

**Parker MOB III**

Town of Parker Comments

Comments Dated 01/09/2019

Reviewers: Paul Workman, Randy Capra, Tyler Sandt

| Comment  | Response By (Primary) | Secondary Respondent | Response   | Status |
|--|-----------------------|----------------------|--|--------|
| <b>Site Plan Amendment</b>   |                       |                      |  |        |
| <b>General Comments - Paul Workman</b>   |                       |                      |  |        |
| 1) Please revise the address based on Douglas County's addressing comments.  | S.A. Miro             |                      | Address has been revised   | Closed |
| <b>Site Plan - Paul Workman</b>  |                       |                      |  |        |
| 1) Please add all specific setbacks to this sheet. Staff will use this information during the future building permit review and Foundation Location Certificate review.  | S.A. Miro             |                      | 30' Building setback shown along northern property line.             | Closed |
| 2) For clarity, please add a note identifying the new 5' concrete sidewalk on the northwest side of the site.  | S.A. Miro             |                      | New sidewalk has been identified                                     | Closed |
| 3) Please label the trash receptacles.   | S.A. Miro             |                      | Trash Receptacles are labeled  | Closed |
| <b>Fire/Life safety - Randy Capra</b>  |                       |                      |  |        |
| 5) The applicant shall identify the length of the underground fire line and label the line on the plan set.<br>- Not satisfied; applicant did not provide the overall utility plan or even the rest of the utility drawings. When resubmitting, submit an overall utility plan that identifies the length of the UFL and the size of the UFL on the plan set. The applicant shall also include the correct Fire Life Safety signature block (both noted on this response and provided by Tyler Sandt with engineering); the plans shall be stamped on both the overall utility page and the cover sheet.   | S.A. Miro             |                      | Utility plan has been provided and shows the UFL location and length | 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.<br>- Partially satisfied; applicant has stated that a 750 gpm will be installed in the building...being supported by an 8" UFL. What was not addressed is where the applicant is to install the fire pump; preliminary discussion indicates that the fire pump is to be installed in the riser room. The applicant shall verify that the room is large enough to accommodate both the fire pump and valves as well as the controller, jockey pump, etc. | SSR                   |                      | Layout of the fire room has been provided                            | Closed |
| 9) The applicant did not provide a full set of utility drawings, when developing the utility drawings, ensure that the correct Fire Life 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.<br>- Not satisfied; applicant did not provide overall utility plan or even the rest of the utility drawings. when resubmitting, submit an overall utility plan that identifies the length of the UFL and the size of the UFL on the plan set. The applicant shall also include the correct Fire Life Safety signature block (both noted on this response and provided by Tyler Sandt with engineering); the plans shall be stamped on the overall utility page and the cover sheet.        | S.A. Miro             |                      | Overall utility plan and utility set has been included               | Closed |
| <b>Construction plans</b>  |                       |                      |  |        |
| <b>Department- Reviewer - Paul Workman</b>   |                       |                      |  |        |
| 1) please note the new 5' concrete sidewalk to the northwest side of the site for clarity.   | S.A. Miro             |                      | Note added   | Closed |
| <b>Traffic and Roadway Review Comments</b>   |                       |                      |  |        |