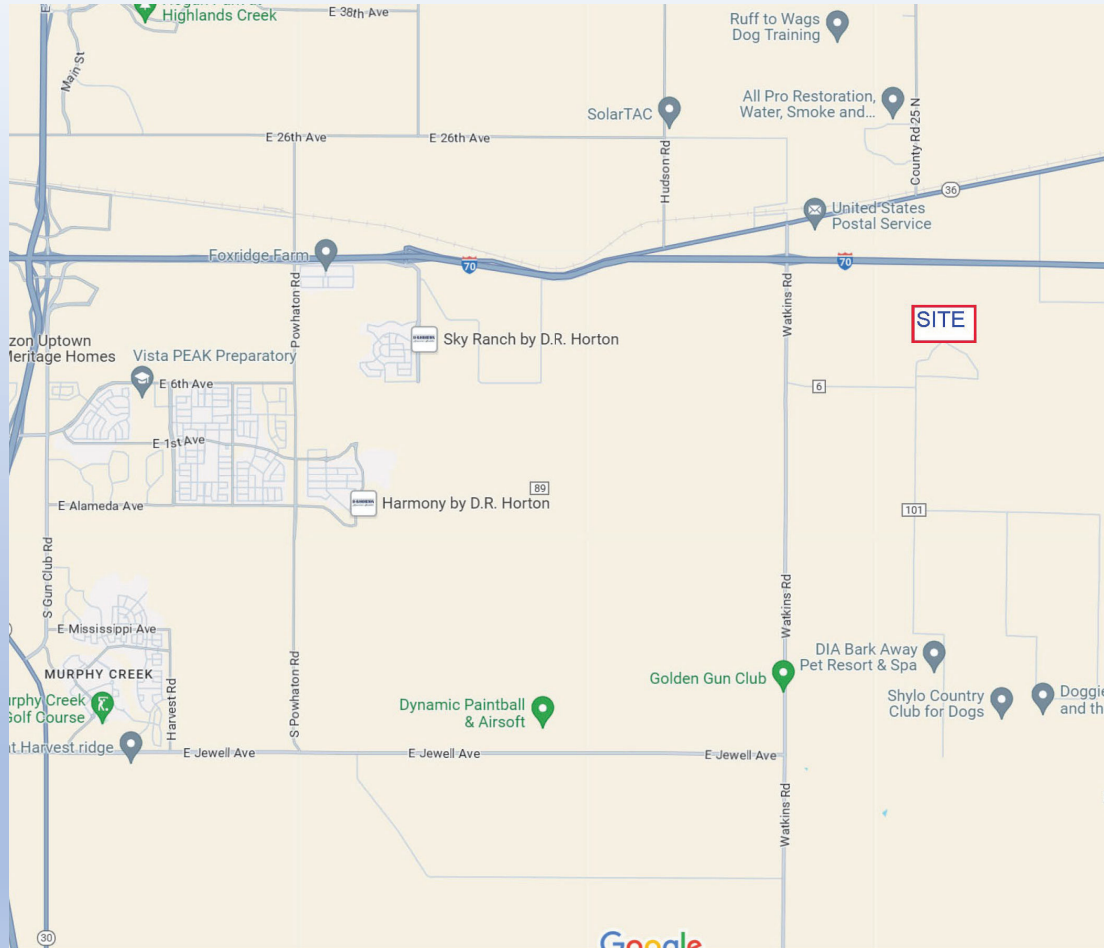


Ranch at Watkins  
E. Colfax Service  
Road & E. Watkins  
Road (South of I-70)



Vicinity Map

Ranch at Watkins



Vicinity Map

Ranch at Watkins

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

THAT PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIX (6), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-FOUR (64) WEST OF THE PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE 6TH P.M.; THENCE NORTH 89 DEGREES 07' 30" WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 5 A DISTANCE OF 2054.15 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 03' 30" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 A DISTANCE OF 23.90 FEET;

THENCE NORTH 89 DEGREES 09' 00" WEST ALONG THE SOUTH LINE OF TRACT NO. 8 OF THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, PROJECT NO. 1 095-1 (2), CONVEYED BY DEED RECORDED JULY 7, 1958 IN BOOK 1071 AT PAGE 358, ARAPAHOE COUNTY RECORDS, A DISTANCE OF 1334.46 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 8.

THENCE SOUTH 00 DEGREES 01' 41" WEST ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6 A DISTANCE OF 853.41 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 60 DEGREES 00' 00" EAST A DISTANCE OF 448.82 FEET;  
THENCE SOUTH 43 DEGREES 44' 40" EAST A DISTANCE OF 1371.16 FEET TO SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6.

