THORNTON
CITY DEVELOPMENT
9500 Civic Center Drive
Thornton, CO 80229

CITY DEVELOPMENT DEPARTMENT
303-538-7295
developmentsubmittals@cityofthornton.net

ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS
SINGLE MODEL

Applications must contain the following information in the format described. Applications will not be accepted if required items are missing or incomplete.

1. **Completed Architectural Review Application Form signed by Land Owner**
2. **Application Fee = $100 per lot**. State the number of lots to be addressed by the review, and list the lot/block/filing numbers. Additional models or elevations may be added at a later date for a $100 fee.
3. **Letter of Intent** – Describe how the design standards have been addressed – refer to the *Architectural Review Design Criteria Supplement*
4. **Architectural Review Information Sheet**
5. **Builder Review Checklist**
6. **Complete Building Elevations** (8.5" x 11", to scale, one elevation per sheet). Reductions must be of high quality to allow for reproductions.
7. **Site Plans** (8.5" x 11", to scale). When building on numerous lots, submit a "typical" site plan for each model.
8. **Floor Plans** (8.5" x 11", to scale).
9. **Color and Material Samples or Images** – Siding Type and Color(s), Trim Color(s), Roofing Type and Color(s). 8.5” x 11” or 11” x 17” color and material board, or accurate photo representations.
10. **HOA Architectural Review approval letter** – if applicable

This is a general list of requirements. Some projects may require more or less information. However, each element should be reviewed for inclusion on a submittal.

BUILDING ELEVATIONS SHOULD INCLUDE:

- Show all exterior elevations and label: Front, Garage Side, Street Side, Rear
- Label all materials
- Label building height, measured from grade to the highest point of the building. Include rear elevation height for garden level or walk-out options. (Building height for walk-out and garden level options is calculating by taking the average height of the highest and lowest point from grade to the top of the structure.)
- Note required design elements (4” trim, roof overhang, roof pitch, etc.)
- Show all options that will change the exterior appearance of the structure (such as a three-car garage, walk-out basement, bay window, or sunroom). Options should be shown in dashed lines.

- On front elevation, include: height, width, % masonry, window sq. ft., porch sq. ft.
- On street side elevation, include: dashed line for 6' required corner masonry wrap, window sq. ft.
- Notes should be legible and at least 12 point font
- Refer to the *Architectural Review Design Criteria Supplement* for all requirements

SITE PLAN(S) SHOULD INCLUDE:

- Existing and/or proposed structure(s)
- Property lines
- Building setbacks (dimensions from the building, including cantilevers and decks, to all four property lines)
- Dimensions between structures
- Driveway location
- Decks, patios, cantilevers, etc.
- Existing easements

FLOOR PLAN(S) SHOULD INCLUDE:

- Proposed structure(s)
- Square footage of structure(s) and square footage of covered front porch
- Show any options that will change the exterior appearance of the structure(s)

- Refer to the *Architectural Review Design Criteria Supplement* for additional information required to process the application.
- If you wish to refer to color and material boards that were previously submitted, you must refer to the previous submittal by AR number. This number is the permit number at the top of the Minor Development Permit issued for that project.

THORNTON
CITY DEVELOPMENT

9500 Civic Center Drive
Thornton, CO 80229

CITY DEVELOPMENT DEPARTMENT
303-538-7295
developmentsubmittals@cityofthornton.net

ARCHITECTURAL REVIEW
DESIGN CRITERIA SUPPLEMENT

This material is a synopsis of the design standards ordinance requirements and a useful resource for compiling the information required for architectural review. Applicants should refer to Section 18-470 of the Thornton City Code to ensure complete compliance with all requirements.



SINGLE-FAMILY DETACHED & DUPLEX RESIDENTIAL

Where written materials are required, please refer to the Section Titles as stated in the Ordinance along with any number or letter following those Section Titles.

Please refer to all categories, even if they do not apply to a particular submittal. Indicate in the application letter that the regulation does not apply for whatever reason.

