

**Referral Agency****Referral Agency Comments****Applicant's Response**

ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS	<p>ACPH offers the following comments:</p> <p>1. All lots within the development, particularly Lots 8 through 11 due to site constraints, must adhere to the setback requirements outlined in Table 6 of the Arapahoe County On-site Wastewater Regulations. These setbacks include, but are not limited to: 100 feet between water wells and septic fields 10 feet between septic fields and property lines 50 feet between septic fields and floodplain boundaries</p> <p>2. The State Engineer is responsible for reviewing well permit applications to ensure that the proposed water supply is adequate and will not cause injury to existing water users. According to PWD, the State indicated in its referral response that the proposed water supply meets these requirements. While ACPH does not set requirements for well placement, the applicant is strongly advised to ensure that all proposed well locations comply with applicable State regulations and do not conflict with required setbacks for on-site wastewater systems. In particular, wells must maintain minimum separation distances from septic systems located both on the same lot and on adjacent properties, as required by the Arapahoe County On-site Wastewater Regulations. Failure to meet these separation requirements may affect the buildability of one or more lots</p>	<p>1. The buildable limits for lots 9-11 are noted. We have included an exhibit with this submittal demonstrating the viability, and limitations, of the lots.</p> <p>2. All well water and septic setbacks are shown on lots 9-11 in order to prevent setback conflicts on these lots. See plan set.</p>
ARAPAHOE COUNTY/PLANNING- OIL & GAS	<p>There are no wellheads or production facilities or pipelines within a mile of Section 6 of 4 South, 64 West. However, Creston Peak Resources (aka Civitas) is drilling horizontally under parcel 1979-06-1-382 from 2 miles away. That presents no issues as the horizontals are below 7,000 ft below the surface. I can't say whether there will be drilling closer to this location in the future to the north, in Adams County or further east or south, but I would venture to say future oil and gas development would not impact this area, other than traffic and some minor air emissions from wells, tanks and other related equipment.</p>	<p>Noted, no energy wells are expected to affect this project.</p>

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THUNDER RANCHES HOA

Questions that have been raised by this subdivision's homeowners:

1. Will the new subdivision provide a type of privacy fencing between the current homes and those of the new subdivision?
2. Several, if not most of the homes in the Thunder Ranch Subdivision have wells that do not supply adequate water supply for both and small yard irrigation without requiring recovery time to allow the well to resume adequate water supply.
  - a. What studies/research will assure our current residences their current water supply will not be infringed on?
  - b. What and how will the water supply impact the current Thunder Ranches residences?
3. Will there be a standard of design restricting the design/build of the new homes?
  - a. Example:
    - i. Single Story
    - ii. Siding guidelines
    - iii. Other Design/Build Guidelines
    - iv. Homes before shop build?
    - v. Limitation to Outbuilding (Shop Sizes)
  - b. Limited Commercial (Home based business) activity of homes in the community
4. Will there be an HOA
  - a. Will the HOA be combined with Thunder Ranch?
  - b. Will the HOA be modeled closely with Thunder Ranch?
5. What will the construction guidelines be to not overwhelmingly impact current Thunder Ranches community with new construction?

1. Comment number one is not clear. The current proposal is for a replat of the project. Any screening for future residents should be discussed during the construction phase of the lots.
2. The water rights for the development are adjudicated by the Colorado Division of Water Resources. The water rights are specific to the different aquifers, and they are not necessarily in the same aquifer as the adjacent development. The Colorado Division of Water Resources is the authority on water rights, and they have issued water rights for this project.
3. All building standards are in the Arapahoe County zoning regulations. Furthermore, lot uses, including home businesses, are governed by the zoning regulations and use standards within the Arapahoe County code.
4. An HOA will be created to ensure the property maintenance of private infrastructure.
  - a. The HOA will not be combined with Thunder Ranch.
  - b. The HOA will be modeled for this specific development.
5. The project will meet the zoning and use requirements in the Arapahoe County standards for the property zoning.

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PROSPER HOA	<ol style="list-style-type: none"><li>1.The JL Group owns the south side of Colfax Ave with Prosper owning the north side of the easement. What is the plan for improving the road? Is there a specific street section?</li><li>2. What is the proposed improvement for where Colfax dead-ends to Cardboard Draw?</li><li>3. Please clarify if there will be on-site water quality and detention?</li></ol>	<ol style="list-style-type: none"><li>1. Colfax Frontage Road right-of-way is being dedicated at the project entrance. There are no offsite improvements to Colfax Frontage Road proposed.</li><li>2. Colfax Frontage Road is being extended to the floodplain, where it is then connected to internal roadways proposed with this development.</li><li>3. Stormwater detention and water quality are proposed with this project.</li></ol>
BENNETT- WATKINS FIRE RESCUE	<p>BWFR has no objection to the proposed subdivision of 37 acres into 11 single-family lots, provided the following requirements are met as part of the development:</p> <ol style="list-style-type: none"><li>1. The road serving the new development will be accepted by and maintained by the county, designed and constructed in accordance with Arapahoe County Roadway Standards for Public/County Maintained Roadways.</li><li>2. 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 BWFR (subject to change prior to future development phases if newer edition is adopted).</li><li>3. Access serving individual lots (driveways) within the development area must meet the minimum requirements outlined in Arapahoe County Rural Roadway Standards, Appendix R. 3.</li><li>4. When development occurs on each individual 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.</li></ol>	<ol style="list-style-type: none"><li>1. – 6. Noted.</li></ol>

