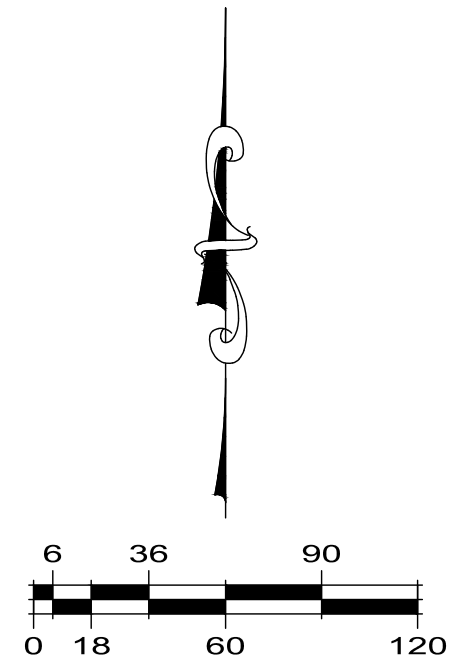
	<b>ESC</b> ENGINEERING SERVICE COMPANY	14190 East Evans Avenue Aurora, Colorado 80014	Revision Date: 9/26/2024 1/17/2025 2/21/2025	
	Creative Solutions Since 1964 CIVIL ENGINEERS (LAND SURVEYORS) engineers@escserviceco.com	P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659		
	Survey No. 23-084-P	Project No. 1611.1	Date 7/14/2023	Field Book No. 961
	Sheet No. 3 OF 4			

RANCH AT WATKINS FARM FILING NO. 1



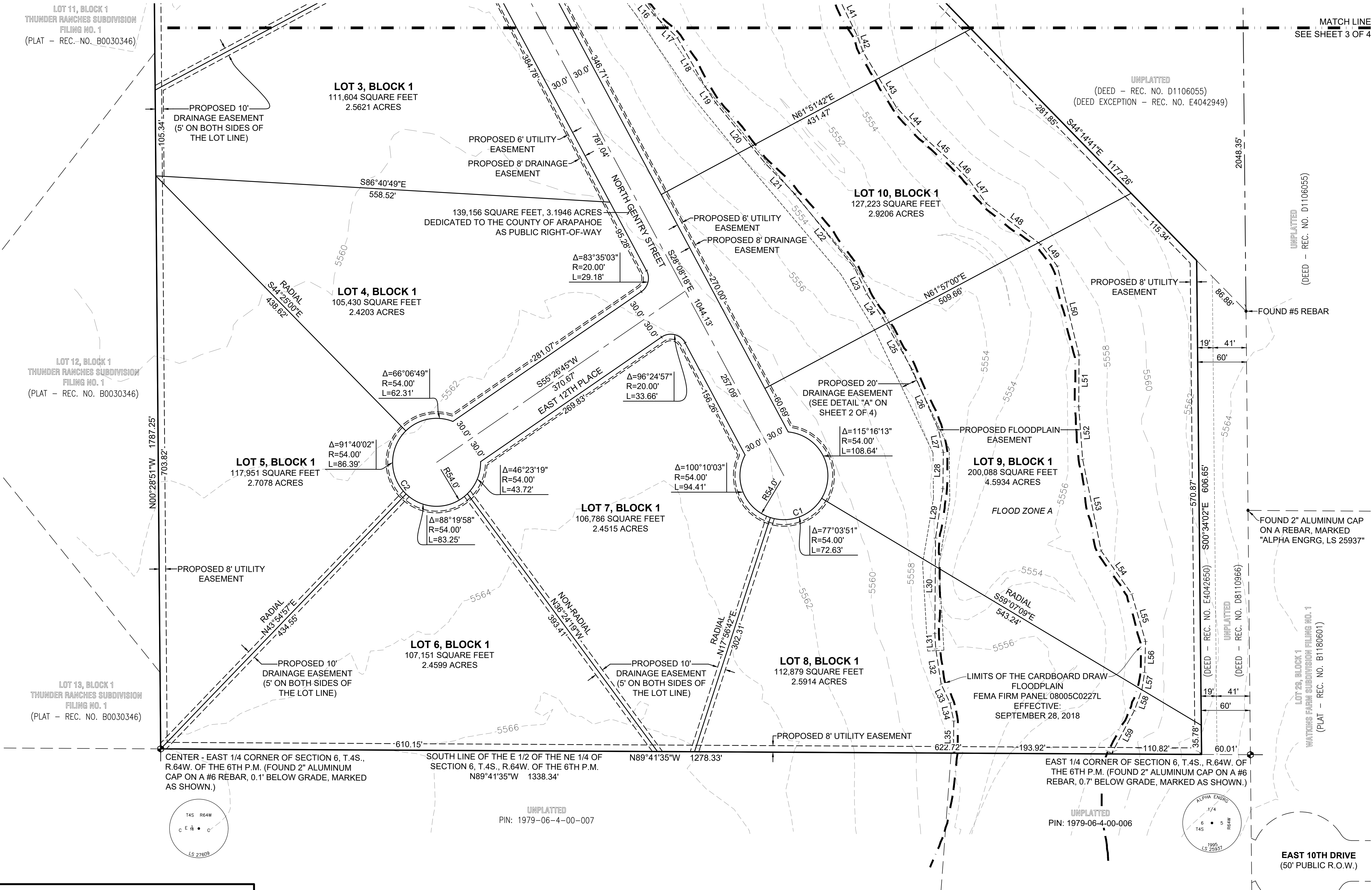
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- LEGEND**
- PLAT BOUNDARY LINE
  - ADJACENT LOT/PARCEL LINES
  - NEW LOT LINE
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  - BK. PG. BOOK AND PAGE
  - REC. NO. RECEPTION NUMBER
  - (XX.XX' D) PER A GENERAL WARRANTY DEED (REC. NO. D1106055) IF DIFFERENT FROM AS-MEASURED
  - ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION
  - ALIQUOT CORNER
  - FOUND MONUMENT AS DESCRIBED