1. FACADES

a) A model is considered different from other models with significantly different floor plans. A home model elevation differs from another home model elevation by incorporating at least three out of the following nine criteria in different ways.

1) The placement of windows and doors on the front facade elevation (at least a two-foot vertical or horizontal variation in size or location is required).
2) The use of different materials on the front facade elevation.
3) The width of the front facade elevation must differ more than two feet.
4) The locations and proportions of front porches must vary substantially.
5) The location and proportion of garage doors must vary substantially.
6) Variations in the front plane and roofline.
7) Use of roof dormers.
8) A variation of building types: ranch, two-story and split-level.
9) Window shapes that are substantially different.

No model elevation may be repeated more than once every four lots (the first and fourth lots in a row may contain the same model elevation, but the second and third lots must contain two different model elevations). No model elevation shall be repeated directly cross any street from the same model elevation. This requirement will be regulated during the building permit application process.

Show and list how each model elevation incorporates at least three of the criteria listed above and indicate which models are significantly different from other models and elevations. Use a separate sheet to list **(typewritten please)** the model elevations and criteria. It is assumed that different models will usually generate significantly different elevations but all models and elevations will be compared, as this is not always the case.

For example, in this case four criteria are needed to show that each elevation has at least three significant differences from the other elevations:

	Model 1A	Model 1B	Model 1C
(Criteria 2)	Stucco	Brick	Stone
(Criteria 4)	30 SF Porch	100 SF porch	No porch
(Criteria 5)	Front loaded garage	Front-loaded garage	Side loaded garage
(Criteria 6)	Gabled roof	Hipped roof	Gabled roof

b) **Show graphically and mathematically** (provide dimensions) how either 30% or 15% of the first floor front façade elevation (including window and door areas and related trim) is clad in brick, stone, stucco or other approved masonry material. Please **list** the exact % of masonry on the first floor front elevation for each model elevation.

If less than 30% but at least 15% of the front façade elevation is clad in approved masonry material, **list** which two or more of the following criteria is included in the design for each model elevation:

1) All portions of each first floor front facade elevation which extend beyond the primary front wall plane of the home and which are clad in brick, stone, stucco or an approved masonry material shall continue such materials back to the primary front wall plane of the home.
2) There is at least one front facing roof dormer visible from the street.
3) The front facade of the home incorporates a covered front porch with roof column supports. The porch shall have a minimum width of five feet and a minimum of 50 square feet of floor area, excluding the stoop.
4) There is a bay window on the front facade elevation with a minimum of 12 square feet of glass area.

Include notes of the above on the appropriate elevation drawings.

c) Regardless of whether the 30% or the 15% masonry requirement is met, the front facade requirements shall also apply to both side facades of each home on a corner lot at least a distance of six feet from the front facade along the side street, or a distance of two feet from the front facade on the garage side of the house. **Show** this requirement on corner lot elevation drawings. Include notes on the appropriate elevation drawings.

d) Where side entry garages are attached between the primary front wall plane of the house and the street abutting the principle front yard, **show graphically and mathematically** that at least 25% of the garage wall plane facing the street is clad in an approved masonry material, and that the wall plane has one of the following:

1) At least one window.
2) Architectural relief at least 12 inches in depth across at least 50% of the horizontal distance of the wall panel.

Include notes of the above on the appropriate elevation drawings.

e) At least 25% of the homes in each filing shall incorporate a covered front porch with roof column supports. The minimum size of the porch shall be 50 square feet of floor area, excluding the stoop. (This regulation does not apply to duplex units.) **List** which model elevations meet this requirement. Include notes on the appropriate elevation drawings.

f) Exposed foundations that extend above grade more than 22 inches shall be covered with a material that is already approved for the home. **Show** this condition on elevation drawings for walk-out basements or other situations where it might apply.

