

PRELIMINARY PLAT APPROVAL

RESOLUTION NO. _____ It was moved by the Commissioner _____ and duly seconded by Commissioner _____ to approve the Preliminary Plat for the Ranch at Watkins Farm, Case No. PP23-002. Said approval is subject to the applicant agreeing to adhere to any and all Arapahoe County staff recommendations and/or conditions of approval as set forth within the record and/or as determined by the Board on this date, including:

1. Prior to the signature of the final copy of these plans, the applicant shall address all Public Works and Development Staff comments.
2. A note shall be placed on the plat stating that “All lots within the development shall meet the minimum Arapahoe County Health Department setbacks. These setbacks are as follows:
 - Water well from OWTS: 100 feet.
 - OWTS from property line: 10 feet.
 - OWTS from floodplain boundary: 50 feet
 - Setbacks between wells and OWTS on individual lots and to adjacent lots’ wells and OWTS shall be considered.”
3. The applicant shall pave E. Colfax Service Road from the development site to the existing pavement at the intersection of Eclipse Street and E. Colfax Avenue Service Road at the time of the final plat.
4. The applicant shall create a Property Owners Association prior to the signing of the final plat.
5. The applicant shall comply with the Bennett-Watkins Fire Rescue requirements, including:
 - a. The road shall be designed and constructed as per the Arapahoe County Public Roadway Standards. The roadway shall be within the dedicated right-of-way for County-Maintained Roadways.
 - b. Any structure built on the 11 single-family lots will need to comply with all current Arapahoe County adopted codes and standards, as well as the 2018 International Fire Code as adopted by Bennett-Watkins Fire Rescue (subject to change before future development phases if a newer edition is adopted).
 - c. Access serving individual lots (driveways) within the development area shall meet the minimum requirements outlined in Arapahoe County Rural Roadway Standards, Appendix R.
 - d. When development occurs on each lot, applicants will need to submit for plan review directly to the fire department as part of the building permit process. Applicable fees will apply at the time of submission.

6. The applicant shall add a note to the plat that reads: "A geotechnical investigation is recommended to be done on the lots in the development to determine the depth of bedrock and seasonal groundwater to minimize on-site structural damage."
7. Prairie dogs are present within the subject property. A Burrowing Owl Survey shall be conducted if any earthmoving is to occur between March 15 and August 31. This survey shall be submitted to the County Planning Division and Colorado Parks and Wildlife for review and approval, and no construction/grading shall be permitted during those dates without prior CPW's authorization.
8. If the start of construction occurs during the raptor nesting season (between February 15 and August 31), a nesting raptor survey shall be conducted before the start of construction to identify active nests within 0.25 miles of the project workspace. This survey shall be submitted to the County Planning Division and the Colorado Parks and Wildlife for review and approval. If nesting raptors are present, no construction/grading is permitted during those dates without prior CPW authorization.

Subject to review and approval of the Preliminary Plat mylar by the Arapahoe County Public Works and Development Department, including the Planning, Mapping, and Engineering Divisions, and the County Attorney's Office, the Chairman of the Board is hereby authorized to sign said mylar pursuant to the terms contained therein.

The County Attorney is authorized to make appropriate modifications to this Resolution and the underlying document(s), as needed, to correct errors and omissions, and to accurately reflect the matters presented to the Board and to record and clarify, as necessary, the Board's action.

The vote was:

Commissioner Baker, ____; Commissioner Campbell, ____; Commissioner Fields, ____; Commissioner Summey, ____; Commissioner Warren-Gully, ____.

The Chair declared the motion carried and so ordered.