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	<ol style="list-style-type: none"><li>5. BWFR will incur unmet capital costs associated with this new development. To address the needs of this unmet capital cost, the developer shall coordinate directly with BWFR to submit the applicable impact fees at the time of a building permit.</li><li>6. The developer shall work directly with BWFR to establish a development agreement for The Ranch at Watkins Farms, signed by both parties, or another mutually acceptable method to ensure that all required fees for The Ranch at Watkins Farms are submitted directly to the Fire District prior to commencement of development.</li></ol>	
MILE HIGH FLOOD DISTRICT	<ol style="list-style-type: none"><li>1. Maintenance access – MHFD is requesting clarification on the proposed maintenance access points and potential easements.</li><li>2. Section III.A.5 in the drainage report discusses that no development will occur within the Zone A 100-year floodplain. Cardboard Draw has nominal lateral movement in the existing channel based on review of historical aeriels. Section III.A.3 in the drainage report states there were no UDFCD Major Drainageway Plans (MDP) or Outfall Systems Planning (OSP) studies completed. The 1994 Upper Box Elder OSP recommended a stabilized natural channel with floodplain management along Cardboard Draw. MHFD is concerned about the potential fluvial hazard in addition to flood risk. The MHFD stream management corridor shows additional area along the left bank should be protected from development to reduce fluvial hazard/lateral migration risk. Please consider evaluating the fluvial hazard risk further.</li></ol>	<ol style="list-style-type: none"><li>1. The proposed detention pond and pond access is placed in a separate Tract with direct access to a public R.O.W.</li><li>2. The east side of Cardboard Draw is shown as a non-buildable area. The west side is contained in a drainage easement set 1-foot above the 100-year flood plain.</li><li>3. The roadway has been relocated outside of the floodplain.</li><li>4. The revised drainage report and plans show a proposed extended detention pond to provide stormwater detention and water quality.</li></ol>

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	<p>3. The proposed roadway is located within the floodplain. Please consider locating roadways outside of the floodplain if feasible.</p> <p>4. An exemption for flood control detention is requested in this filing. MHFD recommends evaluating this exemption further.</p>	
BENNETT SCHOOL DISTRICT 29J - REFERRALS	This district is requesting would be for 11 lots @ \$2,079.09 = \$22,869.99 cash in lieu fee.	Noted.
ARAPAHOE COUNTY SHERIFF-OFFICE OF EMERGENCY MANAGEMENT (OEM)	<p>1. E. Colfax Service Road, along this property's northern property line, does not currently reside withing public right-of-way, but rather a 60' Access and Utility Easement (reception #A6027753). Unimproved E Colfax Service Road, west of the subject property is within public right-of-way of varying width (Commissioners Bk. 5, Pg.189). As part of this project's subdivision, 30' of right-of-way will be provided along the northern boundary ("converting" that portion of the 60' Access and Utility Easement that encumbered the property to public right-of-way). The ownership team has attempted on numerous occasions to coordinate with the property owner to the north (Prosper Farms) regarding the required improvements to E Colfax Service Road – both from a right-of-way dedication necessity as well as cost sharing for construction of the improvement, to no avail. If the full section of E Colfax Service Road will be required as part of this development, will construction of the improvement be allowed within that portion of the existing Access &amp; Utility Easement that encumbers the property to the north. Further, will Arapahoe County assist in ensuring there is a "construction cost reimbursement plan" with the</p>	<p>1. The revised plat and title report show that the necessary R.O.W. dedication is shown, allowing for the correct width and alignment of E. Colfax Frontage Road.</p>

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	adjoining property that will require them to pay their pro rata share of this improvement at the time they develop and attempt to access this roadway? If neither of the above options are available, will the County accept the construction of a half-section of E Colfax Service Road (with suitable grading and gravel base only of the northern half section within the existing Access & Utility Easement) within the new right-of-way that is proposed?	
ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS	No comments.	Noted.
COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO	<p>CGS has no objection to the approval of the plat as proposed, but offers the following comments and recommendations.</p> <ol style="list-style-type: none"><li>1. Site is underlain with silty to clayey sand, sandstone, and claystone. Clays in the soil and be expansive.</li><li>2. Recommends that homes and septic systems be set back as far as possible from this flood zone to reduce hazards associated with scour, erosion, and sedimentation. Building envelopes and septic systems should be shown on the final plat drawings.</li><li>3. Site-specific geotechnical investigations are needed to determine depths to bedrock and seasonal groundwater levels. These investigations will help minimize the risk of structural damage.</li></ol>	<ol style="list-style-type: none"><li>1. Noted.</li><li>2. An exhibit has been provided that shows the buildable area for the lots abutting the floodplain.</li><li>3. Noted.</li></ol>
CDOT - REGION 1 - METRO DENVER	<ol style="list-style-type: none"><li>1. CDOT has no objection to the preliminary plat.</li><li>2. Any work from or within CDOT ROW/I-70 frontage will require a utility/special use permit.</li><li>3. As more development/redevelopment occurs in this area we ask that the county be aware of the cumulative impact to the roadway connections of the I-70 frontage</li></ol>	<ol style="list-style-type: none"><li>1. Noted, CDOT has no objections on the preliminary plat.</li><li>2. Noted, work in CDOT ROW requires a special use permit.</li><li>3. Noted, future impacts may need to be addressed.</li></ol>