2. WINDOWS AND DOORS

a) **Show graphically and mathematically** (provide dimensions) how <u>each</u> street facing façade has a minimum window area of 12 square feet of glass area. Any garage, basement or entry door windows cannot be used to satisfy this requirement.

b) **Show graphically and note on the elevation drawings** that each window that is not located in a portion of the wall that is clad in masonry has either:

1) A minimum of four-inch nominal wide wood trim border.
2) Shutters a minimum of 12-inches wide.

Include notes of the above on the appropriate elevation drawings.

c) Window frames other than wood shall be either anodized, electrostatically-painted, vinyl clad or vinyl. Unpainted aluminum window frames are prohibited except for basement windows. Wood

frames shall be painted, sealed or stained. **Indicate** the window frame type by note on the elevation drawings and the application form.

d) **List** the design strategy(s) used to emphasize the entrance for each model elevation that does not have a covered front entry porch at least fifty square feet and five feet wide from the front plane of the house (at least one of the following shall be used):

1) The design of the door.
2) The design of its surrounding elements.
3) The inclusion of side-lights (glazed openings to the side of the door) in the entry design.
4) The location of the front door in a visually prominent location.

Include notes of the above on the appropriate elevation drawings.

e) **Show graphically and note on the elevation drawings** that each door that is not located in a portion of the wall that is clad in masonry has a minimum four-inch nominal wide wood trim border.

3. ROOFS

a) At least 90% of the homes within each subdivision shall have a minimum pitch on the predominant roof planes of at least 4:12 (excluding dormers, porch roofs, and other extensions). **Note** the roof pitch(s) on the elevation drawings and **list** the predominant roof pitch for each model elevation.

b) Where asphalt shingles are used, each subdivision filing with between 20 and 50 homes shall use at least two visibly distinct colors of roof materials distributed in roughly equal proportions throughout the development; and each subdivision filing with more than 50 homes shall use at least three visibly distinct colors of roof materials distributed in roughly equal proportions throughout the development. **Indicate** the different colors with the color and material samples.

c) All sloped roofs shall include a minimum 12-inch overhang for a 4/12 pitch, a 10-inch overhang for a 5/12 pitch and an 8-inch overhang for a 6/12 pitch beyond each major wall plane of the home. An 8-inch overhang is the minimum overhang allowed. **Indicate** the overhang dimensions graphically on the elevation drawings.

d) All rooftop equipment, including without limitation HVAC units, swamp coolers and antennas, shall not be placed on the street facing portion of the roof. This standard does not apply to those items listed in (3)e. **Indicate** all rooftop equipment graphically on the elevation drawings.

e) Piping, venting, flashing, solar panel frames, and other rooftop equipment exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface. **Indicate** the colors for these items with the material and color samples or in the application letter.

4. GARAGES

a) All garages must be built of the same materials as the dwelling unit on the same lot. **Indicate** compliance with this requirement graphically on the elevation drawings and with the color and material samples.

b) Where front-loaded, three-car garages are used, the plane of one of the garage doors shall be set back at least two feet further from the street than the wall plane of the first two garage doors for at least 50% of the homes with three-car garages. **Indicate** compliance with this requirement graphically on the floor and site plans for at least 50% of the models with three-car garages or three-car garage options. Include notes on the appropriate elevation drawings.

c) **Show graphically and mathematically** that at least 20% of the first floor front façade elevation is clad in brick, stone, stucco, or other approved masonry material **if** a front-loaded garage is incorporated into a single-family home on a lot that is less than 60-feet wide. Include notes on the appropriate elevation drawings.

On ranch-style homes the area of the first floor front façade elevation shall include the gable ends on the garage if it faces the primary front yard.

5. REAR FACADES

a) Where the rear lot line of a single-family or duplex lot abuts a public street and any associated landscaping tract, the highest point of the rear elevation visible from the street shall not be taller than 40 feet above the final grade of the average elevation of the rear property line. The structure may increase in height one foot for every additional foot that it is set back from the setback line. **Indicate** compliance with this requirement with grade elevations on plot (site) plans submitted with building permits. Show the total height from the rear property line to the top of the proposed model elevation.

