

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

ARAPAHOE COUNTY PUBLIC HEALTH

If at a future time the property sells, is rezoned, redeveloped, or annexed in, and due to its proximity to the Lowry Landfill Superfund Site, the well and the on-site wastewater treatment system (OWTS) are to be properly closed and abandoned as required by Colorado law, with prior notice to Arapahoe County Public Health. Such closure and abandonment are subject to the following regulations:

1. Well abandonment shall follow the requirements of 2 CCR 402-2:
 - a. RULE 16 Standards for Plugging, Sealing, and Abandoning Wells and Boreholes, which purpose states in part:
... 'The purpose of this Rule is to identify the minimum standards for the proper abandonment of water wells and other excavations constructed into the ground that, if not adequately sealed and abandoned, present a risk to the health and safety of Colorado's shared groundwater resources.'
 - b. RULE 17 Reporting Requirements, 17.1.4 Well Abandonment Report, which states in part:
"A Well Abandonment Report must be submitted for each test hole penetrating a confining layer between two distinct aquifers, well, monitoring and observation hole or well, or dewatering system that has been plugged, sealed, and abandoned. The report must identify the abandoned well or hole by location and permit number, monitoring hole number, or other official identification of location. The report must contain a detailed description of how the well or hole was plugged, including types and amounts of materials used, and the placement method and intervals of those materials."
2. On-site wastewater treatment system abandonment shall follow the requirements of the Arapahoe County On-Site Wastewater Regulations, SECTION 6.8. Termination of Use or Abandonment of an OWTS (pursuant to Title 25-10-101, et seq., Colorado Revised Statutes and the Colorado Department of Public Health and Environment Water Quality Control Commission On-Site Wastewater Treatment System Regulation #43, 5 CCR-1002-43), which states:

The applicant will put a note on the plat addressing the water well and OWTS.

Staff has made a condition of approval addressing the well water and septic system.

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	<i>A. The Department shall be notified, in writing, when a tank, vault, seepage pit, or cesspool is abandoned, and a pump receipt provided.</i> <i>B. The contents of a septic tank, vault, seepage pit, or cesspool, the use of which has been terminated, shall be removed and properly disposed of.</i> <i>C. A tank may be completely removed, and the parts disposed of safely.</i> <i>D. If the tank will remain in place:</i> <i>1) The tank must be pumped to remove as much waste as possible;</i> <i>2) The bottom of the tank must be broken so the tank neither floats nor fills with water;</i> <i>3) The top must be collapsed and the sides may be broken into the void;</i> <i>4) The remaining void must be filled with gravel, sand or compacted soil; and</i> <i>5) The filled excavation will be graded to surroundings, allowing for settling.</i> <i>E. The Department may require abandonment of a tank that is deemed to be a hazard."</i>	
ARMY CORPS OF ENGINEERS	If development impacts the waters of the US will have to get a permit.	Noted.
BUCKLEY SPACE FORCE BASE	This agency has no issues with the project and is compliant with AFH 32-7084.	Noted.
DENVER INTERNATIONAL AIRPORT	No concerns.	Noted.
ARAPAHOE COUNTY BUILDING DIVISION	Provided standard new construction pre-submittal consideration.	Noted. There is no construction proposed with this plat.
CHERRY CREEK BASIN WATER QUALITY AUTHORITY	The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Arapahoe County that the proposed development plans for PM23-002 - Rattle Stitch Ranch have been or will be reviewed by Arapahoe County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review, and instead, the Authority will defer to Arapahoe County's review and ultimate determination that the proposed development plans comply with Regulation 72.	Noted.

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	If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	
CITY OF AURORA	Aurora Water - Water and sanitary sewer service is not available to this site from E. Jewell Avenue. Public main extension and associated utility easements from adjacent parcels would be required. Direct water service connections are not allowed from E. Jewell Avenue. There is no sanitary sewer main in E. Jewell Avenue. Furthermore, if service is granted from Aurora Water, an Extra-Territorial Water Service Agreement is required and is subject to review by the City of Aurora. These agreements, if approved, require the applicant to comply with City Code ordinances related to connection fees and rates (150% of established schedules) and with applicable ordinances related to the use of turf, including the submission of Domestic Service Allocation Agreements for all meters. Planning – We appreciate that this is a country enclave surrounded by existing or proposed development within the city of Aurora on all sides. Future Access permits may need to be approved by the city in the future since Jewell Avenue is substantially a city ROW. Any future drainage studies may need to be integrated with adjacent city approvals.	Acknowledged. The property has a water well and septic field; it doesn't need to connect to the City of Aurora. The property has legal access and will not need a permit.
AURORA SCHOOL DISTRICT 28J-REFERRALS	The project application proposes to combine two residential parcels into a single parcel. Since the project does not propose any additional residential units than already exist, APS does not anticipate any enrollment impact from the project. Therefore, the school district will not request any cash-in-lieu of land for the application.	Acknowledged.
CORE	This project is not within our service area.	Noted.
EAST END ADVISORY GROUP	The concern about the adjacent properties comes from looking at the map. Linnar owns all of the surrounding property. The lots that those houses are on are less than 1-acre lots. The Reeds' property is very prominent there, as it is the biggest lot backed by all of the smaller lots from the subdivision that Linnar has. If this stays with the Reed family and as 1 lot as it appears, then I have no issues with this proposal.	Noted.
SABLE ALTURA FIRE RESCUE	This agency can serve the site; no other comments.	Noted.

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MILE HIGH FLOOD DISTRICT	This district has reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case: - Not applicable The district has no comments on the project referenced, as it is not eligible for maintenance. The site is not adjacent to a major drainage way or mapped floodplain and does not include any proposed MHFD master plan improvements. This agency has no comments on the project.	Noted.
SHERIFF – OFFICE OF EMERGENCY MANAGEMENT	No comments on this application.	Noted.
SHERIFF- BUREAU CHIEF PUBLIC SAFETY	No comments on this application.	Noted.
XCEL ENERGY	No apparent conflicts.	Noted.
RTD	No comments on this application.	Noted.
LUMEN (CENTURYLINK)	This agency has determined that it has no objections.	Noted.
COLORADO GEOLOGICAL SURVEY	No comments.	Noted.
STATE WATER ENGINEER	This agency spoke with the property owner, who clarified that permit no. 41075 is the permit for the well on the property. The owners will need to file a location amendment to correct the location of the permit.	The applicant filed a well location amendment and was approved by the State Water Engineer.

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

- ARAPAHOE COUNTY ACCESSOR’S OFFICE
- ARAPAHOE COUNTY OPEN SPACES
- ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS
- ARAPAHOE LIBRARY DISTRICT- REFERRALS
- ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT
- ARAPAHOE COUNTY/SHERIFF/LAND USE REFERRALS
- MURPHY CREEK METROPOLITAN DISTRICT NO. 1
- DEER TRAIL AND EAST ADAMS COUNTY CONSERVATION DISTRICT
- COLORADO PARKS AND WILDLIFE/1ST POINT OF CONTACT
- COLORADO PARKS AND WILDLIFE – NON PRIMARY REFERRAL