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	road and be ready to address any improvements that may be needed in the future.	
DIVISION OF WATER RESOURCES- STATE ENGINEER/GROUNDWATER	<ol style="list-style-type: none"><li>1. Pursuant to Paragraph 11 of the case no. 97CW398, the decree calls for the creation of a Property Owners Association, in which all lot purchasers are required to join. The water rights and the plan for augmentation will be assigned to the Property Owners Association, therefore, if lot owners apply for on lot well permits, they will not be required to provide evidence that the applicant has acquired the right to the portion of the water being requested on the application.</li><li>2. A previous review of our records showed well permit no. 110359 is located on the subject property. However, another review of the permit file indicates the proposed location of the well was 130 feet from the north section line and 1,030 feet from the south section line of Sec. 6, Twp. 4 South, Rng. 64 West, 6th P.M. Additionally, a field search performed by the Applicant which did not find the well, and it was determined that this well is not located on the subject property. Therefore, this office has no concerns regarding this well.</li><li>3. Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Our opinion that the water supply is <b>adequate</b> is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions. Our opinion that the water supply can be <b>provided without causing injury</b> is based on</li></ol>	<ol style="list-style-type: none"><li>1. Noted, the water use, and demand are consistent with the 97CW398 augmentation plan.</li><li>2. A copy of the recorded water rights is included with this submittal. Well No. 110359 will be plugged and abandoned with this development.</li><li>3. Noted.</li><li>4. Noted.</li></ol>

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	<p>our determination that the amount of water that is legally available on an annual basis, according to the statutory <b>allocation</b> approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision. Our opinion is qualified by the following: The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.</p> <p>4. The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. development of renewable water resources for this subdivision to provide for a long-term water supply.</p>	
XCEL ENERGY	<p>Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:</p> <p>1. Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to each front lot line of each lot and eight-foot (8') on each rear lot line of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Arapahoe County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private</p>	Easements shown on the plat.



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streets in the subdivision. Per this plat, permanent structures, improvements objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form. Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

Not ready to apply? Our Builder Developer Representatives can provide you with capacity and process information during the concept phase of a project. Contact us at

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	BDRCO@xcelenergy.com or learn more at Building and Remodeling (xcelenergy.com) As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.	
VOGEL & ASSOCIATES	1. The JL Group owns the south side of Colfax Ave with Prosper owning the north side of the easement. What is the plan for improving the road? Is there a specific street section? 2. What is the proposed improvement for where Colfax dead-ends to Cardboard Draw? 3. Please clarify if there will be on-site water quality and detention?	1. The E. Colfax Service Road right-of-way is being dedicated at the project entrance. There are no off-site improvements to the E. Colfax Frontage Road proposed. 2. The E. Colfax Service Road is not being extended to the floodplain, where it is then connected to internal roadways proposed with this development. 3. Stormwater detention and water quality are proposed with this project.

Staff sent referrals to the following agencies and did not receive a response:

- EAST ARAPAHOE COUNTY/ADVISORY PLANNING COMMISSION
- ARAPAHOE COUNTY ASSESSOR'S OFFICE
- ARAPAHOE COUNTY OPEN SPACES
- ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION
- ARAPAHOE COUNTY PUBLIC WORKS WEED CONTROL
- WATKINS FARMS HOA
- EAST ARAPAHOE COUNTY/ADVISORY PLANNING COMMISSION
- REAP -I-70 CORRIDOR REGIONAL ADVANCEMENT PARTNERSHIP
- US ARMY CORPS OF ENGINEERS
- ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS
- ARAPAHOE LIBRARY DISTRICT- REFERRALS
- ARAPAHOE COUNTY POST OFFICE-CO/WY
- BENNETT POST OFFICE

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- ARAPAHOE COUNTY/SHERIFF/COMMUNITY RESOURCES
- ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT
- WEST ARAPAHOE CONSERVATION DISTRICT
- CENTURYLINK NETWORK REAL ESTATE DEPARTMENT
- COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT
- COLORADO PARKS AND WILDLIFE-  
COMMERCIAL/RESIDENTIAL REFERRAL