6. QUALITY ENHANCEMENTS STANDARDS

Show and list how each model elevation incorporates at least four of the following features into the design of the home.

a) Thirty percent of the homes in a subdivision filing with front-loaded garages have the front plane of the garage set back at least two-feet further back than the primary front wall plane or the home or leading plane of a porch.
b) On lots that are less than 60-feet wide at the front setback line, homes are sited in groups of three or four which have a front setback that differs from the adjacent group by at least two-feet.
c) All homes in the subdivision have 100% of an approved masonry material on the first floor front façade elevation (excluding window and door areas and related trim).
d) All the homes in the subdivision have roofs with high profile composition shingles such as slate, tile, shake, dimensional asphalt shingles, etc.
e) The subdivision filing is designed with alley garages or 50% of the homes are designed with rear garages.
f) The mailbox kiosk is architecturally integrated into the development.
g) At least 50% of the homes in a subdivision filing have dormer windows.
h) At least 50% of the homes in a subdivision filing have a garage door with windows.
i) At least 40% of the homes in the subdivision filing shall have a minimum of 2,400 square feet of gross livable area.
j) No more than 25% of the homes in a subdivision filing are the same models (with distinctly different floor plans).

Indicate the above with appropriate notes and/or drawings of proposed elements.

The applicant is responsible for tracking the above requirements. The Planning Department will not grant building permits if the above requirements are not being met as the subdivision is being built out. The applicant should provide updates of the above requirements with building permits to the Planning Department at every ten percent of a subdivision filing building permits. For example if the subdivision filing has 120 lots, every 12th building permit should include the status of the above requirements with the submitted elevations.

THORNTON
CITY DEVELOPMENT
9500 Civic Center Drive
Thornton, CO 80229

CITY DEVELOPMENT DEPARTMENT
303-538-7295
developmentsubmittals@cityofthornton.net

APPLICATION FOR ARCHITECTURAL REVIEW FOR A SINGLE HOME

Date of Application: _____ Date Received: _____

Applicant/Contact Person: _____

Address: _____

Telephone: _____ Email: _____

Signature: _____ Print Name: _____

Land Owner: _____
(If same as applicant, write "same")

Address: _____

Telephone: _____ Email: _____

Signature: _____ Print Name: _____

Builder: _____
(If same as applicant, write "same")

Address: _____

Telephone: _____ Email: _____

Project Name: _____

General Location/Address: _____

Subdivision Name: _____ **Filing:** _____

Lot: _____ **Block:** _____

Current Zoning: _____

Fee: $100 - Due At Time Of Submittal

Submittal is not complete without all information and drawings required by the Architectural Review Submittal Requirements handout.

Office Use Only:
Case Number: _____

Single Home
Architectural Review Information Sheet

Address: _____

Lot – Block: _____

Subdivision: _____

Lot Size: _____

House Description:

Square Footage:

Finished: _____

Garage: _____

Basement: _____

Unfinished: _____

Height: _____

Exterior Materials:

Masonry: Brick Stone Stucco (Circle all that apply)

Siding: _____

Trim: _____

Roof: _____

Windows/Doors: _____

Single Family Detached Architectural Review - *Single Model Builder Review List*

Builder: _____ **Subdivision Filing:** _____
Reviewer: _____ **Date of Review:** _____
Color Sample Board: _____ **HOA Approval Letter:** _____

1. FACADES

a. _____ **Description of House Materials:** _____
_____
_____
_____
_____

b. _____ **Corner lot?** ☐ **If Yes, must be 30% Masonry.** ☐ **If No, Min. 15% Masonry as below.**
Choose One: ☐ 30% front façade first story is masonry (show calculation) or
☐ 15% minimum of front façade first story is masonry, see below.
_____% First Floor Front Elevation (_____ square feet of 1st floor_____)