THENCE SOUTH 00 DEGREES 03' 30" EAST ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6 A DISTANCE OF 544.75 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 6;  
THENCE NORTHERLY ALONG THE 1/4 CORNER OF SAID SECTION 6 TO THE SOUTH 1/4 CORNER OF SAID SECTION 6 A DISTANCE OF 1338.35 FEET TO THE CENTER EAST 1/16 CORNER OF SECTION 6;  
THENCE NORTH 00 DEGREES 05' 41" EAST ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6 A DISTANCE OF 1740.67 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM, ANY PORTION THEREOF LYING WITHIN COLFAX AVENUE OR LYING WITHIN EAST 6TH AVENUE, AND FURTHER EXCEPTING THE PROPERTY CONVEYED IN DEED RECORDED PARCER 8, 1996 UNDER RECEPTION NO. A0522754, AND THE PROPERTY SET FORTH IN FINAL RULE AND ORDER AND RELEASE OF LIS PENDENS RECORDED NOVEMBER 9, 2018 UNDER RECEPTION NO. D8110966, AND ALSO EXCEPTING THAT PARCEL CONVEYED BY SPECIAL WARRANTY DEED RECORDED JULY 3, 2024 UNDER RECEPTION NO. E4042650.

TOGETHER WITH

A PARCEL OF LAND BEING A PART OF THAT PARCEL OF LAND DESCRIBED IN GENERAL WARRANTY DEED RECORDED OCTOBER 10, 2011 AT RECEPTION NUMBER D1100056, ARAPAHOE COUNTY COLORADO CLERK AND RECORDER'S OFFICE AND SITUATED IN THE NE 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/16 CORNER OF SECTION 31, T.5S., R.64W., 1/4 SECTION 6, T.5S., R.64W., OF THE 6TH P.M. THENCE S00°25'11"E ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 834.31 FEET TO THE NORTHEAST CORNER OF THE EAST COLFAX AVENUE RIGHT OF WAY (R.O.W.) AS RECORDED IN COMMISSIONERS BOOK 5 AT PAGE 189 AND THE POINT OF BEGINNING; THENCE S59°25'45"E A DISTANCE OF 540.43 FEET TO THE NORTHEAST CORNER OF A 60' ACCESS & UTILITY

THENCE 50°29'30"E ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 69.21 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN GENERAL WARRANTY DEED RECORDED OCTOBER 10, 2011 AT RECEPTION NUMBER D1106095;

THENCE 000°19'41"W ALONG R/W 300' WESTERLY LINE, A DISTANCE OF 103.50 FEET;  
THENCE 000°31'11"W CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 448.28 FEET TO A POINT ON  
THE EAST R.O.W. LINE OF EAST COLFAX AVENUE AS RECORDED IN COMMISSIONERS BOOK 5 AT PAGE 189 AND ON  
THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 6;  
THENCE 000°25'19"W ALONG SAID EAST R.O.W. LINE OF EAST COLFAX AVENUE AND ALONG SAID WEST LINE OF THE  
EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 46.40 FEET TO THE POINT OF BEGINNING

CONTAINS (1,600,000 SQUARE FEET) 36,7329 ACRES, MORE OR LESS.

WE, J.L. GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, HEREBY AFFIRM THAT WE ARE THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS HANCOCK 1 WALKERS PARK HILLS NO. 1, CASE NO. 19-25-0002.

JOSE MUÑOZ, MANAGING MEMBER LUIS MUÑOZ, MANAGING MEMBER

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS                      DAY OF  
A.D., 20                      BY JOSE AND LUIS MUÑOZ AS MANAGING MEMBERS OF  
JL GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNER.

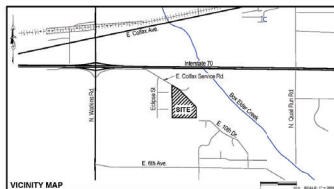
WITNESS MY HAND AND SEAL

By: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY I.D. NUMBER \_\_\_\_\_

ARAPAHOE COUNTY CASE NO. PP23-002



SHEET INDEX	
SHEET	TITLE
1 OF 4	COVER SHEET
2 OF 4	NOTES SHEET
3 OF 4	PLAT SHEET
4 OF 4	PLAT SHEET

EASEMENT TABLE			
EASEMENT TYPE	EASEMENT USE	EASEMENT GRANTED TO	SURFACE / IMPROVEMENT MAINTENANCE RESPONSIBILITY
FLOODPLAIN EASEMENT	SPECIAL FLOOD HAZARD AREA	ARAPAHOE COUNTY	PROPERTY OWNER
DRAINAGE EASEMENT	DRAINAGE FACILITIES	ARAPAHOE COUNTY	HOMEOWNERS ASSOCIATION
UTILITY EASEMENT	UTILITY USE	ARAPAHOE COUNTY	UTILITY COMPANY

