



October 30, 2019

Parker Colorado  
Community Development Department  
Development Review Division  
Attn: Paul Workman  
20120 East Mainstreet  
Parker, CO 80138

RE: SP18-081 Site Plan for Medical Office Building at Parker Adventist

Dear Paul,

Below are written responses to the OUTSIDE REFERRAL AGENCY COMMENTS from the fourth submittal for the above referenced project. Please distribute these responses to the following agencies: Building (Randy Capra), Fire Life Safety (Randy Capra), Construction Plans – Civil (Tyler Sandt), and Site Plan – Civil (Tyler Sandt).

**Building (Randy Capra)**

1. Please clarify if the bridge between the building will be a separate submittal or part of original construction for the new building. **Response: The bridge is still planned to be constructed as a part of this project. "Alternate" note has been removed from 07-R4-Site Plan Exhibits document, 08-R4-Civil Construction Documents, and from 22-Water and Sewer Plans document.**
2. A separate remodel permit will be required no matter the answer to #1 for the existing Sierra building modifications because of the bridge connection. **Response: Comment is acknowledged.**

**Fire Life Safety (Randy Capra)**

1. The application is calling for the proposed "elevated bridge" to be an alternate with regard to the submittal; the applicant shall either remove the "elevated bridge" from the project or remove the designator "alternate". The applicant shall submit for exactly what is to be constructed. Comments such as "alternate" shall be removed from all plans and documents. ***Address this issue when resubmitting. Not satisfied; applicant did not address with current submittal.*** **Response: The bridge is still planned to be constructed as a part of this project. "Alternate" note has been removed from 07-R4-Site Plan Exhibits document, 08-R4-Civil Construction Documents, and from 22-Water and Sewer Plans document.**
2. The applicant shall identify the length of the underground fire line and label the line on the plan set. 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 ULF 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. Not satisfied; applicant did not provide the overall utility plan as was indicated in the applicant's lasted response to Fire/Life Safety. *Partially satisfied; the submittal does address the size and length of the UFL though the civil construction documents do not show that doors have been provided into the riser room from the exterior of the building. As discussed, access is required into the riser room with immediate access into the building provided either adjacent to the riser room or through the riser room.*

**Response: The access locations to the building corridor and stair, and fire riser room have been identified on the 07-R4-Site Plan Exhibits document, 08-R4-Civil Construction Documents, and 21-R1-Fire Riser Room Diagram.**

3. 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. 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 ULF 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. Not satisfied; applicant did not provide the overall utility plan as was indicated in the applicant's lasted response to Fire/Life Safety. *Not satisfied; applicant did not provide the overall utility plan as was indicated in the applicant's lasted response to Fire/Life Safety... this document shall be independent of the civil construction documents.* **Response: The overall utility plan is included as 22-Water and Sewer Plans document.**

#### **Construction Plans – Civil (Tyler Sandt)**

1. Remove the Town's engineering signature block from all sheets in the utility set with the exception of the overall utility plan sheet. **Response: The Town's engineering signature blocks have been removed from the 22-Water and Sewer Plans document, except for the overall utility plan sheet (C-511).**

#### **Site Plan – Civil (Tyler Sandt)**

1. Per previous review, provide the legal description and exhibits for the drainage easements. **Response: The legal description and exhibits for the drainage easements are provided in the 24-Sewer ESMT Exhibit – Signed document. We have also provided the legal description and exhibits for the water easements (23-Water ESMT Exhibit – Signed) for reference.**
2. Per previous review, provide a median landscape plan. **Response: A median landscape plan has been provided in the lower left corner of Sheet 4 of 12 in the 07-R4-Site Plan Exhibits document.**
3. Revise the cost estimates to show the security being taken as 110% of the calculated total. **Response: Engineer's Opinion of Probable Costs (EOPC) have been updated and are included with this submittal. See 18-R4-EOPC - Right Turn Lane and 19-R4-EOPC - Public Improvements documents.**

**End of Response**