_____ If 15.0 - 29.9%, Each Model must have a minimum of two below:
1. ☐ Masonry Wraps to primary wall plane
2. ☐ Roof Dormer: min. one front facing
3. ☐ Covered Front Porch min. 5' wide and 50 S.F.
4. ☐ Bay Window min. 12 S.F. of glass area

c. _____ **Corner Lots:** Masonry wraps front corners onto both sides.
Minimum of 6' along street side and a minimum of 2' along garage side.

d. _____ **Front Side Loading Garage:** ☐ **If no, ok.** ☐**If Yes,** 25% Masonry and a min. of one below:
☐ Window ☐ Architectural Relief: 12" deep minimum reveal across 50% minimum of wall.

e. _____ **Covered Front Porch:** 25% Total filing with min. 50 S.F. (for SFD units only)
☐**No** ☐**Yes** **Square footage:** _____

f. _____ **Exposed Foundations:** Over 22" exposed covered with approved material.

2. WINDOWS AND DOORS

a. _____ **Graphic and Mathematical Calculation of window area** of each street side façade (Min. 12 S.F.)
_____ Square feet of each street facade (Corner Lot has two)

b. _____ **Windows in masonry?** ☐ Yes, OK ☐ No, then either: ☐ 4" trim or ☐ 12" wide shutters min.

c. _____ **Window frame material:**
☐ Painted Wood ☐ Vinyl Clad or Vinyl ☐ Anodized or Electrostatically Painted Aluminum

d. _____ **Door design: (if no covered front porch**)
☐ Door Design ☐ Surrounding elements ☐ Side-lights ☐ Prominent location

e. _____ **Door in masonry:** ☐ Yes ☐ No If No, must have minimum 4" wood trim border.

3. ROOFS

a. _____ **Roof Pitch:** Minimum 4/12 pitch for 90% of all homes. List pitch. _____

b. _____ **Asphalt Shingles Used?** ☐ No, ok. ☐Yes, list color: _____

c. _____ **Overhangs:** Minimum overhang based on Pitch, with 8" minimum. Overhang Amount: _____
☐ 4/12 Pitch: 12" Minimum ☐ 5/12 Pitch: 10" Minimum ☐ 6/12 Pitch: 8" Minimum

d. _____ **Rooftop equipment**: On rear roof, not facing streets.

e. _____ **Piping, venting, flashing and solar panels:** Blends with roof colors.

4. GARAGES

a. _____ **Garage same materials as house?** _____ Indicated? _____

b. _____ **Carports prohibited on SFD homes**.

c. _____ **Front-loading three car garages?** _____ **If Yes, is 3rd garage door setback?** _____
Min. 50% of three-car garages in this Filing must have minimum of one garage door setback 2' min. from other garage doors.∗

d. _____ **Less than 60' wide lot? _____** If yes, 20% minimum first floor masonry.
Plans graphically and mathematically show 20% minimum masonry. _____
Ranch-style? _____ 1st Floor Ranch front elevation includes front-facing gable end.

5. **REAR FACADES:**

a. _____ **Does this lot back up to public street and/or landscape tracts? _____** If Yes, then the highest point of rear elevation shall not exceed 40' above the final grade of the rear property line average elevation. Possible to exceed the above requirement by one foot for every additional foot setback from the *rear setback line*. **Show final grades of any lots** with rear property line elevations along public streets. All structures cannot exceed maximum height established by the zone district.
_____ **Final Grades Shown** for all lots backing onto a public street/landscape tract.