TRACT TABLE				
TRACT NAME	AREA	INTENDED USE	MAINTENANCE	FINAL OWNERSHIP
TRACT "A"	129,834 SQ. FT.	DETENTION	HOMEOWNERS	HOMEOWNERS

1. THE TOTAL ACREAGE OF THIS PLAT IS: 36.7379 ACRES MORE OR LESS.

3. DATE OF SURVEY: MAY 15, 2023
4. THE SUBJECT PROPERTY IS ZONED RR-4000 (RURAL RESIDENTIAL S/S).
5. THIS SUBDIVISION INCLUDES A PERMANE SPECIAL FLOOD HAZARD AREA AND A PER FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1700002C, DATED 08/06/2019, ZONE A. THIS SUBDIVISION FURTHER INCLUDES A SPECIAL FLOOD HAZARD AREA, AND HAS CERTIFICATES FROM THE UPPER RIVER CORRIDOR DISTRICT, DATED 08/06/2019, AND 08/06/2020.
6. BEGINNINGS ARE BASED ON THE EAST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36N, RANGE 10E, AND MERIDIAN 10W, OF THE 3RD PRINCIPAL MERIDIAN, AND THE SOUTHWEST 1/4 OF THE COLORADO STATE PLATE COAST LINE OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36N, RANGE 10E, AND MERIDIAN 10W, OF THE 3RD PRINCIPAL MERIDIAN. THE BEGINNING OF THE 1/2 SECTION 6, TOWNSHIP 36N, RANGE 10E, AND MERIDIAN 10W, OF THE 3RD PRINCIPAL MERIDIAN IS A RANGE BOUNDARY LOCATED AT THE NORTHEAST CORNER OF SAO SECTION 6 AND THE 2ND CORNER OF SAO SECTION 7, AND THE BEGINNINGS CONTAINED HEREIN BEING RELATIVE THEREAFTER.
7. ALL LINE DISTANCES ON THIS PLAN ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF.
8. ALL PARCELS SHOWN HEREON ARE CONTIGUOUS AND CONTAIN NO GAPS, OR GAPS OR OVERLAPS.
9. NO OFF-PLAN NOTICES WERE SET WITH THIS PLAN.
10. BENCHMARK: THE BENCHMARK USED FOR THIS SITE IS A 1/4" X 1/4" PLASTIC CAP AT 0.00' DIA. RADIUS 100' DIA. RADIUS, 100' STAMPED, CONCRETE POINT LOCATED ON THE EXTENSION OF THE WEST LINE OF THE 1/2 SECTION 6, TOWNSHIP 36N, RANGE 10E, AND MERIDIAN 10W, OF THE 3RD PRINCIPAL MERIDIAN, AND THE SOUTHWEST 1/4 OF THE COLORADO STATE PLATE COAST LINE OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36N, RANGE 10E, AND MERIDIAN 10W, OF THE 3RD PRINCIPAL MERIDIAN. THE ELEVATION OF THE BENCHMARK WAS DETERMINED BY AN OUTLINE POSITIONING SYSTEM (GPS) SURVEY, DATED 05/15/2023, AND THE ELEVATION WAS 5999.814' U.S. SURVEY FEET (NGVD 29).
11. ACCORDING TO COLORADO LAW YOU MUST COMBINE ANY LEGAL ACTION BASED UPON ANY DEFECTS OR OMISSIONS OF THIS PLAN WITH ANY ACTION BASED UPON ANY DEFECTS IN THIS SURVEY AND COMBINE THEM NO MORE THAN TEN YEARS AFTER THE DATE OF THIS PLAN.
12. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR REPEALS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY CONSTRUCTION A CLASS TWO (2) MONUMENT OR ACCESSORY CONSTRUCTION SHALL BE SUBJECT TO A FINE OF UP TO \$10,000.

