January 20, 2017

Lori Hight – Senior Planner
City of Thornton
9500 Civic Center Drive
Thornton, CO 80229

RE: First Review of Holly Hills Estates Landscaping CSP Amendment 2
CSP 2016-010

Dear Ms. Hight,

This letter will serve as a response to comments for the above-referenced submittal. Please find below a highlighted list of the response to comments. The applicant appreciates the planning staff’s thoroughness and useful recommendations and comments.

CURRENT PLANNING (Lori Hight 303-538-7670)

Please see the attached red-lines for comments from Current Planning.

Response: Responses to comments have been added to red-lined drawings.

Thornton Fire Department (David Lanning, 303-538-7658)

1. Located abandoned wells on the plan.

Response: Abandoned wells have been noted.

2. Submit COGCC Approved State of Colorado Oil and Gas Conservation Commission Well Abandonment Reports for plugged wells.

Response: COGCC Abandonment reports have been provided.

3. Though fire hydrants are not required on CSP submittals the following information is provided as a reminder for Construction Document submittals.

   a. Determination of required fire-flow, and fire hydrant spacing, for single family dwellings shall be in accordance with International Fire Code (IFC) Appendix B and Appendix C. The fire-flow is based on the largest fire fire-flow calculated area (FFCA) and building construction type. The FFCA is the total floor area of all floor levels (including garage and basement) within the exterior walls and under the horizontal projections of the roof (such as covered patios and entrances).

       Response: To be conservative we have used the assumption of 4,800 sf for the hydrant layout, and this will be confirmed with the homebuilder.

   b. To ensure that an adequate water supply and fire hydrant spacing is available for manual fire suppression, TFD will assume that at least one structure in the subdivision will have a FFCA greater than 4,800 square feet. Therefore, the required fire flow will be established at 2,000 gpm and the maximum hydrant spacing will be limited to 450 feet between fire hydrants with a maximum distance from any point on the street of 225 feet and a maximum distance of 175 feet from any hydrant to the end of a dead-end street (cul-de-sac).
Response:  Response:  The hydrant layout shown on the construction documents will conform to the stated specifications.

Development Engineering (DE), (Crystal Carlow, 303-538-7583)

Please see attached red-lined drawings for comments from the Civil Engineer.

Response:  Responses to comments have been added to red-lined drawings.

Landscape Architecture (LA) (Heidi Feigal, 303-538-7363)

Please see attached red-coded drawings for comments from the Landscape Architect.

Response:  Responses to comments have been added to red-coded drawings.

Infrastructure Engineering (Steve Dynes, 720-977-6269)

See the attached red-lined drawings for comments from the City Surveyor and from the Traffic Engineer.

Response:  Responses to comments have been added to red-lined drawings.

GIS (Valorie Plesha, 303-538-7640)

1. One street was added, and has been assigned ‘KEARNEY LOOP’. See red-lines for details. Add this label to sheets 2-4 on the CSP and to sheets 1, L-205, and L-208 on the MDP.

Response:  Kearney Loop has been labeled.

2. Changes to the total number of lots will cause changes to addressing, which will be assigned on the Subdivision Amendment Plat.

Response:  Comment noted.

School District 27J (Kerrie Monti, 303-655-2900)

1. See the attached letter for comments from School District 27J

Response:  Comments noted.

Xcel Energy (Donna George, 303-571-3306)

1. Public Service Company of Colorado’s (PSCo) Right of Way and Permits Referral Desk has reviewed the conceptual site plan amendment for Holly Hills Estates A2. To ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that the following language or plat note be placed on the preliminary and final plats for the subdivision.

Response:  Comments noted.

2. Public Service Company also requests that all utility easements be 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.

Response:  Comments noted. Easements are shown graphically.
3. In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Response: Comment noted.

4. The property owner/developer/contractor must contact the Builder's Call Line at 1-800-628-2121 or https://xcelenergy.force.com/FastApp (Register so you can track your application) and complete the application process for any new gas or electric service. 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 for new facilities.

Response: Comment noted.

5. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1 800-922-1987 for utility locates prior to construction.

Response: Comment noted.

Please refer to the revised plans and the returned red-lined drawings for all revisions and responses that have not been outlined in this response letter.

We thank you in advance for consideration of this submittal and welcome any questions or comments you might have. If I can be of any further assistance, please call me at 303.347.1200. I look forward to hearing from you soon.

Thank you,
Brent Kaslon, Associate
Valerian LLC