6. QUALITY ENHANCEMENTS:

a. _____ **Minimum of 4 requirements below must be incorporated into the design.**

- ☐ Front garages are setback 2' min. from front plane∗
- ☐ <60' wide lots setback different than adjoining group∗
- ☐ 100% masonry home∗
- ☐ High profile composition shingles∗
- ☐ Home with alley or rear garages∗
- ☐ Mailbox kiosk architecturally integrated into filing
- ☐ House has dormer windows∗
- ☐ Garage has windows∗
- ☐ Home is a min. 2,400 S.F∗.
- ☐ <25% homes in this filing are the same∗

∗ Indicates that these requirements shall be enforced and tracked by the Planning Department and the applicant should be aware that these requirements may have been established for the entire subdivision and will need to be met with their model as well. See Planning Department for details. Any HOA approval does not constitute a substitution for any approvals by the City of Thornton.

City Development | 9500 Civic Center Drive | Thornton, CO 80229
303-538-7295 | citydevelopment@ThorntonCO.gov | ThorntonCO.gov

Development Submittal Instructions

City of Thornton land use applications may now be submitted electronically or in person. Please follow the steps below to assist you in submitting your proposal or for resubmitting documents.

By Email or File Transfer

- If your attachments are less than 7MB: Email your application and supporting PDF documentation to developmentsubmittals@ThorntonCO.gov
  - Please state in your email if you wish to mail in a check or hand deliver payment. If paying by credit card, a link will be sent after your submittal is accepted. Case processing will not begin until the fee is paid.
  - You will be contacted by city staff once the documents have been received, **accepted as complete** and to confirm payment for new and applicable submittals.

- If your attachments are larger than 7MB: Upload your submittals through Google Drive using the following instructions:
  - If you do not have one already, please create a Gmail Account. They have **directions on creating an email account here**.
  - Use the **link here to access the City of Thornton Applicant Submittals Folder**, or copy/type the URL Below into your browser: https://drive.google.com/open?id=1szCf8FVlGO76naq-xwQvFggt61otfAhi
  - Email developmentsubmittals@ThorntonCO.gov when you have completed your upload indicating your application has been submitted.
  - Please state in your email if you wish to mail in a check or hand deliver payment. If paying by credit card, a link will be sent after your submittal is accepted. Case processing will not begin until the fee is paid.
  - For projects with multiple applications (i.e. Zoning, CSP, CDs, Plat, etc.), please create separate folders for each application type. Submittals may not be accepted if documents are combined.

Notice to all Applicants

- Applicants will be given a written summary of any deficiencies that need to be corrected.
- Applicants are encouraged to submit documents and plans meeting accessibility standards. Follow this link for more information.
- If you have any questions, contact City Development at 303-538-7295.

CITY OF THORNTON

THORNTON
CITY DEVELOPMENT

File Naming for Development Submittals

Please follow this guide for naming documents for development application submittals. Submittals that do not follow the standard file naming format require additional processing time and may be subject to delays in acceptance and routing.

Formal Submittal File Naming Example

1st Submittal	File Name Examples
Application Form	1_Application
Letter of Intent	1_LOI
Title Commitment	1_Title
Development Permit Plan Set	1_DP_Plans
Traffic Study	1_TIS

City/Agency Review Comments	File Name Examples
Redline comments will be provided by various City and/or outside agency reviewers. Refer to reviewer abbreviation list.	1_Application_CP 1_LOI_CP 1_Title_DE 1_DP_Plans_DE 1_TIS_TE
*Combined red-lines example:	1_DP_Plans_CP_DE_LA

Response to Review Comments	File Name Examples
Comment responses must be provided for all applicable review documents. Please add "_Response" to the end of the file name.	1_Application_CP_Response 1_LOI_CP_Response 1_Title_DE_Response 1_DP_Plans_DE_Response 1_TIS_TE_Response

2nd Submittal	File Name Examples
Application Form	2_Application
Letter of Intent	2_LOI
Title Commitment	2_Title
Development Permit Plan Set	2_DP_Plans
Traffic Study	2_TIS

File Naming and Abbreviations

Please use the following abbreviations for file names. If a document is not listed, use a short description, abbreviation, or commonly used acronym.