AREA TABLE		
AREA DESCRIPTION	SQUARE FEET	ACRES
LOT 1	104,880	2.4100
LOT 2	104,880	2.4100
LOT 3	111,604	2.5621
LOT 4	106,430	2.4303
LOT 5	117,951	2.7078
LOT 6	107,051	2.4596
LOT 7	100,786	2.4005
LOT 8	112,679	2.5914
LOT 9	200,098	4.5934
LOT 10	127,233	2.9006
LOT 11	132,242	3.0589
TRACT A	129,634	2.9806
R.O.W.	138,156	3.1846
GRASSY BOUNDARY	1060,304	24.2729

PROJECT CONTACTS:

OWNERS:	APPLICANT:
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JL GROUP, LLC ATTN: JOSE & LUIS MUÑOZ 45851 EAST HARVARD AVENUE BENNETT, COLORADO 80102 PHONE: (720) 200-0843	STRATEGIC LAND SOLUTIONS ATTN: ROBERT J. PALMER, PE 2595 PONDEROSA ROAD FRANKTOWN, COLORADO 80116 PHONE: (720) 384-7661
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<b>SURVEYOR:</b> ENGINEERING SERVICE COMPANY ATTN: JUSTINA A. CONNER, PLS 14190 EAST EVANS AVENUE AURORA, COLORADO 80014 PHONE: (303) 337-1353	<b>CIVIL ENGINEER:</b> STRATEGIC LAND SOLUTIONS ATTN: ROBERT J. PALMER, PE 2525 PONDEROSA ROAD FRANKTOWN, COLORADO 80116 PHONE: (720) 354-7651
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**APPLICANT:**  
STRATEGIC LAND SOLUTIONS  
ATTN: ROBERT J. PALMER, PE  
2585 PONDEROSA ROAD  
FRANKTOWN, COLORADO 80116  
PHONE: (720) 384-7661

**CIVIL ENGINEER:**  
STRATEGIC LAND SOLUTIONS  
ATTN: ROBERT J. PALMER, PE  
2505 PONDEROSA ROAD  
FRANKTOWN, COLORADO 80116  
PHONE: (720) 384-7661

I, JUSTIN A. CONNER, 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

I FURTHER CERTIFY THAT I, JUSTIN A. CONNER, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO

CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

JUSTIN A. CONNER  
COLORADO PROFESSIONAL L.S. NO. 38421  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY

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

CHAIR: \_\_\_\_\_

ATTEST:

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

CHAIR: ..

ATTEST





# PRELIMINARY PLAT

PRELIMINARY PLAT  
RANCH AT WATKINS FARM FILING NO. 1

BEING A PART OF THE NE 1/4 OF SECTION 5, 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. APPLICANT/CITY 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 NOTE:  
EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND  
EMERGENCY VEHICLES.

**LANDSCAPE MAINTENANCE:**

**LANDSCAPE MAINTENANCE:**  
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS(S), HOMEOWNERS 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 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 ASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAN. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LANE 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:

2. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE II DRAINAGE REPORT AND AS APPROVED BY THE COUNTY ENGINEER.
3. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OFFSTREET SEWER OR MASTER DRAINAGEWAY. THE CONNECTION SHALL BE DESIGNED TO ACCOMMODATE THE DRAINAGEWAY'S MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS INCLUDING OFF-ROUTE FLOWS LEAVING THE SUBDIVISION DRAINAGEWAY TO THE DRAINAGEWAY.
4. THE COUNTY ENGINEER MAY REQUIRE THE DEVELOPER TO CONDUCT ADDITIONAL STUDIES, INCLUDING DEVELOPMENTS TO JOIN IN DESIGN AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM. THE COUNTY ENGINEER MAY REQUIRE THE DEVELOPER TO OBTAIN A PERMIT FROM THE COUNTY ENGINEER THAT SERVED THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE JOINT COUNTY ENGINEERING AND MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE II DRAINAGE REPORT.

### SPECIFIC NOTES

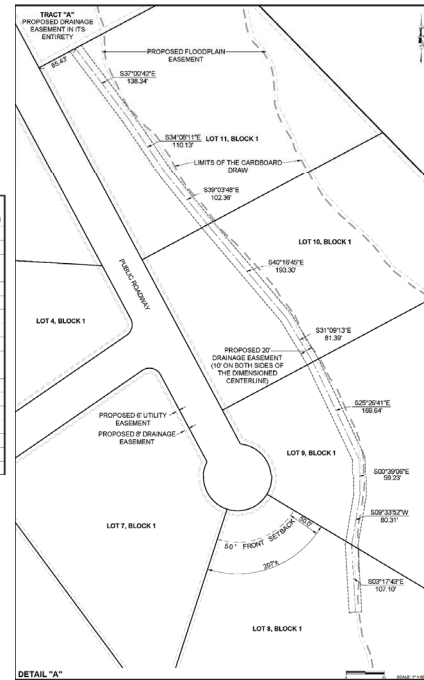
## RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

**RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA**  
THIS RANCH AT WATKINS FARM, PLOT NO. 1 IS LOCATED IN AN AREA WHICH IS SUBJECT TO A RURAL TRANSPORTATION IMPACT FEE. DUE TO THE IMPACTS TO CAPITAL ROAD FACILITIES CAUSED BY NEW DEVELOPMENT WITHIN THE AREA AS SET FORTH IN BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 106069, BOARD 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. THE RURAL TRANSPORTATION IMPACT FEE SCHEDULE IS A FEE CHARGED TO THE DEVELOPER OF THE PROJECT PROPOSED TO BE FINANCED 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 NEEEDED TO ENSURE A FAIR BALANCED SYSTEM.

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	S45°00'30"E	32.33
L2	S29°42'18"E	10.89
L3	S45°22'37"E	23.69
L4	S29°13'03"E	35.79
L5	S33°23'15"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	S07°45'57"E	21.89
L11	S09°12'45"E	20.72
L12	S16°14'08"E	42.02
L13	S18°25'57"E	21.38
L14	S04°50'43"E	58.44
L15	S25°30'77"E	78.60
L16	S40°02'17"E	38.09
L17	S45°35'50"E	39.92
L18	S29°39'37"E	69.36
L19	S23°48'04"E	23.33
L20	S39°19'58"E	92.70
L21	S44°00'29"E	56.04

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L22	S38°49'32"E	117.16
L23	S25°00'39"E	34.53
L24	S33°41'28"E	36.02
L25	S29°38'30"E	73.48
L26	S23°30'49"E	80.15
L27	S12°21'18"E	28.36
L29	S02°40'13"W	46.99
L30	S00°28'46"W	117.80
L31	S03°31'18"E	118.07
L32	S08°44'12"E	43.91
L33	S25°12'14"E	25.29
L34	S12°00'33"E	22.74
L35	S05°38'28"E	30.34
L36	S11°30'59"E	77.24
L37	S43°54'59"E	22.94
L38	S34°53'16"E	19.04
L39	S21°28'58"E	46.38
L40	S02°20'53"E	26.26
L41	S26°00'07"E	96.99
L42	S19°33'28"E	20.55

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L43	S30°58'49"E	80.68'
L44	S43°10'17"E	53.01'
L45	S47°31'12"E	44.61'
L46	S44°26'48"E	27.61'
L47	S36°23'47"E	35.45'
L48	S53°02'58"E	83.84'
L49	S33°17'42"E	33.45'
L50	S13°43'13"E	112.20'
L51	S00°19'25"W	63.67'
L52	S04°13'55"E	64.68'
L53	S11°26'12"E	114.83'
L54	S35°19'09"E	65.03'
L55	S16°14'58"E	60.79'
L56	S01°47'59"W	28.20'
L57	S08°56'51"W	31.66'
L58	S20°04'14"W	25.81'
L59	S27°56'59"W	50.44'
L60	S01°26'22"W	20.39'