REFER TO SHEET 2 OF 4 FOR THE  
EASEMENT DIMENSION TABLES



CURVE DATA TABLE					
COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	292°30'07"	54.00'	275.68'	N61°51'42"E	60.00'
C2	292°30'07"	54.00'	275.68'	S34°33'15"E	60.00'

**NOTE:**  
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**ESC**  
ENGINEERING  
SERVICE  
COMPANY

Creative Solutions Since 1964  
CIVIL ENGINEERS (LAND SURVEYORS)  
engineers@escvco.com

14190 East Evans Avenue  
Aurora, Colorado 80014

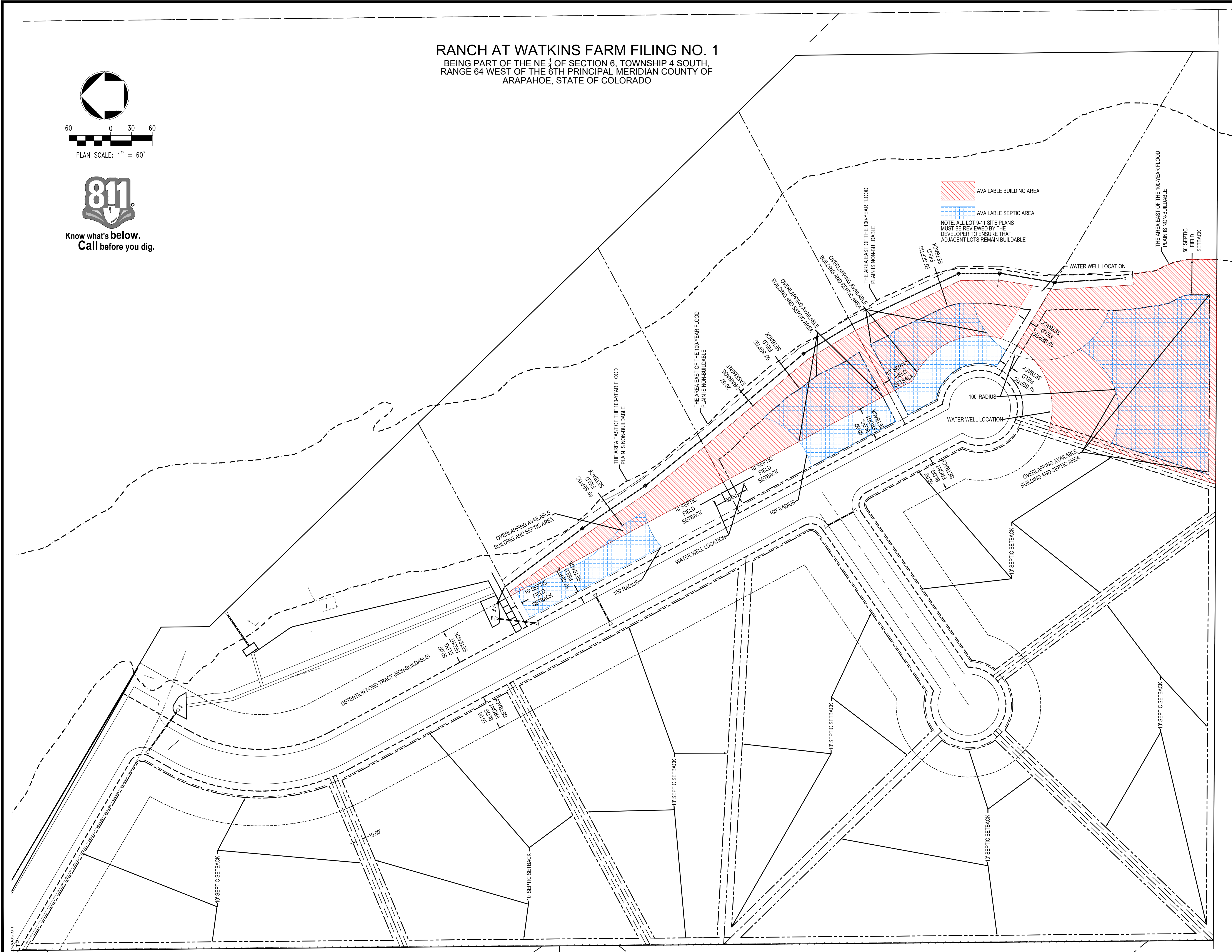
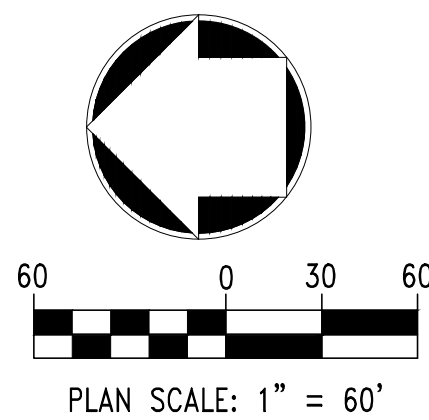
P 303.337.1393  
F 303.337.7481  
T/F 1.877.273.0659

Revision Date:  
8/26/2024  
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Survey No.: 23-084-P  
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RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF  
ARAPAHOE, STATE OF COLORADO



AVAILABLE BUILDING AREA  
AVAILABLE SEPTIC AREA  
NOTE: ALL LOT 9-11 SITE PLANS  
