To: Adams Country – Community & Economic Development Department

From: Altitude Land Consultants, Inc

Date: September 9, 2022

Subject: PLT2021-00036 – Grove Street Subdivision

To Whom This May Concern,

Below you will find a point-by-point comment response in regard to the Grove Street Subdivision Major Subdivision Preliminary Plat Review comments:

**Redlines**

**Cover Sheet**

**Comment:** Title: Grove Street Subdivision or what planning is wanting, but don’t use an address as part of the subdivision naming convention  
**Response:** The subdivision title has been changed to Grove Street Subdivision

**Comment:** Mailing address may be in Denver, but it is not in Denver County, as such, remove all references to City of Denver from all sheets  
**Response:** References to the City of Denver have been removed from all sheets

**Comment:** See recorded subdivision plat provided for formatting of Ownership and Dedication statement. Need ownership information in opening statement and references vesting deed.  
**Response:** The formatting of the plat has been updated to standards

**Comment:** The legal description must match that of the title commitment verbatim as this is what the commitment is insuring  
**Response:** Legal description now matches title

**Comment:** Fix all typos  
**Response:** Typos have been fixed

**Comment:** This is a plat note and not part of the dedication statement.  
**Response:** Note has been added to plat notes

**Comment:** Place Tom’s name under the line.  
**Response:** Tom’s name has been added beneath the line

**Comment:** Title of section should be lien holder’s statement.  
**Response:** Title of section has been updated

**Comment:** Remove note 11.  
**Response:** Note 11 has been removed
**Comment:** Remove clerk and recorder section.
**Response:** Section has been removed

**Comment:** Revise all blocks accordingly and add a space between them.
**Response:** Blocks have been revised and space has been added

**Comment:** Vicinity map should be scaled appropriately.
**Response:** Vicinity map has been scaled to required scale

**Comment:** The right-of-way being dedicated must fall within the property boundary or will need to dedicate by separate instrument.
**Response:** ROW dedication now falls within property boundary

**Comment:** Need to place calls and distances on the perimeter boundary for clarification.
**Response:** Calls and distances have been placed on perimeter boundary

**Comment:** Provide subdivision information to all abutting plats/parcels.
**Response:** Subdivision information has been placed on all abutting plots/parcels

**Comment:** Add current owner name Jerome M. Gerk.
**Response:** Current owner name has been added

**Comment:** Provide more information on plot 30.
**Response:** More information has been provided

**Comment:** Show subdivision name of plots to the east.
**Response:** Subdivision names are now shown

**Comment:** Combine acreage/sq of both Tract A and B in the ownership and maintenance table and remove from parcel table.
**Response:** Tracts have been combined

If there are any questions regarding this comment response, please feel free to contact Altitude Land Consultants directly at adam@altitudelandco.com or 720-840-2749
Re: 3075 W 53rd Ave

Denver Water has completed an analysis to determine the available fire flow under peak day conditions for the above referenced project. The analysis was performed using the current Denver Water Distribution System all pipes computer simulation model. Analysis was performed using EPANET Version 2. Some modeled results may have been adjusted due to measured pressure fluctuations using standardized ISO equations.

This model is field verified and represents the distribution system conditions for peak day demand for 2021 (388 mgd). Input data represents a snapshot GIS extraction of our entire transmission and distribution system at that time. Actual results may vary due to system conditions.

Results of this modeling are appropriate for fire sprinkler design but may not cover all requirements associated with fire hydrant supply to any particular site, including a "one side of loop out" scenario. Denver Water and the appropriate fire protection agency should be contacted to determine possible need for any additional on-site or off-site fire flow requirements.

For the requested location: 3075 W 53rd Ave
- Fire hydrant #: 330147
- Main Size (inches): 6
- Main Installed: 1944
- Estimated USGS Elevation (ft): 5313

Approximate high static pressure (psi): 116
Approximate low static pressure (psi): 110

Results of the requested test are as follows
- Static (psi): 110
- Residual (psi): 104
- Flow (gpm): 1000
- Analysis performed by: WJS

Should you have any questions regarding this analysis please contact us at 303-628-6540 or pph@denverwater.org.