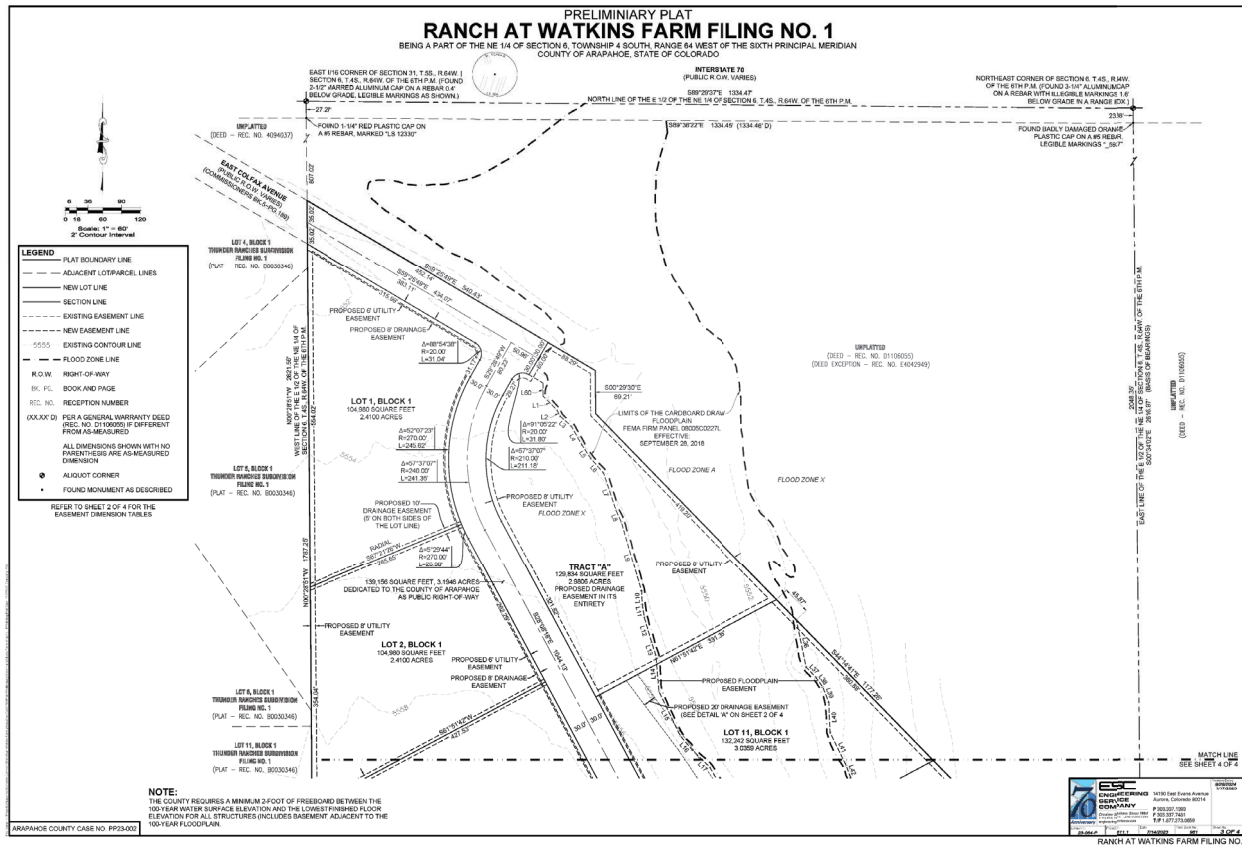


**ESC**  
**ENGINEERING**  
**SERVICE**  
**COMPANY**  
14190 East Evans Avenue  
Aurora, Colorado 80014  
P 303.337.1560  
F 303.327.7461  
T 1.877.273.0050