MUST BE REVIEWED BY THE  
DEVELOPER TO ENSURE THAT  
ADJACENT LOTS REMAIN BUILDABLE

NO.	DATE	REVISION	DESCRIPTION
1	07/02/25		ADD WELL SETBACK

CIVIL ENGINEERING CONSULTANT

**Strategic Land Solutions, Inc.**  
Civil Engineering & Land Planning/Development  
2595 PONDEROSA ROAD  
FRANKTOWN, CO 80116  
720.384.7861 Phone  
rpalmer@strategicsl.net  
Robert J. Palmer, PE  
President

PREPARED UNDER THE DIRECT  
SUPERVISION OF:

SEAL: COLORADO REGISTERED  
ROBERT J. PALMER  
36320  
PROFESSIONAL ENGINEER

BY Robert J. Palmer, PE  
Licensed Professional Engineer (CO PE #36320),  
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

**WATKINS FARM**  
STREET ADDRESS  
N. WATKINS ROAD & I-70  
WATKINS, COLORADO  
(UNINCORPORATED  
ARAPAHOE COUNTY)

SCALE: AS NOTED	RE: PERRY
DATE: 06/30/2025	P/C/M: CONNER
DESIGNED BY: RJP	
DRAWN BY: RJP	FILE NAME: CURRENT.DWG
CHECKED BY: RJP	SLS JOB: 23-0001-203

DRAWING TITLE:  
**BUILDABLE LOT  
EXHIBIT**

SHEET NO:  
**EX-1**