Document Type	Abbreviation for Submittal
Application Form	Application
Letter of Intent	LOI
Title Informational Commitment	Title
Title Insurance Policy	Title_Policy
Owner Authorization Letter	Auth_Letter
Plan Set	[PLAN TYPE]_Plans (such as):
Conceptual Site Plan	CSP_Plans
Development Permit	DP_Plans
Irrigation Construction Documents	IR_Plans
Zoning Map	Zoning_Map
Planned Development Standards	PD_Standards
Architectural Elevation Drawings	Elevations
Annexation Map	AX_Map
Annexation Agreement	AX_Agreement
Developers Agreement	DA
Phase Map	DA_Phase_Map
Engineer's Estimate of Probable Cost	DA_Cost_Estimate
Developer Input Form	DA_Input_Form
Subdivision Plat	Plat
Subdivision Plat (AutoCAD)	Plat_DWG
Address Plat	Address_Plat
Construction Documents	CD
Engineering Submittal Checklists	[APP TYPE]_Checklist (such as): CD_Checklist TIS_Checklist FUR_Checklist FDR_Checklist
Traffic Impact Study	TIS
Preliminary Drainage Report	PDR
Preliminary Utility Report	PUR
Final Drainage Report	FDR
Final Utility Report	FUR
Conditional Letter of Map Revision	CLOMR
Letter of Map Revision	LOMR
Geotechnical Engineering Report	Geotech
Stormwater Management Plan	SWMP
Traffic Conformance Letter	TCL
Preliminary Utility Plan	PUP
Preliminary Drainage Plan	PDP
Utility Conformance Letter	UCL
Drainage Conformance Letter	DCL
Erosion and Sediment Control Plans	ESCP
Pond Certification Letter	Pond_Cert_Letter

Floodplain Development Permit	FDP
As-Built Drawings	AB
As-Built Drawings CAD File	AB_DWG
Construction Material Testing Report	Construction_Material_Testing_Report
Variance Request Letter	Variance_Letter
Phase I Environmental Site Assessment	ESA_I
Non-residential Water Use Questionnaire	Water_Questionnaire
Section 404 Permit	404_Permit
Prairie Dog Compliance Letter	Prairie_Dog_Letter
State Stormwater Permit	SSWP
Performance Guarantee	Performance_Guarantee
Warranty Guarantee	Warranty_Guarantee
Certificate of Liability Insurance	Certificate_of_Liability_Insurance
Impervious Area CAD File	Impervious_DWG
Engineer’s Certified Cost	Engineer_Certified_Cost
Non-Destructive Deflection Test	Non_Destructive_Deflection_Test
MHFD Maintenance Eligibility Program	MHFD_MEP
MHFD Design Approval	MHFD_DA
MHFD Construction Approval	MHFD_CA
Seepage Analysis	Seepage_Analysis
Ditch Company Agreement	DC_Agreement

Reviewer Abbreviations

The following abbreviations will be used for public agency review and redlines. If a reviewer is not noted here, a logical abbreviation will be assigned. If there are questions regarding reviewer redlines, please contact your assigned project manager.

Reviewing Entity	Abbreviation
Current Planning	CP
Development Engineering	DE
Development Engineering Inspection	DEI
Traffic Engineering	TE
Survey	SUR
Landscaping Architecture	LA
Long Range Planning	LRP
Thornton Fire Department	TFD
Geographic Information System	GIS
Thornton Police Department	TPD
Stormwater Compliance	Storm
Engineering Services	ES
Water Resources	WR
Utility Operations	UO
City Attorney's Office	Legal
Xcel Energy	XCEL
United Power	United_Power
Mile High Flood District	MHFD
Floodplain Administration	FA
Adams County	ADCO
Colorado Department of Transportation	CDOT
27J, Mapleton, Adams 12 etc.	SCHOOL
Regional Transportation District	RTD

For **resubmittal** Questions can reach out to your assigned Project Manager or Planner. For **new submittal** questions you can reach out to DevelopmentSubmittals@ThorntonCO.gov or by phone at 303-538-7295.