ARAPAHOE COUNTY CASE NO. PF23-0002

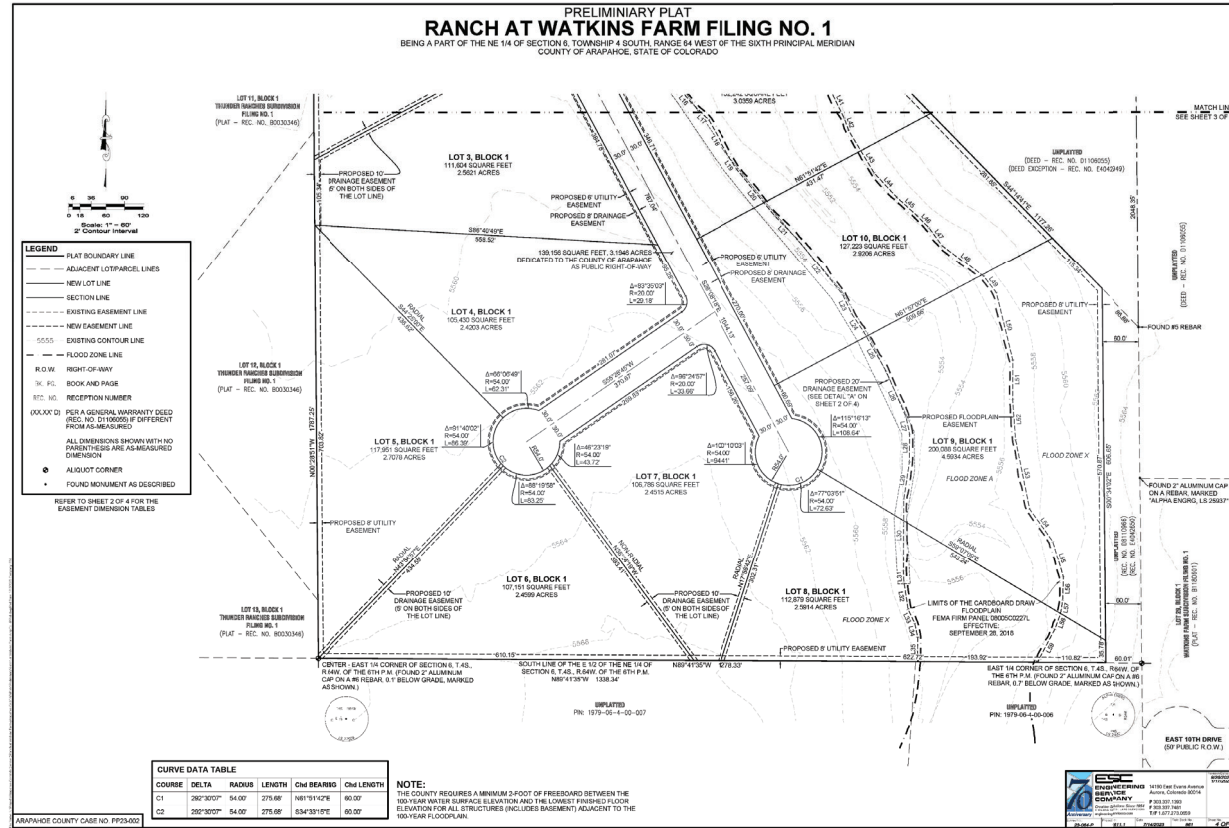
RANCH AT WATKINS FARM FILING NO. 1

# PRELIMINARY PLAT

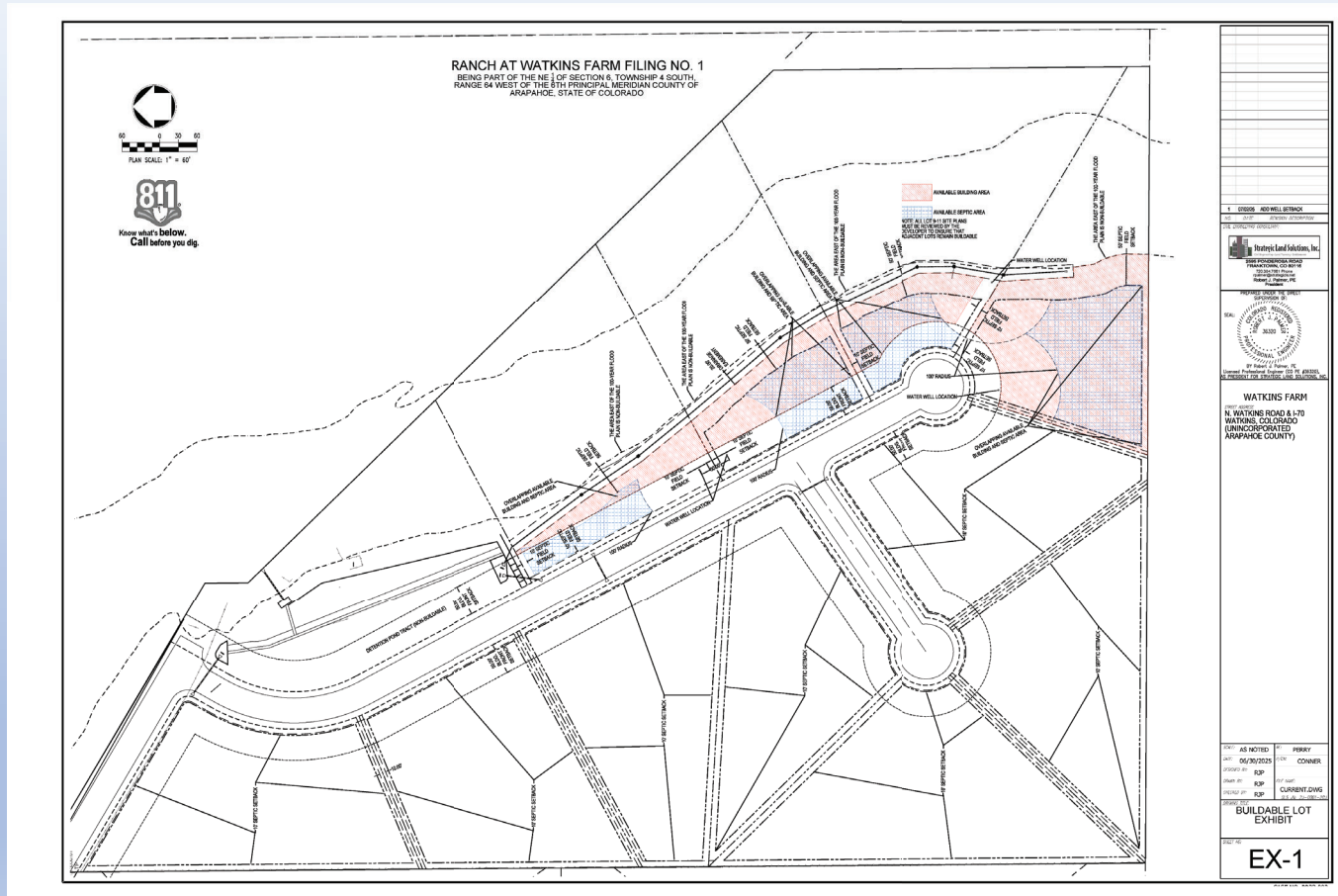


Ranch at Watkins

# PRELIMINARY PLAT



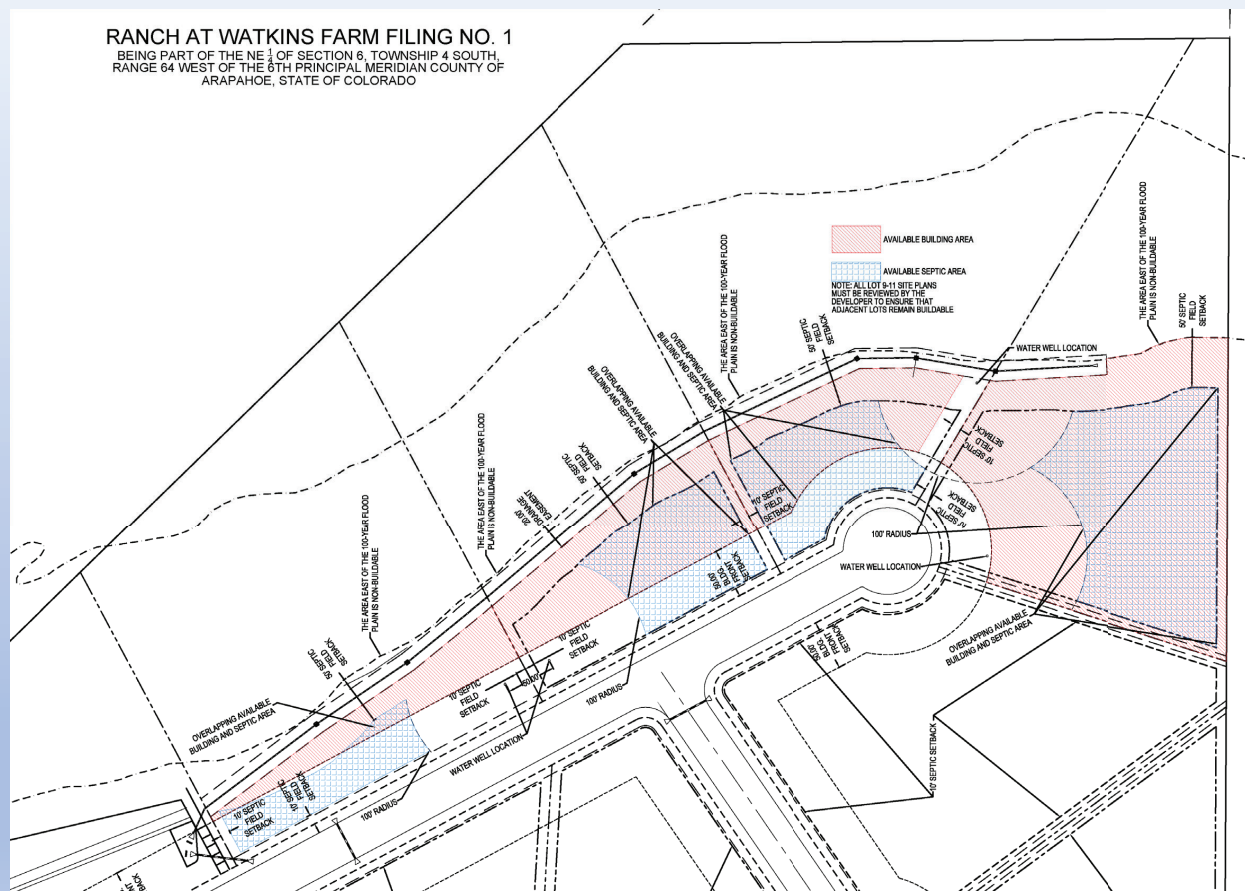
# LOT 9- LOT 11 DEVELOPABLE AREA EXHIBIT



## Ranch at Watkins



# LOT 9- LOT 11 DEVELOPABLE AREA EXHIBIT



## Ranch at Watkins

Ranch at Watkins  
E. Colfax Service  
Road & E. Watkins  
Road (South of I-70)  
**QUESTIONS**