

Parker MOB III

**Initial Submittal Comment Responses
Comments Dated 10/03/18**

Reviewers: Donna George (Right of Way and Permits), Cottonwood W&S District, Randall Capra (Community Development Department), Paul Workman (Planning and Building Dept.)

Comment	Response By (Primary)	Secondary Respondent	Response	Status
Construction Plans				
<u>Public Service Company of Colorado</u>				
1) The property owner/developer/contractor must complete the application process for any new natural gas service or modification to existing facilities.	S.A. Miro, on behalf of the Owner		<i>Noted.</i>	Closed
<u>Cottonwood water and sanitation district</u>				
1) Contact Kelly at Mulhern MRE to complete a development agreement with the district. Her phone number is 720-274-8309. Email address is kelly@mulhernmre.com	RTA	S. A. Miro	<i>The Cottonwood Water And Sanitation District Developer Charges Deposit Agreement has been completed and returned to Mulhern MRE, and the required \$5000 deposit has been paid.</i>	Closed
2) Provide a separate set of water and sanitary sewer plans with a cover sheet, Cottonwood W&S notes, utility plan, and Cottonwood W&S details. Provide the Town of Parker, Cottonwood, and Fire Dept. approval blocks on the cover sheet. Notes and details can be obtained by sending an email to Lisa Schwien at Kennedy/Jenks. Phone number is 720-744-2215. Email address is lisaschwien@kennedyjenks.com This set can be inserted into the larger, Civil plans for the Town.	S. A. Miro		<i>A Water and Sanitation plan set has been created, and will be submitted directly to Cottonwood W&S.</i>	Ongoing
3) Provide a standard 4' diameter manhole where the sewer clean-out is planned.	S. A. Miro		<i>Cleanout has been replaced with a manhole</i>	Closed
4) Label the proposed slope for the sewer service. Provide finished grade elevations so minimum cover over the sewer service can be reviewed.	S. A. Miro		<i>Slope and finished grade have been included as noted.</i>	Closed
5) Show and label the existing (or proposed) irrigation service. Include the size.	Ground Logic	S. A. Miro	<i>Irrigation details will be included in future iterations of the water and sanitation set.</i>	Ongoing
6) Any existing water services and/or fire lines need to be removed per district standards. Show these and label them.	S. A. Miro		<i>No existing services will be removed.</i>	Closed
7) Label existing fire hydrants so they are easier to see	S. A. Miro		<i>Existing hydrants have been labeled as requested.</i>	Closed
8) Label the improvements planned for the existing water main (8" gate valves, 8"x6" tee, 8"x4" tee, 6" and 4" valves, meter vault, etc.) A blow up of this area would be helpful.	S. A. Miro		<i>Water improvements and blow up have been provided.</i>	Closed
9) FYI - according to the District's mapping that we have, the water main might be 12" instead of 8" in this area. There might be an existing gate valve located near the proposed tee for the building fire line. Verify the water main size and existing valve locations in this area.	S. A. Miro		<i>Pipe has been confirmed at 12", and the callouts have been updated on plans. No existing valve has been found where indicated.</i>	Closed
10) Include Denver Water's detail for a large water meter vault.	S. A. Miro		<i>DW large vault detail included</i>	Closed
11) Provide a water fixture count to Lisa Schwien at Kennedy/Jenks	SSR	S. A. Miro	<i>The fixture count has been provided to Lisa, 3" sizing approved.</i>	Closed

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IREA				
1) Exiting IREA electric - grade over existing electrical feeders must be maintained at 4 feet to 5 feet of cover.	S.A. Miro		<i>We are not proposing cut over the existing electrical lines. A note has been added to the plans to clarify.</i>	Closed
2) IREA switch gear (see redline)	S.A. Miro		<i>Noted</i>	Closed
Site Plan				
Parker Development Review - Randy Capra				
1) The applicant shall be aware that no vertical construction on this site will be allowed until such time that curb gutter and first lift of asphalt are installed; a site inspection will be required to ensure that this requirement is made prior to allowing vertical construction to commence.	S.A. Miro, on behalf of the Owner		<i>Noted</i>	Closed
2) The applicant shall be aware that the Town of Parker will officially have adopted the 2018 ICC codes on January 1, 2019; any submittal documents made after January 1, 2019 shall comply with the 2018 ICC codes. Note - the Town of Parker officially adopted the 2017 NEC on January 1, 2018.	RTA		<i>Noted</i>	Closed
3) The riser room location is not acceptable; the location proposed is shown to be in a higher traffic area as well as having the pedestrian bridge in this location. The applicant shall revisit the site plan and relocate the riser room to the s/e corner of the building. A fire hydrant shall be located within 40' of the riser room location.	RTA	S. A. Miro	<i>The fire riser room has been relocated, per close coordination and conversation with the reviewer.</i>	Closed
4) The overall utility plan does not reference the location of the fire hydrants in the new parking lot nor does it show the location of existing fire hydrants within 1000 feet of the proposed building; it may be beneficial to sit down with me to address this issue (as well as the riser room issue noted in item number 3). Feel free to contact me or shoot me a pdf that we can look at and discuss via a phone call.	S.A. Miro		<i>A fire exhibit has been produced to show the existing hydrants within 1000' of the building. The proposed layout has been closely coordinated with the reviewer.</i>	Closed
5) The applicant shall identify the length of the underground fire line and label the line on the plan set.	S.A. Miro		<i>Length has been added to fire line label</i>	Closed
6) The riser room shall be sized to accommodate both the fire sprinkler riser and the fire alarm control panel (FACP); a three-foot clear space is required around both the riser and the FACP. Any other equipment located in this room shall not encroach in the clear space areas as noted. Note - the FACP is required to be located on an interior wall.	RTA		<i>The riser room has been sized to accommodate both the fire sprinkler riser and the fire alarm control panel (FACP), including the required clearances. The FACP is located on an interior wall.</i>	Closed
7) Due to the height of the building, a fire pump may be required for this structure; the applicant should work with a fire protection engineer to determine the fire flow requirements, size of the underground fire line, and whether the room is sized to accommodate a fire pump, a controller, etc. Address this issue when resubmitting.	SSR		<i>The design includes a 750 gpm fire pump and 8" fire service connection.</i>	Open

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8) the applicant shall provide access into the building, either with an access door directly into the building that is immediately adjacent to the riser room or provided with access through the riser room area itself.	RTA		<i>Access to the building has been provided by a door immediately adjacent to the riser room.</i>	Closed
9) The applicant did not provide a full set of utility drawings; when developing the utility drawings, ensure that the correct Fire Line Safety signature block is provided on both the cover sheet and the overall utility sheet. The required signature block can be located at the end of this document.	S.A. Miro		<i>Signature block has been added to the required sheet. A full set of water and sanitary plans is included in the revised package.</i>	Closed
10) The applicant shall provide an auto turn analysis indicating that the apparatus can navigate all portions of this site (both sides of the gas canopy); NO PARKING - FIRE LANE signage is required for any portion of the access where the 20-foot clear width requirement cannot be met.	S.A. Miro		<i>The fire exhibit has been included in this package, and discussed with the commenter. There is no gas canopy as a part of the project.</i>	Closed
11) The Town of Parker requires that the fire apparatus access roads meet the clear-width and weight-bearing standards of the jurisdiction in which the project is located. Roadways shall be designed to support the imposed weight of fire apparatus, 30-ton axle and 40-ton axle vehicles. An unimpeded clear width of 20 feet shall be maintained at all times. As such, any location where parked vehicles would obstruct this clear width requirement will require "NO PARKING - FIRE LANE" signage. This signage shall be red on white. Update design criteria has been provided at the end of this document; ensure compliance when resubmitting.	S.A. Miro		<i>The clear width and pavement design issues have been addressed in the Construction Documents</i>	Closed